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PROPOSED PLAN CHANGE 11  
TO THE WAIPA DISTRICT PLAN

BARLOWIE INDUSTRIAL PRECINCT

**CONSULTATION RECORD**

27 July 2017

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## REPORT INFORMATION

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## **1. INTRODUCTION**

This report describes the consultation undertaken up to 27 July 2018, and the results of that consultation, as part of the preparation of Proposed Plan Change 11 (PC11) to the Waipa District Plan in relation to the rezoning of land to Industrial Zone at Hautapu and the creation of the Bardowie Industrial Precinct.

It is anticipated that further consultation will be undertaken with interested and potentially affected parties, as necessary, as PC11 progresses through the statutory submission and hearing process.

## **2. WAIPA DISTRICT COUNCIL**

The Waipa District Council (WDC) is the territorial authority with jurisdiction under the Local Government Act 2002 (LGA) and the Resource Management Act 1991 (RMA) in relation to the Waipa District. This includes responsibility for the preparation and administration of the Waipa District Plan prepared under the RMA.

Numerous discussions were held with the Mayor, Chief Executive and senior management of WDC leading up to the purchase of the land from Fonterra that forms the vast majority of the land that is the subject of PC11.

More recently, since late May 2018, a co-operative working relationship was established with senior management of WDC to advance the preparation (and subsequent processing) of PC11. This included WDC forming a project team to be able to respond to the proposal and review the documentation associated with PC11.

In addition to one on one communications (relevant to various areas of expertise), the engagement with WDC has included:

- A meeting with WDC senior management on 6 June 2018;
- A Project Team Meeting (including WDC's Project Team) on Monday 25 June 2018 in Te Awamutu;
- A draft of PC11 being submitted to WDC for review on 11 July 2018 (and feedback received on 17 July 2018);
- A meeting with WDC on 18 July 2018 to discuss the feedback on the draft of PC11; and
- Ongoing discussions with members of the WDC Project Team as necessary to resolve issues as part of the finalisation of PC11.

### **3. WAIKATO REGIONAL COUNCIL**

A meeting was held with Brian Richmond, Megan Woods and Andrew Tester at Waikato Regional Council (WRC) on 9 July 2018. This meeting focused on sub-regional planning issues and the management and discharge of stormwater.

WRC did not raise any issues of concern in relation to what was proposed in relation to PC11. WRC was supportive of the stormwater management approaches being investigated and/or proposed.

WRC confirmed that they did not want to receive a draft of PC11, but will provide a formal response to PC11 (by way of a submission) when it is notified.

Further discussions have been held with WRC representatives as part of the finalisation of the Water Assessment report.

### **4. FUTURE PROOF**

Consultation has been undertaken with Ken Tremaine – Lead Planning Consultant for Future Proof. Communications and discussions with Ken Tremaine have been led by David Hall – Waipa District Council Deputy Chief Executive / Group Manager, Planning and Community Relations. This has included a meeting with Ken Tremaine on 3 July 2018 at which it was confirmed that the nature of the development sought to be enabled by PC11 was consistent with the outcomes sought to be achieved by Future Proof and was supported. In particular, it was noted that the development of industrial activities on part of the Bardowie Farm is:

- Within area identified as the future urban limits for Cambridge;
- Consistent with the ‘live work play’ philosophy by reducing the need for commuting by providing job opportunities in Cambridge;
- Consistent with the Hamilton to Auckland Corridor Study; and
- Consistent with the intention that development is able to leverage off the investment in the Waikato Expressway.

### **5. NEW ZEALAND TRANSPORT AGENCY**

A draft of Proposed Plan Change 11 and the Integrated Transport Assessment prepared by Gray Matter Ltd was provided to the New Zealand Transport Agency (NZTA) on 11 July 2018.

A meeting was held with Jenni Fitzgerald, Megan Kettle, Tony Richardson, Emily Hunt, Francisca Simone, and Sandy Ke at NZTA on 16 July.

Written 'high level' comments were subsequently provided by Emily Hunt on behalf of NZTA, which have been addressed in the PC11 documentation.

## 6. IWI

Consultation with iwi / hapu groups was initiated by way of email correspondence sent to the following iwi / hapu representatives on 11 June 2018:

- Poto Davies – Ngāti Koroki Kahukura;
- Lisa Gardiner – Ngāti Hauā; and
- Taroi Rawiri – Waikato-Tainui.

This initial correspondence:

- explained the nature and geographical extent of the proposal to re-zone land at Hautapu for industrial purposes (including a plan of the area involved);
- provided a map of the C8 Growth Cell (Industrial) in the Waipa District Plan to provide some planning context;
- explained that Clough & Associates had been engaged to undertake a Archaeological Assessment in relation to the land involved;
- sought an opportunity to engage and consult with each iwi / hapu group in relation to the proposed re-zoning; and
- explained the timeframes associated with the process.

Following this initial correspondence, a brief face to face discussion was held with Taroi Rawiri (on 13 June 2018) to 'put a face to the name' in relation to the email correspondence dated 11 June 2018.

Norm Hill advised that he had been engaged to lead the consultation on behalf of Ngāti Hauā.

Contact was also made with Grant Kettle of Raukawa. He confirmed that the location of the proposed Bardowie Industrial Precinct was beyond Raukawa's rohe / area of interest.

A meeting was subsequently held on 2 July 2018 with Poto Davies, Julian Williams, and Norm Hill in relation to Fonterra's sale of part of the Bardowie Farm and the implications of that sale in relation to the Fonterra's re-consenting of the spray irrigation activities on the Bardowie Farm. This meeting also provided an opportunity to explain the nature and scope of PC11.

A final draft of the Archaeological Assessment was provided to Ngāti Koroki Kahukura, Ngāti Hauā and Waikato-Tainui.

Another meeting was arranged and held with Poto Davies and Julian Williams (Ngāti Koroki Kahukura) and Taroi Rawiri (Waikato-Tainui) on 12 July 2018. This meeting included a detailed briefing regarding the nature of what was proposed and how PC11 has sought to address issues that are often of interest and/or concern to tangata whenua. A site visit was undertaken which involved observing the PC11 land from Victoria Road, looking at the Mangaone Stream in the vicinity of Swayne Road, looking at the stormwater detention basin on Appleby Road, and finally a site visit to the St Kilda residential area (where the wetland stormwater management features were observed and discussed).

It is anticipated that further discussions will be held with the three iwi groups referred to above as PC11 progresses through the statutory submission and hearing process.

## **7. FONTERRA LTD**

Apart from the land owned by Shoof International Ltd (discussed below), the land that is the subject of PC11 has been purchased from Fonterra Ltd (Fonterra) in full knowledge of what is proposed on the land including the preparation and advancement of PC11. Due to the balance of the Bardowie Farm being retained by Fonterra, it is the neighbouring landowner (for quite some extent and distance) to the northeast and east of the land that is the subject of PC11.

The sale and purchase process included the creation of a covenant on the Computer Freehold Register (Certificate of Title) which includes a 'no complaint' and 'no objection' obligation in favour of Fonterra and restrictions in relation to the types of activities that can occur on the land in proximity to the Hautapu Dairy Manufacturing Site. These restrictions in terms of land use activities are reflected in the rules within PC11.

A 'working draft' of PC11 was provided to Fonterra on 29 June 2018 and feedback received on 5 July 2018.

## **8. SHOOF INTERNATIONAL LTD**

A meeting was held with Geoff and Bev Laurent - owners of Shoof Properties Ltd and Shoof International Ltd (Shoof) - on 6 June 2018 to determine whether or not they were supportive of their land being included within the ambit of PC11. They confirmed at that meeting that they were supportive.

Various follow up discussions have been held with Geoff Laurent. A draft of the PC11 was provided to Shoof on 11 July 2018 along with a follow up meeting with Geoff and Bev Laurent on 13 July 2018 at which they confirmed their acceptance of what is proposed in PC11.

## **9. SURROUNDING NEIGHBOURS**

In addition to Shoof (whose land is included as part of PC11) and Fonterra (being the surrounding landowner to the northeast and east of the land the subject of PC11), consultation has been undertaken with owners and occupiers of the other land surrounding the land that is the subject of PC11. These owners and/or occupiers consulted are:

- Mary Bourke
- Southern Trailers
- Giltrap AgriZone (Case Agricultural)
- Walsh Motors (John Deer)
- Z Energy

After numerous unsuccessful attempts to ring Mary Bourke, a letter and supporting information (i.e. a summary of PC11 and a larger scale plan of the land involved) was hand delivered to her mailbox on 12 July 2018. Subsequent exchanges of email have occurred with Mary and her daughter Louise Bourke. Attempts will be made to arrange a meeting with Mary and Louise to discuss PC11.

A letter and supporting information (i.e. a summary of PC11 and a larger scale plan of the land involved) was hand delivered in person to each of the four businesses above.

At the time of completing this report (and lodging PC11 with WDC), no feedback had been received from the neighbours listed above.

## **10. NEIGHBOURS FURTHER AFIELD**

In addition to the immediately surrounding landowners (discussed in Sections 7, 8 and 9 above), a letter and supporting information (i.e. a summary of PC11 and a larger scale plan of the land involved) was hand delivered (to their mail boxes) to 18 landowners / occupiers on Victoria Road, Zig Zag Road and Swayne Road.

At the time of completing this report (and lodging PC11 with WDC), feedback had been received from one of these neighbours (Rheon Taylor) expressing support for the proposal.

A map showing the location of the neighbouring land owners consulted (as discussed in Sections 8, 9 and 10 of this report above) is presented in Appendix A.



## **11. KIWIRAIL**

Email communications have occurred with KiwiRail (in relation to the access arrangements crossing the railway designation between Victoria and Laurent Roads). At the time of completing this report, no substantive feedback has yet been obtained from KiwiRail. Discussions will continue with KiwiRail as PC11 progresses through the statutory submission and hearing process.

  
  
  

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## **APPENDIX A**

Map Showing Neighbouring Owners  
Consulted

