

APPENDIX 5 – GROWTH TEAM COMMENTS ON MATTERS RAISED IN PC33 SUBMISSIONS

INTERNAL REFERRAL INFORMATION

Comments due by:	n/a	Processing Planner:	Peter Skilton (District Plan Team Leader)
Consent number:	Proposed Private Plan Change 33 – Hautapu Area 7 PC/0003/24		
Address:	Hautapu Area 7 Peake Road Cambridge		
Applicant:	Hautapu Landowners Group		
Agent:	Mitchell Daysh		
Allocated to:	Eva Čučvarová (Senior Engineer – Growth)		
Date of site visit:	n/a		

Assessment undertaken by Growth Team

Name: Eva Čučvarová



Signed:

Date: 11/9/2025

Comments

Co-ordinated approach and redesign of Kama Trust

Plan Change 33 would not cause any redesign of Kama Trust development within Area 6. DE team and myself are currently working through their engineering design plan (DE – subdivision and myself – WW terminal pump station). PC33 will not affect this, as we are ensuring that connection to Area 7 can occur once S224 is signed for SP/0091/24.01 and SP/0091/24.02.

Rule for Area 6 to vest Road 4 in its entirety

As per the [decision for SP/0091/24.03](#) – latest S127, road 4 identified as lot 101 on the subdivision plan will be vested as part of Stage 2. Road formation and water and wastewater supply will not be extended all the way to the boundary; however once the road is vested to Council, future developers of Area 7 will be able to extend the services into Area 7.

HSP provisions

Provisions within the structure plan mentioning any upgrades will have to mention both Areas 6 and 7.

Adverse transport effects introduced by PC33

Depending on the density of the development, once Area 7 comes in for a subdivision, further Integrated Transport Assessment may be required. However, [PC17 Joint Witness Statement](#) and [Statement of Rebuttal Evidence by Rhulanu Mothelesi](#) have confirmed that transportation effects of Area 6 and 7 are well understood and the last sentence of paragraph 21 states that live zoning Area 7 as part of PC17 will not have any implications on Area 6 or on the timing of the planned transportation infrastructure improvement works. Project Delivery is currently working through the urbanisation of Hautapu Road that will include Allwill Dr intersection and right turn bay to road 4. Please note, through PC17 it was decided that Council will double lane the Hautapu Road roundabout, and this work will be undertaken as soon as the revocation of land within the cemetery is undertaken and finalised.

Wastewater management within Area 7

I am still awaiting WW Catchment analysis for the terminal pump station located within Lot 100 that Kama Trust will deliver on behalf of Council. This pump station will need to have capacity for Area 7, and the location of this pump station will not change. Whether Area 7 is serviced via gravity or will require a dedicated pump station will need to be confirmed at the time of subdivision.

SW management within Area 7

Same as above, the final stormwater management for Area 7 will need to be confirmed at the time of subdivision. Same approach has been used within Area 6. You will see that PC 17 Structure Plan had the location of the SW basin 4 alongside the full northern boundary, through the subdivision, SW device location and form have changed to suit the land development better – lots 105, 103 and 104 on the subdivision plan. This is not uncommon to happen as more testing is undertaken at the subdivision stage, which can inform the most efficient design. The soakage rates that BTW utilised are extremely low and conservative, and they have still demonstrated that SW can be managed for Area 7. Further testing will need to be undertaken at the subdivision stage, same as with Area 6, it is likely that the form will change.

Potable water within Area 7 and how it affects Area 6

As part of Waipā's infrastructure requirements until 2050, Water Services team had a water model done, including all current uplifted growth cells and post 2035 deferred growth cells including Area 7. No concerns have been raised in this model.

Technical information

The technical information provided as part of PC33 is acceptable for confirming that development of Area 7 can occur. However, detailed site and project-specific designs and information will be necessary at building or resource consent stage.