

18 July 2024

ECM# 11246623

Digitally Delivered

Hautapu Landowners Group
C/ Mitchell Daysh
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Attn: Mark Chrisp

APPLICATION ACKNOWLEDGEMENT, DEPOSIT REQUEST & REQUEST FOR FURTHER INFORMATION / MODIFICATION LETTER – PLAN CHANGE 33

Application number: PC/0003/24
Applicant: Hautapu Landowners Group
Address: Peake Road, Cambridge
Proposed activity: Proposed Plan Change 33 (PC33) – Hautapu Area 7

I acknowledge receipt of the above private plan change application to the Waipā District Plan on Tuesday 18th June 2024.

The application documents have been reviewed and it has been determined that further information is needed and that modification of it should occur.

Adoption / Acceptance / Deposit Fees

I wish to advise that it will not be recommended that the application be adopted as a Council Plan Change. This is because provisions proposed by PC33 seek to amend provisions that were settled through PC17. These changes are specifically promoted by the Hautapu Landowners Group and without specific agreement to these provisions by the owners of Area 6 Council is not in a position where it can confirm agreement with these provisions through adoption of the plan change request.

Subject to the provision of further information and modification of the application as sought by following sections of this letter, Council staff will be in a position where they can make recommendation to Council that PC33 be accepted and publicly notified.

Please note that full deposit fees of \$65,560.00 are required to be paid before a recommendation on acceptance and notification can be put to Council. Please arrange payment at your earliest convenience to:

Waipā District Council Account Details		
Bank	Account Number	Reference
ASB	12 3122 0084701 01	PC/0003/24

Please ensure you quote the application number when making an electronic payment to ensure that the payment is received promptly to the correct application.

Further Information Request

Pursuant to Clause 23(1) of the First Schedule to the Resource Management Act 1991 the following further information is requested to enable Council to better understand the nature of the plan change application and its associated effects. The required further information is:

1. Water Supply

Council only guarantees FW2 level of service within the reticulated areas. The provided BTW 3 Waters Report dated 13 March 2023 still talks to FW3 requirements and has not been amended following the discussion during the Expert Conferencing Session for PC17.

For consistency within this area and to align with reporting done for PC17, the report needs to be amended to consider FW2 and population equivalent of 30 people per hectare as the standard dry industry assumption. Water rate assumption for dry industry is to be 0.087l/s/ha.

2. Wastewater

As with water supply, wastewater reporting does not take into consideration the discussion that was done as part of the Expert Conferencing Session. Even though the design parameters and discharge volumes comply with RITS, they do not take into consideration the dry industry standards and therefore should be amended accordingly to align with PC 17 reporting and consistent with the rest of the area.

3. Stormwater

Following on from the PC17 Expert Conferencing Session on 4 May 2023 and Rebuttal Statement dated 13 June 2023, numerous highlighted concerns have not been addressed in the reports provided with PC33.

Mainly, application has not provided proof that integrated solution between Area 6 and 7 have been explored and discussed between Area 6 and Area 7 parties. Considering the relatively small catchment between the Areas 6 and 7, it is important for Council to have the most efficient and integrated stormwater system rather than multiple stormwater devices.

Council acknowledges that 3 options for stormwater management have been proposed, however, as already raised in the Rebuttal Statement, no on site soakage and groundwater testing and assessment have been provided in support of either option presented. Please ensure that issues that Council already raised in the Rebuttal Statement and Joint Witness Statement are address and further elaborated on.

4. Roothing

The existing Hautapu Industrial Structure Plan confirmed through PC17 needs to be amended to ensure that pre-development upgrades / conditions applying to Area 6 also apply to Area 7. The upgrades / conditions that apply in this respect are:

- Hautapu Road, Hannon Road to Alwill Drive, including Alwill Drive signals to be upgraded prior to Alwill Drive connection with Road 1 or development within Area 6 (whichever comes first), unless suitable safety improvements for active mode connectivity to Areas 1 – 5 and 6 can be demonstrated to be provided by alternative means to the satisfaction of the transportation Engineering Manager Waipa District Council.
- Hautapu Road, Allwill Drive to Peake Road, including Peake Road intersection improvements, to be upgraded prior to development within Area 6.
- A right turn bay and pedestrian / cycle crossing to be established at the Hautapu Road / Road 4 intersection prior to development within Area 6.
- No individual access to Peake Road.

5. Landscaping

The landscaping amenity requirements of the existing structure plan applying to Area 6 are:

- Peake road to provide 5m landscape amenity planting strip and amenity tree planting at approximate 30m intervals.
- Planting strip on Peake road to be vested with Council
- Noise bunds required on Peake Road

In addition to this Attachment B “*Perimeter Boundary Treatment*” Plan in Appendix S5

- Identifies Landscape Amenity Planting Strip with earth mounding around the exterior of Area 6; and
- Amenity Street tree planning with maximum 12m spacing along Peake Road

Please amend the Perimeter Boundary Treatment Plan in Appendix S5 to extend along and around the exterior of Area 7 (removing the setback and amenity strip from the northern boundary of Area 6). This is to ensure that the structure plans are amended to appropriately account for the inclusion of Area 7.

6. Mangaone Stream Reserve

Can you provide information on why the proposed Riparian Management Plan rule includes provisions about reserve areas, reserves agreement and vesting of reserve. Staff at this point in time do not see the need for a reserve to be vested along the Mangaone Stream. This should be clarified by the application documents.

7. Mangaone Stream / Ecology

Limited information has been provided to justify the appropriateness or otherwise of the 20m building setback proposed for future development adjacent to the Mangaone Stream.

The Geotech and Three Waters report (Appendix 1B) identifies that “*no further flood assessment has been undertaken for the site at the time of this report, however more detailed assessment will likely be required during future design*”. In addition to this the 20m setback is, in some places, well inside the indicative top of bank shown on the structure plan.

Could more information be provided on how the 20m setback has been derived and

whether or it would be more appropriate for the Riparian Management Plan to address requirement for more detailed assessment in determining an appropriate setback distance than a specific rule.

8. Hautapu Landowners Group

Can you please provide written confirmation from the owners of land within Area 7 that they are aware and accepting that the following requirements will apply to development of their land following rezoning of their land from Deferred Industrial to Industrial:

- No vehicle access to Peake Road
- Provision of 5m wide landscaping strip along Peake Road and vesting of othership of this in Council.

9. Integrated Development

Please demonstrate how it is proposed that the land within 364, 372 and 376 Peake Road can be developed for industrial purposes in an integrated manner which ensures that they can be accessed from the proposed internal indicative roading network and not Peake Road.

Request to Modify

Pursuant to Clause 24 of the First Schedule to the Resource Management Act 1991 we seek your agreement to modify the request to address the following matters:

1. The new structure plan map (refer image below) showing areas 6 and 7 should be modified to:
 - Remove the indicative stormwater basins (unless these are confirmed as the means of stormwater management associated with the future development of Area 7).
 - Include the legend *“items to give effect to structure plan”* on the existing Hautapu Structure Plan as amended to include reference to Area 7 (point 4) where relevant.
2. The proposed rule relating to the preparation and submission of a Riparian Management Plan should be amended to remove reference to the creation and vesting of a reserve. The replacement rule should assume that the riparian area would be retained in private ownership with planting and maintenance the responsibility of the landowners.

General

I will be the planner working on your application. If you have any queries, please contact me on either 0800 WAIPADC (0800 924 723), or via email at: peter.skilton@waipadc.govt.nz.

Yours Sincerely



Peter Skilton
TEAM LEADER DISTRICT PLAN