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 Waipa District Plan – Hautapu Area 7

STATEMENT OF EVIDENCE OF GARETH ELLIOT MORAN

(PLANNING)

Dated 23 October 2025

LACHLAN MULDOWNEY

BARRISTER

P +64 7 834 4336 **M** +64 21 471 490
Office Panama Square, 14 Garden Place, Hamilton
Postal PO Box 9169, Waikato Mail Centre, Hamilton 3240
www.lachlanmuldowney.co.nz

INTRODUCTION

1. My full name is Gareth Elliot Moran. I am a Senior Associate Planner at Barker & Associates Limited (**B&A**) an independent urban and environmental planning consultancy operating throughout New Zealand.

2. My qualifications are a Bachelor of Resource Studies from Lincoln University and I am a full member of the New Zealand Planning Institute.

3. My planning experience has included the preparation and processing of various resource consent applications for both Councils and private clients. I have also prepared and processed plan changes, made submissions on plan changes and on district plan reviews and given evidence in the Environment Court.

4. I was engaged by Kama Trust, one of the landowners in Area 6 in the C9 Growth Cell of the Hautapu Structure Plan Area, to provide planning expertise throughout the Future Proof Strategy and Plan Change 17 (**PC17**) process, which ultimately led to the live zoning of 'Area 6' and including it within the C9 Industrial Growth Cell.

5. I was the co-author of the application for subdivision consent prepared on behalf of Kama Trust for the development of Area 6, the variation of which was granted on 3 April 2025.

CODE OF CONDUCT

6. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and although I note this a Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

EXECUTIVE SUMMARY

7. I consider that if Plan Change 33 (**PC33**) is to be approved, that it should be approved subject to the changes from the notified version of PC33 as set out in the recommendations made in Waipa District Council's (**Council**) Section 42A Report prepared by Mr McLeay lodged on 3 October 2025 (**s 42A Report**).

8. I do not support the further edits to the notified version of PC33 as recommended in the planning evidence presented by Mr Chrisp dated 13 October 2025.

PC33

9. PC33 seeks to rezone Area 7 in the C9 Growth Cell from Deferred Industrial Zone to Industrial Zone. The changes proposed under PC33 include new rules in Section 15 – Infrastructure, Hazards, Development and Subdivision of the Operative Waipa District Plan (**ODP**). Of most significance is the change proposed in relation to the timing of when subdivision and development of Area 7 can occur. PC33 seeks to accelerate that timing.

PC17 – RELATIONSHIP BETWEEN AREA 6 AND AREA 7

10. In addition to rezoning Area 6 from Rural to Industrial Zone and Area 7 from Rural Zone to Deferred Industrial Zone, the PC17 decision included the following provision in Appendix S1 of the ODP:

Appendix S1 – Future Growth Cells Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

Growth Cell	**Land Area**	**Overview and Capacity**
C9	~~55ha~~<u>96ha</u>	• <u>Intended for industrial development, the C9 growth cell is located within the Hautapu Industrial Structure Plan Area.</u>

		• A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge. • The deferred status of the Industrial Zone (Area 7) can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan has reached 80% development (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.
The provision of ~~36~~132 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.		

11. Subsequent to the PC17 provisions becoming operative, a comprehensive subdivision consent for Area 6 was approved on 4 December 2024, and a subsequent variation to the consent was granted on 3 April 2025 under section 127 of the Resource Management Act 1991.

12. The final approved subdivision layout is shown in Figure 1 below.

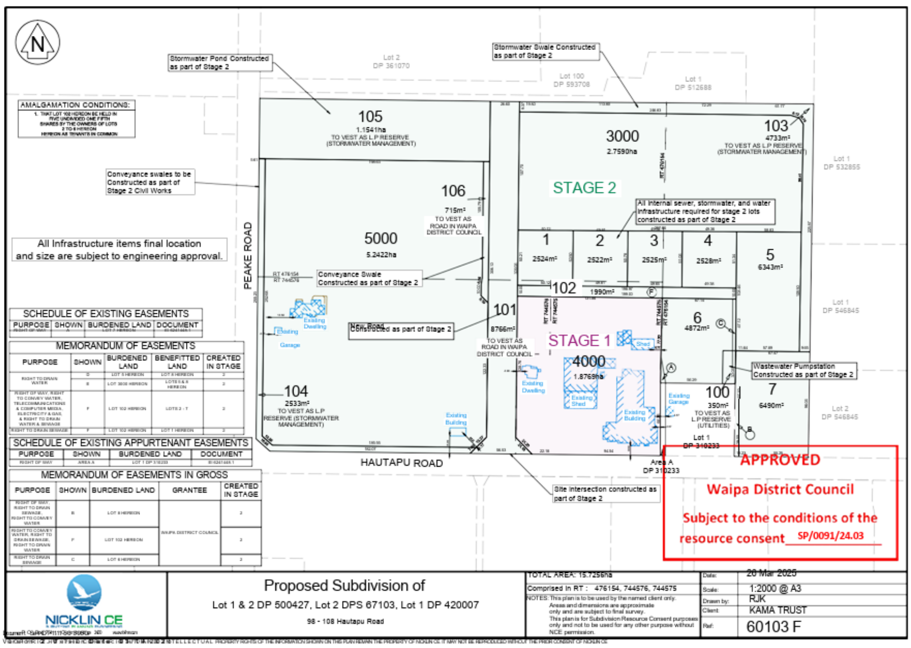

Figure 1: Approved subdivision scheme plan.

13. The subdivision consent enables a staged approach, with an initial Stage 1 comprising a single lot of 1.87ha, which has frontage onto Hautapu

Road. This stage, which makes up less than 10% of Area 6, is complete and title has issued.

14. For the reasons which follow, this timing of development of Area 6 is relevant to the timing of development in Area 7.

AREA 7

15. Under the ODP, the timing of development of Area 7 is controlled via Appendix S1 – Future Growth Cells which provides:

> The deferred status of the Industrial Zone (Area 7) can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development. (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.

16. PC33 proposes to change this timing, and the planning evidence of Mark Chrisp on behalf of the Hautapu Landowners Group (**HLG**) proposes a revised set of 'release trigger' provisions to enable the subsequent development of Area 7.[1]

17. These changes to new Rule 15.4.2.XX are depicted by way of <u>underlining</u> as shown below:

> 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either:
>
> a) when Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e. 80% of the developable area of Area 6 is the subject of s.224 certificates); or
>
> b) <u>when Road 4 has been vested in Council as required by Rule 15.4.2WW; or</u>
>
> c) by 31 March ~~2026~~ <u>2027,</u>

[1] Statement of evidence of Mark Chrisp on behalf of HLG, para 6.6.

whichever occurs sooner.

18. The proposed trigger requires Area 6 to reach 80% development (section 224), or, by 2027 (as now proposed by HLG), whichever occurs sooner.

19. I consider that the 80% development threshold remains appropriate. I note that this trigger in the ODP has not been contested by HLG, nor has the Section 42A Report author recommended that it be altered.

20. A proposed additional trigger under PC33 enables Area 7 to be developed when 'Road 4' is vested in Council.

21. It is a condition of the subdivision consent that 'Road 4' is vested with Council. The vesting of the road will occur following the issue of the Section 224(c) certificate for Stage 2 and at the time of depositing the survey plan with Land Information New Zealand. In other words, the vesting of the road is contingent upon the Section 224(c) certificate being duly certified by Council. As such, I do not see any practical benefit of including the vesting of Road 4 as an additional "release trigger". Furthermore, it does not make practical sense for Kama Trust to obtain 224 Certification but not proceed to obtaining titles. The new trigger is therefore redundant in my view.

22. Further, I do not support advancing the development threshold date from 2030 to 2027 in the final release trigger. Retaining the 2030 trigger is critical as it maintains a structured and coordinated development sequence consistent with the Hautapu Industrial Structure Plan. In this regard, I rely on the economic evidence presented by Mr Akehurst of Market Economics which is appended to the s 42A report (**Market Economics report**).

23. The release triggers in the ODP were formally agreed to by HLG as part of the PC17 process. It was with HLG's agreement that these triggers were

introduced as ODP provisions. While it is understood that circumstances can evolve over time, it is unclear why these triggers, having been carefully considered and agreed to as part of a recent plan change process, are now being revisited under PC33. Kama Trust has remained committed to its obligations and is progressing the development of Area 6 as swiftly as possible. It is noted that substantial work was required as part of the detailed engineering design process, which has dictated timing to date.

24. My view is supported by the Market Economics report which highlights potential economic implications of live-zoning Area 7 earlier than anticipated.[2] In relation to the concerns raised in the Kama Trust submission, the memorandum records:[3]

> The submission highlights valid concerns about the potential economic effects of live-zoning Area 7 ahead of the timeframe prescribed by Appendix S1 of the Waipa District Plan. In particular, bringing forward the sequencing trigger from the established 80% development threshold (or 2030 backstop date) to 2026 would undermine the deliberate staging framework set through the PC17 process. That framework was specifically designed to ensure orderly development aligned with actual market demand, avoiding premature release of additional capacity.

25. Based on the current rate of progress within the approved Area 6 subdivision, it is my assessment that the 80% development threshold will be achieved in advance of 2030.

26. However, regardless of these economic and supply related reasons for the current rule, there is also an important transportation reason for it. The s 42A report confirms that direct access to Area 7 from Peake Road should be avoided due to unacceptable transport safety and efficiency effects on Peake Road. For this reason, the access to Area 7 has always been

[2] Section 42A Report, Appendix 3, Market Economics Plan Change 33 Submission Review and Economic Advice, 15 September 2025.
[3] At page 17.

modelled based on access via the central spine road within Area 6. If Mr Chrisp's suggested rule change is adopted, there is the possibility for development in Area 7 to proceed ahead of the road being completed and vested, therefore without access via the Area 6 road, instead via direct access off Peake Road. The s 42A report author also relies on this reasoning to reject the proposed Rule 15.4.2.xx.[4]

27. Accordingly, I consider that the following wording should be included within Rule 15.4.2.xx and Appendix S1 – Future Growth Cells; as per the recommendations made within Council's Section 42A Report:

> The subdivision and development of Area 7 for industrial purposes can occur either where Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e., 80% of the developable area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.

28. Finally on this issue, and for completeness, I note that proposed Rule 15.4.2.WW states:

> The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as "Road 4".

29. The 'first subdivision of Area 6' has already been approved, and it requires vesting of the road as part of Stage 2 of the subdivision. The rule is redundant and should not be included. If it is to be included, it should reflect the existing subdivision consent as it relates to the road being vested as part of Stage 2.

TRANSPORTATION

30. In addition to my concerns regarding the potential impacts on Peake Road arising from proposed Rule 15.4.2.xx., I make the following comments relating to transportation.

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[4] S42A Report, paras 4.2.19-4.2.20.

31. Council's Section 42A Report recommends the following amendments (<u>underlined</u>) under "Items to Give Effect to the Structure Plan":

> - Hautapu Road, Allwill Drive to Peake Road, including Peake Road intersection improvements, to be upgraded prior to development within Area 6 or <u>Area 7</u>; or
> - A right-turn bay and pedestrian/cycle crossing to be established at the Hautapu Road/Road 4 intersection prior to the development within Area 6 or <u>Area 7.</u>

32. I support these amendments, as they ensure that effects on the network are addressed regardless of which area generates traffic demand.

RESPONSE TO PLANNING EVIDENCE OF MARK CHRISP IN RELATION TO PC17

33. While not directly relevant to this proceeding, I note that Mr Chrisp's evidence contains a number of assertions regarding the PC17 process, some of which are inaccurate. For the record, I set out the relevant factual and planning background below:

    a) In 2020, Kama Trust first approached Council regarding a possible zone change for the area known as 'Area 6'. The Council confirmed that Kama Trust's expression of interest would be considered as part of its forward plan change programme, infrastructure planning, and strategic planning work. The matter did not proceed further at that time.

    b) Around the same time, Kama Trust became aware that the Future Proof Growth Strategy was being updated. Kama Trust lodged a submission on the draft Future Proof Strategy, seeking to have 'Area 6' identified as an *Urban Enablement Area*. No endorsement was sought from Future Proof for a proposed rezoning.

c) In February 2022, Kama Trust received confirmation from the Future Proof Committee that 'Area 6' would be acknowledged in the Future Proof Strategy as a location for future industrial (urban) development.

d) Following the Future Proof hearings, Council contacted Kama Trust directly and confirmed that it would lead a plan change to enable the rezoning of Area 6 from Rural to Industrial, on the understanding that Kama Trust would provide assistance by supporting the resourcing of the plan change process. For the avoidance of any doubt, Council was the proponent of PC17, not Kama Trust. At no stage was PC17 a private plan change.[5]

e) In June 2022, the updated Future Proof Strategy was adopted, which extended the strategic allocation of industrial land in Hautapu by identifying 'Area 6' as a suitable area for short-term development.

f) There was no confidentiality agreement between Kama Trust and Council. The statement made by Mr Chrisp in paragraph 3.3 of his evidence is incorrect. There was a 'Confirmation of Arrangement' letter which did not require confidentiality.

g) In relation to HLG's asserted adverse effects arising under PC17 on Area 7, Mr Chrisp states that "very little, if not zero, mitigation was proposed by Kama Trust and/or Waipa District Council."[6] This statement is incorrect. The initial master plan and district plan provisions prepared prior to Area 7 being given deferred status identified a strategically located stormwater basin, bunding and landscaping planting along the northern boundary of Area 6 (abutting Area 7), resulting in a boundary setback of 40-50 metres, significantly greater than the requirement under the ODP, which is 15m. A bespoke

[5] Statement of evidence of Mark Chrisp on behalf of HLG, para 3.1.
[6] Statement of evidence of Mark Chrisp on behalf of HLG, para 3.9.

light spill provision for Area 6 was incorporated into the PC17 provisions (Rule 7.4.2.41) to manage and mitigate potential effects on Area 7.

h) I consider the Council's processing of PC17 was in accordance with the procedural requirements under both the Local Government Act 2002 and the First Schedule to the Resource Management Act 1991 (**RMA**).

CONCLUSION

34. I am not in opposition to all other aspects proposed as part of PC33 and generally support the uplift of the Deferred Industrial Zone status, subject to the amendments recommended by the Section 42A Report author. I do not support the release triggers proposed by Mr Chrisp.

Gareth Elliot Moran

23 October 2025