

BEFORE THE INDEPENDENT HEARING COMMISSIONER

IN THE MATTER of the Resource management Act 1991 (the Act)

AND

IN THE MATTER of proposed Plan Change 33 to the Waipā District Plan

**STATEMENT OF LAY EVIDENCE OF DEAN HAWTHORNE (HAUTAPU
LANDOWNERS' GROUP)**

DATED: 13 OCTOBER 2025

INTRODUCTION

1. My name is Dean Hawthorne. I am the landowner of 358/364 Peake Road, which is within Area 7 of the Hautapu Structure Plan. Area 7 is the subject of this plan change process (**PC33**), and I am part of the Hautapu Landowners' Group (**HLG**) who requested private Plan Change 33.
2. Although Mr Chrisp has covered a lot of the issues that are of concern to me, my evidence is intended to explain to you the process that has got us to this stage, as I understand the Hearing Commissioner is new to this situation. I think it is important that you are aware of the background to why we have requested the plan change. When I say "we" I mean myself and my family.
3. On 26 May 2022 we received the notification that the Kama Trust land (which was rural zone and now makes up most of Area 6) was to be rezoned to industrial. After an urgent meeting we requested with Waipa District Council chaired by Tony Quickfall we were told it will be adopted by Waipa District Council (**WDC**), that WDC supported it (obviously), and there was very little we could do about it. Even though being granted consent to build our dream house on the property very close to the boundary alongside the future industrial estate was granted some 7 weeks earlier. I still struggle to understand why the WDC didn't alert me to the zone change proposal when I applied for building consent.
4. The following photo shows where we were at in the building process when we found out about the proposed zone change next door.



Photo 1: Proposed house building pad, prior to intended concrete pour, 2022.

5. We were in shock at what happened to us. We were 4 days or so off pouring concrete (Photo above) which generally is the point of no return. After consultation with some local real estate agents the loss by continuing the build and trying to sell after meant it would have been unrealistic, due to the proximity of the Industrial Zone 15-20 meters away. We pretty much had to write off around \$160,000k in foundation work, water, power and roading.
6. WDC knew this zone change was in the pipeline. But no one contacted us or informed us when our building consent was applied for. I since learned that the zone change and the Kama Trust plan change was what I think is a “behind doors” process through Future Proof. There was obviously no discussion or thought given to close neighbours and their life and businesses which would be significantly impacted. In my “non-expert”

view, there was no consideration given to the natural topographical boundary which made more sense creating a natural buffer on the northern zone. This meant that the HLG as a group were stuck in “no man’s land” between the Kama Trust/Area 6 industrial zone and the gully on the northern side.

7. The Photo below was obtained from a future proof paper that was shortly afterwards taken down. Our former house site is in the extreme bottom right of our farm, although this is not the final plan you could imagine the alarm bells ringing.



Photo 2: Photomontage from Future Proof documentation, 2022.

8. Our business as previously mentioned was a specialized rehabilitation and thoroughbred agistment centre, positioned in between two local equine surgeries. We were very concerned that it would not be a safe

environment for the animals with industrial development next door. As I explained in my evidence on PC17, thoroughbred horses are very sensitive and there was an unacceptable risk of flight and serious injury or death of animals.

9. As expected, many of our clients thought the same and moved their business elsewhere to have a long-term option. I can tell you they were right. With the heavy machinery operating out there now, even our quieter stock (cattle) can't cope being close to the boundary and we are generally forced to try and keep cattle on the southern side only. There are very few racehorses there now as capacity has decreased dramatically so the business now is not viable. My daughter very rarely even rides her pony safely around the property as they have been operating past 6.30 pm.
10. The photo below shows machinery operating within Area 6 on my boundary which I took on the 25th of August 2025.



11. I can only imagine our situation if we had built our house. As I said at the PC17 hearing, we had our backs to the wall and had no choice but to find a way out of this mess. The HLG has spent a huge amount of money with technical experts, much more than we thought and we have had to go cap in hand to our various financial institutions for support.
12. We have done everything and more on a technical basis, as requested by WDC and it has felt like Kama Trust will do anything they can to make this as difficult for us as possible. Even with their subdivision application that WDC has granted. With the level of disruption caused by the work going

on in Area 6, I would have expected to be notified. Our land must now be one of the most scrutinized pieces of land in the Hautapu Industrial Zone.

13. We were assured by Kama Trust in the PC17 hearing that they would achieve 80% of their development within 18 months, so we felt some level of reassurance that we could get to a resolution by 2026. During that process I recall the Council asked technical experts to caucus to see if infrastructure/servicing could be integrated so that the two Areas could connect to them when the time came. That seems to have changed through the subdivision by Kama Trust. Because of this, I think it is important that the “backup” date is earlier than 2030. I realise that 2026 is not realistic, but if Kama Trust is genuine about how fast it will be at the 80%, surely there is no problem with a date of 2027?
14. We need certainty to be able to move on. Put yourself in our position. Imagine how you’d feel if your later life plans were destroyed almost overnight and then when you try to take a reasonable approach to move on, that process is almost as difficult.
15. What we are asking for is a decision that will give us the ability to move on quickly, to enable us to start another viable business elsewhere and try and get some of our clients back – not to mention our day to day lives.

Dean Hawthorne

13 October 2025