

From: info@waipadc.govt.nz
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Subject: External Sender: Waipā District Plan - Plan Change Submission Form 5 - Michael and Jenni Briggs
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This is a submission on the following proposed plan change to the Waipā District Plan

Proposed Plan Change 17 - Hautapu Industrial Zones

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 in part

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

Refer to the attached submission.

My submission is

Refer to the attached submission.

I seek the following decision/s from Council

Refer to the attached submission.

Attachments

[PC17 - M and J Briggs Submission \(10112022\).pdf](#) (570 kb)

Point	Provision	Support or Oppose	Decision Sought	Reason for Submission
1	2.1 Part B - Definitions	Support	Add the new definition of 'Dry Industry' as worded in Plan Change 17.	The area has an existing high water table and the discharge of water and/or wastewater would likely make the situation worse.
2	Policy 7.3.4.9	Oppose	Do not add the proposed new policy.	While Plan Change 19 may result in industrial activities in the Carters Flat area being relocated, such activities could relocate to any Industrial Zone land within the district and therefore a specific policy relating to Hautapu 'Area 6' is not required.
3	Policy 7.3.4.10	Support	Add the new policy as worded in Plan Change 17.	The area has a high water table and the discharge of water and/or wastewater would likely make the situation worse.
4	Rule 7.4.1.1(a)	Operative District Plan	Amend the rule as follows: <i>Industrial activities (excluding 'Area 6' of the Hautapu Industrial Area).</i>	If 'Area 6' of the Hautapu Industrial Area is not excluded from Rule 7.4.1.1(a), rezoning the area to Industrial would permit any type of industrial activity to establish, including wet industry industrial activities.
5	Rule 7.4.1.1(w)	Support in part	Amend the rule as follows: <i>Within 'Area 6' of the Hautapu Industrial Area, any lawfully established, dry industry 'Industrial Activity' that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022. Development Contributions do not apply to these activities.</i>	As identified in Point 2 above, industrial activities from the Carters Flat area could relocate to any Industrial Zone land within the district. According, there is no need for a specific rule permitting dry industry industrial activities from the Carters Flat area. However, development within 'Area 6' of the Hautapu Industrial Area should be restricted to dry industry 'Industrial Activities'.
6	Rule 7.4.1.5(p)	Support in part	Amend the rule as follows: <i>Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and Hautapu Industrial Area 'Area 6' Hautapu Industrial Structure Plan Area.</i> <i>i) Bitumen plants;</i>	The non-complying activities should apply to the entire Hautapu Industrial Structure Plan Area, not just 'Area 6'.

Point	Provision	Support or Oppose	Decision Sought	Reason for Submission
			<p>ii) Incineration activities;</p> <p>iii) Concrete batching plants;</p> <p>iv) Relocated buildings.</p>	
7	Rule 7.4.2.1	Support	Add the amended rule as worded in Plan Change 17.	The rule makes the 15m minimum setback requirement from Peake Road and Hautapu Road boundaries clearer, rather than relying/referring to the Landscape Concept Plan.
8	Rule 7.4.2.2	Support	Add the amended rule as worded in Plan Change 17.	The rule makes the 15m minimum setback requirement from the Rural Zone boundary clear.
9	Rule 7.4.2.41	Support in part	Amend the rule as follows: <i>Rule - Light Spill in Area 6 – Hautapu Industrial Structure Plan Area</i>	The rule should apply to the entire Hautapu Industrial Structure Plan Area residential dwellings and roads adjoin the entire area.
10	2.4 Appendix S5.9 – Hautapu Structure Plan	Support in part	The indicative local road in 'Area 6' should be moved as far east as possible	<p>There is potential for the future industrial activities in 'Area 6' to increase traffic on Peak Road and Hautapu Road (west of Peak Road). Vehicles associated with the activities may use the local roads, rather than the Hautapu interchange and expressway.</p> <p>Moving the indicative local road as far east as possible would make it more likely that vehicles would use the Hautapu interchange and expressway.</p>
11	2.4 Appendix S5 – Indicative Planting Layout	Support	Add the amended plan as in Plan Change 17.	The existing amenity street tree planning, landscape amenity planting strip and building setbacks of the Hautapu Industrial Structure Plan should remain and be extended to 'Area 6'.