

Further Statement By

Hamilton City Council

PROPOSED PRIVATE PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN - BARDOWIE INDUSTRIAL PRECINCT, HAUTAPU

22 November 2018

Attn: The Hearings Panel

1.0 INTRODUCTION

- 1.1 On 7 September 2018, Hamilton City Council (HCC) made a submission on the abovementioned Private Plan Change. The submission was broadly supportive of the proposal, but did raise several matters that required further justification or amendment, to allay potential concerns.
- 1.2 The matters raised by HCC at that time were in respect of the amount and timing of industrial land; and the amount of non-industrial uses emerging within an area marked for industrial uses, by way of the propose Campus Hub Zone.
- 1.3 Since HCC made its original submission, the Private Plan Proponent, Bardowie Industrial Land (BIL) has made its own submission, further submission and has been working with submitters to refine the Plan Change.
- 1.4 A memorandum from BIL dated 14 November 2018, outlines the most recent changes (as attached). However, as it stands, the major points of difference to note since HCC made the original submission are as follows:
 - The size of the Campus Hub Zone has been reduced from 15ha to 5.5ha;
 - Further evidence on alternative site analysis has demonstrated that there was no other suitable and available industrial zoned land within the sub-region to accommodate the large industrial use in the Proposed Industrial Zone;
 - Further evidence and monitoring of land use in the sub-region has confirmed that industrial land supply is relatively limited at this moment in time;
 - Appropriate controls are now proposed in the plan change which limit the amount of retail, office and other uses within the Campus Hub Zone;
 - The range of uses within the industrially zoned land, namely, the Innovation and Technology permitted use, has been refined to delete the catch-all phrase 'all activities associated with those activities', which provides more comfort these uses won't be dominated by commercial uses such as offices and retail, which would be better placed in towns or the City, or at least within the proposed Campus Hub Zone.

2.0 CURRENT POSITION

- 2.1 HCC welcomes the changes made to the Proposed Private Plan as outlined above and detailed, in part, in the attached memorandum. Whilst at the time of writing this letter, HCC staff had not seen a full tracked-change version of the Plan Change, we are comfortable that between Waipa District Council and BIL, the appropriate changes will be incorporated.
- 2.2 HCC is satisfied the matters raised in its submission dated 7 September 2018 have been resolved and the submission points can be withdrawn from consideration.

3.0 FURTHER INFORMATION

- 3.1 Should you require clarification of the above, or additional information, please contact Loren Brown (Principal Planner – Economic Growth and Urban Policy) on 07 838 6860, email loren.brown@hcc.govt.nz in the first instance.

Yours faithfully



Richard Briggs
CHIEF EXECUTIVE