

**BEFORE THE INDEPENDENT HEARING COMMISSIONER**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Proposed Private Plan Change 33 to the Waipā  
District Plan – Hautapu Area 7

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**STATEMENT OF EVIDENCE OF MALCOLM BOYD**

**(Trustee of Kama Trust)**

**Dated 29 October 2025**

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## INTRODUCTION

1. My name is Malcolm Boyd.
2. This statement is provided on behalf of Kama Trust, which is a landowner within Area 6 in the C9 Growth Cell of the Hautapu Industrial Structure Plan Area, recently the subject of Plan Change 17 (**PC17**) to the Waipā District Plan (**District Plan**) which brought forward live industrial zoning of the C9 Growth Cell via Waipā District Council's (**Council**) decision notified on 10 August 2023.
3. The Kama Trust is a private family trust which represents family land interests in Hautapu. The trustees are my brother, Ashley Boyd, and myself.
4. The Boyd family has lived in and been associated with the Cambridge area for many years. The family have owned and run significant businesses in Cambridge for over 40 years including within the commercial, horticultural and agricultural sectors. The family are all intrinsically linked to the town, and the success of the town, and wish to see it continue to grow and prosper as it has done over the past 50+ years.
5. Combined, my brother and I have the following experience:
  - a) Owning and operating a number of successful businesses.
  - b) Past and present company directorships of significant companies with large asset bases.
  - c) Greenfield site development and business establishment.
  - d) Developing a significant residential and commercial building portfolio.
  - e) Business investment.

- f) Holding trade, tertiary and professional qualifications; and
- g) Significant real estate and property experience.

## **EXECUTIVE SUMMARY**

- 6. Kama Trust conditionally supports Proposed Private Plan Change 33 to the Waipā District Plan (**PC33**), subject to the amendments recommended by Council's Section 42A Report author which are supported by Kama Trust's planner, Mr Gareth Moran.

## **HLG EVIDENCE**

- 7. Kama Trust is surprised with parts of HLG's evidence which re-litigates historic matters and includes several statements regarding Kama Trust's conduct and the PC17 process which Kama Trust rejects and wishes to correct. We are advised that much of this background to PC17 is irrelevant to PC33, but as this is a matter of public record, we are concerned about setting the record straight.
- 8. Nevertheless, on advice, we simply state that while the evidence of Mr Gundesen and Mr Hawthorne may be an account of history from their perspectives, this does not accord with the facts as we recall them, nor the formal record relating to PC17.
- 9. We have always sought to be good neighbours and for that to remain the case. Accordingly, I will leave it there and move to the relevant matters.

## **BACKGROUND**

- 10. The following background is relevant to what Kama Trust sees as the key planning issue in PC33, being the development trigger for Area 7.

11. Over the last decade or so, the Hautapu area began developing into industrial workspace, mostly through land use consents and evolving existing uses.
12. That meant that Kama Trust's block of land was bordered by industrial activities to the south and east and a 1.8-hectare area in the middle of the south side. In around 2020, Kama Trust started receiving expressions of interest from parties about buying its land with the intention of also seeking land use consents to carry out industrial activities on it.
13. Because this was occurring, Kama Trust engaged a planner to discuss rezoning the land for industrial activity. The planning advice was that the best pathway would be to have the land identified for future industrial activity in the Future Proof Strategy. In November 2021, Kama Trust made a submission on the Future Proof Strategy Update to have Area 6 identified for future industrial (urban) development. In February 2022, Kama Trust received confirmation via Council that the Future Proof Committee included Area 6.
14. Kama Trust considered that development of its land would be a long burn, something that would happen at some point in the future. However, that was brought forward when Council approached Kama Trust in February 2022 about rezoning Area 6 as Industrial Zone under a Council-led plan change, PC17. Kama Trust's obligation was to complete the necessary engineering reports for inclusion in the notified PC17 documentation. Kama Trust provided detailed engineering reports to support PC17. Mr Chrisp's evidence that PC17 was a private plan change by Kama Trust that was subsequently adopted by Council is incorrect.<sup>1</sup>

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<sup>1</sup> Statement of evidence of Mark Chrisp on behalf of HLG, para 3.1.

15. Consultation for PC17 was led by Council as the plan change proponent. However, Council reached out to Kama Trust and requested that it consult with the other landowners of Area 6 regarding PC17, which it did. Notably, one of the landowners that Kama Trust consulted with is now part of HLG. Subsequently, in discussions with Kama Trust and Council, the group of landowners within Area 7 adjacent to Area 6, HLG, sought to have their land included in the proposal to rezone land as Industrial under PC17. That was met with concern by Kama Trust and Council as the necessary technical assessments had not been undertaken.
16. At the hearing of PC17, HLG eventually sought a deferred industrial zoning for Area 7, subject to a trigger rule which it formulated in consultation with and the agreement of Kama Trust. Jointly, HLG and Kama Trust advised the hearing panel of this proposed outcome.
17. The PC17 decision zoned Area 7 Deferred Industrial and imposed the trigger rule as proposed.
18. PC33 now seeks to rewrite the trigger rule and bring forward the live zoning of Area 7. As has been the case throughout the PC17 and now PC33 process, Kama Trust has never opposed the rezoning of Area 7. However, Kama Trust has sought more detailed engineering assessments in support of the rezoning.
19. Finally on this subject, contrary to Mr Chrisp's evidence in paragraph 3.9 about the lack of mitigation of potential adverse effects on Area 6, multiple provisions addressing mitigation of potential effects were proposed during PC17 by Kama Trust and Council, including buffer zones, planted bunds and other sensitivity measures. However, these became redundant as the PC17 decision zoned Area 7 Deferred Industrial.

## **AREA 6 DEVELOPMENT**

20. HAUKIWI Ltd, which is developing the land within Area 6 owned by Kama Trust and ANJAC Trust (this excludes the CAMEX, Hautapu Welders, Carters, Boyd's Asparagus and Cambridge Hire Land) holds a subdivision consent SP/0091/24.03. Engineering plans have been fully designed now and have been provided to Council for final approval. A Development Agreement and Infrastructure Works Agreement between Kama Trust and Council has been agreed and signed by Kama Trust. Bulk earthworks have commenced on this land, and the civil contract has been awarded to contractors for three waters and roading works.
21. All the necessary considerations have been made in the design of the work for Area 7 to develop in the future, including the roading network and three waters. This is clearly outlined by the Senior Engineer Growth in Appendix 5 of the Section 42A Report.

## **PLAN CHANGE 33**

22. Kama Trust confirms its ongoing conditional support for PC33, subject to its concerns about the trigger rule being satisfied. Kama Trust supports the amendments proposed by the Section 42A author as confirmed by Mr Moran. Kama Trust considers it inappropriate for Area 6 and Area 7 to be developed together, as the necessary development works for Area 6 should be completed by the time Area 7 is ready to be developed. Integration of Area 7 into the roading network and three waters has been incorporated into the current engineering design for Area 6 as required by the subdivision consent.
23. The concerns expressed in Kama Trust's submission about roading and three waters design were based on the fact that only desktop engineering analysis has been provided for Area 7. However, Council considers that this

detail can be provided at the resource consent stage with the appropriate detailed engineering.<sup>2</sup>

24. In paragraph 4.3 of his evidence, Mr Chrisp refers to “the understanding that Kama Trust would achieve the 80% threshold within 18 months”.<sup>3</sup> Mr Hawthorne and Mr Gundesen make similar comments in their evidence.<sup>4</sup> Kama Trust had only indicated that it would like to be in a position to start building within 18 months, provided all went according to plan. It is important to note that re-engineering of the stormwater solution to accommodate C9 and Hautapu Road volumes took much longer than expected. If weather and other variables allow, Kama Trust expect to have all civil works completed in a timely manner.
25. In paragraph 5.4, Mr Chrisp states that, “in his opinion, there is significant merit in amending the ‘80%/s224’ trigger to expressly refer to the vesting of Road 4 to the boundary of Area 7 as an additional trigger or, alternatively, in substitution for the ‘80% s.224 trigger’”. The subdivision consent requires the corridor for the road to be vested. As stated in the evidence of Mr Moran, the amendments proposed by Mr Chrisp to new Rule 15.4.2.xx are redundant.

## **CONCLUSION**

26. Kama Trust supports Council’s Section 42A report recommendations which are consistent with what was intended under PC17.

**Malcolm Boyd**

**29 October 2025**

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<sup>2</sup> Section 42A Report.

<sup>3</sup> Statement of evidence of Mark Chrisp on behalf of HLG, para 4.3.

<sup>4</sup> Statement of evidence of Dean Hawthorne on behalf of HLG, para 13; Statement of evidence of John Gundesen on behalf of HLG, para 2.