

From: [Marianne Mackintosh](#)
To: [Policy Shared](#)
Cc: [REDACTED]
Subject: External Sender: Proposed private plan change 33 - further submission
Date: Wednesday, 9 July 2025 4:27:56 pm
Attachments: [image001.png](#)
[PC33 - Further Submission by HLG_Final08.07.25.pdf](#)

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Good afternoon,

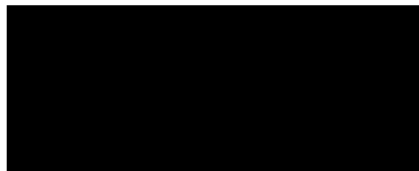
Please find **attached** for filing and by way of service a further submission on behalf of the Hautapu Landowners Group. Please note that Mark Chrisp and Cate Southworth are on leave and I have been instructed to file the further submission in their absence.

Regards,
Marianne.

Marianne Mackintosh

LLB, LL.M, MP.HIL

Marianne
Mackintosh
• BARRISTER •
ENVIRONMENTAL LAW
& POLICY



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Waipā District Plan Plan Change 33 Further Submission Form

Form 6

Clause 8 of the First Schedule to the Resource Management Act 1991

To: Waipā District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723
| Online: www.waipadc.govt.nz/planchanges | Email: districtplan@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Thursday July 10**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details

Full name of submitter:	Dean Hawthorne on behalf of the Hautapu Landowners Group (HLG) being the owners of the land within Area 7 forming part of the C9 Industrial Growth Cell and the Hautapu Structure Plan Area.
Contact name if different from above:	Mark Chrisp and Cate Southworth Mitchell Daysh Ltd
Contact phone number(s)	Mark Chrisp - [REDACTED] Cate Southworth - [REDACTED]
Email address:	[REDACTED] [REDACTED]
Postal address: (required if no email address is provided)	

2. In accordance with clause 8(1) of the First Schedule of the Resource Management Act (select one of the following):

- ☐ I represent a relevant aspect of the public interest.
- ☒ I have an interest in the proposed plan change greater than the interest that the general public has.

My reason(s) are:
The HLG are the promoters of PC33 and are the affected landowners.

3. Attendance at Council hearing

- (a) I wish ☒ OR ~~do not wish~~ ☐ to be heard (attend and speak at the Council hearing) in support of my submission.
- (b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.
Yes ☐ OR No ☒

4. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Submissions must be received by Waipā District Council
by 5pm on Thursday July 10 2025

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Signature of submitter:

(or person authorised to sign on behalf of submitter)

Dated: 8 July 2025

Note to person making submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the Council.

Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious;
- It discloses no reasonable or relevant case;
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- It contains offensive language;
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Personal Information

The information requested on this form, including your contact details, is required by the Resource Management Act 1991. The information will be held by the Council, and you may ask to check and correct any personal information that we hold about you.

Your submission, including your name and contact details, will be made available for inspection at all Council service centres and libraries in accordance with the requirements of the Act. It may also be made available on the Council's website. A document summarising all submissions, including names and contact details of submitters will be posted on the Council's website

If you believe there are compelling reasons why your contact details should be kept confidential please contact the processing planner for this application.

5. The specific submission(s) on the Proposed Plan Change to the Waipā District Plan that this further submission relates to is/are as follows:					
Submission Point	Name of Submitter	Support	Oppose	Reason	I/We seek the following decision(s) from the Council
1/1	Maxwell, A B	✓		Agreed with the submission.	Accept the relief sought in the submission.
2/1	West, J V		✓	The land is already zoned for industrial purposes and forms part of the C9 Industrial Growth Cell. PC33 only seeks to bring forward the timing of the land being able to be developed for industrial purposes.	Reject the relief sought in the submission.
3/1	Kama Trust		✓	The submission states a position of 'conditional support' for PC33 but the detail is the submission opposes the primary purpose of PC33.	Approve PC33 without the modifications and limitations proposed by the submitter.
3/2	Kama Trust	✓		Kama Trust has shown no willingness or intention to co-ordinate the development of Areas 6 and 7. On that basis, the HLG is neutral in relation to the relief sought to delete Rule 15.4.2.XX(a). The rule was included in the proposed plan change as an option to enable a more co-ordinated and cost effect outcome for Kama Trust and HLG in relation to the servicing of Areas 6 and 7.	Accept the relief sought in the submission.
3/3	Kama Trust		✓	Rule 15.4.2.XX(b) is the core element of PC33. The HLG accepted the outcome of Plan Change 17 based on assurances from Kama Trust that they would have completed development of its land (Area 6) within 18 months of Plan Change 17 becoming operative. That time period has been well exceeded, and the development of Area 6 has not progressed.	Reject the relief sought in the submission.
3/4	Kama Trust		✓	Rule 15.4.2.WW is consistent with the outcome required by Kama Trust's subdivision consent relating to Area 6. To avoid any risk of the current subdivision consent not being implemented (and an alternative proposal advanced), Rule 15.4.2.WW is required to ensure that the land for Road 4 is vested in Council to avoid a potential lockout situation.	Reject the relief sought in the submission.
3/5	Kama Trust		✓	The provision in question already forms part of the District Plan as a result of (operative) Plan Change 17. The relieve sought is not within the scope of PC33.	Reject the relief sought in the submission.
3/6	Kama Trust		✓	The outcome sought is not sufficiently specific to understand what is proposed. This creates significant uncertainty should the point of submission be accepted.	Reject the relief sought in the submission.

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				PC33 is supported by a Traffic Assessment which concludes that there will be no adverse traffic effects of any concern on the wider transport network as a result of the development of Area 7.	
3/7	Kama Trust		✓	The outcome sought is not sufficiently specific to understand what is proposed. This creates significant uncertainty should the point of submission be accepted. PC33 is supported by a Three Waters Assessment that sets out the manner in which wastewater will be managed. It is also noted that the development of Area 7 will result in more cost-effective outcomes for the development of Area 6 due to cost sharing for infrastructure such as the proposed wastewater pump station.	Reject the relief sought in the submission.
3/8	Kama Trust		✓	As noted above, the prospect of Areas 6 and 7 being developed in a co-ordinated and more cost-efficient manner appears to be remote or non-existent. On that basis, there is no issue to address. The Three Waters Assessment in support of PC33 confirms that stormwater can be managed within Area 7 with no adverse effect on Area 6.	Reject the relief sought in the submission.
3/9	Kama Trust		✓	The outcome sought is not sufficiently specific to understand what is proposed should the point of submission be accepted. PC33 is supported by a Three Waters Assessment that sets out the manner in which potable water will be supplied. It is also noted that the development of Area 7 will result in more cost-effective outcomes for the development of Area 6 due to cost sharing for infrastructure such as water supply pipelines.	Reject the relief sought in the submission.
3/10	Kama Trust		✓	While much of the technical work was prepared as part of Plan Change 17, it has been updated for PC33 and is fit for purpose.	Reject the relief sought in the submission.
3/11	Kama Trust		✓	The outcome sought is not sufficiently specific to understand what is proposed should the point of submission be accepted. In any event, the HLG disputes the points of submission and is concerned that, overall, the submission by Kama Trust is effectively trade competition.	Reject the relief sought in the submission.

4/1	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/2	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/3	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/4	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/5	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/6	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/7	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.
4/8	Waipā District Council	✓		The point of the submission is noted and agreed with.	Accept the relief sought in the submission.