

Submission on Plan Change 17 – Hautapu Industrial Zones

Full name: Matthew Craig Smith on behalf of Bardowie Investments Ltd (BIL)

Postal Address: 137 Swayne Road, Cambridge 3493 | PO Box 10080, Hamilton 3241

Phone: 0212890576

Email: matt@3ms.co.nz

Submission Information:

BIL could not gain an advantage in trade competition through this submission.

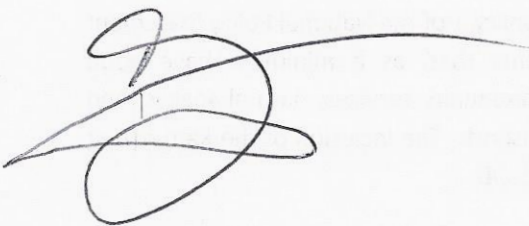
BIL supports PC 17 in its entirety. The reasons are provided in the attached document.

BIL wishes to be heard in support of this submission.

If others make a similar submission, BIL will consider presenting a joint case with them at a Hearing.

Regards,

Matthew Smith



1.0 Introduction

BIL is a privately owned company and owns land with the C10 Industrial growth cell.



2.0 Submission

BIL 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.



The first part of the book is a history of the world from the beginning of time to the present day. It covers the major events and civilizations that have shaped our world.

The second part of the book is a study of the major religions and philosophies that have influenced human thought and behavior. It explores the origins and development of these systems of belief.

The third part of the book is a study of the major scientific discoveries and inventions that have transformed the world. It examines the impact of these advances on human society and the environment.

The fourth part of the book is a study of the major political and social movements that have shaped the modern world. It discusses the rise of democracy, the struggle for civil rights, and the challenges of globalization.