

**IN THE MATTER** of the Resource Management Act 1991  
("RMA" or "the Act")

**AND**

**IN THE MATTER** of a submission in respect of the  
**PROPOSED WAIKATO DISTRICT  
PLAN** by **AMBURY PROPERTIES  
LIMITED** pursuant to Clause 6 of  
Schedule 1 of the Act

**EVIDENCE OF JONATHAN BROEKHUYSEN  
ATTACHMENTS**

**ATTACHMENT A**  
**MASTERPLAN DRAWING REV N**

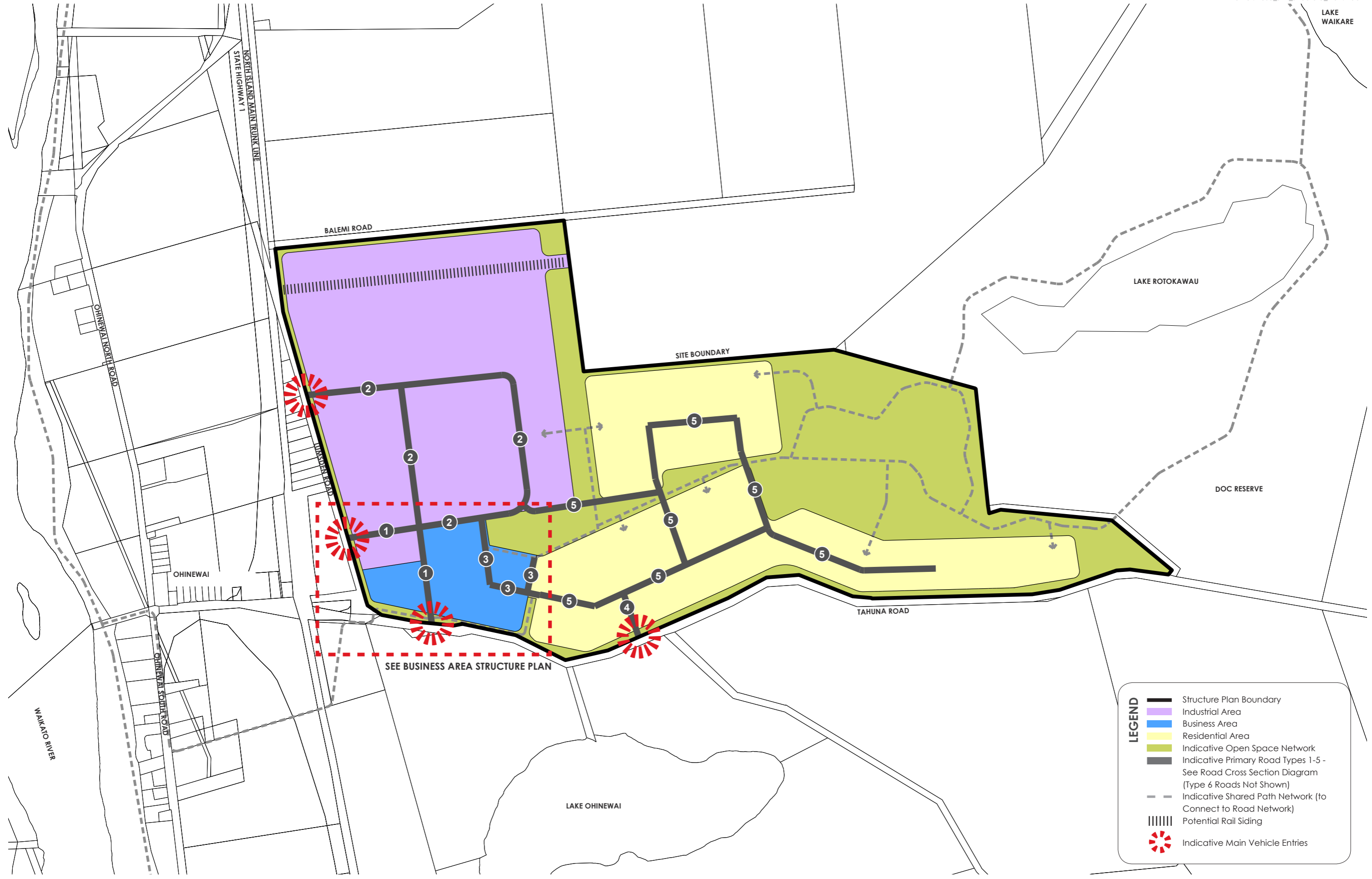


**LEGEND**

- SITE BOUNDARY
- ROAD
- COMMERCIAL BUILDING
- ATTACHED HOME
- REAR LANE
- FREESTANDING HOME
- COMMUNITY ACTIVITY NODE
- WETLAND PLANTING
- RESTORATION PLANTING
- PRODUCTIVE PLANTING
- SHARED PATH

- NOTES**
1. REALIGNED LUMSDEN / BALEMI ROADS TO FACILITATE RAIL SIDING CROSSING AT 90 DEGREES
  2. INLAND PORT CARGO / FREIGHT STORAGE AREA
  3. PRIMARY INDUSTRIAL TENANT STAGE ONE FACTORY WITH DIRECT ACCESS TO RAIL SIDING
  4. POTENTIAL FUTURE EXPANSION OF FACTORY
  5. POTENTIAL VEHICLE ACCESS TO RAIL SIDING AND FACTORY SITE
  6. PRIMARY SWALE FOR FACTORY AND INDUSTRIAL AREAS STORMWATER / BUFFER TO RESIDENTIAL AREA
  7. MAIN LIGHT INDUSTRIAL AREA
  8. POTENTIAL SHARED PATH AND PEDESTRIAN BRIDGE TO EXISTING OHINEWAI SETTLEMENT (ALIGNMENT TBC)
  9. SERVICE CENTRE WITH TRUCK STOP
  10. EMERGENCY SERVICE BUILDINGS AND BUS STOPS
  11. DISCOUNT FACTORY OUTLET STORES (MAXIMUM 28,000M<sup>2</sup> GFA)
  12. EAST WEST PEDESTRIAN LINK CONNECTING BUS DEPOT TO NEIGHBOURHOOD CENTRE
  13. NEIGHBOURHOOD CENTRE (MAXIMUM 2,500M<sup>2</sup> GFA)
  14. POTENTIAL SHARED SPACE / OUTDOOR SEATING AND PEDESTRIAN CONNECTION ACTIVITY STRIP
  15. POTENTIAL FUTURE ROAD ACCESS IF ADJOINING FARM IS DEVELOPED
  16. CORNER SHOP WITH PLAYGROUND / COMMUNITY ACTIVITY NODE
  17. COMMUNITY SPORTS FIELDS, SKATE PARK AND CARPARK
  18. MARKET GARDEN AND PROCESSING AREA / CAFE
  19. POTENTIAL SHARED PATH CONNECTIONS INTO DOC RESERVE
  20. ORCHARD / BEE HIVES AND PROCESSING AREA
  21. ROUNDABOUT / FUTURE CONNECTION SOUTH IF REQUIRED
  22. FULL MOVEMENTS INTERSECTION
  23. LEFT IN / LEFT OUT INTERSECTION
  24. POTENTIAL REINSTATEMENT OF HISTORIC TRAIN STATION AND POSSIBLE RAIL SERVICE TO AUCKLAND / HAMILTON TRANSFORMER STATION LOCATION
  25. OPPORTUNITY FOR MANA WHENUA GATEWAY ARTWORK

**ATTACHMENT B**  
**STRUCTURE PLAN DRAWING REV H**



**LEGEND**

- Structure Plan Boundary
- Industrial Area
- Business Area
- Residential Area
- Indicative Open Space Network
- Indicative Primary Road Types 1-5 - See Road Cross Section Diagram (Type 6 Roads Not Shown)
- Indicative Shared Path Network (to Connect to Road Network)
- Potential Rail Siding
- Indicative Main Vehicle Entries

**ATTACHMENT C**

**BUSINESS AREA STRUCTURE PLAN DRAWING REV C**

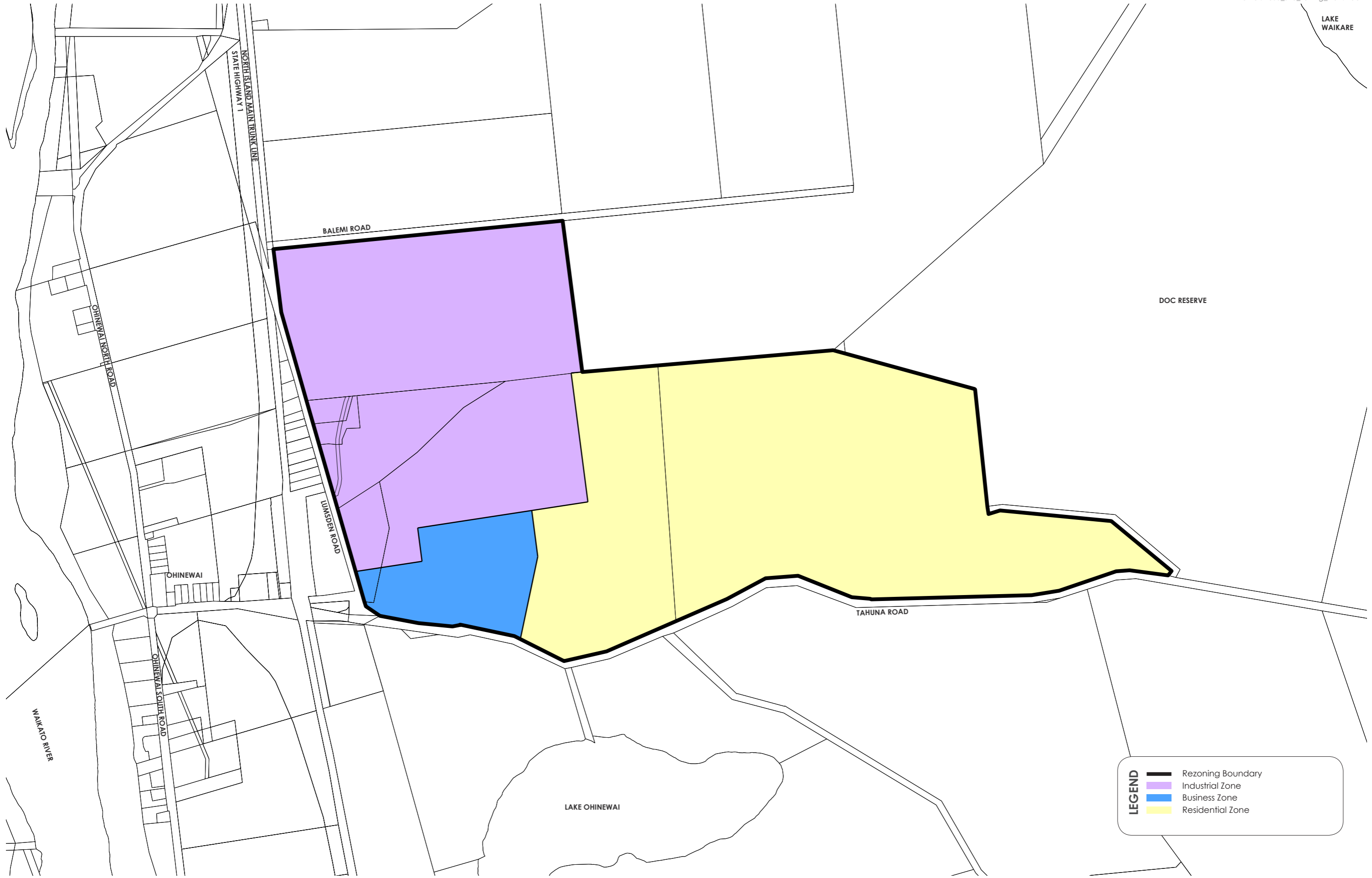


**LEGEND**

- Primary Pedestrian /Cycle Links
- Screen Planting (Min 3m Wide)
- Carpark / Loading Area Access Location
- Active Frontage
- Indicative Loading Zone
- Interim Bus Stop
- Bus Stops
- Emergency Service Buildings
- Main Public Vehicle Access

**ATTACHMENT D**  
**ZZONING PLAN REV D**





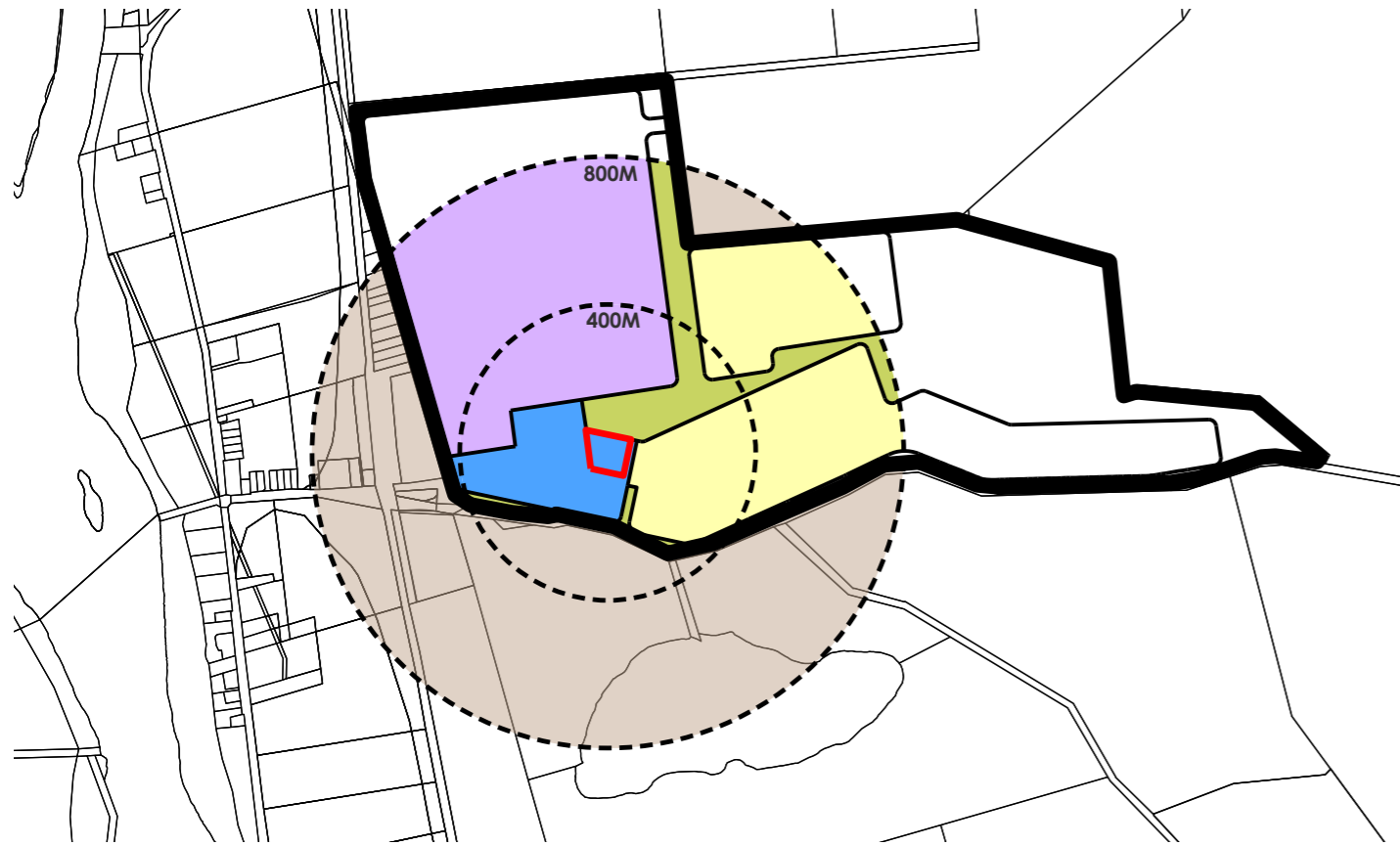
**LEGEND**

- Rezoning Boundary
- Industrial Zone
- Business Zone
- Residential Zone

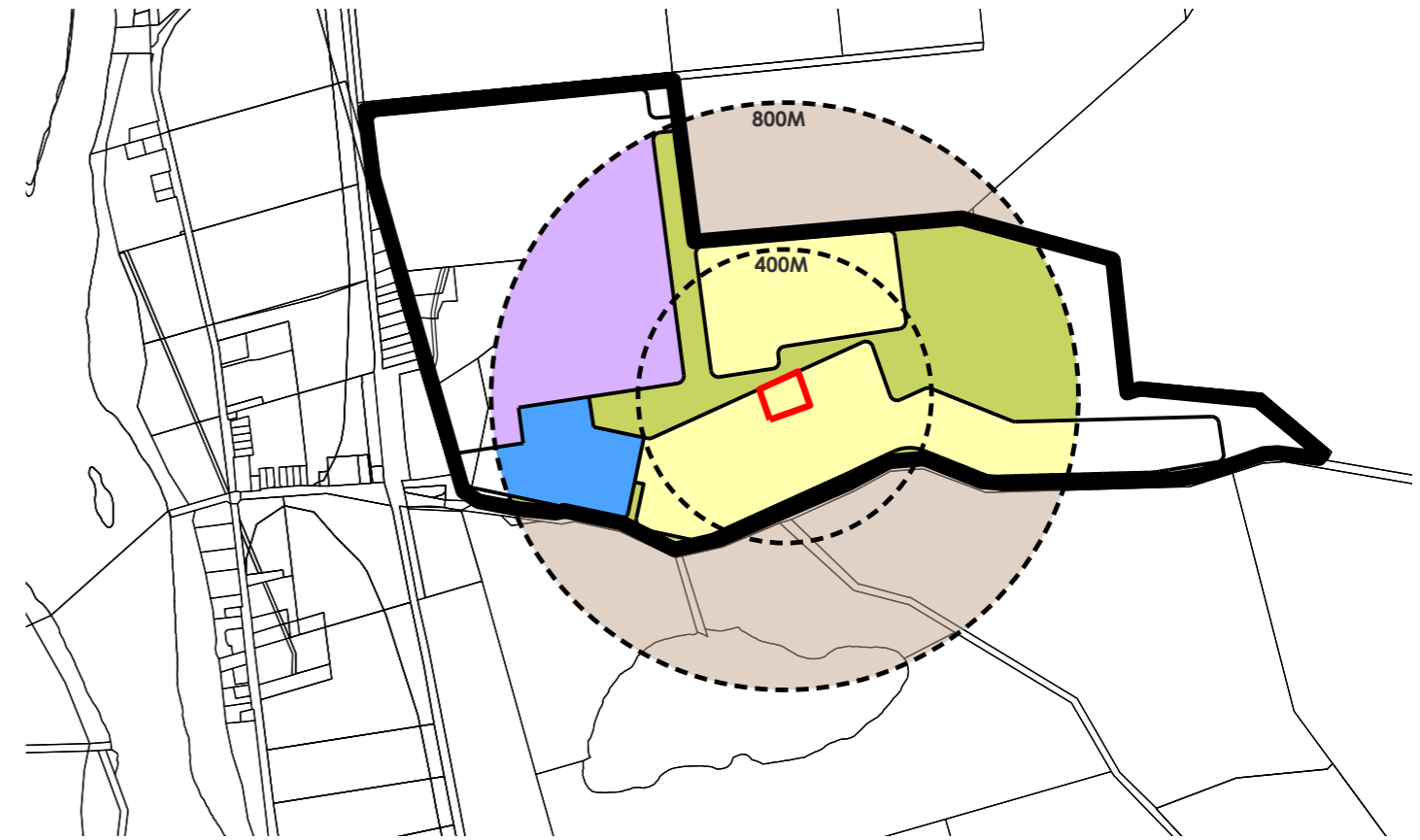
**ATTACHMENT E**

**NEIGHBOURHOOD CENTRE COMPARISON PLAN REV D**

PROPOSED NEIGHBOURHOOD CENTRE LOCATION PLAN  
WITH 400M AND 800M CATCHMENTS SHOWN



ALTERNATIVE WDC NEIGHBOURHOOD CENTRE LOCATION PLAN  
WITH 400M AND 800M CATCHMENTS SHOWN



CATCHMENT ANALYSIS OF PROPOSED NEIGHBOURHOOD CENTRE LOCATION

	Business Area m2 *	Percentage of Total Area **	Industrial Area m2 *	Percentage of Total Area **	Residential Area m2 *	Percentage of Total Area **	Open Space Area m2 *	Percentage of Total Area **	Area Outside of Site m2 *	
400m Catchment	99,149	98%	129,817	21%	105,440	20%	73,476	13%	94,773	502,655
800m Catchment	1,822	2%	311,259	51%	251,077	48%	86,816	16%	856,990	1,507,964
Total	100,971	100%	441,076	72%	356,517	69%	160,291	29%	951,764	2,010,619

\* Gross areas taken from Structure Plan Rev H dated 7 May 2020

\*\* Measured as a percentage of total area in Structure Plan Rev H dated 7 May 2020

CATCHMENT ANALYSIS OF ALTERNATIVE WDC NEIGHBOURHOOD CENTRE LOCATION

	Business Area m2 *	Percentage of Total Area **	Industrial Area m2 *	Percentage of Total Area **	Residential Area m2 *	Percentage of Total Area **	Open Space Area m2 *	Percentage of Total Area **	Area Outside of Site m2 *	
400m Catchment	0	0%	18,328	3%	336,608	65%	103,836	19%	43,882	502,655
800m Catchment	89,586	89%	248,395	41%	126,808	24%	284,986	52%	758,190	1,507,964
Total	89,586	89%	266,723	44%	463,416	89%	388,822	70%	802,072	2,010,619

\* Gross areas taken from Structure Plan Rev H dated 7 May 2020

\*\* Measured as a percentage of total area in Structure Plan Rev H dated 7 May 2020

**NOTE**  
1. LAND USE WITHIN NEIGHBOURHOOD CENTRE BOUNDARY HAS NOT BEEN ALTERED FROM RESIDENTIAL FOR ALTERNATIVE OPTION.  
2. BOTH NEIGHBOURHOOD CENTRES ARE SHOWN AS APPROXIMATELY 10,700M<sup>2</sup> IN GROSS AREA.