

# TABBY TIGER LIMITED

## FURTHER SUBMISSIONS ON PROPOSED PRIVATE PLAN CHANGE 20 (AIRPORT NORTHERN PRECINCT EXTENSION) TO THE WAIPA DISTRICT PLAN

---

**To:** Plan Change 20  
Planning Manager  
Waipa District Council  
Private Bay 2402  
Te Awamutu 3840  
Attention: Proposed Private Plan Change 20

Via email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

**Submitter:** Tabby Tiger Limited

**Submitter No:** 15

**Contact:** Geoff Furniss

**Address for  
Service:** **c/- Mitchell Daysh Limited**  
**PO Box 1307**  
**HAMILTON 3240**  
**Attention: Mark Chrisp**

**M** +64 27 475 8383

**E** mark.chrisp@mitchelldaysh.co.nz

In accordance with clause 8(1) of the First Schedule of the Resource Management Act I represent a relevant aspect of the public interest.

Tabby Tiger Limited wishes to be heard in support of this submission.

If others make a similar submission, Tabby Tiger Limited would consider presenting a joint case with them at any hearing.

Dated: 25 November 2022

Tabby Tiger Limited

A handwritten signature in black ink, appearing to read 'Mark Chrisp', is displayed on a light gray, textured rectangular background.

---

Mark Chrisp (Duly Authorised Agent for Tabby Tiger Limited)

## ATTACHMENT A: TABBY TIGER LIMITED'S FURTHER SUBMISSIONS

The specific submission(s) on the Proposed Plan Change that this further submission relates to are as follows:

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
<b>New Zealand National Fieldays Society (Submitter No. 21)</b>				
21.1	New Zealand National Fieldays Society Inc.	Support	<p>Tabby Tiger Limited (“TTL”) supports the submission by New Zealand National Fieldays, relating to the upgrade of the transport corridors (Rule 10.4.2.13A). TTL agree with the submitter, that ‘the roading infrastructure in the area needs to be upgraded to not only support the expansion of the Airport Business Zone, but also the existing and ongoing activities associated with Mystery Creek Events Centre’.</p> <p>It is important that the roading infrastructure in the area is upgraded to not only support the expansion of the Airport Business Zone, but also existing and ongoing activities and development within the surrounding area, including at the Mystery Creek Events Centre and the land located along the eastern side of Airport Road, and identified in Figures 1-3 of the TTL submission.</p> <p>Any upgrades to the roading infrastructure should not only support the expansion of the Airport Business Zone as notified. They should also provide for the existing and proposed/anticipated land use activities and development that is likely to occur in the immediate surrounding area.</p>	Any upgrades to the transport corridors should support the expansion of the Airport Business Zone as notified; and the existing and anticipated land use activities and development within the immediate surrounding area including but not limited to, the land at Mystery Creek Events Centre and along the eastern side of Airport Road.
<b>Hamilton City Council (Submitter No. 23)</b>				
23.1	Hamilton City Council	Support	<p>TTL supports the submission by Hamilton City Council relating to the sequencing and timing of development around Hamilton Airport and the delivery of Southern Links.</p> <p>TTL agree that additional re-modelling is required to update the baseline based on current demand and various scenarios based on different land use activities within the Northern Precinct. However, any remodelling also needs to consider industrial/business development within the immediate surrounding area, including the area of land located along the eastern side of Airport Road (specifically, the area identified in Figures 1-</p>	<p>Undertake additional re-modelling to update the baseline based on current demand and various scenarios based on different land use activities within the Northern Precinct.</p> <p>The revised modelling shall include the following:</p> <ul style="list-style-type: none"> <li>- The Northern Precinct build out (as notified); and</li> <li>- Expansion of the Northern Precinct to include industrial/business development on the land located along the eastern side of Airport Road (specifically, the area</li> </ul>

			<p>3 of the TTL submission, and the rezoning of this area of land to Industrial).</p> <p>TTL agree that the revised modelling scenarios should be used to reconsider plan change triggers based on the Northern Precinct build-out relative to Southern Links construction. However, the plan change triggers also need to consider industrial/business development within the immediate surrounding area, including the area of land located along the eastern side of Airport Road (specifically, the area identified in Figures 1-3 of the TTL submission, and the rezoning of this area of land to Industrial).</p>	<p>identified in Figures 1-3 of the TTL submission, and the rezoning of this area of land to Industrial); and</p> <ul style="list-style-type: none"> <li>- Construction of Southern Links.</li> </ul>
23.4	Hamilton City Council	Support	<p>TTL supports the submission by Hamilton City Council relating to Transport Layout, and specifically their submission seeking to ensure a safe and efficient transport network in and around the Airport precinct which also takes account of planned growth within the wider catchment.</p> <p>TTL agree that the consideration of growth within the wider catchment (including the area of land located along the eastern side of Airport Road – and specifically, the area identified in Figures 1-3 of the TTL submission, and the rezoning of this area of land to Industrial) is an important consideration with respect to the design of the proposed transport layout, and in ensuring a safe and efficient transport network.</p>	<p>Ensure that the design of the transport network in and around the Airport precinct takes into account growth within the wider catchment including the area of land located along the eastern side of Airport Road – and specifically, the area identified in Figures 1-3 of the TTL submission.</p>
23.7	Hamilton City Council	Support	<p>TTL supports the submission by Hamilton City Council seeking to amend the boundaries of the Plan Change 20 area to include additional land within the Plan Change 20 area, and to rezone this additional land Airport Business/Industrial.</p> <p>An expansion of the boundaries of the notified area for Plan Change 20 and specifically, an expansion of the area of business/industrial zoned land surrounding Hamilton Airport is supported.</p> <p>The quantum of industrial zoned land proposed under Plan Change 20 is not considered sufficient to meet current and future demands for industrial land in the short to medium term. Additional land surrounding the airport is therefore required to be rezoned for this purpose.</p> <p>TTL support the submission by Hamilton City Council seeking to expand the area of industrial zoned land surrounding Hamilton Airport to also include an additional area of rural zoned land that is located to the west of the Plan Change 20 boundary (comprising 19 lifestyle blocks and covering approximately 42.3ha of land) within the Northern Precinct.</p> <p>However, further refinements are proposed to also include the area of land located along the eastern side of Airport Road (specifically, the area</p>	<p>Amend the boundaries of the Plan Change 20 Area to include additional land within the Airport Business /Industrial Zone.</p> <p>Specifically, amend the boundaries of the Airport Business / Industrial Zone to include the following areas:</p> <ul style="list-style-type: none"> <li>- The area of rural zoned land that is located to the west of the Plan Change 20 boundary (comprising 19 lifestyle blocks and covering approximately 42.3ha of land) as identified in Appendix 4 of the HCC submission; and</li> <li>- the area of land that is located to the east of the Plan Change 20 boundary and along the eastern side of Airport Road as identified in Figures 1-3 of the TTL submission.</li> </ul>

			<p>identified in Figures 1-3 of the TTL submission, and to rezone this to Industrial.</p> <p>TTL agree with the Hamilton City Council submission that a strategic view should be taken, and over the long term, it makes sense for additional areas to also be rezoned industrial. TTL agree that the plan change needs to provide certainty for future land use needs.</p>	
<b>Waikato Regional Economic Development Agency (Submitter No. 26)</b>				
26.1	Waikato Regional Economic Development Agency	Support	<p>TTL supports the submission by Waikato Regional Economic Development Agency relating to land supply, and expansion of an existing urbanised area.</p> <p>TTL agree that the provision of additional business/industrial zoned land surrounding Hamilton Airport “<i>will enable agglomeration benefits to occur which arise by increasing economic activities to cluster together. This clustering of economic activity can help to reduce transport costs and lift the average productivity of firms (for example through sharing of labour, specialised assets, and ideas).</i></p> <p>However, further refinements are proposed to increase the size of the business/industrial zoned area surrounding Hamilton Airport.</p> <p>Specifically, TTL are seeking to expand the Airport Business/Industrial Zone area to include the area of land located along the eastern side of Airport Road (the area identified in Figures 1-3 of the TTL submission) as an ‘expansion of the existing urbanised area and clustering of economic activity’ consistent with the Waikato Regional Economic Development Agency submission.</p>	<p>Amend the boundaries of the Plan Change 20 Area to include additional land within the Airport Business /Industrial Zone.</p> <p>Specifically, amend the boundaries of the Airport Business / Industrial Zone to include the area of land located to the east of the Plan Change 20 boundary and along the eastern side of Airport Road (the area identified in Figures 1-3 of the TTL submission).</p>
<b>Salvador Morales and Maria Morales (Submitter No. 24)</b>				
24.1	Salvador Morales and Maria Morales	Support	<p>TTL supports the submission by Salvador and Maryline Morales seeking to amend the boundaries of the Plan Change 20 area to include additional land within the Plan Change 20 area, and to rezone this additional land Airport Business/Industrial.</p> <p>An expansion of the boundaries of the notified area for Plan Change 20 and specifically, an expansion of the area of business/industrial zoned land surrounding Hamilton Airport is supported.</p> <p>The quantum of industrial zoned land proposed under Plan Change 20 is not considered sufficient to meet current and future demands for industrial land in the short to medium term. Additional land surrounding the airport is therefore required to be rezoned for this purpose.</p>	<p>Amend the boundaries of the Plan Change 20 Area to include additional land within the Airport Business /Industrial Zone.</p> <p>Specifically, amend the boundaries of the Airport Business / Industrial Zone to include the following areas:</p> <ul style="list-style-type: none"> <li>- The area of rural zoned land that is located to the west of the Plan Change 20 boundary (the property located at 114 Narrows Road) as identified in the attachment to the Salvador and Maryline Morales submission; and</li> <li>- the area of land that is located to the east of the Plan Change 20 boundary and along the eastern side of Airport Road as identified in Figures 1-3 of the TTL submission.</li> </ul>

		<p>TTL support the submission by Salvador and Maryline Morales seeking to expand the area of industrial zoned land surrounding Hamilton Airport to also include an additional area of rural zoned land that is located to the west of the Plan Change 20 boundary (the property located at 114 Narrows Road) within the Northern Precinct.</p> <p>However, further refinements are proposed to also include the area of land located along the eastern side of Airport Road (specifically, the area identified in Figures 1-3 of the TTL submission), and to rezone this to Industrial.</p> <p>TTL agree with the Salvador and Maryline Morales submission that additional land should be included within the proposed zone extension.</p> <p>Amendments are required to the boundaries of the Airport Business / Industrial Zone Area to include the following additional areas:</p> <ul style="list-style-type: none"> <li>- The additional land identified in the submission by Salvador and Maryline Morales, located at 114 Narrows Road; and</li> <li>- The additional land identified in the submission by TTL (identified in Figures 1-3 of the TTL submission).</li> </ul>	
--	--	---	--