



Waipa District Plan Private Plan Change 11

APPENDIX 3 WAIPA COUNCIL PLANNING REPORT

Correspondence from Submitters



Future Proof Implementation Committee
c/o Ken Tremaine
Future Proof Implementation Advisor
1601/18 Beach Rd
Auckland Central
AUCKLAND 1010

30 October 2018

Waipa District Council
Private Bag 2402
TE AWAMUTU 3840
By e-mail: Rachel.Murray@waipadc.govt.nz

Dear Rachel

FUTURE PROOF IMPLEMENTATION COMMITTEE SUBMISSION ON PROPOSED PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN

I refer to your email to Bill Wasley, the Independent Chair of the Future Proof Implementation Committee, dated Thursday 25 October advising of the upcoming hearing for Plan Change 11.

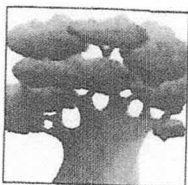
On 6 September 2018, Future Proof lodged a submission on Proposed Plan Change 11 (Bardowie Industrial Precinct) to the Waipa District Plan (PC11). Since that submission was made we have met with the applicant and have had various email correspondence.

Future Proof is now in a position to advise that, subject to no substantial changes being made to the Plan Change, the issues raised in our submission have now been resolved. We will not need to appear at the hearing. Should the Plan Change be altered we reserve the right to review our position.

We would be grateful if you could please advise the Hearing Committee that Future Proof no longer wishes to be heard in support of our submission and that our issues have been resolved.

Yours sincerely

Ken Tremaine
Future Proof Implementation Advisor



CAMBRIDGE TOWN OF TREES

CAMBRIDGE COMMUNITY BOARD

C/- Waipa District Council
Private Bag 2402
TE AWAMUTU
PHONE: (07) 823 3800

26th October 2018

Dear Matt,

Thanks for the meeting on Wednesday 24th October to discuss the Bardowie Investments Limited submission on Proposed Plan Change 11 to the Waipa District Plan. The aspect discussed was in section 7.4.1.1 (v) page 4 of the Bardowie Investments Limited submission that relates to the amend rule 7.4.1.1, activity (v) on permitted activities within the Campus Hub.

i.e.

(v) Other retail activities not otherwise provided for in Rule 7.4.1.1 with a maximum combined ground floor GFA of no more than 400 sqm within the Campus Hub.

We support the intent of this amendment, which will not challenge the commercial hierarchy of the town. This would supersede the section from our original submission (Cambridge Community Board submission, point 2, plan change 3 & 4. Page 3).

Because of this change to a much smaller retail footprint (400sqm total), we are comfortable in changing the total Campus Hub Area to 5.5ha, from our original submission of 2.5ha (Cambridge Community Board submission, point 2, plan change 2. Page 3).

We will speak to this at the hearing on the 19th November 2018.

Yours sincerely

Mike Pettit
Chairperson Cambridge Community Board

Subject: FW: Bardowie Investments Limited - Proposed Plan Change 11 - Submission #9
Date: Tuesday, 30 October 2018 at 8:12:16 AM New Zealand Daylight Time
From: Abbie Fowler
To: Todd Whittaker
CC: Mark Chrisp, Matt Smith
Attachments: image001.gif, ATT00001.gif

Hi Todd,

Please see the below email from Georgina McPherson, who made a submission on behalf of Hefin Davies on PC11. This submission was primarily in relation to potential effects of the southern access into the Precinct on Mr Davies' properties (which are on Victoria Road, opposite the southern portion of the Bardowie Industrial Precinct. We addressed the concerns raised in the submission by engaging Grey Matter to undertake a traffic effects assessment confirming that there will be no adverse effects on Mr Davies' properties.

Feel free to call me to discuss if required.

Cheers
Abbie

 **Abbie Fowler**
Consultant

+64 7 838 5673 | +64 21 385 991 | PO Box 1307, Hamilton 3240
www.mitchelldaysh.co.nz

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From: Georgina McPherson <georginam@4sight.co.nz>
Sent: Monday, 29 October 2018 3:28 PM
To: Mark Chrisp <mark.chrisp@mitchelldaysh.co.nz>; Abbie Fowler <abbie.fowler@mitchelldaysh.co.nz>
Cc: Matt Smith <matt@3msofcambridge.co.nz>
Subject: RE: Bardowie Investments Limited - Proposed Plan Change 11 - Submission #9

Hi Mark / Abbie

Thanks for your response to the matters raised in our client, Mr Hefin Davies', submission on Proposed Plan Change 11 (PC11).

In relation to the interaction with Plan Change 6 – PC11 does not, at this stage, appear to directly affect any of the PC6 material. However, given the plan changes deal with the same provisions and there is an element of uncertainty around the exact scope of changes that may result from each of the plan change processes (i.e. decisions on PC6 have not yet been released and further changes may be made to PC11 through the submissions / hearings process etc), we felt it was important to flag this issue and to ensure there is scope to address any issues that may arise as the plan changes progress.

In relation to traffic effects – thank you for providing the additional assessment from Grey Matter, this assists to understand the likely effects on Mr Davies' properties. We understand that cross-hatching of a section of road outside the property entrance at 183A will be incorporated to mitigate traffic effects on that property and that is supported. We also understand that further traffic assessment will be required for subsequent stages of development (and that this is specified in the Structure Plan documents), which will provide ongoing opportunities to ensure effects on our clients properties remain at acceptable levels.

On this basis, we can accept the proposals. However, we understand that approval from KiwiRail to cross its designation adjoining Victoria Road has not yet been obtained, suggesting that there may be further changes to the access arrangements. As such, while we do not currently anticipate a need to appear at the hearing, we intend to remain party to all proceedings to ensure we remain aware of any changes that may be relevant to our client.

I'd be happy to discuss further if you have any queries.

Kind regards

Georgina

Georgina McPherson
Principal Planning and Policy Consultant

Mobile: 021 0244 3961
[4Sight.Consulting](#) [LinkedIn](#)