

**From:** info@waipadc.govt.nz  
**Sent:** Friday, 11 November 2022 1:51 pm  
**To:** Policy Shared  
**Subject:** External Sender: Waipā District Plan - Plan Change Submission Form 5 - Owen David John Hayes

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**Full name of submitter** Owen David John Hayes  
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**This is a submission on the following proposed plan change to the Waipā District Plan**

Plan change 17 - Hautapu Industrial Zone

**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):**

Traffic  
 Noise  
 Effect on rural lifestyle

#### **My submission is**

We have farm stays on our rural property which are partnered with the Hobbiton film set tourist attraction, where people come to enjoy and experience the beautiful rural lifestyle - one of the main attractions being a walk around the farm - enjoying the the space, gorgeous views and quiet.

We also host guests who are visiting for Fieldays and other events such as the many sporting events in Cambridge and local area and feel that these changes don't take into consideration the desperate need for accommodation.

Man made structures like roads provide boundries between zones. Hautapu Rd is one such boundary between Industry and Rural - recognising that the Hautapu Dairy factory has existed for quite some time, previous councils should have defended the northern side of Hautapu Rd. as rural. Continued encroachment along the north side of Hautapu Road further erodes the rural zone. It should be the mandate of this council to defend this rural zone when others have not, especially with the Governments position on the use of land considered elite. (Governments draft of the National Policy Statement for Highly Productive Land MPS-HPL - proposing a native wide approach to protect our most productive land for future generations.

This stands alongside the new National policy statement for urban development.)

Prior to council making any changes to the current plans, it would be advised to implement long term adjustments to the infrastructure such as storm water, waste sewage removal and road access. Hautapu is currently unable to cope with the current storm water, maintenance of roads and has no sewage removal for the current occupants. A high concern for this area is nitrates in the water - which can be affected by septic tanks. Adding more of these to an industrial zone is reckless and irresponsible of the council.

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

I'd like to see the original council plan adhered to - with the industry remaining on the South Side of Hautapu Road. Owners of land that has already been zoned as industrial, who continue to leave it undeveloped, should through specific means, ie property taxes as a means to discourage land banking. This would alleviate the need for council to make radical, sudden zone changes.

**Attachments**