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1 My name is Mary Bourke and I am a Trustee of the Henmar Trust. My daughter Louise Bourke is a Beneficiary of the Henmar Trust. Our Family have lived on, and cared for our land at Hautapu for over 80 years. A display of our passion and concern for this area and its future, is shown in the detail we went to in our submission and further submission, hoping to maintain and enhance the amenities of this area at a time of change.

Our property is currently zoned Rural, and has been for a long time. Being included in the C10 Growth Cell does NOT alter the fact that our property is Rural and needs to be considered as Rural. The interface we will have with Node 3 will be Rural / Industrial. Living adjacent to an Industrial Zone for many years we have experienced the adverse effects from industry which are more than minor, but because the industry had existing use rights and is considered of National Significance, we never experienced Rural Amenity Rules. Despite not experiencing Rural Amenity Rules our property never became zoned Industrial. This situation must never happen again at a Rural/Industrial Interface, and this is one reason why I am here today, because industry in Node 3 at his point in time, does NOT has existing use rights, and is not considered to be of National significance. In my opinion the Rural Zone is entitled to experience high amenity standards and should not be penalized merely because it is located adjacent to an industrial zone. .Until our property becomes industrial it is rural.

2 The Original Structure Plan submitted has now been altered in the following ways:-

(i) In my opinion, The Southern Access is now planned to be the dominant access for the Bardowie Industrial Precinct, NOT the Northern Access.

(ii) The Roundabout closest to the Northern Access in the Original Structure Plan submitted, has now gone, and has been relocated lining up with the Southern Access.

(iii) The Collector Road using the Northern Access in the Original Structure Plan submitted has now gone south, in line with the Southern Access, and also the Possible Collector Road to the East in the Original Structure Plan submitted, has now moved south, to line up with the Southern Entrance.

This has been my fear all along, that once the Southern Access has been created, it will become the main access for the Bardowie Industrial Precinct, and that is why in my submission I was of the opinion that the Northern Access should be built first, and I also supported KiwiRail in my further submission that the Southern Access be only a temporary access. I believe that my views are in the best interest for the Entire C10 Growth Cell and neighbouring Industrial zones.

These alterations made on the Bardowie Industrial Precinct Structure Plan reinforce my submission and my further submission that there is a lack of proper connectivity to our property. A "possible" road connection is exactly what it says. Is "possible", but in my opinion, is not likely to be probable. This is where I am depending on the Council to look at the entire C10 Growth Cell and to ensure that we do have connectivity of a collector road and services from the Bardowie Industrial Precinct right to the boundary of the Property currently owned by the Henmar Trust.

I would like the wording on the Structure Plan to be something along these lines:

"A Rooding and Services Corridor will extend North right to the boundary of the Property currently owned by the Henmar Trust which will include a Collector Road connecting to the nearest Collector Road in the Bardowie Industrial Precinct, and services connecting to the nearest services in the Bardowie Industrial Precinct. The exact location of this Rooding and Services Corridor will be confirmed on the Master Concept Plan for the entire C10 Growth Cell."

We would like to be involved in this Master Concept Plan.

Also the wording in the box in the top right hand corner on the Structure Plan should read:-

ROADING AND SERVICE CONNECTIONS TO THE EAST AND NORTH (to the property currently owned by the Henmar Trust) TO CONNECT WITH THE BALANCE OF THE C10 GROWTH CELL SHALL BE IDENTIFIED AND THE ROADS VESTED AS ROADS AND THE SERVICES CONNECTED AT THE TIME OF THE FIRST SUBDIVISION AND/OR DEVELOPMENT OF NODE 3 IN ACCORDANCE WITH ANY C10 GROWTH CELL MASTER PLAN AND /OR STRUCTURE PLAN RELATING TO THE BALANCE OF THE ENTIRE C10 GROWTH CELL THAT HAS BEEN APPROVED BY THE WAIPA DISTRICT COUNCIL.

3.To protect the Environment, Stormwater should be disposed of in the same manner across all Nodes of the Bardowie Industrial Precinct. Node 1A and Node 2 should not have an EXEMPTION. The Bardowie Industrial Precinct will be competing with Fonterra to discharge to the same high watertable, and by having sites with large site coverage over some of the better draining soils, in my opinion, this will create environmental problems. I understand that there are no rules regarding the size of sites, and the coverage of each site. This means that for Node 1A and Node 2 to comply with Node 1B and Node 3 the size of the site can be either enlarged or reduced, and/or, the amount of site coverage can be either enlarged or reduced to enable onsite disposal of stormwater. Any adverse effects on the Environment should be considered at all times. There is a limit as to what the Mangaone Stream can handle, as already it takes stormwater from Residential Developments and is intended to take more.

It does not have high banks to act as flood banks. This Mangaone Stream flows through our property and then under Victoria Road, just by the Fonterra Dairy Factory at Hautapu. The culvert pipe is not sitting in the bottom of the stream, and therefore restricts the flow of

water by acting as a dam. I have mentioned this previously to an Engineer at the Waipa District Council , as I understand it is intended that the Stormwater from the Cambridge North Residential Developments will be channeled into this drain, at the southern point of the culvert ,adding to the already existing problem in our property.

Flooding of our land occurs during times of heavy and continuous rainfall, and I am concerned about the adverse effects of flooding on our property, particularly if the flooded waters are contaminated , what the effects will be , and who will be held responsible . It is my understanding that the size of the Stormwater Reserve has been enlarged , but it doesn't appear to be shown on the Structure Plan.

- 4 I am most surprised that Bardowie Investments Limited do NOT want to put the powerlines underground. In my opinion this goes against their vision for high amenity standards ,especially visual amenity. When looking at the illustrations and photos in the Design Guidelines I haven't noticed any Power Poles or Power Lines. All power lines in the Bardowie Industrial Precinct should be buried underground, as is the practice in most new residential and rural residential developments. The burying of all power lines should become part of the Design Guidelines for the Bardowie Industrial Precinct.

I support some of Plan Change 11 conditional upon our concerns being addressed and resolved, and our environment protected, because I believe that our requests will result in a better C10 Growth Cell , that is well planned, sustainable, and will become something that we all are proud of, now and in the future.