

**From:** info@waipadc.govt.nz  
**Sent:** Thursday, 10 November 2022 9:07 pm  
**To:** Policy Shared  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Jason Stamp

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**Full name of submitter** Jason Stamp  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Changes to the Hautapu Structure Plan, 'Live Zoning' the industrial zone in growth cell C9 and rezoning it from rural to industrial land and the consequential changes necessary to implement the plan change.

**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 oppose

**The specific provisions of the plan change my submission relates to are (give details):**

Changes to the Hautapu Structure Plan, 'Live Zoning' the industrial zone in growth cell C9 and rezoning it from rural to industrial land and the consequential changes necessary to implement the plan change.

**My submission is**

I oppose this plan and my reasons are listed below,

- When we brought our section 2019, we did our due diligences and met with the planner at Waipa District Council in the Cambridge office, we were told there were no changes planned for 30 years
- We brought our property for a rural lifestyle and to raise our children, pets and animals in a rural setting.
- Waipa District Council have consented for our subdivision to be built, we are all large lot residential plots, there was no mention that this would neighbour an industrial zone.
- Waipa District Council has already given consent to a waste water facility at Fonterra site even though Fonterra have stated they may not be able to contain odour, this may also be problematic if this area changes to industrial due to the nature of industrial businesses.
- Hautapu Road between Hannon Road and Peake road currently has multiple industrial buildings and businesses, the road is currently high risk due to the speed and multiple close vehicle crossings. Both intersections (Hannon & Peake) have close calls every day.
- This same stretch of road mentioned above floods during rain, where is the water proposed to go if this were to change

to industrial zone, also where is the waste water/stormwater supposed to go from these properties? There is already **13** E.coli and above normal nitrate levels in our bore water now.

- Being so close to farm land and horticulture there are many tractors on the road, changing this to an industrial zone will also bring large truck and trailers, the current road struggles to handle truck and trailer units turning in and out of these properties, the locals are patient and usually pull up to allow the drivers to concentrate on their manoeuvres
- Lighting from industrial buildings will affect the area and sleep patterns
- The roading is sub-standard now, with multiple complaints of potholes and shoulder damage being ignored by Waipa District Council, this will only add to the poor standard of roading here in Hautapu, making it more dangerous.
- We have farm animals on our block, we don't want them disturbed with industrial noise
- The power lines are all over head and aged, by allowing an industrial zone to happen will put load on the network, this in turn will create further disruption while upgrades are put in place.
- There is no safe walking or cycling area now on Hautapu and the surrounding roads, by changing to industrial zoning this will increase traffic and be higher risk to cyclist, walkers and horse riders
- There is a school down from this which needs considerable consideration, our children will have to cycle through the zone

**I seek the following decision/s from Council**

Leave the area rural

Have better decision making and consulting, there are still many people unaware of this process or how to interact with it.

Leave Hautapu rural

**Attachments**