

**From:** [info@waipadc.govt.nz](mailto:info@waipadc.govt.nz)  
**To:** [Policy Shared](#)  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Lee Turner  
**Date:** Wednesday, 12 October 2022 10:11:05 am

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**Full name of submitter** Lee Turner  
**Contact name (if different from above)** Lee Frederick Turner  
**Email address** [REDACTED]  
**Address for service** [REDACTED]  
**Contact phone number** [REDACTED]

**This is a submission on the following proposed plan change to the Waipā District Plan**  
 PC17

**Could you gain an advantage in trade competition through this submission?** I could not  
**Are you directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition?** I am not  
**Do you wish to be heard (attend and speak at the Council hearing) in support of your submission?** I do not  
**If others make a similar submission, will you consider presenting a joint case with them at the hearing?** Yes  
**Do you support the proposed change(s)?** I support

**The specific provisions of the plan change my submission relates to are (give details):**  
 Outlined in the submission sent to Council on 6 October 2022 and attached again here.

**My submission is**  
 Outlined in the submission sent to Council on 6 October 2022 and attached again here.

**I seek the following decision/s from Council**  
 Outlined in the submission sent to Council on 6 October 2022 and attached again here.

#### Attachments

[PC 17 Submission in support - Lee and Kristin Turner.pdf](#)

Lee and Kristin Turner

Submission on Plan Change 17 – Hautapu Industrial Zones

Full name: Lee and Kristin Turner

Postal Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Submission Information:

Lee and Kristin Turner could not gain an advantage in trade competition through this submission.

Lee and Kristin Turner supports PC 17 in its entirety. The reasons are provided in the attached document.

Regards,

Lee and Kristin Turner

## 1.0 Introduction

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Lee and Kristin Turner are local business owners and are 'born and bred' Cambridge residents.

Lee and Kristin welcome the opportunity to submit on Plan Change 17 (PC17) as prepared by Waipa District Council (WDC).

## 2.0 Submission

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Lee and Kristin Turner are in **full support** of PC 17 in its entirety, specifically the introduction of the additional industrial land located on the northern side of Hautapu Road, identified as the 'Kama Trust' Block. We submit in support due to the following reasons:

- There is an identified shortfall of industrial land within the Waipā District which is a significant concern, and one that is stifling the economic growth and wellbeing of the district's economy. The rezoning of the Kama Trust Block will create additional employment opportunities which will supplement the vast residential growth currently occurring within the wider Cambridge area.
- The rezoning of the Kama Trust Block will release land for industrial development to accommodate increasing business and industrial demand, therefore relieving price pressure and providing more affordable development opportunities.
- The additional industrial land supply will enhance the local economy and accelerate growth.
- The location of the Kama Trust Block, immediately adjacent to existing industrial development makes this a logical area for an extension to the Industrial Zone.
- The additional Industrial land will help enable existing industrial businesses located within Carter's Flat in Cambridge to relocate, subsequently freeing up commercial land located close to the existing Central Business District. The relocated industrial business have the opportunity to grow, without being restrained by existing developed sites.
- Well-functioning urban environments as required by policy 1 of the National Policy Statement for Urban Development (NPS-UD), are environments that, as a minimum have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. The inclusion of the Kama Trust Block aligns with this key directive identified in the NPS-UD.

- Enabling the development of the Kama Trust Site, will contribute significantly to the capacity for industrial activities within the Waipā District and the Waikato Region, in a way that is beneficial for the sub-region from a community and a physical perspective, by enabling the development of industrial land adjacent to the existing urban environment.
- The Kama Trust Block will provide excellent accessibility and connectivity to the surrounding arterial road network, including State Highway 1.
- The Kama Trust site contains few natural features of significance; thus, the proposed rezoning will not contribute to any loss in ecological values.
- The Kama Trust Block has been recognised in the Future Proof Strategy for future industrial use. This development of this nature represents and anticipated future outcome for the site and wider area.
- The re-Zoning the Kama Trust Block will support the consolidation of industrial activities and proposed growth of industrial activities in Hautapu, and will subsequently reduce the risk of inappropriate industrial sprawl throughout the rural area. Controlled industrial growth will ensure the vibrancy of the Cambridge town centre is maintained and enhanced.

**Overall, we request a decision to approve Plan Change 17 (PC 17), especially as it relates to the Kama Trust site.**