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Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Kama Trust
Date: Wednesday, 9 November 2022 2:02:02 pm

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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

Do you wish to be heard (attend and speak at the Council hearing) in support of your submission? I do

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):
 as attached

My submission is
 as attached

I seek the following decision/s from Council
 support as notified

Attachments

[Kama Trust Submission.pdf](#) (92 kb)

[Attachment 1 associated with Kama Trust Submission.pdf](#) (121 kb)

Kama Trust

Submission on Plan Change 17 – Hautapu Industrial Zones

To: Waipa District Council,
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Submitter details

Full name:

Kama Trust

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Submission Details

1. Kama Trust **supports** PC 17 in its entirety; based on the reasons outlined in this document and **Attachment 1**.
2. The submission relates to Plan Change 17 in its entirety.
3. Kama Trust does not consider it can gain an advantage in trade competition through this submission.
4. Kama Trust wishes to be heard in support of its submission.
5. If others make a similar submission, Kama Trust will consider presenting a joint case with them at a Hearing.

The Submission is:

6. Kama Trust 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 'Area 6', for the reasons set out below and in the Attachment 1.
7. Kama Trust considers that the zoning, objectives, policies and rules of PC17 are appropriate to optimise the development opportunities, vision and outcomes for the locality.

8. Area 6 has been identified in the Future Proof Growth Strategy for future industrial development. Thus, the rezoning of Area 6 aligns with the strategic direction of the district.
9. The location of Area 6, immediately adjacent to existing industrial development makes this a logical area for an extension to the Industrial Zone.
10. The positioning of the stormwater pond along the northern boundary, as identified in the structure plan, provides a natural barrier and separation distance between the exiting rural activities located on the adjoining properties to the north. This distance will assist in mitigating adverse effects associated with re-zoning Area 6 from Rural to Industrial.
11. The addition of Area 6 will provide a stormwater solution for the wider structure plan area. In order to fully develop the Hautapu Structure Plan area, Council were reliant on a stormwater solution which involved acquiring land from an adjoining property on the western side of Peake Road. Acquiring land is often a long, expensive and laborious process. By including the stormwater solution within Area 6, enables the wider Hautapu Structure Plan to be developed within a more streamlined timeframe.
12. The re-zoning of Area 6 will support the consolidation of industrial activities and proposed growth of industrial activities in Cambridge 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.
13. Area 6 has good accessibility and connectivity to the surrounding arterial road network, including State Highway 1.
14. Area 6 does not contain any natural features of significance; thus, the proposed rezoning will not contribute to any loss in ecological values.
15. There is an identified shortfall of industrial land within the Waipā District which is stifling the economic growth and wellbeing of the district's economy. The re-zoning of Area 6 will alleviate some of this pressure.
16. Kama Trust considers that the inclusion of 'Area 6' as industrial zoning will enhance the local economy and accelerate growth through the creation of additional employment opportunities which will supplement the vast residential growth currently occurring within the wider Cambridge area.
17. The rezoning of Area 6 will relieve price pressure and provide more affordable development opportunities through the releasing of additional industrial land for development that can accommodate increasing business and industrial demand.
18. 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 has the opportunity to grow, without being restrained by existing developed sites and conflicted zoning.
19. 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 Area 6 aligns with this key directive identified in the NPS-UD.

20. The rezoning of Area 6 would allow for further industrial development that will contribute to the capacity 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 as the land is adjacent to the existing urban environment.

Relief Sought

21. Kama Trust seeks that Plan Change 17 (PC17) as notified is approved by Waipa District Council. In particular, Kama Trust seeks that the land within Area 6, including the land owned by the Kama Trust, be rezoned from Rural to Industrial Zone

Dated this 09 day of November 2022