

IN THE ENVIRONMENT COURT
AUCKLAND

ENV-2025-AKL

I MUA TE KOOTI TAIAO O AOTEAROA
I TE TĀMAKI MAKAUROU ROHE

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

AND

IN THE MATTER of an appeal under Clause 14(1) of Schedule 1 of the
RMA

BETWEEN **FONTERRA LIMITED**

Appellant

AND **WAIPĀ DISTRICT COUNCIL**

Respondent

NOTICE OF APPEAL TO ENVIRONMENT COURT AGAINST DECISION ON
PROPOSED PLAN CHANGE 14 TO THE WAIPĀ DISTRICT PLAN: MANGAONE
PRECINCT

22 JULY 2025

**Russell
McLeagh**

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TO: The Registrar
Environment Court
Auckland

AND TO: The Respondent

FONTERRA LIMITED ("**Fonterra**") appeals against the decision ("**Decision**") of Waipā District Council ("**Council**") on Proposed Plan Change 14 ("**PC14**") to the Operative Waipā District Plan ("**District Plan**").

Background

1. Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is New Zealand's largest company, and a significant employer, with more than 12,000 New Zealand based staff and more than 5,800 employees based overseas.
2. Fonterra is a farmer-owned co-operative and is currently the sixth largest dairy company in the world with a turnover of more than \$24 billion annually. It is one of the world's largest investors in dairy research and innovation drawing on generations of dairy expertise to produce more than two and a half million tonnes annually of dairy ingredients, value added dairy ingredients, specialty ingredients and consumer products. These products are exported to over 130 markets worldwide. Annually, Fonterra collects more than 16 billion litres of milk from its 9,000 shareholders, who are a mix of family-owned farms and corporate entities. Fonterra owns 28 manufacturing sites, five brand sites and three logistic / distribution sites in New Zealand. The operation of the existing dairy manufacturing facilities is an integral part of the Fonterra business and essential to maintain the success of the company internationally.
3. Fonterra's Hautapu Dairy Manufacturing site ("**Hautapu Site**") is adjacent to the PC14 land. The Hautapu site has been operative for almost 140 years and today employs over 300 people. The Hautapu Site processes 3.3 million litres of milk from Fonterra farmer shareholders every day during the peak milk production season. The Hautapu site contains 8 plants, which produce a range of cheese products and other high-value products including casein, whey products, lactoferrin and milk protein concentrate. The Hautapu Site also contains storage and distribution facilities. Wastewater associated with the dairy product manufacturing activities is spray irrigated onto rural farmland within the surrounding area.

4. The site directly affected by PC14 is the Fonterra spray irrigation farm located next to the Hautapu Site ("**Bardowie Farm**") located in the post-2035 C10 Industrial Growth Cell of the District Plan. Following the commissioning of a wastewater treatment plant on the Hautapu Site and alternative land being consented for wastewater irrigation, Fonterra anticipates that the Bardowie Farm is no longer necessary for spray irrigation purposes.
5. Therefore, Fonterra began to consider other opportunities for the land at Bardowie Farm. In 2018, part of the Bardowie Farm was purchased from Fonterra by developers and Private Plan Change 11 was progressed to rezone the land to Industrial. Private Plan Change 11 for the Bardowie Industrial Precinct became operative in March 2019.
6. Fonterra lodged PC14 on 10 May 2024. PC14 seeks to rezone 79.2 ha of land within the C10 Industrial Growth Cell at Hautapu (185-195 Swayne Road) from Rural Zone to Industrial Zone for future industrial development. The site is made up of the Bardowie Farm (owned by Fonterra) and a property to the south of the Bardowie Farm referred to as the "Kiwifruit Block" (owned by Bardowie Investments Limited). The part of the PC14 area owned by Fonterra is referred to as the Mangaone Precinct. Fonterra made a further submission on PC14 on 28 February 2025.
7. Fonterra received notice of the Decision on 12 June 2025. The Decision did not fully accept Fonterra's request that all relief sought by Henmar Trust (Submitter 9) be declined.
8. Fonterra is not a trade competitor for the purposes of section 308D of the RMA.

Nature of appeal

9. Fonterra appeals the Decision in part. The part of the Decision that Fonterra appeals, relates to the finding that both the Mangaone Precinct Structure Plan and the Bardowie Industrial Precinct Structure Plan ("**Structure Plans**") should depict the intersection of the east-west collector road and the indicative collector road leading north to Henmar Trust's Property as a roundabout ("**Roundabout**"). Fonterra does not appeal any other aspect of PC14.

General reasons for appeal

10. The Council erred in its Decision to include the Roundabout instead of a T-intersection at the intersection of the east-west collector road and the indicative collector road leading north in the Structure Plans, on the basis that the Decision:

- (a) will not promote the sustainable management of resources, and therefore is contrary to or inconsistent with Part 2 and other provisions of the RMA;
- (b) will not enable the social and economic wellbeing of the community;
- (c) will not meet the reasonably foreseeable needs of future generations; and
- (d) does not represent the most appropriate way to achieve the objectives of the District Plan, in terms of section 32 of the RMA.

Specific reason for appeal

- 11. Without limiting the generality of the paragraph above, Fonterra appeals the Decision on the basis that the Council failed to consider that there is no transportation need for the Roundabout at the intersection of the east-west collector road and the indicative collector road leading north.
- 12. The Roundabout was previously shown in the context of a proposed four-leg intersection which is no longer the case as a result of other changes proposed as part of PC14. The Structure Plans showing a roundabout will sterilise additional land and cause significant additional costs for a roading solution that is not required.
- 13. There is no current transportation need for connectivity to the Henmar Trust property and hence the Roundabout is a redundant feature in the Structure Plans. Appropriate connectivity to the Henmar Trust's property is an outcome that can be achieved at a later date and in reference to any development that actually occurs on the Henmar Trust's property. The Henmar Trust property is to be provided with access to the south via the northern indicative collector road shown on the proposed Structure Plans. The site also has established legal crossings and road frontage to Victoria Road and property frontage to Zig Zag Road.
- 14. The Council structure plan itself describes roading and service connections to future development to the north are to be confirmed through the master plan process.
- 15. No aspect of PC14 will limit or foreclose that potential outcome. If anything, aspects of PC14 will be of assistance to the development of the C10 Northern Block (including the upgrading of Zig Zag Road and the construction of a

roundabout at the intersection of Zig Zag Road / Victoria Road / Bruntwood Road).

16. While the Council correctly acknowledged and rectified the inconsistency between the Structure Plans in relation to the line weighting on the east-west collector road, the Council erred in its Decision by including the Roundabout in both Structure Plans.
17. The Mangaone Precinct Structure Plan should have been updated to reflect the Bardowie Industrial Precinct Structure Plan as requested by Fonterra, providing for a T-intersection at the intersection of the east-west collector road and the indicative collector road leading north. PC14 did not seek to make proactive amendments to the Bardowie Industrial Precinct Structure Plan, and the only amendments proposed were consequential in nature. Hence, the Mangaone Precinct Structure Plan should have been updated to align fully with the Bardowie Industrial Precinct Structure Plan and the Roundabout should have been removed.
18. Overall, the Decision approving PC14 fails to consider that there is no current transportation need for connectivity to Henmar Trust's property in the Structure Plans and, even if access to the southern part of the Henmar Trust land was provided by way of the northern collector road within the BIL Structure Plan, there is no need for the Roundabout.

Relief sought

19. Fonterra seeks the following relief:
 - (a) the appeal be allowed;
 - (b) the Roundabout be removed from the Mangaone Precinct Structure Plan and the Bardowie Industrial Precinct Structure Plan and replaced with a T-intersection;
 - (c) such other orders, relief or other consequential amendments as considered appropriate and necessary by the Court to address the concerns set out herein; and
 - (d) cost of and incidental to this appeal.

Attachments

20. Copies of the following documents are attached to this notice:
- (a) **Appendix A** – a copy of Fonterra's original submission and further submission;
 - (b) **Appendix B** – a copy of the relevant decision;
 - (c) **Appendix C** – copies of the structure plans incorporating the changes sought through the appeal; and
 - (d) **Appendix D** – a list of names and addresses of persons to be served with a copy of this notice.

FONTERRA LIMITED by its solicitors and authorised agents Russell McVeagh:



Signature:

Daniel Minhinnick / Meg Anderson

Date:

22 July 2025

Address for Service:

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Advice to recipients of copy of notice of appeal*How to become a party to proceedings*

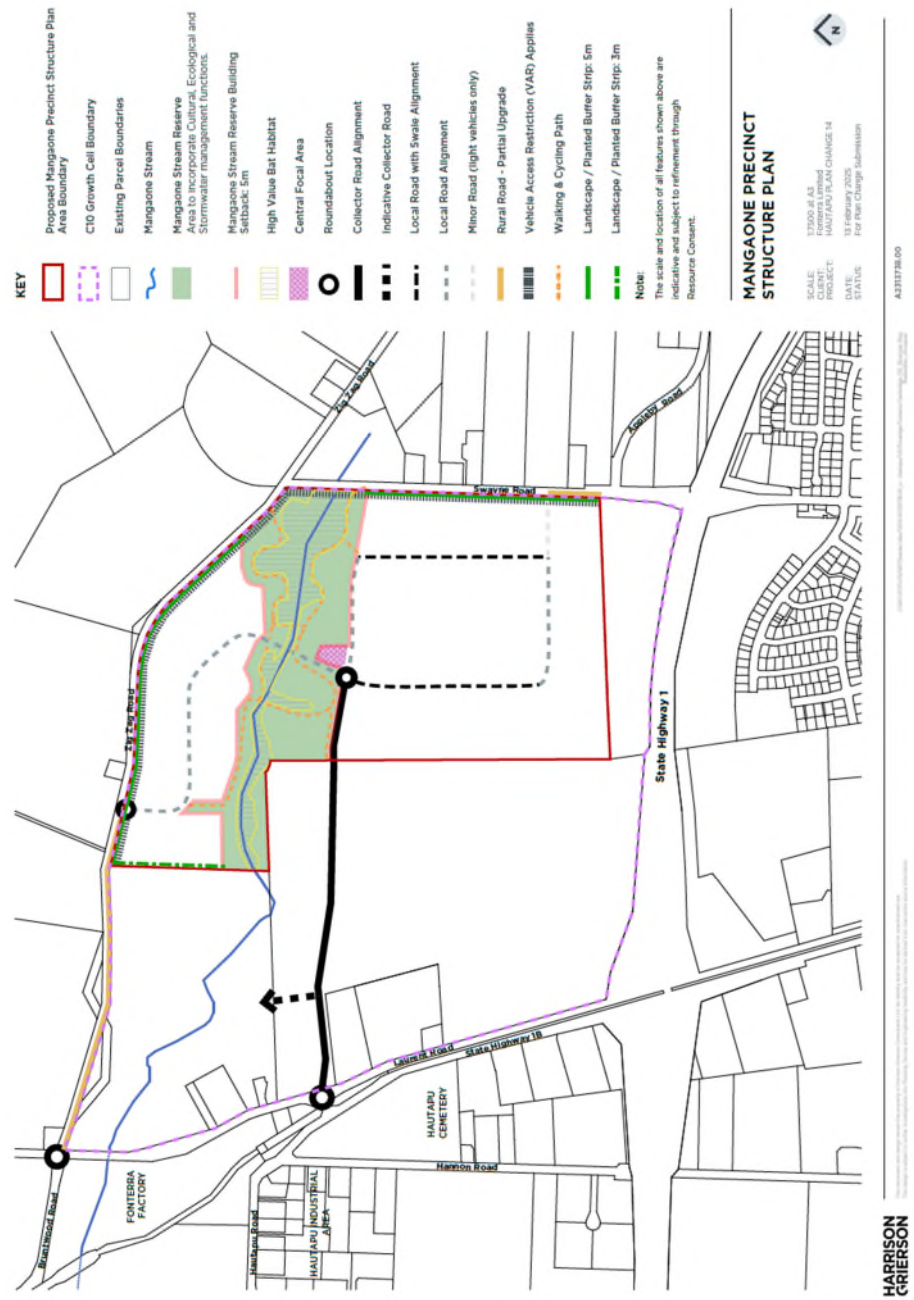
1. You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.
2. To become a party to the appeal, you must:
 - (a) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
 - (b) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.
3. Your right to be a party to the proceedings in the Court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.
4. You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

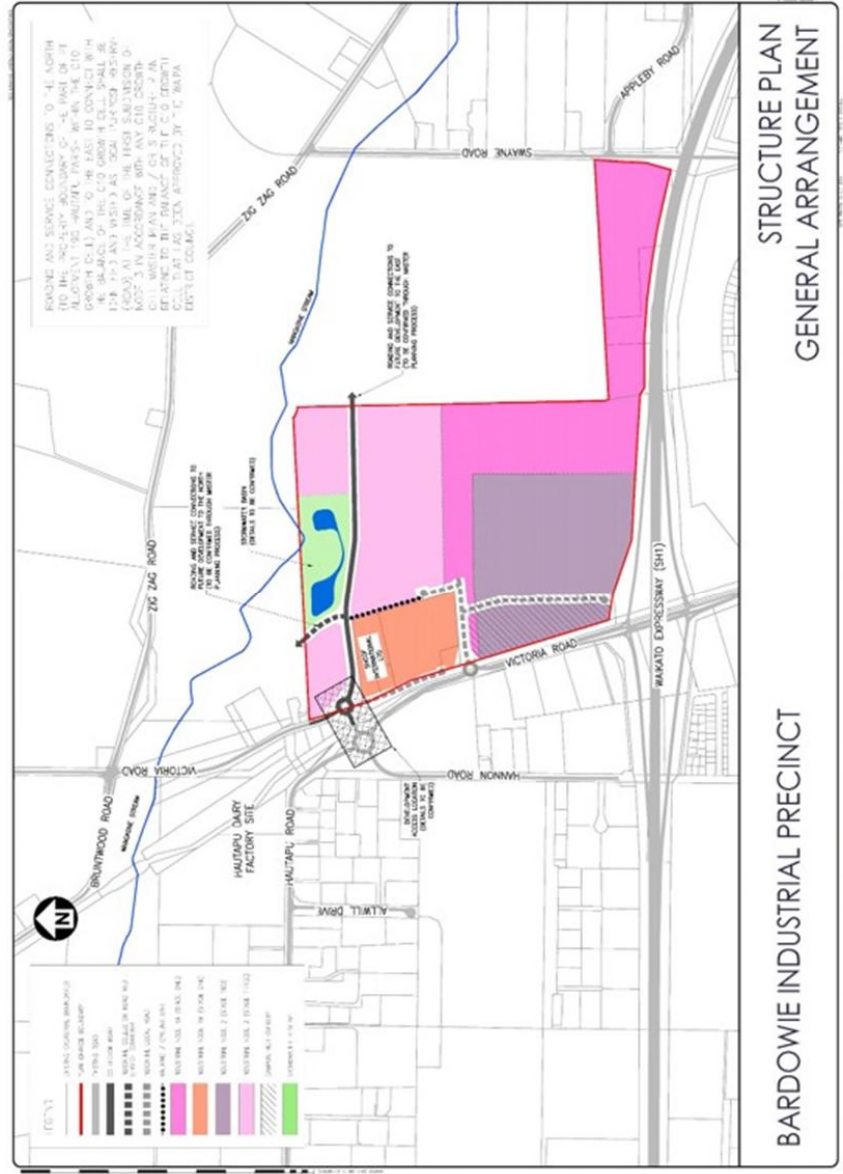
Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

APPENDIX C

MAP OF UPDATE SOUGHT TO MANGAONE PRECINCT STRUCTURE PLAN





APPENDIX D
RELEVANT NAMES AND ADDRESSES OF PERSONS TO BE SERVED

SUBMITTER NAME	ADDRESS FOR SERVICE
West, Terence Maxfield	Westfamily@xtra.co.nz
Wood, Hannah & O'Sheas Trustees No 8 Ltd	wallisray@gmail.com
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Waipā District Council	districtplan@waipadc.govt.nz
Kama Trust	lachlan@muldowney.co.nz
Bardowie Investments Ltd	lachlan@muldowney.co.nz shayethomas@muldowney.co.nz
Dredge, Lesley May	lesleydredge@hotmail.com
Henmar Trust	mlbourke@gmail.com
Waikato Regional Council	katrina.andrews@waikatoregion.govt.nz
Dredge, Kenneth	ken.dredge@yahoo.co.nz
Director-General of Conservation	jgooding@doc.govt.nz
Laurent Property Co	geoff@laurent.co.nz
Fire and Emergency New Zealand	alec.duncan@beca.com
Taylor, Reon	reonvtaylor@gmail.com
Forest and Bird	e.vanderleden@forestandbird.org.nz

BEFORE WAIPĀ DISTRICT COUNCIL

UNDER the Resource Management Act 1991 ("**RMA**")

AND

IN THE MATTER of Proposed Plan Change 14 to the Waipā District
Plan ("**PC14**")

LEGAL SUBMISSIONS ON BEHALF OF FONTERRA LIMITED

28 FEBRUARY 2025

**Russell
McAugh**

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MAY IT PLEASE THE PANEL:

1. INTRODUCTION

- 1.1 These submissions are made on behalf of Fonterra Limited ("**Fonterra**") in relation to PC14 to the Waipā District Plan ("**District Plan**"). While Fonterra's role is now as a submitter, Fonterra is the architect of PC14. Fonterra lodged PC14 on 10 May 2024 which seeks to rezone 79.2 ha of land within the C10 Industrial Growth Cell at Hautapu (185-195 Swayne Road ("**Site**")) from Rural Zone to Industrial Zone for future industrial development. The Site is made up of the Bardowie Farm (owned by Fonterra) and a property to the south of the Bardowie Farm referred to as the "Kiwifruit Block" (owned by Bardowie Investments Limited).
- 1.2 PC14 presents an excellent opportunity to meet demand for industrial land and provide economic benefits for the broader community. It represents the next logical step in the live zoning of growth areas north of Cambridge. The PC14 land has been earmarked for growth for many years. This plan change achieves that.
- 1.3 The PC14 provisions have been carefully crafted to enable that supply to occur in a thoughtful, measured way which addresses typical externalised effects such as transport and landscape / visual impacts, while also contributing to the ecological outcomes of the area through the creation of the Mangaone Stream Reserve to protect bats and bat habitat, wetlands and indigenous vegetation.
- 1.4 This hearing process represents the culmination of many years of collaboration between Fonterra and Waipā District Council ("**Council**"). That is reflected in both the Council adopting PC14 for processing, and in the close alignment between the Council Officer's Section 42A Report ("**Section 42A Report**") recommendations and Fonterra's position.
- 1.5 Fonterra has also worked closely with other key stakeholders including Mana Whenua (Ngāti Korokī Kahukura and Ngāti Haua), the Waikato Regional Council / Future Proof, neighbouring properties, and key infrastructure providers (ie the New Zealand Transport Agency and Waipa Networks).
- 1.6 Fonterra is proud of the outcomes represented by PC14 and respectfully requests that it be approved as notified subject to the changes attached to Mr Chrisp's evidence.¹

¹ Mr Chrisp will provide a hearing summary statement that attaches an updated set of provisions incorporating the minor further changes since his evidence was filed and as discussed in these legal submissions.

Experts

- 1.7 An experienced expert team has shaped the PC14 provisions, and has provided evidence on behalf of Fonterra, including responding to matters raised by other submitters.
- 1.8 Evidence has been filed on behalf of Fonterra by:
 - (a) Ms Suzanne O'Rourke (Corporate): National Environmental Policy Manager for Fonterra's New Zealand operations detailing Fonterra's role in the Waikato Region and the purpose of PC14, including Fonterra's consultation with stakeholders.
 - (b) Mr Tim Heath (Economics): Property consultant, market analyst and urban demographer for Property Economics Limited presenting his findings of the economic impact on highly productive land, the economic costs and benefits of PC14, and a response to Market Economics Limited's Peer Review.
 - (c) Ms Lisa Jack (Landscape): Principal Landscape Architect and the Design Studio Manager at Harrison Grierson outlining key conclusions for PC14, including recommendations for the Mangaone Precinct Structure Plan and provisions.
 - (d) Mr Mark Apeldoorn (Transport): Transport Planner and Partner at Boffa Miskell detailing the strategic transportation planning framework, including the proposed rezoning and structure plan and key conclusions to support PC14.
 - (e) Mr Graham Ussher (Ecology): Principal Ecologist at RMA Ecology Ltd. Mr Ussher outlining the key conclusions of the ecological values and effects assessment, the Mangaone Precinct Structure Plan and design guidelines assessment, including to protect long-tailed bats and their habitat.
 - (f) Mr Mark Chrisp (Planning): Partner and Principal Environmental Planner at Mitchell Daysh Limited providing an overview of PC14, the key regulatory requirements and appropriateness of objectives and provisions of PC14, Fonterra's submission and further submission, and response to the Section 42A Report.

2. STRUCTURE OF SUBMISSIONS

2.1 Fonterra's submissions will address the:

- (a) background to PC14;
- (b) key features of PC14;
- (c) legal framework;
- (d) key issues arising under the plan change, in submissions, and the Section 42A Report;
- (e) consistency of PC14 with the planning and policy framework; and
- (f) provide concluding comments on PC14.

3. BACKGROUND TO PC14

3.1 The PC14 land is close to Fonterra's Hautapu Dairy Manufacturing site. The land is currently used for spray irrigation of wastewater from Fonterra's Hautapu site, however, following the commissioning of a wastewater treatment plant on the Hautapu site and alternative land being consented for wastewater irrigation (ie the Fencourt Farm recently purchased by Fonterra), the Bardowie Farm will no longer be required for spray irrigation purposes.

3.2 In line with the identification of the Bardowie Farm forming part of the C10 Industrial Growth Cell, Fonterra engaged a team of technical consultants and undertook the necessary assessments to enable consideration of the appropriate planning framework for the Site.²

3.3 As outlined by Ms O'Rourke, Fonterra engaged closely with the Council, along with an array of other key stakeholders, in developing a suite of provisions that rezones the Site to meet the demand for industrial land in the Hautapu – Cambridge area over the medium to long term.³

3.4 The rezoning of the Bardowie Farm represents an expansion of industrial land and integrates well with the area, being the second stage of land within the C10 Industrial Growth Cell to be rezoned to industrial. The first stage immediately to the west of PC14 (known as the Bardowie Industrial Precinct) was rezoned to industrial in 2018 via Plan Change 11 to the District Plan. The

² Evidence of Suzanne O'Rourke at [5.1].

³ Evidence of Suzanne O'Rourke at [5.2]-[5.6].

PC14 land is also already identified for industrial development in the District Plan.⁴

- 3.5 Fonterra has worked closely with Mana Whenua, including through the provision of a Cultural Impact Assessment ("CIA"). All 15 recommendations in the CIA have been adopted and incorporated into PC14. Fonterra acknowledge the time and input from Mana Whenua throughout the PC14 process – and the gifting of the name, Mangaone Precinct, to Fonterra.
- 3.6 Fonterra has also engaged closely with other key stakeholders, including Waikato Regional Council, major infrastructure providers such as the New Zealand Transport Agency and Transpower, and surrounding property owners.
- 3.7 PC14 is unusual in that the Council adopted PC14 as its own, after Fonterra had prepared it and lodged it. While the essential legal tests are unchanged, it is a significant symbolic step.

4. KEY FEATURES OF PC14

- 4.1 While PC14 essentially live zones the plan change area to industrial zoning, the provisions have been carefully developed to reflect the particular context.
- 4.2 Of the 79.2ha plan change area, 71.4ha comprises the Bardowie Farm, with the balance of the land, 7.8ha, being the Kiwifruit Block in the southern part of the PC14 area. The Kiwifruit Block was included in PC14 following discussions with Council staff and their recommendation that it be included.
- 4.3 A Structure Plan is proposed over Bardowie Farm area, which is to be the Mangaone Precinct. Key features of the Structure Plan include:⁵
 - (a) the creation of the Mangaone Stream Reserve (approximately 16ha in size). The ecological outcomes are further canvassed in Mr Graham Ussher's evidence, which notes that the creation of this reserve albeit "unusual for a Site of this type and location"⁶ presents "an excellent outcome" for the Site;⁷
 - (b) the identification of a Collector Road and Local Roads, as well as points of connectivity to the wider roading network;

⁴ Appendix S1 of the District Plan.

⁵ Evidence of Mark Chrisp at [4.5].

⁶ Evidence of Dr Graham Ussher at [3.7].

⁷ Evidence of Dr Graham Ussher at [6.1].

- (c) stormwater detention and management devices (precise locations to be confirmed at the subdivision consenting phase);
- (d) a Central Focal Area that will provide for small-scale retail and service activities to establish that will service the day-to-day needs of the industrial businesses in the area; and
- (e) proposed landscaping treatments at the Site edges (particularly along the Mangaone Stream, Swayne Road and Zig Zag Road).

4.4 The Kiwifruit Block will be incorporated into the existing Structure Plan relating to the Bardowie Industrial Precinct. This is because the activities on the Kiwifruit Block relate to the adjacent activities within the Bardowie Industrial Precinct and the land is in common ownership.

5. LEGAL FRAMEWORK

5.1 The Panel will be familiar with the legal framework for plan changes. A summary of key provisions is provided below for completeness.

Summary

5.2 PC14 is to be considered under Part 1 of Schedule 1 to the RMA.⁸

5.3 Sections 72 to 76 of the RMA are relevant. These address the purposes and content of district plans and the matters that councils are required to consider in preparing district plans.

5.4 In this case, the Panel needs to be satisfied that PC14:

- (a) is in accordance with:⁹
 - (i) the Council's functions under section 31 of the RMA;
 - (ii) the provisions of Part 2; and
 - (iii) the Council's duty under section 32 of the RMA to assess the plan change objectives, and whether its provisions are the most appropriate to give effect to those objectives.¹⁰

⁸ *Colonial Vineyard Limited v Marlborough District Council* [2014] NZEnvC 55.

⁹ RMA, section 74.

¹⁰ *Colonial Vineyard Limited v Marlborough District Council* [2014] NZEnvC 55 at [17].

- (b) gives effect to:¹¹
 - (i) any national policy statement;
 - (ii) a national planning standard; and
 - (iii) any regional policy statement.

5.5 The Panel must also:

- (a) have regard to (among other matters):¹²
 - (i) any proposed regional policy statement, or proposed regional plan on any matter of regional significance;
 - (ii) management plans and strategies prepared under other Acts;
 - (iii) consistency with the plans / proposed plans of adjacent territorial authorities; and
- (b) take into account any relevant iwi planning document.¹³

5.6 The provisions of the RMA as relevant to PC14 are also summarised in the Section 42A Report.¹⁴

5.7 As explained below, in our submission the key legal tests are satisfied for this plan change. In particular, PC14 gives effect to relevant national policy statements and the Waikato Regional Policy Statement ("**WRPS**").

6. KEY ISSUES

6.1 This section discusses the key effects of PC14 and matters raised by submitters, and summarises how these are addressed in the evidence on behalf of Fonterra.

Economics

6.2 Mr Heath's evidence is that PC14 will bring material economic benefits to Cambridge, stimulate employment and local economic growth, create a more

¹¹ RMA, section 75(3).

¹² RMA, section 74(2).

¹³ RMA, section 74(2A).

¹⁴ Section 42A Report at [3.1.1]-[3.1.10].

competitive industrial market and assist in creating a well-functioning urban environment.¹⁵

- 6.3 Mr Heath outlines that PC14 will address a portion of an expected shortfall in industrial land capacity over the medium and long term.¹⁶ It also has limited potential to undermine any uptake or growth potential in existing and live-zoned industrial land in Cambridge or the wider district.¹⁷
- 6.4 Council's peer reviewer and the Section 42A Report agree with the conclusions contained in the economics assessment accompanying the PC14 application and as described in Mr Heath's evidence¹⁸ and, in Mr Heath's view, did not raise additional economic effects that needed to be addressed.¹⁹
- 6.5 Mr Heath has addressed submissions which raise concerns around economic effects.²⁰ In summary:
- (a) any potential impact of PC14 on existing or planned industrial land allocations can be expected to be minimal, short term and sufficiently offset by the anticipated growth in the market.²¹ The adverse effects of a failure to provide sufficient industrial land (eg discouraging investment, limiting creation of new jobs) are significantly more profound than any concerns arising from a potential short-term oversupply;²²
 - (b) economic assessments undertaken, which have been peer reviewed, confirm that additional industrial land to effectively support ongoing growth is required;²³ and
 - (c) PC14 demonstrates that it gives effect to relevant economic WRPS criteria.²⁴ The Section 42A Report agrees with this.²⁵ While the Regional Council's evidence contains some comments in this regard, no economic evidence has been provided by other parties.
- 6.6 In our submission, there is clear economic demand for PC14 including to contribute to a well-functioning urban environment.

¹⁵ Evidence of Timothy Heath at [2.8].

¹⁶ Evidence of Timothy Heath at [2.3].

¹⁷ Evidence of Timothy Heath at [2.4].

¹⁸ Section 42A Report at [4.4.1]-[4.4.2].

¹⁹ Evidence of Timothy Heath at [8.8].

²⁰ Evidence of Timothy Heath at section 9.

²¹ Evidence of Timothy Heath at [9.2].

²² Evidence of Timothy Heath at [9.5].

²³ Evidence of Timothy Heath at [9.7]-[9.8].

²⁴ Evidence of Timothy Heath at [9.10]-[9.11].

²⁵ Section 42A Report at [4.4.9].

Landscape

- 6.7 Ms Jack's evidence is that PC14 has adequately addressed and responded to changing landscape and visual amenity values.²⁶ With the inclusion of Ms Jack's recommendations into the PC14 provisions, she considers PC14 will ensure a future environment that visually integrates with existing and future uses.²⁷
- 6.8 Ms Jack is broadly in agreement with the recommendations in the Section 42A Report.²⁸ In Ms Jack's view, there are only two discrete differences remaining, relating to:²⁹
- (a) the minimum building setbacks and height controls (ie interface controls) in relation to the Zig Zag and Swayne Road boundaries. Ms Jack does not support building setbacks and height controls in relation to the Zig Zag and Swayne Road boundaries being changed from 10m to 15m;³⁰ and
 - (b) additional details in Rule 21.2.7.2. Ms Jack considers additional context in this rule is required to ensure that mowable lawns are not proposed in Landscaping Plans, and to include a Maintenance Plan for 5 years as outlined by Mr Chrisp in his evidence.³¹
- 6.9 PC14 interface controls from Zig Zag and Swayne Roads have been carefully considered by Fonterra and Ms Jack in direct response to the environment surrounding it, with the goal of a high amenity outcome.³² In Ms Jack's view, a 15m minimum building setback as proposed in the Section 42A Report will not provide any additional relief compared to a 10m setback. This is primarily due to the recession plane that is proposed for the Site at the rural interface.³³
- 6.10 As explained in Ms Jack's evidence:
- (a) with a 10m minimum setback a building can only be a maximum of 8.8m high without triggering the need for a resource consent;³⁴

²⁶ Evidence of Lisa Jack at [2.7].

²⁷ Evidence of Lisa Jack at [2.7].

²⁸ Evidence of Lisa Jack at [2.3]-[2.4].

²⁹ Evidence of Lisa Jack at [4.19].

³⁰ Evidence of Lisa Jack at [4.2]-[4.13].

³¹ Evidence of Mark Chrisp at [11.10].

³² Evidence of Lisa Jack at [4.13].

³³ Evidence of Lisa Jack at [4.6].

³⁴ Evidence of Lisa Jack at [4.9].

- (b) a building setback of 15m from the boundary must be a maximum of 11.5m high to achieve compliance;³⁵ and
- (c) the recession plane will ensure that a 20m high building (the maximum permitted building height in the Industrial zone) must be at least 29.4m from the boundary to achieve compliance.³⁶

6.11 In our submission, the Panel should prefer the evidence of Ms Jack.

6.12 In relation to Rule 21.2.7.2, Ms Jack proposes amendments to add additional detail to the version of the rule recommended in the Section 42A Report to address comments made by the Council peer reviewer.³⁷

- (a) Ms Jack has proposed clarifications to ensure that shrubs and groundcover are proposed in landscaping plans, rather than mowable lawns.³⁸
- (b) Ms Jack agrees that early establishment and ongoing maintenance of the landscape buffer is essential to provide an acceptable interface between the existing Rural Zone to the east and north (respectively) of Zig Zag and Swayne Roads and the Site.³⁹ In Ms Jack's view, the maintenance plan should outline details on how plants will be managed over 5 years to ensure their continued success to maturity, and any replacements of dead plants that may be required.⁴⁰

6.13 Ms Jack has also responded to submissions addressing landscape and visual matters including the interface controls at Zig Zag and Swayne Roads.⁴¹ In summary:

- (a) As explained above, the interface controls at Zig Zag and Swayne Roads have been carefully considered,⁴² as have the interface controls at the Henmar Trust property.⁴³
- (b) PC14 has assessed and addressed landscape treatments at the boundary with 174 Swayne Road.⁴⁴

³⁵ Evidence of Lisa Jack at [4.10].

³⁶ Evidence of Lisa Jack at [4.11].

³⁷ Evidence of Lisa Jack at [2.5].

³⁸ Evidence of Lisa Jack at [4.15].

³⁹ Evidence of Lisa Jack at [4.4].

⁴⁰ Evidence of Lisa Jack at [4.4].

⁴¹ Evidence of Lisa Jack at section 5.

⁴² Evidence of Lisa Jack at [5.1]-[5.3].

⁴³ Evidence of Lisa Jack at [5.4]-[5.6].

⁴⁴ Evidence of Lisa Jack at [5.7]-[5.8].

- (c) Amenity effects on the properties along Swayne Road have been considered and responded to in the PC14 provisions.⁴⁵

Transport

6.14 Mr Apeldoorn's evidence is that the transport demands from PC14 can be readily accommodated by the transport infrastructure and management measures identified in the provisions.⁴⁶

6.15 The Section 42A Report is well aligned with Mr Apeldoorn's assessments and conclusions.⁴⁷ When Mr Apeldoorn filed his evidence there were only minor differences relating to discrete PC14 provisions remaining.⁴⁸ These have further narrowed following Mr Hudson's rebuttal evidence and are an amendment of:

- (a) Rule 16.4.2.12A, which has been accepted by Mr Hudson. This Rule is proposed to be amended for clarity to read (change underlined):

Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct vehicular access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.

- (b) Rule S27.2.20.4 in response to Fire and Emergency New Zealand's submission, to reference provision for fire, emergency and public transport.⁴⁹ This will ensure the desired design vehicle forms part of the detailed engineering design for the corridor.⁵⁰ Mr Hudson considers this Rule should not be amended.⁵¹ This is on the basis that the design of this road would not completely inhibit use by fire trucks in an emergency situation and other access routes are more likely to be taken by emergency vehicles, and that designing the road for emergency vehicle use enable other vehicles as well.⁵² Fonterra is comfortable with either position being accepted by the Panel; and
- (c) Proposed Rule 7.4.2.46 to provide clarification as to the transport work required and to better align the transport infrastructure

⁴⁵ Evidence of Lisa Jack at [5.9]-[5.10].

⁴⁶ Evidence of Mark Apeldoorn at [2.5].

⁴⁷ Evidence of Mark Apeldoorn at [6.1].

⁴⁸ Evidence of Mark Apeldoorn at [6.1].

⁴⁹ Evidence of Mark Apeldoorn at [6.4] and [7.17(c)].

⁵⁰ Evidence of Mark Apeldoorn at [6.4].

⁵¹ Evidence of Bryan Hudson at [3.5].

⁵² Evidence of Bryan Hudson at [3.6] and [3.7].

requirements with any future subdivision proposal.⁵³ In rebuttal, Mr Hudson has agreed with certain amendments but proposed other clarifications to this Rule.⁵⁴ Mr Apeldoorn has reviewed Mr Hudson's amendments (eg to include upgrades to Zig Zag Road and Victoria Road intersection) and supports Mr Hudson's updated Rule 7.4.2.46 from a transport perspective.

- 6.16 Mr Apeldoorn's proposed amendments were addressed in Mr Chrisp's evidence.⁵⁵ From a planning perspective and in relation to a section 32AA evaluation, Mr Chrisp considered the amendments align with the ultimate transport network envisaged for the PC14 area and should be adopted.⁵⁶ Mr Chrisp also considers the amendments to Rule 7.4.2.46 are for clarity and that no further section 32AA analysis is required.⁵⁷ Mr Chrisp maintains this position with the amendments in Mr Hudson's evidence which are supported as set out above.⁵⁸
- 6.17 Mr Apeldoorn has reviewed submissions which address transport effects and responded to those.⁵⁹ In summary:
- (a) setting of speed limits is not a matter that can be determined through this plan change;⁶⁰
 - (b) a 12-tonne single unit vehicle limit is proposed for Swayne Road. This corresponds with a standard single unit local delivery truck, the potential for bus movements and security of access for Fire and Emergency access. It also aligns with the New Zealand Transport Agency standardised vehicle classification system;⁶¹
 - (c) moving the access point to PC14 north to 190 Swayne Road has not been undertaken in order to minimise potential traffic effects on Swayne Road residences to the east of the road corridor;⁶²
 - (d) a thorough assessment of effects on the wider transport network and staging has been undertaken and provisions have been proposed to address effects and staging;⁶³

⁵³ Evidence of Mark Apeldoorn at [6.6].
⁵⁴ Evidence of Bryan Hudson at [3.9]-[3.13] and Appendix A.
⁵⁵ Evidence of Mark Chrisp at sections 13 and 14.
⁵⁶ Evidence of Mark Chrisp at [13.7].
⁵⁷ Evidence of Mark Chrisp at [14.4].
⁵⁸ Evidence of Bryan Hudson at Appendix A.
⁵⁹ Evidence of Mark Apeldoorn at section 7.
⁶⁰ Evidence of Mark Apeldoorn at [7.2].
⁶¹ Evidence of Mark Apeldoorn at [7.3].
⁶² Evidence of Mark Apeldoorn at [7.3].
⁶³ Evidence of Mark Apeldoorn at [7.4], [7.8] and [7.16].

- (e) access as has been shown on the Bardowie Industrial Precinct Structure Plan is consistently reflected on the Mangaone Precinct Structure Plan and therefore is aligned with the Bardowie Industrial Precinct Structure Plan;⁶⁴
- (f) the status of a collector road servicing the Henmar Trust property is to be confirmed through a separate master planning process, as is established in the Bardowie Industrial Precinct Structure Plan and consistently reflected on the Mangaone Precinct Structure Plan;⁶⁵
- (g) current District Plan provisions respond to emissions reduction outcomes and / or proposed transport outcomes.⁶⁶ The PC14 structure plan enables integration of active transport mode networks and public transport, and other transport facilities (eg end-of-trip facilities and EV charging)⁶⁷ with the Council intending to address this consistently for the district / region;⁶⁸
- (h) PC14 has had regard to the Waikato Regional Public Transport Plan including as further addressed in Mr Apeldoorn's evidence;⁶⁹
- (i) proposed road sections show a 3.5m carriageway width and can be designed to achieve Fire and Emergency New Zealand's 4.0m accessibility outcomes (within the context of flush carriageways) as described in the Emergency Vehicle Access Design Guide (F5-02 GD);⁷⁰ and
- (j) District Plan provisions include appropriate provision for the management and control of construction activities.⁷¹

6.18 Mr Michael Hall on behalf of Kama Trust (a nearby landowner of industrial land recently rezoned through Plan Change 17) has filed evidence and sought expansion of Rule 7.4.2.46 to include:⁷²

- (a) four-laning of Victoria Road, including two circulating lanes at the Hautapu Road and BIP roundabouts;

⁶⁴ Evidence of Mark Apeldoorn at [7.6].

⁶⁵ Evidence of Mark Apeldoorn at [7.7].

⁶⁶ Evidence of Mark Apeldoorn at [7.11] and [7.13].

⁶⁷ Evidence of Mark Apeldoorn at [7.11], [7.13] and [7.14]. This also addresses Mr Hall's evidence for Kama Trust which seeks provisions related to electric vehicle supply equipment.

⁶⁸ Section 42A Report at [4.13.13]-[4.13.15]; Evidence of Katrina Andrews at [52].

⁶⁹ Evidence of Mark Apeldoorn at [7.15] and Appendix B.

⁷⁰ Evidence of Mark Apeldoorn at [7.17].

⁷¹ Evidence of Mark Apeldoorn at [7.18].

⁷² Evidence of Michael Hall at [13].

- (b) a second left turn lane from SH1 to head north on Victoria Road; and
- (c) that these infrastructure upgrade should be completed prior to any development within the PC14 area.

6.19 Mr Hudson, on behalf of the Council, has responded in detail to Mr Hall's evidence and sets out his position that the upgrade works are not required to be in place before any development or subdivision occurs on the PC14 land.⁷³ Mr Apeldoorn has reviewed both Mr Hall and Mr Hudson's evidence and agrees with Mr Hudson's response. This will be addressed in Mr Apeldoorn's hearing statement.

Ecology

6.20 Dr Ussher's evidence is that PC14 provides assurance that ecological values will be protected and enhanced such that an overall net benefit for ecology is certain.⁷⁴ Dr Ussher considers Fonterra's approach to setting aside a large area of land for protecting and enhancing ecological values is an example of best ecological restoration practice and will serve as a benchmark against which others should take note.⁷⁵

6.21 The Section 42A Report only raises one matter relating to ecology concerning the protection of bats.⁷⁶ Dr Ussher agrees with the amendments proposed in the Section 42A Report⁷⁷ and Mr Chrisp has included these in the PC14 provisions.⁷⁸ There are therefore no outstanding issues concerning ecological matters in the Section 42A Report.

6.22 Dr Ussher has also responded to submissions which raise ecological concerns and supports proposed changes to the PC14 provisions relating to the High Value Bat Habitat Area.⁷⁹ These are also addressed in Mr Chrisp's evidence.⁸⁰ There are therefore no outstanding issues concerning ecological matters as raised by submitters.

⁷³ Evidence of Bryan Hudson at section 5.

⁷⁴ Evidence of Dr Graham Ussher at [2.7].

⁷⁵ Evidence of Dr Graham Ussher at [2.4].

⁷⁶ Section 42A Report at [4.3.1]-[4.3.13].

⁷⁷ Evidence of Dr Graham Ussher at [3.8] and [5.3].

⁷⁸ Evidence of Mark Chrisp at Appendix 2.

⁷⁹ Evidence of Dr Graham Ussher at [2.5] and [5.3].

⁸⁰ Evidence of Mark Chrisp at [10.5]-[10.6].

- 6.23 The evidence of Ms Andrews on behalf of the Waikato Regional Council has sought two changes in relation to bats:
- (a) amendments to provision S27.2.26 to reference the 20m buffer around the High Value Bat Habitat Area where industrial activities cannot occur;⁸¹ and
 - (b) an additional assessment criterion is added under Rule 21.2.7.1 to consider the extent to which a 20m buffer has been provided around the High Value Bat Habitat Area as part of the Mangaone Stream Reserve, to protect the High Value Bat Habitat Area and the bat population within that area from adverse effects of adjacent industrial activities.⁸²
- 6.24 Mr Ussher has reviewed the evidence of Ms Andrews and is comfortable with these changes. The Department of Conservation has also confirmed it agrees with these changes and does not otherwise wish to be heard.⁸³
- 6.25 Accordingly, in our submission, all ecological matters for PC14 have been adequately addressed.

Infrastructure

- 6.26 Fonterra has engaged with Transpower regarding the 110kV transmission lines that traverse the northern part of PC14. These resulted in an agreed set of provisions.⁸⁴
- 6.27 The Section 42A Report recommends Transpower's relief is granted in full.⁸⁵ Mr Chrisp supports this, except for the drafting of Rule 15.4.2.91A(j).⁸⁶ The Section 42A Report version of that rule reads:

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

...

(j) On all lots, the provision of vehicle access to any National Grid Support Structures is available.

⁸¹ Evidence of Katrina Andrews at [46].

⁸² Evidence of Katrina Andrews at [47].

⁸³ Letter from Department of Conservation dated 26 February 2025.

⁸⁴ Evidence of Mark Chrisp at [12.3].

⁸⁵ Section 42A Report at [4.9.2].

⁸⁶ Evidence of Mark Chrisp at [12.6].

- 6.28 As the only 110kV structures are in the northern portion of the Mangaone Precinct, Mr Chrisp proposed Rule 15.4.2.91A(j) should be amended as follows:⁸⁷

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

...

(j) ~~On all lots, the provision of vehicle access to any National Grid Support Structures within lots that contain National Grid Support Structures is available.~~

- 6.29 Following Fonterra's evidence, Transpower has written a letter to the Panel dated 20 February 2025 which acknowledges the issues raised by Mr Chrisp, but suggests a slightly different wording as follows:

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

...

(j) ~~On all lots, within the National Grid Corridor, the provision of vehicle access is available to any National Grid Support Structures is available.~~

- 6.30 Mr Chrisp agrees with the wording above suggested by Transpower.
- 6.31 Accordingly, in our submission, the Panel should agree to adopt Rule 15.4.2.91A(j) as proposed above by Transpower and supported by Mr Chrisp.

7. PLANNING AND POLICY FRAMEWORK

- 7.1 The PC14 application and Section 42A Report provide a thorough assessment of PC14 against the relevant statutory and policy framework.⁸⁸
- 7.2 This framework includes relevant national policy statements, the WRPS and other relevant management plans and strategies.
- 7.3 A comprehensive section 32 evaluation is provided as part of the PC14 application,⁸⁹ and Mr Chrisp considers no further section 32AA evaluation is required for amendments proposed in his evidence.⁹⁰

⁸⁷ Evidence of Mark Chrisp at [12.10].

⁸⁸ *Plan Change 14 to the Waipā District Plan: Mangaone Precinct C10 Industrial Growth Cell – Hautapu* (10 May 2024) ("**Application**") at pp 67–94; Section 42A Report at [3.1.1]-[3.1.10].

⁸⁹ Section 32 Evaluation at Appendix O.

⁹⁰ Evidence of Mark Chrisp at [16.2].

7.4 In summary, Mr Chrisp agrees with the Section 42A Report that:⁹¹

- (a) PC14 gives effect to the National Policy Statement on Urban Development.⁹² PC14 responds to demand for industrial land within the Cambridge / Hautapu area to provide material economic benefits to Cambridge.⁹³ Those benefits include creating a well-functioning urban environment.
- (b) PC14 is exempt from the National Policy Statement on Highly Productive Land.⁹⁴ Ms Andrews agrees with this on behalf of Waikato Regional Council.⁹⁵
- (c) PC14 gives effect to the WRPS and is consistent with its strategic policy direction.⁹⁶ This includes the Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River⁹⁷ and the WRPS as it incorporates Plan Change 1.⁹⁸
- (d) PC14 is consistent with the District Plan, which signals that future land use of the area will be industrial activities.⁹⁹
- (e) PC14 is consistent with relevant criteria in the Future Proof Development Strategy¹⁰⁰ and aligns with the aspirations of the Waipā 2050 District Growth Strategy.¹⁰¹

7.5 Accordingly, we submit PC14 is consistent with the planning framework and meets the required legal tests under the RMA.

8. CONCLUSION

8.1 Overall, PC14 seeks to bring forward the availability of industrial land in the Cambridge area that will be required over the medium to long term. It represents the next logical step in the live zoning of growth areas north of Cambridge.

⁹¹ Evidence of Mark Chrisp at [10.12]; Evidence of Timothy Heath at [9.13].

⁹² Section 42A Report at [3.2.3].

⁹³ Application at pp 57-58.

⁹⁴ Section 42A Report at [3.3.4].

⁹⁵ Evidence of Katrina Andrews at [19].

⁹⁶ Section 42A Report at [3.5.4].

⁹⁷ Section 42A Report at [3.6.3].

⁹⁸ Section 42A Report at [3.8.3] and [3.8.4].

⁹⁹ Section 42A Report at Appendix S1; Evidence of Mark Chrisp at [5.2].

¹⁰⁰ Section 42A Report at [3.9.5].

¹⁰¹ Section 42A Report at [3.10.3].

- 8.2 Fonterra's evidence consistently and resoundingly points to PC14 as providing an array of positive effects for the Cambridge area, with any adverse effects able to be addressed in provisions or subject to assessment during future subdivision and land use consent application processes. In our submission, PC14 meets the legal tests under the RMA, and we respectfully request that the Panel approves PC14 on the provisions as set out in Mr Chrisp's evidence.

DATED: 28 February 2025

Daniel Minhinnick / Shontelle Grimberg
Counsel for Fonterra Limited

FONTERRA LIMITED

FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 14 TO THE WAIPĀ DISTRICT PLAN: REZONING OF PART OF C10 GROWTH CELL

To: Plan Change 14 (Mangaone Precinct) to the Waipā
District Plan
Waipā District Council
Private Bag 2402
Te Awamutu 3840
Attention: Plan Change 14 Further Submission

Via email: [districtplan@ Waipādc.govt.nz](mailto:districtplan@Waipādc.govt.nz)

Submitter: Fonterra Limited
Submitter No: 5

Contact: Rhezza Jangaard

**Address for
Service:** **Fonterra Limited**

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

In accordance with clause 8(1) of the First Schedule of the Resource Management Act Fonterra Limited has an interest in Plan Change 14 greater than the interest the general public has.

Fonterra Limited wishes to be heard in support of this further submission.

If others make a similar submission, Fonterra would not consider presenting a joint case with them at any hearing.

Dated: 29 August 2024

Fonterra Limited

A handwritten signature in black ink, appearing to read 'Rhezza', is written over a horizontal line.

Rhezza Jangaard

Consent Manager – Fonterra Limited

ATTACHMENT A: FONTERRA LIMITED'S FURTHER SUBMISSIONS

The specific submission(s) on the Proposed Plan Change that this further submission relates to are as follows:

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
West, Terence Maxfield (Submitter No.1)				
1/1 1/2 1/3 1/4	Terence Maxfield West	Neutral	Fonterra notes the following: - Plan Change 14 preparation has been solely funded by Fonterra Limited. - Fonterra Limited is also paying for costs associated with the processing of Plan Change 14 by Waipā District Council. - A comprehensive range of detailed technical reports were submitted to support Plan Change 14 including: - Landscape Assessment (Appendix C) - Integrated Traffic Assessment (Appendix H) - Economic Assessment (Appendix I) - Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14.	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.
Wood, Hannah & O'Sheas Trustees No. 8 Ltd (Submitter No.2)				
2/1	Hannah Wood and O'Sheas Trustees No. 8 Ltd	Oppose	Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be</i>	That the Council does not adopt the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			<i>conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14.	
2/2 2/3	Hannah Wood and O'Sheas Trustees No. 8 Ltd	Oppose	Fonterra opposes Hannah Wood and O'Sheas Trustees No. 8 Ltd submission points 2/2 and 2/3. A detailed Integrated Traffic Assessment (ITA) (Appendix H) was submitted with Plan Change 14. It's also noted that New Zealand Transport Agency Waka Kotahi has reviewed and accepted this report. The ITA sufficiently assesses traffic safety and includes details of the physically restricted design of road access onto Swayne Road as shown on "Figure 10:4 : Indicative Internal Minor Accessway Link with Swayne Road" page 61. Fonterra also notes that the following rule is proposed to limit vehicle access on Swayne Road: <i>Rule 15.4.2.91A</i> <i>Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan</i> <i>Area shall ensure that:</i> <i>(a) There is no new direct access from Lots or Activities to:</i> <i>(i) Swayne Road; or</i> <i>(ii) Zig Zag Road.</i> <i>Advice Note: Rule 15.4.2.8 shall apply to these roads.</i> <i>(b) Only light vehicles are able to use the proposed road connection to Swayne Road.</i> <i>(c) Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan</i>	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
2/4	Hannah Wood and O'Sheas Trustees No. 8 Ltd	Oppose	Fonterra opposes Hannah Wood and O'Sheas Trustees No. 8 Ltd submission point 2/4. A detailed Landscape Assessment (Appendix C) was submitted with Plan Change 14. This report provides a comprehensive assessment on the visual impact of proposed Plan Change 14.	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and the Council retains the setbacks as notified.
Transpower (Submitter No.3)				
3/1 3/2 3/3 3/4 3/5 3/6 3/7 3/8 3/9 3/10	Transpower	Support	Fonterra supports Transpower's entire submission to amend the provisions specified. The points raised within Transpower's submission had been discussed with Fonterra prior to the close of the submission period for Plan Change 14.	That the Council adopts the specified amendments outlined in Transpower's original submission.
Kama Trust (Submitter No.6)				
6/1	Kama Trust	Oppose	Fonterra opposes the submission point 6/1 by Kama Trust. Fonterra notes that the Kama Trust property is some distance from the site subject to Plan Change 14.	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6), noting that it is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			Plan Change 14 is supported by a comprehensive range of detailed technical reports such as: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	
6/2	Kama Trust	Oppose	Fonterra opposes submission point 6/2 by the Kama Trust seeking to add staging provisions to Plan Change 14 due to “oversupply of industrial zoned land”. The effect of rezoning Mangaone Precinct from rural to industrial is sufficiently assessed in the Economic Assessment (Appendix I). Specifically, Section 4.1, outlines the existing Cambridge industrial land provisions and the likely timings these areas will come to market. This report states that: <i>“The owners of Area 7 are in the final stages of preparing a Private Plan Change to ‘live zone’ Area 7, spanning approximately 16.3ha, whereby it could become available sometime between 2026 and 2028. Considering that the proposed Mangaone Precinct will not be accessible until at least 2027/2028, it can be expected that the influence of PC14’s net additional industrial land provision (47.6ha) would not start affecting the existing live-zoned industrial market until 2028”.</i>	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			Fonterra also notes that the entire land holding is 79ha, however, this is inclusive of the proposed reserve area (approximately 16ha) along Mangaone Stream and roads. The net area for industrial activities is approximately 47.6ha.	
6/3	Kama Trust	Oppose	Fonterra opposes submission point 6/3 by the Kama Trust seeking to add staging provision to Plan Change 14. Plan Change 14 is supported by a comprehensive range of detailed technical reports such as: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) The findings of these technical reports do not require staging considerations of other to manage environment effects including traffic and infrastructure demand . These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.
6/4	Kama Trust	Oppose	Fonterra opposes submission point 6/4 by the Kama Trust. The relief sought to address stormwater concerns is vague. Fonterra also notes that stormwater is assessed in detail in the following technical reports that support Plan Change 14:	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Hydrogeological Assessment (Appendix L) These technical reports sufficiently assess the effects of stormwater from the proposed Plan Change 14 area. Furthermore, any stormwater discharge will need to comply with existing Waikato Regional Council regulations.	
6/5	Kama Trust	Oppose	Fonterra opposes submission point 6/5 by the Kama Trust. The relief sought to address transport concerns is vague. Fonterra also notes that traffic impacts are assessed in detail in the • Integrated Traffic Assessment (Appendix H). This technical report sufficiently assesses the traffic effects from the proposed Plan Change 14 area.	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.
6/6	Kama Trust	Oppose	Fonterra opposes submission point 6/6 by the Kama Trust. The relief sought to address amenity concerns is vague Plan Change 14 is supported by a comprehensive range of detailed technical reports such as: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N)	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment including amenity effects and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	
Bardowie Investments Limited (Submitter No. 7)				
7/1	Bardowie Investments Ltd	Neutral	Fonterra notes the following: - A comprehensive range of detailed technical reports were submitted to support Plan Change 14 including: - Landscape Assessment (Appendix C) - Integrated Traffic Assessment (Appendix H) - Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment including amenity effects and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct. - Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14. - Any activities which require an air discharge permit from Waikato Regional Council is required to obtain a land use consent from Waipā District Council, as required by the proposed amendment to Rule 7.4.1.3(f) to read: <i>“Any activities, in the areas listed below, that requires an air discharge permit from the Waikato Regional Council:</i>	That the Council does not adopt any of the relief sought by Bardowie Investments Ltd (Submitter 7), which is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			(i) Hautapu Industrial Structure Plan Area; (ii) Bardowie Industrial Precinct Structure Plan Area; and (iii) Mangaone Precinct Structure Plan Area. Assessment will be restricted to the following matters: • Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. • These matters will be considered in accordance with the assessment criteria in Section 21 of the Waipā District Plan."	
Dredge, Lesley (Submitter No. 8)				
8/1	Lesley Dredge	Oppose	Fonterra opposes submission point 8/1 by Lesley Dredge. A comprehensive and detailed Economic Assessment (Appendix I) was submitted to support Plan Change 14. Section 4 of the Economic Assessment specifically addresses: • Cambridge Local Existing Industrial Land Provisions and the likely timings these will come to market; • Future Proof Business Development Capacity Assessment (BDCA) 2023 Modelling Outcomes and issues Property Economics has identified with this model include: ○ A substantial 492ha loss in short term industrial land capacity and around 684ha loss in industrial land capacity in the medium term within a 2-year assessment period. This raises concerns regarding how the definition of capacity is being applied across the two assessments (BDCA 2021 and BDCA 2023 Forecasts). ○ Issues with employment projections ○ Issues with demand modelling approach ○ Issues with capacity modelling which specifically assesses Waipā District. Of note, the Economic Assessment highlights the following: <i>The same issue of overstated capacity is reflected in the estimates for the Waipā District due to</i>	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			<i>the inclusion of Lake Karapiro Events Zone and Mystery Creek Events Zone in the capacity modelling. As stated on Page 38 of the BDCA 2023, “the two zones provide locally significant areas of land, with the Mystery Creek Events Zone totalling nearly 47ha. These have been included because of their ability to provide land capacity for commercial and industrial employment”. However, according to the provisions outlined in the WDP11, these zones are special purpose zones designated to facilitate events and recreational activities. Notably, industrial activities are not designated as “permitted” within these areas. Therefore, while these zones remain largely undeveloped, the likelihood of accommodating meaningful industrial development is considered highly unlikely and should be discounted from industrial capacity.</i> Fonterra also notes that the entire land holding is 79ha, however, this is inclusive of the proposed reserve area (approximately 16ha) along Mangaone Stream and roads. The net area for industrial activities is approximately 47.6ha.	
8/2	Lesley Dredge	Oppose	Fonterra opposes submission point 8/2 by Lesley Dredge. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell-Hautapu” executive summary states: <i>The “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west. For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).</i>	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			Fonterra considers that the “Kiwifruit Block” has already been subject to Council approved technical studies. Site investigations in relation to the Kiwifruit Block (undertaken by BIL) have included: • A Preliminary Site Investigation (re Contaminated Land) • An integrated Transportation Assessment; • Assessments in relation to cultural effects, construction effects, archaeological effects, stormwater management, noise effects, and effects on character amenity and landscape values; and • Confirmation from Heritage New Zealand that no Authority is required. These supported the resource consents that enabled the development on the “Kiwifruit Block”. There is no reasonable need to repeat technical assessments.	
Henmar Trust (Submitter No.9)				
9/1	Henmar Trust	Support in part Oppose in part	Fonterra supports the rezoning of Lot 2 DP 529042 from rural to industrial. Fonterra opposes requiring Mangaone Precinct to provide traffic and service connectivity to the adjoining property owned by Henmar Trust. The Henmar Trust property has existing frontage onto established public roads where future services can be designed and connected to. There is little rationale for physically connecting the northern part of the Henmar Trust property to Mangaone Precinct. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I)	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	
9/2 9/3	Henmar Trust	Oppose	Fonterra opposes submission points 9/2 and 9/3 by Henmar Trust. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell-Hautapu” section 4.11 discusses the future integration of remaining land in the C10 Growth Cell, of particular relevance is highlighted below: <i>“ . . . it is important to ensure that the development of the Mangaone Precinct is undertaken in a manner that does not compromise the development of the C10 Northern Block in an integrated manner. The achievement of that outcome will be achieved by virtue of the following</i> <i>It is not expected that there will be an internal roading connection from the northern part of the C10 Northern Block into the Mangaone Precinct (whereby an alternative point of access to Zig Zag Road could be via the proposed roundabout on the northern edge of the Mangaone Precinct), and no such access has been proposed as part of Plan Change 14. This would result in vehicles from the northern part of the C10 Northern Block having to inefficiently travel some distance to the east to join Zig Zag Road and then travel a similar distance to the west towards Victoria Road (where the vast majority the traffic is expected to head). . .</i> <i>. . . It is expected that the C10 Northern Block would be serviced by the water and wastewater networks developed by WDC (this forms part of the C10 Masterplan).”</i>	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
9/4	Henmar Trust	Oppose	Fonterra opposes submission point 9/4 by Henmar Trust. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the rural/industrial interface, particularly along Swayne Road and Zig Zag Road. The proposed mitigation measures from these reports have been included in the proposed policies, objectives and rules for the Mangaone Precinct and results in a stronger set of provisions when dealing with this interface compared to the existing Waipā District Plan. Fonterra notes that the Henmar Trust property has not been specifically identified in terms of the rural/industrial interface as its part of the industrial growth cell and it is intended to be zoned Industrial in future.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/5	Henmar Trust	Oppose	Fonterra opposes submission point 9/5 by Henmar Trust. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell- Hautapu” executive summary states: <i>The “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west. For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).</i>	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			Fonterra considers that the “Kiwifruit Block” has already been subject to Council approved technical studies. Site investigations in relation to the Kiwifruit Block (undertaken by BIL) have included: • A Preliminary Site Investigation (re Contaminated Land) • An integrated Transportation Assessment; • Assessments in relation to cultural effects, construction effects, archaeological effects, stormwater management, noise effects, and effects on character amenity and landscape values; and • Confirmation from Heritage New Zealand that no Authority is required. These supported the resource consents that enabled the development on the “Kiwifruit Block”. There is no reasonable need to repeat technical assessments.	
9/6 9/7 9/8 9/9	Henmar Trust	Oppose	Fonterra opposes submission points 9/6, 9/7, 9/8 and 9/9 by Henmar Trust. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the rural/industrial interface, particularly along Swayne Road and Zig Zag Road. The proposed mitigation measures from these reports have been included in the proposed policies,	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			objectives and rules for the Mangaone Precinct and results in a stronger set of provisions when dealing with this interface compared to the existing Waipā District Plan. Fonterra notes that the Henmar Trust property has not been specifically identified in terms of the rural/industrial interface as its part of the industrial growth cell and it is intended to be zoned Industrial in future. Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14. Lastly, Fonterra notes that any activities which require an air discharge permit from Waikato Regional Council is required to obtain a land use consent from Waipā District Council, as required by the proposed amendment to Rule 7.4.1.3(f) to read: <i>“Any activities, in the areas listed below, that requires an air discharge permit from the Waikato Regional Council:</i> <i>(i) Hautapu Industrial Structure Plan Area;</i> <i>(ii) Bardowie Industrial Precinct Structure Plan Area;</i> <i>and</i> <i>(iii) Mangaone Precinct Structure Plan Area.”</i> <i>Assessment will be restricted to the following matters:</i> <i>Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</i> These matters will be considered in accordance with the assessment criteria in Section 21 of the Waipā District Plan.	

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
9/10	Henmar Trust	Oppose	Fonterra opposes submission point 9/10 by Henmar Trust. Plan Change 14 as proposed is consistent with the Master Plan which has been prepared by Waipā District Council and accommodates the Henmar Trust Property.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/11	Henmar Trust	Oppose	Fonterra opposes submission point 9/11 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/12	Henmar Trust	Oppose	Fonterra opposes submission point 9/12 by Henmar Trust. Appendix S27 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These reports detail why future infrastructure such as the roundabout is in a specific location, mitigation measures for the rural/industrial interface including restricting Swayne Road access to light vehicles and urban design controls that will be imposed on future development. The changes proposed by Henmar Trust to Appendix S27 are opposed.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
9/13	Henmar Trust	Oppose	Fonterra opposes submission point 9/13 by Henmar Trust. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Hydrogeological Assessment (Appendix L) These technical reports sufficiently assess the effects of stormwater from the proposed Plan Change 14 area. The Stormwater Management Plan (Appendix G) proposes constructed wetlands to manage of the site runoff up to 100-year average return interval storm event. The outlets of the constructed wetlands have been designed to attenuate the flow down to approximately 50% of the pre-development peak flows. Furthermore, any stormwater discharge will need to comply with existing Waikato Regional Council regulations.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/14 9/15	Henmar Trust	Oppose	Fonterra opposes submission points 9/14 and 9/15 by Henmar Trust. Plan Change 14 results in three consequential changes to the Structure Plan relating to the Bardowie Industrial Precinct (Appendix 20) as follows: 1. The Kiwifruit Block is proposed to form part of the Bardowie Industrial Precinct Area (identified as part of Node 1A) and be subject to the Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines contained in Appendix S20 of the Waipā District Plan; 2. A change is required to reflect the updated position proposed in relation to the alignment of the roading connection (a proposed Collector Road) between Victoria Road and the Mangaone Precinct Structure Plan Area; and 3. A pedestrian and cycle link is proposed along the eastern edge of Node 1B. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell-Hautapu” executive summary states:	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			<i>The “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west. For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).</i> Fonterra considers that the “Kiwifruit Block” has already been subject to Council approved technical studies. Site investigations in relation to the Kiwifruit Block (undertaken by BIL) have included: • A Preliminary Site Investigation (re Contaminated Land) • An integrated Transportation Assessment; • Assessments in relation to cultural effects, construction effects, archaeological effects, stormwater management, noise effects, and effects on character amenity and landscape values; and • Confirmation from Heritage New Zealand that no Authority is required. These supported the resource consents that enabled the development on the “Kiwifruit Block”. There is no reasonable need to repeat technical assessments.	
9/16	Henmar Trust	Oppose	Fonterra opposes submission point 9/16 by Henmar Trust. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell- Hautapu” executive summary states: <i>The “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west. For that reason, the various</i>	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			<i>technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).</i> Fonterra considers that the “Kiwifruit Block” has already been subject to Council approved technical studies. Site investigations in relation to the Kiwifruit Block (undertaken by BIL) have included: • A Preliminary Site Investigation (re Contaminated Land) • An integrated Transportation Assessment; • Assessments in relation to cultural effects, construction effects, archaeological effects, stormwater management, noise effects, and effects on character amenity and landscape values; and • Confirmation from Heritage New Zealand that no Authority is required. These supported the resource consents that enabled the development on the “Kiwifruit Block”. There is no reasonable need to repeat technical assessments.	
9/17	Henmar Trust	Support in part Oppose in part	Fonterra supports the rezoning of Lot 2 DP 529042 from rural to industrial. Fonterra opposes requiring Mangaone Precinct to provide traffic and service connectivity to the adjoining property owned by Henmar Trust. The Henmar Trust property has existing frontage onto established public roads where future services can be designed and connected to. There is little rationale for physically connecting the northern part of the Henmar Trust property to Mangaone Precinct. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G)	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			- o Integrated Traffic Assessment (Appendix H) - o Economic Assessment (Appendix I) - o Detailed Site Investigation (Appendix J) - o Geotechnical Assessment (Appendix K) - o Hydrogeological Assessment (Appendix L) - o Cultural Impact Assessment (Appendix M) - o Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	
9/18	Henmar Trust	Oppose	Fonterra opposes submission point 9/18 by Henmar Trust. Fonterra notes that the term “Innovation and Advanced Technology Activities” is currently only referred to in the Bardowie Industrial Precinct Structure Plan Area and Plan Change 14 is seeking to include the definition for the Mangaone Precinct Structure Plan Area.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/19	Henmar Trust	Oppose	Fonterra opposes submission point 9/19 by Henmar Trust. Fonterra notes that the specific definition for Gymnasium is proposed to restrict the permitted activity within the Central Focal Area of the Mangaone Precinct Structure Plan Area.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/20	Henmar Trust	Oppose	Fonterra opposes submission point 9/20 by Henmar Trust. The only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14. Fonterra considers that the relief sought is outside the scope of this Plan Change 14 process as it is not intended to include a full review of the Bardowie Industrial Precinct.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/21	Henmar Trust	Oppose	Fonterra opposes submission point 9/21 by Henmar Trust. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: - o Landscape Assessment (Appendix C) - o Urban Design Statement (Appendix N)	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			These technical reports sufficiently assess the effects of proposed Plan Change 14 on the rural/industrial interface, particularly along Swayne Road and Zig Zag Road. The proposed mitigation measures from these reports have been included in the proposed policies, objectives and rules for the Mangaone Precinct and results in a stronger set of provisions when dealing with this interface compared to the existing Waipā District Plan. Fonterra notes that the Henmar Trust property has not been specifically identified in terms of the rural/industrial interface as its part of the industrial growth cell and it is intended to be zoned Industrial in future.	
9/22	Henmar Trust	Oppose	Fonterra opposes submission point 9/22 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/23	Henmar Trust	Oppose	Fonterra opposes submission point 9/23 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/24	Henmar Trust	Oppose	Fonterra opposes submission point 9/24 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/25	Henmar Trust	Oppose	Fonterra opposes submission point 9/25 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/26	Henmar Trust	Oppose	Fonterra opposes submission point 9/26 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
9/27	Henmar Trust	Oppose	Fonterra opposes submission point 9/27 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/28	Henmar Trust	Oppose	Fonterra opposes submission point 9/28 by Henmar Trust as the need to assess the potential and actual effects on people and the environment is required under the Resource Management Act section 104. Fonterra also notes that any activities which require an air discharge permit from Waikato Regional Council is required to obtain a land use consent from Waipā District Council, as required by the proposed amendment to Rule 7.4.1.3(f) to read: <i>“Any activities, in the areas listed below, that requires an air discharge permit from the Waikato Regional Council:</i> <i>(i) Hautapu Industrial Structure Plan Area;</i> <i>(ii) Bardowie Industrial Precinct Structure Plan Area;</i> <i>and</i> <i>(iii) Mangaone Precinct Structure Plan Area.</i> <i>Assessment will be restricted to the following matters:</i> <i>Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</i> <i>These matters will be considered in accordance with the assessment criteria in Section 21 of the Waipā District Plan.”</i>	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/29	Henmar Trust	Oppose	Fonterra opposes submission point 9/29 by Henmar Trust. The only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14. Fonterra considers that the relief sought is outside the scope of the Plan Change 14 process as this is not intended to include a full review of the Bardowie Industrial Precinct.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/30	Henmar Trust	Oppose	Fonterra opposes submission point 9/30 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9)

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
				and accepts the outcome sought by Fonterra in its primary submission.
9/31 9/32 9/33 9/34 9/35 9/36	Henmar Trust	Oppose	Fonterra opposes submission points 9/31, 9/32, 9/33, 9/34, 9/35 and 9/36 by Henmar Trust. The only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14. Fonterra considers that the relief sought is outside the scope of the Plan Change 14 process as this is not intended to include a full review of the Bardowie Industrial Precinct.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/37	Henmar Trust	Oppose	Fonterra opposes submission point 9/37 by Henmar Trust. Fonterra notes that there are existing noise regulations contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/38	Henmar Trust	Oppose	Fonterra opposes submission point 9/38 by Henmar Trust. The only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14. Fonterra considers that the relief sought is outside the scope of the Plan Change 14 process as this is not intended to include a full review of the Bardowie Industrial Precinct.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/39 9/40	Henmar Trust	Oppose	Fonterra opposes submission points 9/39 and 9/40 by Henmar Trust for the reasons set out in Fonterra's primary submission. Additionally, the only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14. Fonterra considers that the relief sought is outside the	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			scope of the Plan Change 14 process as this is not intended to completely review the Bardowie Industrial Precinct.	
9/41	Henmar Trust	Oppose	Fonterra opposes submission point 9/41 by Henmar Trust. Fonterra opposes requiring Mangaone Precinct to provide traffic and service connectivity to the adjoining property owned by Henmar Trust. The Henmar Trust property has existing frontage onto established public roads where future services can be designed and connected too. There is little rationale for physically connecting the northern part of the Henmar Trust property to Mangaone Precinct. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment, justifies the location of specific infrastructure and outlines mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
9/42 9/43	Henmar Trust	Oppose	Fonterra opposes submission points 9/42, 9/43 and 9/44 by Henmar Trust. The only changes sought to the Bardowie Industrial Precinct are three consequential changes needed to enable Plan Change 14.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9)

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
9/44			Fonterra considers that the relief sought is outside the scope of the Plan Change 14 process as this is not intended to include a full review of the Bardowie Industrial Precinct.	and accepts the outcome sought by Fonterra in its primary submission.
9/45	Henmar Trust	Oppose	Fonterra opposes submission point 9/45 by Henmar Trust for the reasons set out in Fonterra's primary submission.	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.
Waikato Regional Council (Submitter No.10)				
10/1	Waikato Regional Council	Oppose	Fonterra opposes the submission point 10/1 by Waikato Regional Council. Plan Change 14 is supported by a comprehensive range of detailed technical reports such as: ○ Landscape Assessment (Appendix C) ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) ○ Archaeological Assessment (Appendix E) ○ Civil Infrastructure Assessment (Appendix F) ○ Stormwater Management Plan (Appendix G) ○ Integrated Traffic Assessment (Appendix H) ○ Economic Assessment (Appendix I) ○ Detailed Site Investigation (Appendix J) ○ Geotechnical Assessment (Appendix K) ○ Hydrogeological Assessment (Appendix L) ○ Cultural Impact Assessment (Appendix M) ○ Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the environment and outline mitigation measures which have been included in the proposed policies, objectives and rules for the Mangaone Precinct.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/2 10/3 10/4	Waikato Regional Council	Oppose	Fonterra opposes submission points 10/2, 10/3, 10/4, 10/5, 10/6 and 10/7 by Waikato Regional Council as Fonterra considers that the Economic Assessment (Appendix I) submitted to support Plan Change 14 is robust and sufficiently assesses the economic effects	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
10/5 10/6 10/7			as required. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell- Hautapu” and the Section 32 Evaluation Report (Appendix O) also provides assessments of the economic effects of the plan change against relevant National, Regional and District policies and objectives throughout numerous sections of the report.	
10/11	Waikato Regional Council	Support	Fonterra supports submission point 10/11 by Waikato Regional Council for the reasons set out in their primary submission.	That the Council adopts the relief sought by Waikato Regional Council (Submitter 10) in relation to 10/11.
10/12	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/12 by Waikato Regional Council. There are existing provisions within the Waipā District Plan that already cover off Flora and Fauna outcomes. Fonterra does not consider it essential to provide objectives and policies for each individual species as it may lead to a planning document requiring provisions for every specific Flora and Fauna within the Waipā District. The proposed is unnecessary granularity, to the exclusion of other species which are also important.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/16	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/16 by Waikato Regional Council. Rule 15.4.2.91A(d) specifically includes “for industrial purposes” to avoid an unrelated subdivision such as a boundary adjustment triggering the need for the reserve management plan in advance of industrial development. The industrial development and use of the Managone Precinct is what triggers the creation of a reserve management plan.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/17 10/18	Waikato Regional Council	Oppose	Fonterra opposes submission points 10/17 and 10/18 by Waikato Regional Council. Fonterra considers it is unnecessary to include an additional rule as this requirement will be imposed as a condition of a land use or subdivision consent in the Mangaone Precinct.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
10/19	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/19 by Waikato Regional Council. Rule 15.4.2.91A(g) should only be triggered if the consent being sought is to enable the industrial development and use of the Mangaone Precinct. Fonterra does not consider a blanket trigger appropriate.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/21	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/21 by Waikato Regional Council. There are two comprehensive ecological assessments that include bats supporting Plan Change 14 being: ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2) Particularly, the advice provided by Gerry Kessels of Bluewattle Ecology includes learnings from other plan changes within the Waikato region which identified bats habitats.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepst the outcome sought by Fonterra in its primary submission.
10/22	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/22 by Waikato Regional Council. The proposed changes to Rule 15.4.2.69 already requires that any subdivision or development (as relevant) is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27. Fonterra considers that it is not practical to require any subdivision or development (as relevant) be “in accordance” as being 1mm out would technically mean that the proposed activity does not meet the requirement resulting in unnecessary future consenting issues.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/23	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/23 by Waikato Regional Council. Fonterra considers that the proposed stormwater system is appropriate for the Mangaone Precinct Structure Plan as it is supported by: • Ecological Values and Effects Assessment including Bats (Appendix D1) • Civil Infrastructure Assessment (Appendix F) • Stormwater Management Plan (Appendix G)	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
10/24 10/25 10/26	Waikato Regional Council	Oppose	Fonterra opposes submission points 10/24, 10/25 and 10/26 by Waikato Regional Council. Any discharge to the Mangaone Stream will be the subject of a discharge permit as such this is a consenting matter. The points raised in 10/24, 10/25 and 10/26 will be matters of assessment that the Waikato Regional Council can consider. Fonterra notes the following regarding the Stormwater Management Plan (Appendix G): • The proposed constructed wetlands will have a permanent water level designed to store the required volume for water quality treatment and retention as required by the Waikato Stormwater Management Guideline 2020. • Extended detention is also provided by the primary outlet from the constructed wetland for protection of the receiving environment from erosion caused by concentrated flow (per requirements of the Waikato SMG 2020) as specified in Table 4. • Further retention via soakage is deemed not possible for the PC14 area due to on-site shallow groundwater and insufficient soil soakage rates. • The proposed constructed wetlands are within the development area and will be located outside of the pre-development floodplain. • Site runoff shall be provided with water quality treatment and attenuation within the constructed wetland before being discharged into Mangaone Stream. • Results of the 2D stormwater model indicate improvement of flood levels downstream of the Victoria Road culvert for the 2yr and 10yr storm events simulated. • A very minimal increase in flood levels of about 2cm at the existing floodplain immediately upstream of Victoria Road for 100yr storm event but tends to even out right after the road culvert and starts to decrease from pre-development flood levels. • Local increase in flood levels along the stream within the PC14 area are a result of model assumption where basin	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			outlets are concentrated to the eastern end of the stream. More desirable results can be achieved by spacing out the numerous basin outlets throughout the length of the stream, the details of which can be represented via further modelling activities in resource consent stage of the development when more comprehensive earthworks and pond locations have been defined.	
10/28	Waikato Regional Council	Neutral	Fonterra considers that details being requested under submission point 10/28 are matters of consent where more detailed stormwater modelling can occur with the post-development ground levels and other impervious surfaces are defined. Fonterra notes the following regarding the Stormwater Management Plan (Appendix G): - Catchment-based hydrology for the development site was undertaken due to the earthworks not yet defined when the 2D stormwater model was built. This is deemed appropriate at this stage of the development planning process. A rain-on-grid can be applied to the site similar to the rest of the catchment at resource consenting stage when the earthworks, channel and pipe design, and constructed wetlands have been better defined. The rain-on-grid approach will illustrate the flood depths within the site. - Initial abstraction – HG has noted a typographical error that should have stated 1.4mm la for post-development and 7.55mm for pre-development instead of the other way around as reported on Table 6. The post-development la applied to the model is in line with the Waikato Stormwater Runoff Modelling Guideline 2020. The 7.55mm la for pre-development is a little higher than the recommended value. We believe this has led to a lower pre-development discharge in the model which we aimed to achieve by attenuation via constructed wetland. Hence, the modelled attenuation is more conservative. Necessary update to the	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			pre-development and post-development models can be applied during the consenting stage. • Surface roughness coefficient for pre-development refers to the areas within and outside the site. For post-development, the roughness coefficient is only applied to areas outside the site, since the site itself is modelled as lumped catchments which do not consider surface roughness as one of its parameters. • Existing culverts along Mangaone Stream have been modelled as 1D structures within the 2D mesh based on survey and available online data for existing structures. • Surveyed stream bed topography was burned into the LiDAR data before the LiDAR was imported into the software as terrain. We believe this is a good representation as it uses the topographic survey data. • The 2D stormwater model for this plan change is a development of the previous pre-development scenario models for the neighbouring Bardowie Industrial Land development and the C8-C9 development which utilised the 2008 LiDAR data. HG has utilised the same LiDAR data for consistency with stormwater assessment from previous developments, and to preserve the pre-development scenario results across the wider catchment. • Local increase in flood levels along the stream within the PC14 area are a result of model assumption where basin outlets are concentrated to the eastern end of the stream. More desirable results can be achieved by spacing out the numerous basin outlets throughout the length of the stream. Flow energy can be dissipated by providing additional stormwater infrastructure to diffuse to concentrated flows from outlets for erosion protection. The details and effects of these additions can be represented via further modelling activities in resource consent stage of the development when more comprehensive earthworks and pond locations have been defined.	

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			PC14 area is adjacent to the BIL (DP 529042) development and the DP 20745 greenfield to the west of the site's boundary. Further west across Victoria Road are the C8-C9 industrial areas and the Fonterra dairy factory. A greenfield area is located across Zig Zag Road serving as north boundary of the site, while other developments are located across Swayne Road along the east boundary. Lastly, a small parcel of land which is currently utilised by the BIL for stormwater management shares the south boundary. The results of HG stormwater modelling undertaken for the PC14 area indicates that the proposed development in PC14 will not exacerbate the pre-development flooding situation within the neighbouring properties as illustrated by the white polygons in Figures 13, 14, and 15 of the SMP. Further consideration of the post-development ground levels of BIL & C8-C9 can be undertaken in more detail within the stormwater model during the consenting stage when the post-development ground levels for PC14 and the constructed wetland locations and layouts have been clearly defined.	
10/30	Waikato Regional Council	Oppose	Fonterra opposes submission point 10/30 by Waikato Regional Council. While an emissions reduction plan has not been specifically included, a range of measures have been included to address the outcomes sought. The Mangaone Precinct Structure Plan Area has purposely included multimodal forms of transport with an emphasis on cycling and walking. Public transport connections are enabled within the proposed Central Focal Area.	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.
10/31 10/32	Waikato Regional Council	Oppose	Fonterra opposes submission points 10/31, 10/32, 10/33, 10/34, 10/35, 10/36 and 10/37 by Waikato Regional Council. The Mangaone Precinct Structure Plan Area is near an established residential area only separated by the Waikato Expressway and has purposely	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
10/33 10/34 10/35 10/36 10/37			included multimodal forms of transport with an emphasis on cycling and walking. Public transport connections are enabled within the proposed Central Focal Area. These factors assist in reducing vehicle trip movements to and from Mangaone Precinct Structure Plan Area.	
Dredge, Kenneth (Submitter No. 11)				
11/1	Kenneth Dredge	Oppose	Fonterra opposes submission point 11/1 by Kenneth Dredge. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: • Landscape Assessment (Appendix C) • Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the rural/industrial interface, particularly along Swayne Road and Zig Zag Road. The proposed mitigation measures from these reports have been included in the proposed policies, objectives and rules for the Mangaone Precinct and results in a stronger set of provisions when dealing with this interface compared to the existing Waipā District Plan. Fonterra notes also notes the following: • Increasing building setbacks could result in the land being utilised for yard space thus generating additional lighting glare, noise closer to boundaries etc. • A 2m high bund was considered during the review and assessed as having a negative effect on the adjacent rural landscape character values due to its difference in character to the surrounding environment. The proposed buffer treatment was carefully designed to soften the interface with the rural landscape character values and to provide a cohesive outcome that compliments the existing boundary treatments from the residents on Swayne Road.	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
11/2	Kenneth Dredge	Oppose	Fonterra opposes submission point 11/2 by Kenneth Dredge. The planning assessment report titled “Plan Change 14 to the Waipā District Plan Mangaone Precinct C10 Industrial Growth Cell- Hautapu” executive summary states: <i>“The “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west. For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).”</i> The Kiwifruit Block through this Plan Change 14 process will be incorporated into the Bardowie Industrial Precinct.	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.
11/3	Kenneth Dredge	Oppose	Fonterra opposes submission point 11/3 by Kenneth Dredge. Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>“Within the Bardowie Industrial Precinct Structure Plan Area, the Mangaone Precinct Structure Plan Area and Hautapu ‘Area 6’ all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14.	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.
Director-General of Conservation (Submitter No.12)				
12/2	Director-General of Conservation	Support	Fonterra supports submission point 12/2 by Director-General of Conservation.	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/2.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
12/3 12/4 12/5	Director-General of Conservation	Oppose	Fonterra opposes submission points 12/3, 12/4 and 12/5 by Director-General of Conservation. There are existing provisions within the Waipā District Plan that already cover off Flora and Fauna outcomes. Fonterra does not consider it essential to provide objectives and policies for each individual species as it may lead to a planning document requiring provisions for every specific Flora and Fauna within the Waipā District. The proposed is unnecessary granularity, to the exclusion of other species which are also important.	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.
12/7	Director-General of Conservation	Oppose	Fonterra opposes submission point 12/2 by Director-General of Conservation. Fonterra considers that this matter is for Waipā District Council to consider under various processes such as the Reserves Act and it is inappropriate for Plan Change 14 to predetermine the outcome.	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.
12/9	Director-General of Conservation	Oppose	Fonterra opposes submission point 12/9 by Director-General of Conservation. Rule 15.4.2.91A(d) specifically includes “for industrial purposes” to avoid an unrelated subdivision such as a boundary adjustment triggering the need for the reserve management plan in advance of industrial development. The industrial development and use of the Managone Precinct is what triggers the creation of a reserve management plan.	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.
12/10	Director-General of Conservation	Support	Fonterra supports submission point 12/10 by Director-General of Conservation.	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/10.
12/13	Director-General of Conservation	Oppose	Fonterra opposes submission point 12/13 by Director-General of Conservation. The proposed changes to Rule 15.4.2.69 already requires that any subdivision or development (as relevant) is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27. If the subdivision or development does not comply with the Mangaone Precinct Structure Plan in Appendix S27 it becomes a non-complying activity.	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
12/14	Director-General of Conservation	Oppose	Fonterra opposes submission point 12/14 by Director-General of Conservation as it is unnecessary to compromise infrastructure outcomes. It is noted that there are two comprehensive ecological assessments which support the proposed stormwater design being: ○ Ecological Values and Effects Assessment including Bats) (Appendix D1) ○ Bat Management Provisions (Appendix D2)	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.
12/15	Director-General of Conservation	Support	Fonterra supports submission point 12/15 by Director-General of Conservation.	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/15.
Laurent Property Co, Geoffrey and Beverly Laurent (Submitter No. 13)				
13/1 13/2	Laurent Property Co, Geoffrey and Beverly Laurent	Oppose	Fonterra opposes submission points 13/1 and 13/2 by Laurent Property Co, Geoffrey and Beverly Laurent. As a detailed Integrated Traffic Assessment (ITA) (Appendix H) was submitted with Plan Change 14. It's also noted that New Zealand Transport Agency Waka Kotahi has reviewed and accepted this report. Fonterra considers that there is no need for further traffic effects assessment or restriction of development.	That the Council does not adopt any of the relief sought by Laurent Property Co, Geoffrey and Beverly Laurent (Submitter 13) and accepts the outcome sought by Fonterra in its primary submission.
Fire and Emergency New Zealand (Submitter No. 14)				
14/1	Fire and Emergency New Zealand	Support	Fonterra supports submission point 14/1 by Fire and Emergency New Zealand as Plan Change 14 is the rezoning of land from rural to industrial which pushes out the urban boundary limit.	That the Council adopts relief point 1 sought by Fire and Emergency New Zealand (Submitter 14) being: <i>“Council accepts the extension of the ‘urban limit’ within the planning maps to include the PPC14 area.”</i>
14/2	Fire and Emergency New Zealand	Oppose	Fonterra opposes submission point 14/2 by Fire and Emergency New Zealand. The Integrated Traffic Assessment (Appendix H) contains Appendix 1 Indicative Cross Section Forms, which show the proposed road widths for the Mangaone Precinct.	That the Council does not adopt any of the relief sought by Fire and Emergency New Zealand (Submitter 14) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
			The ITA sufficiently assesses traffic safety and includes details of the physically restricted design of road access onto Swayne Road as shown on "Figure 10:4 : Indicative Internal Minor Accessway Link with Swayne Road" page 61.	
14/3	Fire and Emergency New Zealand	Neutral	Fonterra is supportive in principle of low flammability planting, however, is at a level of detail which is beyond the requirements of a plan change. Fonterra also notes that other priorities, such as planting that enhances bats habitat and amenity screening may prevail when selecting plant species.	That the Council considers the relief sought by Fire and Emergency New Zealand (Submitter 14) in the balance of the other purposes planting needs to serve in the Mangaone Precinct Structure Plan Area.
Taylor, Reon (Submitter No.15)				
15/1	Reon Taylor	Oppose	Fonterra opposes submission point 15/1 by Reon Taylor. Existing noise regulations are contained within the Waipā District Plan and Plan Change 14 does not modify these other than amending the first sentence of Rule 7.4.2.20 (specifying noise limits) to read: <i>"Within the Bardowie Industrial Precinct Structure Plan Area, the <u>Mangaone Precinct Structure Plan Area</u> and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:...</i> These existing noise limits will apply to Plan Change 14	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.
15/2	Reon Taylor	Oppose	Fonterra opposes submission point 15/2 by Reon Taylor. The proposed provisions for the Mangaone Precinct Structure Plan Area already provides for sufficient landscaping and fencing on the boundaries.	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought from Council
15/3 15/4	Reon Taylor	Oppose	Fonterra opposes submission points 15/3 and 15/4 by Reon Taylor. Plan Change 14 is supported by a comprehensive range of detailed technical reports including: - o Landscape Assessment (Appendix C) - o Urban Design Statement (Appendix N) These technical reports sufficiently assess the effects of proposed Plan Change 14 on the rural/industrial interface, particularly along Swayne Road and Zig Zag Road. The proposed mitigation measures from these reports have been included in the proposed policies, objectives and rules for the Mangaone Precinct and results in a stronger set of provisions when dealing with this interface compared to the existing Waipā District Plan. Fonterra notes also notes the following: • Increasing building setbacks could result in the land being utilised for yard space thus generating additional lighting glare, noise closer to boundaries etc.	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.
15/5	Reon Taylor	Oppose	Fonterra opposes submission point 15/5 by Reon Taylor. The proposed restrictions on heavy vehicle traffic movements will apply during construction and operation.	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.

Plan Change 14: Mangaone Precinct & C10 Industrial Growth Cell - Hautapu

Incorporating

**Decisions of the Hearing Panel and
Section 32AA Evaluation Report**

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Report Information

Author:	 Dave Serjeant Independent Planning Commissioner and Hearing Chair on behalf of Commissioners Dave Serjeant, Clare St Pierre and Roger Gordon 4 June 2025
Date publicly notified	12 June 2025

Executive Summary

Waipā District Council notified Proposed Plan Change 14 – Mangaone Precinct & C10 Industrial Growth Cell – Hautapu (**PC14**) on 20 June 2024. PC14 seeks to bring forward the development of part of the post-2035 C10 Growth Cell and to rezone an area of approximately 79ha from Rural Zone to Industrial Zone.

A total of 15 submissions, and three further submissions were received, making a number of submission points to various parts of PC14.

A hearing was held on 6 March and 8 April 2025. After hearing from submitters, the Hearing Panel has made decisions on each submission and further submission.

The Panel has determined that PC14 is to be approved and that amendments to the Waipā District Plan are made as detailed in Part C, for the reasons as outlined in Parts A and B of this report.



Part A – Decision Report

Part A – Decision Report

1 Introduction and Decision

1.1 Introduction

- 1.1.1 This decision is made on behalf of the Waipā District Council (**Council**) by Independent Hearing Commissioner Dave Serjeant (Chairperson) and Councillors Clare St Pierre and Roger Gordon (all comprising **the Panel**) appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (RMA).
- 1.1.2 The Panel have been given delegated authority by the Council to make a decision on Plan Change 14 (**PC14**) to the Waipā District Plan (Operative 14 August 2017) after considering all the submissions, the section 32 evaluation, evidence presented during the hearing, and the reports prepared by the officers, including the reply at the conclusion of the hearing.
- 1.1.3 PC14 was originally promoted in May 2024 as a private plan change by Fonterra Limited (**Fonterra**) seeking to bring forward the development of part of the post-2035 C10 Growth Cell. The proposed plan change was presented to the Strategic Policy and Planning Committee on 5 June 2024 at which it was decided that the plan change be adopted and publicly notified by Council.
- 1.1.4 Public notification was undertaken on 20 June 2024 with submissions closing on 19 July 2024. During the submission period a total of 15 submissions were received and during the further submission period a total of three further submissions were received.

1.2 Procedural Matters

- 1.2.1 The section 42A report details the background of the adoption process including that Fonterra both prepared the plan change information and agreed to funding the PC14 process up to the point of notification. At that point the 'ownership' of PC14 transferred to Council and the recommendations of staff relied on their adoption of the Fonterra information, subject to the review of the information as presented in the section 42A report.
- 1.2.2 The Panel sought clarification of the independence of the section 42A report authors from the Council's decision to adopt PC14 and this was provided by Mr Skilton, the District Plan Team Leader prior to the hearing. The section 42A report authors were:
- Ms Hayley Thomas, Project Planner for the Council;
 - Mr Bryan Hudson, Manager Transportation for the Council; and
 - Mr Tony Coutts, Principal Engineer for Growth for the Council.
- 1.2.3 The section 42A report also relied on independent reviews of economic and landscape matters as follows:
- Economic matters, including the report by Property Economics commissioned by Fonterra and PC14 submissions, were reviewed by Mr Greg Akehurst of Market Economics Limited; and
 - Landscape matters, focussing on the industrial/rural interface and the Urban Design Statement prepared by Harrison Grierson and PC14 submissions, were reviewed by Mr

Ben Frost of Beca Limited.

- 1.2.4 At the commencement of the hearing, Councillors St Pierre and Gordon both advised that they were not involved with the decision by the Council to adopt PC14 and were consequently sitting on the Panel as independent commissioners and without any conflicts of interest.

1.3 Hearing

- 1.3.1 PC14 was heard by the Panel on 6 March and 8 April 2025. The following record of attendance is provided as a minute of the hearing:

Table 1: Submitters in attendance

Submitter name	In attendance
Kama Trust	Malcolm and Ashley Boyd (Representatives)
	Michael Hall (Transport)
Waikato Regional Council	Katrina Andrews (Planning)
Fonterra	Daniel Minhinnick (Legal)
	Mark Chrisp (Planning)
	Lisa Jack (Landscape)
	Graham Ussher (Ecology)
	Tim Heath (Economics)
	Mark Apeldoorn (Transport)
	Suzanne O'Rourke (Corporate)
Lesley Dredge	Lesley Dredge
Reon Taylor	Reon Taylor
Henmar Trust	Phil Lang (Legal)
	Mary and Louise Bourke (Representatives)

Table 2: Waipā District Council Team in attendance

Council Attendees	
Hearing Secretary	Deborah Holmes
Hearing Technical Support	Zoe Vincent
Governance Support	Jo Gread
Reporting Planner	Hayley Thomas
Team Leader District Plan	Peter Skilton
Engineering	Tony Coutts
Transport	Brian Hudson
Economics	Greg Akehurst (Market Economics Ltd) online
Landscape	Ben Frost (Beca Limited) online

Tabled Evidence

- 1.3.2 All submissions and evidence given in relation to the hearing were made available to all parties pursuant to the Panel's directions¹. This includes the following submissions and evidence from submitters who, following the receipt of the section 42A report and/or further consultation with Council, did not wish to attend the hearing but wanted their further submissions to be placed on record and considered by the Panel:
- Letter dated 26 February 2025 from the Department of Conservation addressing matters in the submission by the Director-General of Conservation; and
 - Letters dated 17 February 2025 and 20 February 2025 from Transpower addressing its submission and further submission points.

1.4 Site Visit

- 1.4.1 Prior to Hearing Day 1 the Panel undertook a site visit of the PC14 area. We noted the location of submitters and important features of the local surroundings.

1.5 Format of Decision Report

- 1.5.1 This decision contains three parts. Part A contains the decision report, Part B contains the decision on Submissions and Further Submissions, and Part C contains a tracked change version of the District Plan amendments.

1.6 Decision

- 1.6.1 Pursuant to clause 10 of Schedule 1 of the RMA, the Panel decided that:
- (a) proposed Plan Change 14 be approved;
 - (b) the submissions are either accepted in whole or in part, or rejected, as set out in Part B of this decision report; and
 - (c) amendments to the Waipā District Plan are made in accordance with Part C of this decision report.

2 Overview of Plan Change 14

- 2.1.1 The Executive Summary of the main application document prepared for Fonterra by Mitchell Daysh provides the following information on PC14 and its District Plan context.²

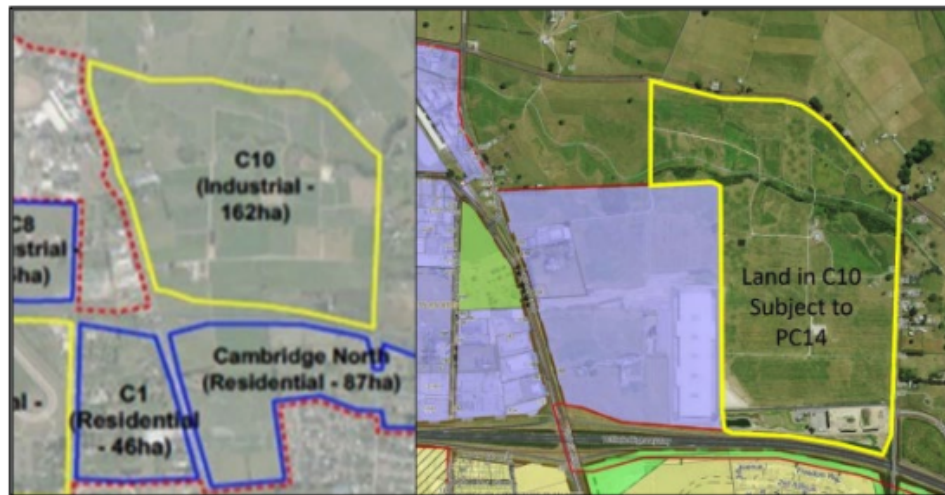
The purpose of the Proposed Plan Change 14 to the Waipā District Plan is to rezone approximately 79.2 ha of land at Hautapu from Rural Zone to Industrial Zone (referred to as the "Mangaone Precinct" – being the name that has been gifted by Ngāti Hauā and Ngāti Korokī Kahukura). The Mangaone Precinct is within the C10 Industrial Growth Cell (bounded by Swayne Road and Zig Zag Road) earmarking it for future industrial development as

¹ See <https://www.waipadc.govt.nz/our-council/waipā-district-plan/waipā-district-plan-plan-changes/current-publicly-notified-plan-changes/proposed-plan-change-14-rezoning-part-of-c10-growth-cell>

² This text does not contain abbreviations shown in the original to avoid repetition in this decision

shown in Figure 1 below.

Plan Change 14 is effectively Stage 2 of the of the C10 Industrial Growth Cell being rezoned to Industrial Zone. Stage 1 was the creation of the Bardowie Industrial Precinct located immediately to the west of the Mangaone Precinct (shown in purple on Figure 1). It involved rezoning approximately 56 ha of land owned by Bardowie Investments Limited (BIL) and Shoof Properties Limited within the C10 Industrial Growth Cell to Industrial Zone by way of Plan Change 11 to the District Plan in 2018.



The majority of the land to be rezoned as part of Plan Change 14 is known as the “Bardowie Farm” (comprising 71.4 ha) owned by Fonterra located on the corner of Swayne Road and Zig Zag Road. It is one of several farms owned by Fonterra used for the spray irrigation of wastewater as part of the operation of the Hautapu Dairy Factory located at Hautapu approximately 4km north of Cambridge. The southern portion of the area proposed to be rezoned Industrial is an area of land known as the “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west (Figure 2). For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped /unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).



- 2.1.2 The Section 42A report also contains the following information on the purpose and content of PC14:

PC14 seeks to bring forward the development of part of the post-2035 C10 Growth Cell. This is proposed to be achieved through the rezoning of the land from Rural Zone to Industrial Zone and amending the Operative Waipā District Plan as follows:

- *Rezone the following land parcels from Rural Zone to Industrial Zone;*
 - *Lot 2 DP 529042; and*
 - *Sections 1, 4 and 7 SO 499872.*
- *Insert new Appendix S27 – Mangaone Precinct Structure Plan;*
- *Amend Appendix S20 – Bardowie Industrial Precinct Structure Plan;*
- *Add new definitions and amend objectives, policies, performance standards and assessment criteria to the following sections of the Waipā District Plan:*
 - *Part B – Definitions;*
 - *Section 7 – Industrial Zone;*
 - *Section 15 – Infrastructure, Hazards, Development and Subdivision;*
 - *Section 16 – Transportation; and*
 - *Section 21 – Assessment Criteria and Information Requirements.*

- 2.1.3 The section 42A report also identified key elements of the Mangaone Precinct Structure Plan as follows:

- *Protection and enhancement of the Mangaone Stream and associated wetlands and ecology (including bat habitat) with the potential for a network of pedestrian and cycle paths to be provided;*
- *The identification of a Collector Road and Local Roads, as well as points of connectivity to the wider roading network;*
- *Stormwater detention and management devices (precise locations to be confirmed at the subdivision consenting phase);*
- *A Central Focal Area that will provide for small-scale retail and service activities to establish that will service the day-to-day needs of the industrial businesses in the area; and*
- *Proposed landscaping treatments at the site edges (particularly along the Mangaone Stream, Swayne Road and Zig Zag Road).*

3 Submissions and Further Submissions

3.1 Topic Areas and Related Submissions

- 3.1.1 The submissions and further submissions were grouped by the section 42A report into the topic areas listed below. The decisions on submissions will adopt this same topic area format.³ However, by the time the matter came to hearing several of the topics and related submissions had been largely agreed. Our analysis of the topics and submissions will

³ The Panel did not include the 'Rezoning' topic as referred to in the section 42A report as we considered the substantive matters in the relevant submission by Henmar Trust have been addressed in other topics such as the rural interface, transport and stormwater.

therefore focus on those topics that were still in contention at the time of the hearing:

- Topic 1 - All of Plan Change;
- Topic 2 - Bats;
- Topic 3 - Economic;
- Topic 4 - Industrial Zone Activities;
- Topic 5 - Infrastructure Capacity/Stormwater;
- Topic 6 - Kiwifruit Block;
- Topic 7 - Mangaone Stream;
- Topic 8 - National Grid Yard;
- Topic 9 - Rural/Rural Interface;
- Topic 10 - Structure Plan; and
- Topic 11 - Transport.

3.1.2 Sections 3.2 to 3.12. of this decision provide discussion and our findings under these topic headings. Table 3 shows which submitters lodged a submission point on the various topics.

Table 3: Topic and Submitter number and name

Topic	Submitter
All of Plan Change	1 – T M West 5 – Fonterra Ltd 6 – Kama Trust 7 – Bardowie Investments Ltd 10 – Waikato Regional Council 13 – Geoffrey and Beverly Laurent 14 – Fire and Emergency New Zealand FS1 – Henmar Trust FS2 – Fonterra
Bats	10 – Waikato Regional Council 12 – Director-General of Conservation FS2 – Fonterra FS3- Forest & Bird
Economic	6 – Kama Trust 8 – Lesley Dredge 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Industrial Zone Activities	7 – Bardowie Investments Ltd 9 – Henmar Trust 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Infrastructure Capacity/ Stormwater	6 – Kama Trust 9 – Henmar Trust 10 – Waikato Regional Council FS1 – Henmar Trust FS2 – Fonterra Ltd
Kiwifruit Block	7 – Bardowie Investments Ltd 8 – Lesley Dredge 9 – Henmar Trust 11 – Ken Dredge

Topic	Submitter
	FS1 – Henmar Trust FS2 – Fonterra Ltd
Mangaone Stream	4 - Waipā District Council 9 – Henmar Trust 10 – Waikato Regional Council 12 - Director-General of Conservation FS2 – Fonterra Ltd FS3 – Forest & Bird
National Grid Yard	3 – Transpower FS2 – Fonterra Ltd
Rural/Rural Interface	2 - H Wood & O'Sheas Trustees No 8 Ltd 7 – Bardowie Investments Ltd 9 – Henmar Trust 11 – Ken Dredge 14 – Fire and Emergency New Zealand 15 – Reon Taylor FS1 – Henmar Trust FS2 – Fonterra Ltd
Structure Plan	9 – Henmar Trust FS2 – Fonterra Ltd
Transport	2 - H Wood & O'Sheas Trustees No 8 Ltd 6 – Kama Trust 7 – Bardowie Investments Ltd 9 – Henmar Trust 10 – Waikato Regional Council 13 – Geoffrey and Beverly Laurent 14 – Fire and Emergency New Zealand 15 – Reon Taylor

3.2 Topic 1 – All of the Plan Change

- 3.2.1 Topic 1 submissions were considered by the section 42A report to be relevant to the whole District Plan. Many of the matters, including the effects on the local environment, transport matters and the sufficiency of industrial land are addressed to some extent under more specific topic headings below. The following matters were addressed in more detail by the section 42A report or during the hearing.

Initial Preparation by Fonterra and Independence of the Assessment

- 3.2.2 This matter has been addressed above at [1.2]. The Panel are satisfied as to the manner in which the Council adopted PC14, and the Council staff subsequently assessed the information provided and the submissions lodged. We have no reason to doubt the independence of the reporting process, or the professionalism of the officers involved.

Transport Infrastructure

- 3.2.3 Kama Trust, G & B Laurent and Henmar Trust raised concerns with regard to traffic effects and the requirement for the relevant infrastructure to be in place prior to development occurring. The section 42A report responded to these concerns with a recommendation that a performance standard (Rule 7.4.2.46) be included for the Mangaone Precinct which specifically addresses transport infrastructure works that are required as a result of PC14.

Mr Apeldoorn, for Fonterra, suggested some amendments to the proposed rule, following which a further iteration was proposed by Mr Hudson, for the Council, in his rebuttal evidence for the hearing. The standard, as amended in the right of reply by Council (in green) and agreed to by Mr Apeldoorn, is:

Rule – Mangaone Precinct – Transport [6/3, FS2/21]

7.4.2.46 The following transport upgrades are required prior to any development within the Mangaone Precinct being reliant on them the existing transport network [Fonterra/WDC Right of Reply]. These upgrades, along with when they will be required, are set out below:

	Transport Upgrade	Implementation Requirement
a)	Victoria Road / East-West Collector Road Intersection	To be completed prior to: - Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream; or - Any activity located south of the Mangaone Stream being able to generate traffic.
b)	A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West	
c)	Internal public road formation within the plan change area to be vested as 'local road'	
d)	Zig Zag Road carriageway <u>shoulder</u> widening and pavement strengthening <u>Zig Zag Road / Victoria Road Intersection [WDC]</u>	To be completed prior to: - Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision north of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road [WDC].; or - Any activity located north of the Mangaone Stream being able to generate traffic.
e)	Swayne Road / Site Access 2-lane T-intersection	To be completed prior to: - Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream with the potential to generate traffic movements directly to or from Swayne Road [WDC].; or - Any activity located south of the Mangaone Stream being able to generate traffic.
f)	Swayne Road Rural Industrial Road formation – carriageway <u>should</u> [WDC] widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.	

Activities that fail to comply with Rule (NEW) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Amenity effects; and
- Road design and connectivity; and
- Safety, capacity, and efficiency of the transport network; and
- The design and sequencing of upgrades to the transport network; and
- Provision of cycling and pedestrian networks; and
- Enabling of public transport; and
- The ability to adequately manage stormwater.

These matters will be considered in accordance with the assessment criteria in Section 21.

- 3.2.4 Mr Lang, for Henmar Trust, submitted that Rule 7.4.2.46 lacked certainty in interpretation. Specifically, Mr Lang was critical of the reference to *“being reliant on...”* in the header clause, and of the interpretation of the word *“directly”* in clauses (d) and (f). A related criticism of the rule came from Mrs Bourke, for Henmar Trust, who considered that subdivision or land use within the Mangaone Precinct south of the Mangaone Stream, as expressed in subclauses (e) and (f), should trigger the transport upgrades listed for (d) relating to Zig Zag Road, as well as those for Swayne Road, assuming that considerable traffic exiting from such subdivision or land use would travel via Swayne Road and Zig Zag Road to Cambridge or the Waikato Expressway.
- 3.2.5 We had discussion during the hearing on the need for *“being reliant on...”* and *“directly”*. Mr Lang supported the suggestion from the Panel that the clause *“being reliant on the existing transport network”* could be removed as it served no purpose, with the timing for the transport upgrade being determined by the criteria in the column in the table headed Implementation Requirement.

Finding

- 3.2.6 We note that the implementation of infrastructure requirements for the Mangaone Precinct are to be determined in accordance with a Development Agreement as required by the provisions of Appendix S27 and Rule 7.4.2.36. That agreement would include the new transport infrastructure and upgrades referred to in Rule 7.4.2.46.
- 3.2.7 On the matter of the *“being reliant on the existing transport network”* we find that the criteria for implementation should be left for clear statement within the table, without the uncertainty of any other qualifiers within the introductory clause, so this clause is to be deleted.
- 3.2.8 On the matter of the word *“directly”*, this word is part of the amendment to (d) which reads *“with the potential to generate traffic movements directly to or from Zig Zag Road”* [or Swayne Road in the case of (f)].
- 3.2.9 We note that the development of land within the Mangaone Precinct Structure Plan could be staged, but ultimately it must be *“designed in general accordance with the requirements of that structure plan”* (Rule 15.4.2.69) which would include the proposed local roads connecting north and east to Zig Zag Road and Swayne Road from subdivision to the north or south of the Mangaone Stream reserve respectively.
- 3.2.10 With the prohibition of new direct access to either Zig Zag Road or Swayne Road from proposed Rule 15.4.2.91A, direct access would relate to any traffic which travels along these local roads within the Structure Plan area to or from either Zig Zag Road or Swayne Road.
- 3.2.11 We consider that the words *“with the potential..”* set a fairly low trigger to the implementation of the required works in the case of either (d) or (f) in Rule 7.4.2.46. Likely exclusions would be a subdivision to create Mangaone Reserve or for utility provision purposes (water, electricity etc.). Any other subdivision would trigger the first bullet points in (d) or (f).
- 3.2.12 Accordingly, we find that the wording of Rule 7.4.2.46 (d) and (f) is to remain as set out above.

National Policy Statement – Highly Productive Land

- 3.2.13 In its original submission, the Waikato Regional Council stated that “at the commencement date of the NPS - HPL, the land subject to PC14 did not meet either of the exemptions under Clause 3.5(7)(b)”, the exemptions being referred to determining the status of the land under the National Policy Statement – Highly Productive Land (**NPS-HPL**). This submission was addressed in the section 42A report which explained that, because the Waikato Regional Council had not yet mapped highly productive land for the purpose of the NPS-HPL, the transitional definition for highly productive land in Clause 3.5.(7) is applicable. This clause states:

Until a regional policy statement containing maps of highly productive land in the region is operative, each relevant territorial authority and consent authority must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

(a) is

- (i) Zoned general rural or rural production; and*
- (ii) LUC 1, 2 or 3 land; but*

(b) is not:

- (i) identified for future urban development; or*
- (ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle.*

- 3.2.14 The PC14 land is zoned Rural and comprises LUC Class 1 land. Consequently, the determination of whether the land is highly productive land rests solely on the land, at the commencement date of the NPS-HPL (17 October 2022), being identified for future urban development. The NPS-HPL defines “*identified for future urban development*” as meaning:

(a) identified in a published Future Development Strategy as land suitable for commencing urban development over the next 10 years; or

(b) identified:

- (i) in a strategic planning document as an area suitable for commencing urban development over the next 10 years; and*

(ii) at a level of detail that makes the boundaries of the area identifiable in practice.

- 3.2.15 The section 42A report advised that the Future Proof Strategy 2022 (**FPS 2022**) is a strategic planning document and that the subject land is part of the Hautapu Strategic Industrial Node identified for development between 2031 and 2050 (i.e. commencing development over the next 10 years) and had been mapped accordingly. The report concluded that the PC14 land was therefore not within the transitional definition of highly productive land and exempt from the from the NPS-HPL under Clause 3.5.(7)(b)(i).

- 3.2.16 Ms Andrews, for the Waikato Regional Council (**WRC**), noted her agreement with this further assessment in her statement of evidence.

Finding

- 3.2.17 We have examined the FPS 2022 document and agree that it is a strategic planning document to be had regard to by the Future Proof Partners, including the WRC and the Council, for the purposes of implementing the NPS-HPL, amongst other things. FPS 2022

existed at the commencement date.⁴ In this regard, when it comes to mapping highly productive land within the region as required by Clause 3.4, WRC must comply with Clause 3.4(2) which states:

However, despite anything else in this clause, land that, at the commencement date, is identified for future urban development must not be mapped as highly productive land.

3.2.18 We note that the Hautapu Strategic Industrial Growth Node is identified on Table 2 (page 73 of FPS 2022) for development commencing 2031. The boundary of this area is shown on Map 6 (page 61 of FPS 2022). While Map 6 has some mapping errors (such as the Waikato Expressway being too far south) we find that the location and boundaries of the C10 Growth Cell and the PC14 land are clearly recognisable.

3.2.19 We agree that the subject land is exempt from the provisions of the NPS-HPL.

Fish Passage

3.2.20 In its original submission the Waikato Regional Council sought the addition of an information requirement in Section 21.2.7.1 regarding the Mangaone Stream Reserve Plan in relation to fish passage.

Finding

3.2.21 The section 42A report accepted this submission and we accordingly agree with the inclusion of the addition wording in Section 21.2.7.1 as noted in Appendix A to the Council's right of reply.

Urban Limits

3.2.22 Fire and Emergency NZ, Henmar Trust and Fonterra Ltd submissions sought the extension of the 'urban limit' notated on the Planning Maps to include the area subject to the plan change. The extension of the urban limit will ensure the firefighting provisions within Section 15 of the District Plan include the plan change area.

Finding

3.2.23 The section 42A report recommended acceptance of these submission and we accordingly agree with the update to the Planning Maps to have the 'urban limit' include the PC14 area.

3.3 Topic 2 – Bats

3.3.1 Several parties, including the WRC, the Director-General of Conservation, Fonterra and Forest & Bird made submissions on PC14 provisions that supported the long-tailed bat (pekapeka) habitat within the vicinity of the Mangaone Stream. The pekapeka have a Threatened – Nationally Critical status and are commonly found in and around Cambridge. The preparation of the plan change had included ecological investigations to identify the presence of the pekapeka and recommendations on measures for protection including the recognition of a 'High Value Bat Habitat Area' in the vicinity of the Mangaone Stream.

3.3.2 The above submissions targeted a number of PC14 provisions. Including a resource management issue and related objectives and policies for the pekapeka, the Mangaone Stream Reserve provisions and the trigger for the preparation of the Mangaone Stream

⁴ The Future Proof Implementation Committee approved the updated 2022 Future Proof Strategy at its meeting on 16 June 2022 and recommended the endorsement of the updated Future Proof Strategy by the partner councils.

Reserve Management Plan, the Mangaone Precinct Plan provisions, the development agreement requirements, relevant assessment criteria and information requirements.

3.3.3 The submissions were generally not accompanied by specific wording amendments to the provisions however, where the section 42A report authors agreed with the submissions, the report provided wording. The section 42A report rejected some of the submissions. We note that this was not typically because the submission was disagreed with, but because the authors considered that the matter was already addressed or the amendment required was not specific to the Mangaone Precinct and would apply to other structure plans thereby raising scope issues.

3.3.4 At the hearing we received evidence in response from the submitters as follows:

- (i) Ms Andrews, for WRC, supported all of the proposed amendments in the section 42A report in relation to bats and sought two further amendments in relation to a 20m buffer for the bats within the Mangaone Stream Reserve, to be referred to in Rule 21.2.7.1 Information Requirements and Appendix S27.2.26 Bat Habitat Values in the Mangaone Precinct Structure Plan.

The Council reply accepted these amendments subject to the provision of flexibility on the minimum buffer size, recognising that the reserve is a multi-purpose reserve and subject to detailed design for stormwater management purposes.

- (ii) Dr Ussher, in his ecological evidence for Fonterra, supported the recommendations in the section 42A report.
- (iii) The Director-General of Conservation did not attend the hearing but tabled a statement supporting all of the recommended amendments in the section 42A report and the amendments from the WRC.

Findings

3.3.5 The Panel appreciates the high level of agreement reached by the parties on these important provisions for the pekapeka and agrees with the final amendments contained in Appendix A to the Council's right of reply.

3.4 Topic 3 – Economics

3.4.1 Economics, more particularly the matter of sufficiency of industrial land supply, was a matter of broad interest for the submitters. A number of submitters were concerned that there was already sufficient industrial land in the Cambridge area and that PC14 was unnecessary.

3.4.2 The PC14 application material prepared by Fonterra and adopted by the Council included an economic assessment prepared by Mr Heath of PE.⁵ Mr Heath was critical of the Future Proof Business Development Capacity Assessment 2023⁶ (**BDCA 2023**) which predicted sufficient industrial land capacity within the Cambridge – Karāpiro local market, the Waipā

⁵ *Plan Change 14 to the Waipā District Plan Mangaone Precinct Economic Assessment* prepared by Property Economics, May 2024

⁶ *Business Development Capacity Assessment 2023 Future Proof Partners: Hamilton City, Waikato District, Waipā District and Waikato Regional Council* 3 April 2024 – Final M.E Consulting

District, and the broader Future Proof sub-region over the next 30 years.⁷ He considered that this forecast was unreliable and not reflective of ‘real world’ practicalities such as:

(a) the potential underestimated employment growth and land demand within the relevant markets,

(b) inappropriate industrial capacity modelling approaches adopted,

(c) the relocation outcome of Carter’s Flat industrial activity, and

(d) the Waikato Expressway proving attractive to industrial activity beyond those servicing the Cambridge market.⁸

- 3.4.3 Mr Heath’s view was that the Future Proof sub-region would face a shortfall in industrial land capacity over the medium and long term. In weighing up the benefits and costs of making more industrial land available through PC14 he considered:

the economic benefits of advancing the PC14 Site (e.g., increased industrial land capacity, increased surety and market certainty for industrial land supply, improved land use efficiency, greater level of growth, potential decrease in industrial land price, etc) would significantly outweigh the economic costs associated with additional infrastructure investment requirement (if land supply to meet demand was provided in a separate less efficient location).⁹

- 3.4.4 We note that Mr Heath’s analysis was based on the net developable area of industrial land being added by PC14 at approximately 48ha, accounting for the large area of reserve proposed along the Mangaone Stream and that the Kiwifruit Block land is already developed.

- 3.4.5 As noted above, the Council commissioned a peer review of Mr Heath’s economic assessment by Mr Akehurst of ME. ME also provides economic advice to the Future Proof partners and had prepared the BDCA 2023. Mr Akehurst did not accept Mr Heath’s criticism of the BDCA 2023 findings and considered that the industrial land demand identified, which was based on both WISE and NIDEA information,¹⁰ “offers a fair projection for the Future Proof area.”¹¹ Mr Akehurst noted that the NIDEA high growth projection series was an input to the WISE model, which incorporates population growth, export performance (by sector), national economic growth and capital formation to provide estimates of output, Gross Domestic Product and employment at the Statistical Area 2 and District level.

- 3.4.6 Mr Akehurst pointed out that the PE assessment, while being critical of the BDCA 2023 outputs, did not offer an independent or alternative projection to validate or challenge the BDCA’s methodology for assessing industrial land demand and capacity. In particular, Mr Akehurst noted that:

“their analysis lacks specific information on occupancy and vacancy rates of industrial land

⁷ Heath EIC at [2.2]

⁸ Heath EIC at [2.2]

⁹ Heath EIC at [2.7]

¹⁰ WISE stands for Waikato Integrated Scenario Explorer, a model developed by ME incorporating land use, population and economic growth information; NIDEA stands for the National Institute of Demographic and Economic Analysis at Waikato University

¹¹ Market Economics Limited -Economics Review Appendix 3 to the Section 42A report at page 5.

in general. As a result, there is no clear indication of the available industrial land capacity—a critical component covered in the BDCA. Without data on occupancy and vacancy, the assessment may not fully account for the sufficiency or availability of industrial land, potentially impacting the reliability of the conclusions regarding demand and capacity.”

- 3.4.7 Mr Akehurst nevertheless acknowledged that, since completion of the Waikato Expressway, Cambridge had experienced significant transformations in economic development and population growth, and that these recent changes were not reflected in the 2023 BDCA.
- 3.4.8 Both the PE economic assessment and the ME peer review described the growth potential and market attractiveness of the land within the C10 Growth Cell, which includes the PC14 land. Key factors in this attractiveness include extensive flat land, large sites, connectivity to local primary producers, proximity to the extended motorway system connecting to the wider Waikato region, Auckland and Tauranga, and the co-location or agglomeration advantages for industry the land offered.
- 3.4.9 Mr Akehurst agreed with Mr Heath’s assessment that while the increase in land supply due to PC14 might result in some minor adverse economic effects on individual industrial land owners due to downward pressure on land prices, these effects were outweighed by the benefits.
- 3.4.10 Despite his criticisms of the economic assessment, Mr Akehurst concluded that “granting PC14 and bringing forward the development timeline for the C10 Growth Cell would create a stronger economic platform for Cambridge and the wider Waipā District, benefiting businesses, residents, and the regional economy as a whole.”¹²
- 3.4.11 Three submitters, Kama Trust, Ms L Dredge and the WRC, raised concerns regarding the PE economic assessment and the economic effects of bringing forward the industrial growth cell as follows:
- (i) Kama Trust submitted that the additional industrial land will have an impact on stakeholders within the C9 Growth Cell and requested that staging provisions are included in the District Plan to prevent an oversupply of industrial land;
 - (ii) Ms Dredge opposed the plan change and her submission was critical of the economic assessment assumptions and methodology. She requested an updated BDCA be prepared by Future Proof to support a decision on PC14. If this updated BDCA forecasts sufficient medium to long term capacity, Ms Dredge sought that a restriction on development within the C10 Growth Cell be imposed (e.g. development not being able to commence until 80% of the existing live zoned areas at Hautapu are developed); and
 - (iii) WRC raised general concerns about the adequacy and robustness of the economic assessment and how the PC14 application had addressed several of the Urban Form and Development policies and methods of the Waikato Regional Policy Statement and Proposed Waikato Regional Policy Statement Change 1 – Decisions version.
- 3.4.12 The Panel questioned Mr Heath on his economic assessment on Day 1 of the hearing, expressing similar concerns to the submitters on the adequacy of the economic justification for additional industrial land supply. Following the hearing adjournment, we issued Direction 2 seeking, amongst other matters, additional information from Mr Akehurst on

¹² Market Economics Limited -Economics Review Appendix 3 to the Section 42A report at page 9.

current land utilisation within the Hautapu area, wider industrial land demand data, and price information.

3.4.13 Mr Akehurst responded with a supplementary report as part of the Council's reply.¹³ Following an overview of the BDCA spatial framework, existing industrial zones, and key growth cells in the Cambridge-Karāpiro area, the report provided the following information on supply and demand for industrial land:

- (i) An analysis of employment and business growth trends influencing industrial land demand. This analysis emphasised the strong and continuing employment growth in Cambridge-Karāpiro (compound annual growth rate (CAGR) of 2.75%) compared with the wider Waipā District (CAGR of 1.77%) , in particular the Statistical Areas relevant to the Hautapu Industrial Area being Hautapu SA2 and Fencourt SA2 with growth rates over the 2020 – 2024 period of 17% and 193% respectively.
- (ii) An assessment of currently zoned industrial land, including constraints on development due to landowner preferences or other limitations/factors. The report provided detailed land utilisation data for both the Hautapu Industrial Area and the Matos Segedin Industrial Area to the south. The information categorised land utilisation into land currently in use, land recently zoned and under development or committed, industrial land with deferred zoning, vacant industrial zoned land, both market available and where not available, background information on landowner intentions for future use (if known).

The report identified that in the Matos Segedin Industrial Area there were six sites available, totalling in the order of 4 – 5 ha, providing for smaller industrial development. An addendum to the report also estimated land availability in the Hautapu Industrial Area, identifying a total of 102ha of currently vacant industrial land but discounting in the order of 50% of this as being already committed to development and being subdivided (corner of Hautapu Road and Peake Road) or not available to the market (Hannon Block).

- (iii) The impact of PC14 on market competition and business attraction in relation to industrial land price movements. The report explained that an analysis of local and regional land price movements would require access to data from CoreLogic, at considerable expense for the Council. In the absence of that data, the report provided some information on the relative price of Cambridge industrial land to industrial land in Hamilton, Tauranga and Auckland. The report advised that Cambridge was a competitive option but that the land within PC14 would strengthen Cambridge's position as an 'industrial hub'.

3.4.14 PE also provided a response to Direction 2, emphasising employment data, GDP growth, and industrial building consents for Waipā as supporting the provision of more industrial land through PC14.

Discussion and Findings

3.4.15 As with other matters in contention, the Panel's consideration of the whether additional live-zoned industrial land as proposed by PC14 is needed in Cambridge and Waipā District

¹³ PC14 – Council Right of Reply – Appendix D Market Economics Response to Hearing Panel

is framed by the provisions of the RMA on plan changes and relevant policy documents. Key amongst the policy documents is the National Policy Statement on Urban Development 2020 (**NPS-UD**). The NPS-UD has identified Waipā District as a high-growth urban area and a 'Tier 1 Urban Environment' meaning that it applies to planning decisions by Council that affect an urban environment, and Council must give effect to it.

- 3.4.16 The section 42A report provides a table of NPS-UD objectives and policies that are relevant to the consideration of PC14.¹⁴ We consider that the broadly expressed Objective 1 and the following policy clauses are the key provisions in relation to provision of industrial land.

Objective 1	New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, <u>as a minimum</u> : have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and <u>support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</u>
Policy 2	Tier 1, 2, and 3 local authorities, at all times, <u>provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</u>
Policy 8	Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: unanticipated by RMA planning documents; or out-of-sequence with planned land release. [our emphasis]

- 3.4.17 The Panel had the benefit of briefs of evidence from Messrs Heath and Akehurst, both independent experts with considerable experience in the provision of urban land to meet NPS-UD requirements. Whilst the two experts expressed criticism of each other's findings, they both supported the provision of additional industrial land at Hautapu that would result from PC14. No other party presented expert evidence, however we note that Ms Dredge, while not presenting as an expert witness, was qualified in economics and the content of her submission contained informed and detailed questions that assisted our enquiry.
- 3.4.18 Both the economic assessment and the review contained a cohesive line of reasoning as to the benefits of the provision of more industrial land at Hautapu. Mr Heath's view was that in order to maximise these benefits there needs to be *"timely and efficient provision of additional industrial land to accommodate the faster growth (than the BDCA projects), likely industrial land deficits and ongoing industrial expansion of the economy."*¹⁵ We note that Mr Heath focussed on the medium and longer term in terms of industrial land shortfall. Consistent with his BDCA findings that there was no industrial land shortfall, Mr Akehurst

¹⁴ Section 42A report at [3.2.2]

¹⁵ Heath EIC at [2.3]

emphasised the strategic importance of PC14, referencing the fact that the PC14 land was within the C10 Growth Cell and its live-zoning was simply being brought forward, that benefits outweighed costs, and the contribution the additional land would make to competitive land markets, particularly for larger sites.

- 3.4.19 The Panel's concern expressed in Day 1 of the hearing was that despite the very plausible arguments made by both Messrs Heath and Akehurst, it nevertheless sought additional hard data on industrial land supply and demand within the Cambridge area. This information was provided by Mr Akehurst in his supplementary report. Whilst it would have been reassuring to have price information, the Panel found the information on the Hautapu industrial land market to be sufficiently convincing to support the addition of the PC14 land.
- 3.4.20 Implicit in Objective 1 above, and a requirement of the section 32 evaluation that accompanies PC14, is the consideration of costs and benefits. We have described the benefits identified by Messrs Heath and Akehurst above. In terms of costs, we consider that a depressed industrial land price is a potential cost of too much land, but that scenario assumes that most of the land is available at the same time. The other potential cost factor identified is the lack of or inefficient provision of infrastructure to service the rezoned land. This cost was not addressed by any expert evidence and the matter of infrastructure provision is addressed in a later topic. We note that the Council has not expressed any reservation on the matter of infrastructure provision.
- 3.4.21 We find that the evidence indicates that sufficient industrial land currently exists but that the take up of land has accelerated beyond the most recent predictions in the 2023 BDCA and that the exposure of the Hautapu land to a multi-region industrial land market is likely to support ongoing growth and land utilisation, with the large flat sites offered being particularly attractive.
- 3.4.22 With reference to the relevant NPS-UD objectives and policies above, as noted by Mr Minhinnick in closing remarks for Fonterra, the policy setting refers to "*minimum*" provision of "*a variety of sites*" and "*support..[for] the competitive operation of land and development markets*", provision of "*at least sufficient development capacity...*" and the Council being "*responsive to ... plan changes that are out-of-sequence with planned land release*". In summary, these provisions do not envisage an upper limit on land sufficiency, unless of course economic costs or adverse environmental effects outweigh the benefits in terms of meeting Objective 1. We have examined economic costs above and potential environmental effects are considered under other topics.
- 3.4.23 In summary, our finding supports the live-zoning of the additional Industrial Zone land as proposed by PC14.

3.5 Topic 4 – Industrial Zone Activities

- 3.5.1 This topic addresses the activity status and related provisions for activities within the Industrial Zone. As noted by the section 42A report:¹⁶

"The Industrial Zone provides for a wide range of industrial based activities, including but not limited to, those associated with manufacturing and processing of goods, machinery servicing, testing and repairs, storage, and transportation and distribution activities."

¹⁶ Section 42A report at [4.5.1]

- 3.5.2 The Industrial Zone within the proposed Mangaone Precinct does not have a separate listing of activities but shares a list with the Industrial Zone of the wider district. However, previous plan changes had recognised specific constraints applying to the Hautapu Industrial Plan Structure Plan Area (SPA) and the Bardowie Industrial Precinct SPA relating to constraints on the wastewater system and the sensitivity of the Hautapu dairy industrial area.¹⁷ Each of these constraints were addressed by specific rules restricting industrial activities as follows:
- (i) Industrial activities were not provided for as permitted activities within the Hautapu Industrial SPA (Rule 7.4.1.1a). However dry industry, as defined in the District Plan,¹⁸ is provided for within the Hautapu Industrial SPA (Rule 7.4.1.1w) as a permitted activity. If an industrial activity is not a dry industry, or otherwise provided for, then it is a non-complying activity pursuant to the 'default' rule, Rule 7.4.1.5m;
 - (ii) A more restrictive list of permitted activities applied to an area identified as the Specialised Dairy Industrial Area (Rule 7.4.1.1t), and any activity within either the Bardowie Industrial Precinct SPA or the Hautapu Industrial SPA that requires an air discharge permit from WRC is a restricted discretionary activity, with the Council exercising discretion in relation to adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air (Rule 7.4.1.3.f). Further, and notwithstanding Rule 7.4.1.3.f, bitumen plants, incineration activities and concrete batching plants are to be considered as non-complying activities within either the Bardowie Industrial Precinct SPA or the Hautapu Industrial SPA (7.4.1.5p). We note that relocated buildings were also non-complying activities within these areas.
- 3.5.3 PC14 amended Rules 7.4.1.1a, 7.4.1.1w, 7.4.1.3f and 7.4.1.5p so that these rules also applied to the proposed Mangaone Precinct Structure Plan.¹⁹ For the Mangaone Precinct SPA, the outdoor storage and handling of fertiliser or other dry bulk products was added to the list of non-complying activities.
- 3.5.4 The Henmar Trust submitted that the reference to 'dry industry' was so vague that it could include any industrial operation. The Trust considered that the vagueness or uncertainty arises due to the district plan definition of dry industry reference to 'industrial operations', which was then undefined. The Trust provided a definition of 'industrial operations' which it sought to be included in the district plan. It also sought that additional industrial activities be specifically listed in Rule 7.4.1.5p.

Findings

- 3.5.5 We agree with the Henmar Trust submission that the interpretation of activity status for industrial activities has an element of vagueness. The 'dry industry' definition introduces uncertainty as to how the reference to 'industrial operations' is to be interpreted against the specific reference to 'industrial activities' in Rule 7.4.1.1a.

¹⁷ We note that this sensitivity also applies to the Te Awamutu dairy industrial area

¹⁸ Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).

Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.

¹⁹ Reference to the Mangaone Precinct Structure Plan was also added to other rules but these amendments were not the subject of submissions or relevant to the topic.

- 3.5.6 On this definitional matter of ‘industrial operations’ we consider that this reference is the same as ‘industrial activity’. Indeed, if the definition proffered by Henmar Trust for industrial operations is compared with the district plan definition of industrial activity, we consider that they both include the very wide range of activities involved in sourcing inputs, production or manufacturing, storage and distribution of finished products. While the use of the term industrial activity perhaps should have been used instead of the introduction of a new term, we do not consider that problematic.
- 3.5.7 As we have set out above, the interpretation of activity status within the Mangaone Precinct SPA (and the neighbouring areas referred to in the operative rules) is determined by the two rules, 7.4.1.1a and 7.4.1.5m, whereby industrial activities are not permitted, but non-complying unless otherwise provided for. Alternative provisions include dry industry (permitted), mineral extraction activities (Rule 7.4.1.3b) and activities for which a regional air discharge permit is required (both restricted discretionary activities) and the specifically listed industrial activities in Rule 7.4.1.5p we have referred to above.
- 3.5.8 We also note the controlling effect of Rules 7.4.1.3a and 7.4.1.4a, requiring that any activity not complying with the performance standards in Rule 7.4.2 are to be considered as either a restricted discretionary activity or discretionary activity.
- 3.5.9 The Henmar Trust relief of additional activities being added to Rule 7.4.1.5p needs to be considered in the context of the above plan provisions. Our review of the suggested additions, and potentially any other industrial activities, is that a key constraint on many of these activities would be the need for an air permit from WRC. The performance standards relating to noise, visual effects and traffic, in particular, also have the effect of creating the requirement for a resource consent to consider the adverse effects on surrounding environment if these standards are not met.
- 3.5.10 On the related relief of whether the discretion reserved for Council in Rule 7.4.1.3f should be broadened beyond consideration of the adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air, we have the benefit of Mr Chrisp’s explanation of the reason for this discretion, in addition to WRC’s processing of the air permit. We understand that the discretion represents an additional precaution relating to effects on the production of milk products from the air discharge. It does not extend to the consideration of other effects. As noted, compliance with the performance standards of Rule 7.4.2 is required by the activity in addition to air discharge effects.
- 3.5.11 In summary, we find in favour of the provisions for industrial activities in Rule 7.4 as shown in Appendix 2 of the Council’s right of reply.

3.6 Topic 5 – Infrastructure Capacity/Stormwater

- 3.6.1 This topic addresses submissions on infrastructure capacity of the PC14, in particular stormwater management and infrastructure connectivity.
- 3.6.2 Kama Trust and Henmar Trust submissions expressed concern at the potential downstream effects of additional stormwater from the PC14 area. Henmar Trust provided additional information on its concerns through Mr Lang and Mrs Bourke in the hearing, being:
- (i) The modelling results from the Harrison Grierson report supporting PC14 predicted that some additional flooding could be expected on the Henmar Trust land as a result of PC14 land development; and

- (ii) It was unclear whether the predicted overtopping of the Kiwifruit Block stormwater basin had been accounted for in the above modelling, and more generally what the drainage pathway for stormwater was from the Kiwifruit Block to the Mangaone Stream.

3.6.3 Mrs Bourke referred us to the Waikato Regional Council Guidelines for stormwater and submitted that it is imperative for any development upstream of the Henmar Trust property to control stormwater runoff within their boundaries so that it does not exceed pre-development levels.

3.6.4 The Council's reply on stormwater management relied on the provisions of Section 15 of the District Plan including:

(a) *Rule 15.4.2.20 - Within the urban limits, all lots in a subdivision and any sites in a development in the Residential, Medium Density Residential, Commercial and Industrial Zones shall:*

(i) *Dispose of stormwater generated from within roads, reserves, and any lot to be vested in Council, into Council's reticulation system at predevelopment levels; and*

(ii) *Dispose of all stormwater generated from lots not to be vested in Council within the boundaries of the lot itself.*

(b) *Rule 15.4.2.25 – All lots or sites shall be of sufficient size to enable on-site detention and disposal of stormwater resulting from any future development permitted in the zone.*

(c) *Rule 15.4.2.26 - Development shall not obstruct overland and secondary flow paths.*

3.6.5 The reply also noted that stormwater discharges associated with the development of PC14 land may require consent from WRC.

3.6.6 The preliminary stormwater strategy for the C10 Growth Cell was also brought to our attention as part of the reply.²⁰ The stormwater plan envisages several constructed stormwater detention devices in the form of offline basins within the Mangaone Stream Reserve land and public soakage basins elsewhere providing comprehensive stormwater management for the precinct as opposed to a lot-by-lot approach.

3.6.7 We also note the requirements of Rule 15.4.2.69 in relation to development of the SPA and the more specific Structure Plan requirements including S27.2.9 which refers to constructed wetlands that “*shall attenuate 100 yr post-development flows to appropriate pre-development levels to eliminate additional flood risk to downstream properties*”.

3.6.8 At Day 2 of the hearing we questioned Mr Coutts on the above matters and also the drainage pathway for stormwater from the Kiwifruit Block. With reference to the Harrison Grierson flood mapping presented with the application, Mr Coutts considered that the additional post development flood mapping during the 1% AEP storm scenario would be indiscernible in its increase and that the total flood area shown within the Henmar Trust land would not increase (due to the topography). In relation to the drainage pathway, he

²⁰ Council's Right of Reply Figure 6

noted the Harrison Grierson advice that there was a sub-catchment in the southwest corner of the PC14 area that drained to the northwest, entering the Mangaone Stream approximately 500m downstream from Victoria Road. He further noted that the stormwater design for the Kiwifruit Block has been approved by both WRC and Council at the time of consent for the APL development. This design catered for the 1% AEP within the constructed basin and swale systems, controlling flows that may sheet flow across the balance of their land to predevelopment levels. Overall, Mr Coutts supported the District Plan provisions and the intent for stormwater devices, as referred to above, to manage flows to the pre-development level.

Findings

- 3.6.9 We have considered all of the stormwater information placed before us and the concerns expressed in the Henmar Trust submissions. The C10 Growth Cell is currently under development with some of the stormwater management provisions already implemented, such as the Kiwifruit Block stormwater ponds and the north-south swale structure along the boundary of the Bardowie Industrial Precinct SPA and the proposed Mangaone Precinct SPA. The management of the latter area and the balance of the Kiwifruit Block is provided for by the C10 Growth Cell preliminary stormwater strategy indicating likely flowpaths and locations for attenuation within the Mangaone Precinct SPA. Irrespective of these preliminary plans it is the District Plan provisions we have referred to above that set the standard for stormwater management. The C10 Growth Cell preliminary stormwater strategy appears to share the burden for stormwater management fairly between the respective landowners focusing offline basins and attenuation areas along the Mangaone Stream corridor. We agree with the Council right of reply that no further amendments or additional measures are needed to address stormwater management.

3.7 Topic 6 – Kiwifruit Block

- 3.7.1 For the reasons referred to above in the description of PC14, the Kiwifruit Block was included in the plan change. The 7.8ha block has been subject to a number of resource consents relating to industrial development within the Bardowie Industrial Precinct to the west. The section 42A report listed resource consents that had been granted in recent years for the land and despite maintaining a Rural zoning, the consented activities, comprising stormwater infrastructure and industrial activities were of an urban nature. Mr Chrisp, in his planning evidence for Fonterra, considered that the rezoning of the Kiwifruit Block to Industrial Zone reflected the reality of the current situation.
- 3.7.2 K and L Dredge's submissions noted the exclusion of the Kiwifruit Block from the Mangaone Precinct SPA, despite its inclusion in PC14. Henmar Trust's submission expressed concerns about the Kiwifruit Block not being assessed as part of the plan change, in particular the implications of the PC14 area for stormwater management. The submission accordingly sought its exclusion.
- 3.7.3 The section 42A report noted that in the consideration of the resource consents that had been granted "various technical reports covering construction, stormwater management, contaminated soil management and remediation, traffic, cultural and archaeological effects, noise effects, and effects on amenity were prepared. Taking into account the volume of assessment undertaken for the site through the consent processes which have enabled it to be developed and used for industrial purposes, Council staff consider there is sufficient justification for inclusion of the site within the plan change."

Finding

- 3.7.4 The Panel viewed the Kiwifruit Block from Swayne Road on our site tour. We agree with the Council advice and Mr Crisp's view that the land is largely developed for industrial and infrastructure purposes and it makes practical sense to include the land as part of PC14. We also accept the advice from Council that the land has been subject to various assessments as part of the resource consent processes, and the recommendation that the block should be part of the Bardowie Industrial Precinct, given its functional connection to that land.

3.8 Topic 7 – Mangaone Stream

- 3.8.1 The section 42A report introduces this topic with the following description of the Mangaone Stream, which we adopt:

The Mangaone Stream bisects the northern part of the PC14 land, flowing from Swayne Road to the western property boundary and into the adjoining Henmar Trust land. The Mangaone Stream is described in the application as being 'incised and highly modified'. As part of PC14 a significant area on both sides of the Mangaone Stream are proposed to be set aside as reserve and vested to the Council. The reserve will incorporate cultural, ecological and stormwater management functions.

- 3.8.2 The section 42A report went on to note several minor amendments to the plan provisions for the stream and associated reserve in relation to the recession plane, lighting, the appropriate naming of the Mangaone Stream Development and Operational Maintenance Plan and the implementation of the plan. Henmar Trust, WRC, the Director-General of Conservation and Forest & Bird all made submissions on various matters supporting provisions relating to the stream. These were accepted fully or in part by the section 42A report, and not pursued in the hearing by the parties, noting however the matters addressed in Topic 2 - Bats.

Finding

- 3.8.3 We accept the recommendations of the section 42A report as set out in Appendix 2 of the Council's right of reply.

3.9 Topic 8 – National Grid Yard

- 3.9.1 The section 42A report introduces this topic with the following description of the interface between the plan change area and the National Grid Yard, which we adopt:

The National Grid Yard is the high voltage electricity transmission network which traverses the country and comprises of the towers, poles, lines, cable substations, a telecommunications network and other ancillary equipment associated with the network. The HAM-KPO A 110kV line, that is a 110 kV double circuit transmission line, traverses the subject site with two towers located in the northeastern part of the plan change area.

- 3.9.2 The PC14 provisions relating to the National Grid Yard were the subject of detailed submissions by Transpower and further submissions by Fonterra. The two parties and Council have worked together to produce an agreed set of amendments to various provisions in sections 7 and 15 of the District Plan. By the time the matter came to hearing all matters were agreed with the exception of minor amendments to vehicle access provisions to Transpower infrastructure. As recorded in the Council's right of reply this

matter was subsequently agreed between the parties.

Finding

- 3.9.3 Accordingly, we accept the recommendations of the section 42A report as set out in Appendix 2 of the Council's right of reply.

3.10 Topic 9 – Rural/Rural Interface

- 3.10.1 The submissions captured within this topic relate to the rural interface of the plan change area and the provisions which seek to address potential adverse effects on the adjacent rural properties. The PC14 land adjoins the Rural Zone along its western boundary and is separated from other Rural zoned land to the north and east by formed legal roads (Swayne Road and Zig Zag Road). We address each of the matters raised in submissions in turn.

Noise

- 3.10.2 H Wood & O'Sheas Trustees No 8 Ltd and Henmar Trust lodged submissions expressing concern regarding noise and associated provisions to manage noise from activities within the Industrial Zone. Ken Dredge and Reon Taylor have requested an acoustic report in their submissions to determine noise effects and include any recommendations.
- 3.10.3 The section 42A report noted that the same rules applying to other Industrial zoned land was recommended for application to the Mangaone Precinct SPA and considered that any acoustic assessment was unnecessary.

Finding

- 3.10.4 We find that the existing noise rules for the Industrial Zone in the District Plan are appropriate also for the Mangaone Precinct SPA. Further, that acoustic assessment is more usefully applied in a resource consent situation where the Council is able to seek confirmation that a proposed noise emission could comply with the standards.

Road Boundaries: Building Setback and Landscaping Provisions

- 3.10.5 PC14 proposed a building setback provision of 10m from Swayne and Zig Zag Roads and detailed landscaping requirements. H Wood & O'Sheas Trustees No 8 Ltd, Henmar Trust, Ken Dredge and Reon Taylor all requested an amendment to the proposed building setback provisions in their submissions, seeking an increase to a range of setback distances from 15m to 30m. The submitters also supported some landscaping provisions and sought others to be increased, including the addition of an earth bund. The matter of building setback from road boundaries and landscaping provisions was discussed at the hearing, with Henmar Trust and Mr Taylor appearing in support of their submissions.
- 3.10.6 The setback was a matter addressed by Mr Frost in his review of the industrial/rural interface controls for Council. Mr Frost advised:

Provided the landscape buffer recommendations can be satisfied, it is considered a 10m minimum setback for building is a suitable outcome for this context. While a 15m setback appears to be consistent with other industrial / rural residential interfaces in the Waipā District, this often occurs adjacent to State highways or building frontage or where the scale of landscape planting is substantially smaller than that proposed as part of PC14. Ultimately the scale of building at a 10m or 15m setback is proportional to the recession

plane rules. A 15m setback or more maybe more appropriate where planting cannot be adequately accommodated to mitigate effects.”

3.10.7 Mr Frost also provided input on the landscaping provisions as follows:

- (i) Overall he considered that the elements of the landscape buffer were appropriate and that bunding was not required;
- (ii) He queried whether the 5m minimum depth was sufficient to accommodate all the buffer elements (2m high hedge, 12m high trees at 10m spacing , security fencing and post and rail character fencing) with respect to maintenance practicability; and
- (iii) He recommended that planting be undertaking as soon as practicable for planting to be effective and reach maturity.

3.10.8 Ms Jack, in her landscape evidence for Fonterra agreed with Mr Frost’s findings (as underlined above). She also agreed that the setback should be considered in the context of the landscape buffer required by the standards and provided examples of how the recession plane controlled the height of a building, and its related visual effects, from adjacent road and rural land. She advised that a 20m high building, being the maximum height for the zone, would need to be 29.4m back from the front boundary to comply with the recession plane. On the matter of landscape buffer, she recommended the addition of a maintenance plan over the first five years to ensure the continued success of plants to their maturity.

3.10.9 Importantly, we note that these road boundary setbacks are not building frontage setbacks as vehicle access to all sites must be from within the Industrial Zone. Consequently, the setbacks and landscaping pertain to vehicle circulation and storage areas generally to the rear of a site. In this regard, we note Mr Chrisp’s comments at the hearing that while the height of a building, and thus its visibility, is governed by the recession plane through the 10m – 15m setback distances, the additional 5m setback (from 10m up to 15m) would result in more site activities, such as outdoor storage, being located between the rear of the building and the road frontage boundary.

3.10.10 The section 42A report provided details of other road boundary setbacks in the Hautapu Industrial SPA, noting a 15m setback and landscaping requirements being stipulated. Seeking to achieve a consistent approach, the report recommended a 15m setback. However, taking into account the evidence at the hearing, particularly Ms Jack’s recommendations on the maintenance plan, and additional input from Mr Frost between the two hearing days, the Council’s right of reply reverted to supporting the 10m setback as notified.

Findings

3.10.11 The Panel notes the importance of maintaining amenity values along the Industrial Zone road boundaries as expressed in Objectives 7.3.2 and 7.3.3 and Policies 7.3.2.1 and 7.3.3.2. We agree with the advice of both landscape experts that the road boundary provisions external to the zone need to be considered together to achieve visual screening, the perception of separation from the road and adjacent rural activities, and the setting back of buildings. Having considered the evidence we support the 10m setback as proposed in the notified PC14. We consider that there is little to be gained in the additional 5m, taking the other road boundary provisions into account, particularly the recession plane.

3.10.12 We also accept the views of the Council in relation to the practicability of maintaining the 5m landscape area and the appropriateness of earth bunds, and the amendments to all of

these provisions, as set out in Appendix 2.

Rural Zone Boundary Setback, Buffer Strip, Height and Recession Plane

3.10.13 Henmar Trust share an internal (non-road) zone boundary with the proposed Industrial Zone. Mrs Bourke, in her statement for the Trust, explained that there were five houses on the land, the nearest being 300m from the zone boundary. The Trust seeks that several provisions applying at this boundary be amended to better maintain the rural amenity of its land which could continue for an unknown period. These amendments are:

- (i) the setback of buildings from their property boundary be increased from 5m to 25m;
- (ii) industrial building height be restricted to 12m, instead of 20m;
- (iii) a recession plane is included; and
- (iv) the width of the planted buffer strip is increased from 3m to 5m

3.10.14 The section 42A report did not accept any of these amendments noting the use of the adjacent Henmar Trust land for grazing purposes, the substantial setback to existing dwellings, and a comparison with the setback applied to the rural/industrial interface along with the Bardowie Industrial Precinct SPA. The Council reply set out these comparisons noting that the following rules would be common to both SPAs:²¹

- Rule 7.4.2.2 - Minimum building setback from internal boundaries – 5m;
- Rule 7.4.2.6 – Height – 20m;
- Rule 7.4.2.7 – Daylight Control – Recession plane at 2.7m and 45 degree angle;
- Rule 7.4.2.15(e) – Landscape and Screening – this requires a 5m wide minimum screening and amenity planting strip to be provided along the north-west interface of Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone (i.e. the common boundary with the Henmar Trust property). It is noted that S20.3.13.1(e) states that ‘The amenity planting strip will consist of a combination of groundcovers (i.e. shrubs and/or grass) and trees,

3.10.15 Consequently, the only difference was the landscaping provisions, for which Rule 7.4.2.15(e) cross references to the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct SPA (located in Appendix S20 – S20.3.13.1(c)) requiring a 5m wide minimum screening and amenity planting strip. This is to be compared with the 3m wide landscaped buffer strip including a hedge to a minimum height of 2m for the proposed Mangaone Precinct SPA, to be implemented at the time of first subdivision (proposed Rule 7.4.2.15A).

3.10.16 Neither Mr Frost nor Ms Jack provided detailed analysis of the PC14 provisions along this interface, however they generally considered them to be adequate for what they viewed as a transitional interface.

Finding

3.10.17 The Panel has considered the district plan provisions addressing rural amenity along the rural/industrial interface. It considers that in similar situations a reasonable level of consistency should be achieved (e.g. Bardowie Industrial Precinct SPA and the proposed

²¹ Council Written Right of Reply at [4.44]

Mangaone Precinct SPA). The Panel is also concerned about the efficiency of committing what could be a large area of land along that interface for a transitional purpose, albeit one that currently has no timeframe. As set out above, the proposed rules for the Mangaone Precinct SPA are different only in the buffer strip standard, being 3m instead of 5m for the Bardowie Industrial Precinct SPA. However, the 3m must contain a 2m high hedge, which is a more stringent specification than for the Bardowie Industrial Precinct SPA. The landscape experts supported the standard and we therefore confirm our acceptance of it.

- 3.10.18 We find that the height limit and recession plan rules, being the same as they are for the Bardowie Industrial Precinct SPA, are appropriate.

Other Sub-Topics on Rural Matters

- 3.10.19 The section 42A report addresses several other matters in this topic for which we received no further submissions or evidence from the submitters. These matters are:

- The building setback from the Mangaone Stream;
- The reference to Zig Zag and Swayne Roads in Policy 7.3.4.5(c);
- Amendments to provisions in the Bardowie Industrial Precinct SPA;
- Lighting effects in the rural zone;
- Kiwifruit Block access;
- Low flammable planting; and
- Policy for landscaping and fencing on Swayne Road;

Finding

- 3.10.20 The Panel accepts the recommendations of the section 42A report, subject to any modifications of the Council's right of reply in Appendix 2.

3.11 Topic 10 – Structure Plan

- 3.11.1 This topic relates to submissions made by Henmar Trust on how development of the Bardowie Industrial Precinct SPA and the Mangaone Precinct SPA is depicted on the respective Structure Plans. Henmar Trust provided written statements and legal submissions in support of its position on this matter which included both the roading and service connections to the Trust land from the Bardowie Industrial Precinct SPA.
- 3.11.2 PC14 amended the location of the proposed east-west collector road connecting Victoria Road with the Mangaone Precinct SPA through the Bardowie Industrial Precinct SPA. The east-west collector road had previously been aligned to the south of Industrial Node 1B of the Bardowie Industrial Precinct. This is proposed to be removed and the collector road to the north of Industrial Node 1B is proposed to take over this function. This northern collector road is to connect at its western end to the proposed Victoria Road/Hautapu Road double roundabout system, traverse east across the Bardowie Industrial Precinct SPA, and then provide access to the Mangaone Precinct SPA local road network.
- 3.11.3 On the operative Bardowie Industrial Precinct SPA the collector road to the north of Industrial Node 1B was depicted as a collector road as far as a four-way roundabout situated at the northeast corner of Industrial Node 1B, thereafter the eastern extension of the road was shown as a local road. A connecting road north from this roundabout to the Henmar Trust land was depicted as an indicative collector road. The indicative collector road links to land outside the Bardowie Industrial Precinct SPA were notated on the Structure Plan with *“Roading and service connections to future development to the north*

[for east] (to be confirmed through master planning process)."

- 3.11.4 PC14 included the proposed new roading arrangements for the Bardowie Industrial Precinct SPA. The road status for the entire east-west link described above was collector road, the four-way intersection was no longer shown as a roundabout (noting that the southern leg had been removed so that this was now a three-way intersection), and the northern link to the Henmar Trust land was shown as an indicative collector road. We note that despite what was shown on the Bardowie Industrial Precinct Structure Plan, there is some suggestion in the section 42A report that the link to the Henmar Trust land is to be a local road.²² The notations referred to remained unchanged. On the deletion of the roundabout notation, the Council's written reply was that *"While the Structure Plan shows a circle, there is nowhere in the District Plan that states or confirms that a 'roundabout' will or must be established in this location."*
- 3.11.5 The Council's recommended Mangaone Precinct Structure Plan depicts the collector roads and roundabout within the Bardowie Industrial Precinct SPA in an identical manner to the Bardowie Industrial Precinct Structure Plan for information purposes.
- 3.11.6 Mr Lang's submissions for the Henmar Trust referred us to several District Plan objective and policies that supported connectivity of urban infrastructure within the C10 Growth Cell. Mr Lang considered that the following policies were all particularly directive on the provision of connectivity to adjacent land:

Objective - Integrated development: efficient servicing

15.3.3 Achieving the efficient and cost effective servicing of land by ensuring that servicing is provided to areas proposed to be developed.

Policy - Servicing requirements

15.3.3.1 All proposed urban development and subdivision shall be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone. Servicing requirements shall include:....

i. Anticipating and providing for connections to identified adjacent future growth areas.

Policies - Roading infrastructure

15.3.3.4 The roading pattern shall ensure connectivity to adjacent land identified as Deferred Zones or future growth areas, and the provision of public transport infrastructure, such as bus stops.

Policy - Standard of infrastructure

15.3.3.5 Infrastructure services shall be provided to a standard that will allow the service to be extended to Deferred Zones or future growth areas.

- 3.11.7 Mr Lang also referred to the significant efforts that Henmar Trust had made during the PC11 process to ensure that the provisions for the Bardowie Industrial Precinct SPA accommodated the Henmar Trust land as anticipated by these provisions. Mrs Bourke provided details of an agreement that Henmar Trust had reached with Council to resolve outstanding issues in the PC11 process. The agreement included the commitment by Bardowie Investments Limited (the PC11 proponent) and Council to a collector road with

²² Section 42A report at [4.13.9]

associated infrastructure services through the Bardowie land to meet the southern boundary of the Henmar Trust land, and a roundabout at the junction of the two collector roads. This arrangement is what was then depicted on the Bardowie Industrial Precinct Structure Plan and the C10 Growth Cell Preliminary Master Plan dated 2 March 2023.²³ Mrs Bourke provided a copy of that agreement signed by representatives of Bardowie Investments Limited and Council.

Finding

- 3.11.8 We have set out our understanding of the differences between the Council and Henmar Trust above. At the end of the hearing, these differences were relatively minor, relating to the depiction of the intersection of the east-west collector road and the indicative collector road north to the Henmar Trust land as a roundabout, or not. We also note that Henmar Trust sought that the word 'indicative' be clarified so that it meant 'indicative as to location' but not 'indicative as to road status'.²⁴
- 3.11.9 The Panel finds that the depiction of a circle on the set of strategic documents including the C10 Growth Cell Preliminary Master Plan and the Structure Plans clearly signals that at the time of preparation the proposed intersection warranted consideration as a roundabout formation. We consider that these depictions, and any other feature common to the respective plans, and the accompanying notation in the key should be consistent between documentation to avoid confusion.
- 3.11.10 The Panel has also taken into account the commitments given by Council in the PC11 process in relation to road status and the roundabout. That is not to say that a comprehensive review as part of the current process could not have made a case for determination at this time that a roundabout was not necessary. However, that case was not made by the Integrated Transport Assessment, nor at a later date by Council staff.
- 3.11.11 In summary, we find that both Structure Plans should depict the intersection as a roundabout and the link north to the Henmar Trust land as an indicative collector road, as currently depicted in the operative Bardowie Industrial Precinct Structure Plan. On the matter of what 'indicative' is to mean in the future, we find that the notation recorded on the Bardowie Industrial Precinct Structure Plan and quoted above stands.
- 3.11.12 Having made each of these findings, we also acknowledge that the notation on the Bardowie Industrial Precinct Structure Plan "Roading and service connections to future development to the north [or east] (to be confirmed through master planning process)." indicates that the usual transportation design process should be followed at the time of development taking into account the anticipated land use, predicted traffic flows, intersection efficiencies, active mode travel considerations, etc.
- 3.11.13 Finally, on the matter of services linkages, in addition to the objectives and policies referred to by Mr Lang, the provisions of the Structure Plans and the C10 Growth Cell Preliminary Master Plan make it clear that connectivity of both roads and services are expected as part of infrastructure planning and development agreements.

²³ As provided in Appendix B of M Bourke statement

²⁴ Lang, Henmar Trust comments on further changes to PC 14 proposed by council officers' Right of Reply
3 April 2025 page 3rd para.

3.12 Topic 11 – Transport

- 3.12.1 The section 42A report provides the following overview statement in terms of the submissions received on transport matters:

Traffic and the effects on the roading network are an instrumental part of the District Plan direction to ensure an integrated approach to land use and transport. At a local scale the integration of new activities needs to ensure that the roading network can continue to function in a safe and efficient manner.

- 3.12.2 The submissions received mainly addressed the connections between the Mangaone Precinct SPA and local roads, including the form of the roads and their use during construction. Broader strategic transport matters were also raised by the Waikato Regional Council, as was the need for more information on traffic effects by G & B Laurent.

- 3.12.3 H Wood & O'Sheas Trustees No 8 Ltd have requested:

- (i) A speed change to Swayne Road from that recommended in the Integrated Transport Assessment of 60km/hr to 50km/hr, and
- (ii) Relocation of the intersection further north along Swayne Road.

- 3.12.4 The section 42A report addressed both of these matters in detail. In relation to road speed it advised the speed changes were subject to a separate process setting Land Transport rules and that the Council would be undertaking a review in the next 12 months. On the matter of the position of the road connection between the Mangaone Precinct SPA and Swayne Road, the report advised that the position shown on the Structure Plan was indicative, although the location shown was favourable in terms of use by Cambridge residents travelling to work within the Mangaone Precinct SPA and also avoided conflict with the higher number of existing entrances on the eastern side of the northern part of Swayne Road.

- 3.12.5 Fire and Emergency NZ and Henmar Trust submitted on the indicative road cross sections, particularly that for the minor accessway connecting to Swayne Road. The requirements of Appendix T4 of the District Plan for this road depict an 8m wide carriageway (2 x 4m lanes) whereas the carriageway for the above accessway in the Structure Plan was 5.4m (2 x 2.7m). The Council advised that an emergency vehicle, such as a fire truck, could traverse a 3.5m wide carriageway (i.e. using both lanes). This matter was the subject of questions by the Panel in the hearing, where the proposed cross-section in Appendix S27 for this accessway showed landscaping and vertical kerbs, potentially blocking an emergency vehicle. Mr Hudson explained that the depiction was a standard cross-section and that detailed design to ensure emergency vehicle access was enabled would be undertaken as the SPA was developed.

- 3.12.6 Henmar Trust's concerns, as expressed by Mrs Bourke in her statement, were the potential for relatively large vehicles, up to 12 tonnes, using the proposed minor accessway access. As we have discussed above, prior to any vehicle trips being generated south of the Mangaone Stream, the east-west collector road must be completed (Rule 7.4.2.46 (a),(b) and (c)). Consequently, the potential for the use of the accessway by most traffic, including larger vehicles is much diminished due to the east-west collector road being much more direct.

- 3.12.7 Kama Trust submitted on the provision of transport infrastructure to address the wider network effects of increased traffic. We note that we have addressed this matter above

under Topic 1 – All of the Plan Change.

- 3.12.8 Henmar Trust submitted on the absence of a direct roading link from the Mangaone Precinct SPA to its land. The Council response notes that roading linkages are provided from Bardowie Industrial Precinct SPA and potentially from Zig Zag Road in the future, and further that the Council Roding Team had concerns about additional roading connectivity within the Mangaone Precinct SPA and the potential effects on Zig Zag Road.
- 3.12.9 WRC submitted on a range of strategic transport matters including emissions reduction, climate change, transport modes and regional transport plans. The section 42A report response was that the first three of these submissions were related to the District Plan more broadly, were outside the scope of PC14 and should be addressed in an overall District Plan review. On the matter of consistency with regional transport plans the section 42A report agreed that this was an important matter and addressed on a continuing basis by the Council Roding Team.
- 3.12.10 G & B Laurent submitted that further information on anticipated traffic as result of PC14 was needed. The section 42A response was that the Integrated Transport Assessment had been reviewed by Council's Roding and Engineering Teams who had raised no concerns with the modelling and process used by Stantec, (the authors of the Integrated Transport Assessment).

Findings

- 3.12.11 We have considered each of these transport submission points and the related Council response. We find that the Council response in each case appropriately addresses the matters raised and will result in the safe and efficient functioning of the local road network.

4 Statutory Context: Resource Management Act 1991

4.1 General Considerations

- 4.1.1 PC14 is required to be “in accordance with Part 2” of the RMA. The section 42A report set out the key matters in Part 2 including the promotion of sustainable management of natural and physical resources in section 5, recognising and providing for matters of national importance in section 6, having particular regard to managing the use, development and protection of natural and physical resources as identified in section 7 and taking into account the principles of the Treaty of Waitangi.
- 4.1.2 For sections 6 and 7 the section 42A report identified the importance of the natural values of the Mangaone Stream, including the long-tailed bat, and public access to and along the stream. In relation to section 8 the report noted that local iwi had been engaged in the PC14 process and had prepared a Cultural Impact Assessment for the application. No concerns in relation to the relationship of Māori with ancestral lands, water and sites had been raised and we note that there were no submissions from iwi. The process had also addressed the Council's obligations pursuant to Joint Management Agreements with several iwi.
- 4.1.3 Section 75(3) of the RMA requires that a District Plan must give effect to any national policy statement, national planning standard and regional policy statement. The section 42A report identified key policies and provisions in this regard as follows:

- (i) National Policy Statement on Urban Development 2020

- (ii) National Policy Statement for Highly Productive Land
- (iii) National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**)
- (iv) Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato
- (v) Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy

- 4.1.4 We have addressed the key elements of the NPS-UD for PC14 above, being the provision of not just sufficient land but a response to the exposure of the Hautapu land to a multi-region industrial land market that is likely to support ongoing growth and land utilisation, with the large flat sites offered being particularly attractive.
- 4.1.5 PC14 consequently responds to the key objective of the NPS-UD being the provision of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- 4.1.6 We have also found that the land is not highly productive land as defined in the NPS-HPL.
- 4.1.7 The Waikato Regional Policy Statement and Te Ture Whaimana O Te Awa O Waikato have also been addressed in detail in the section 42A report, particularly the ‘out-of-sequence’ and urban form and development provisions. These provisions were the subject of a submission by WRC. At the hearing, Ms Andrews, for WRC, confirmed her general agreement with the Council’s response to the submission, maintaining however her understanding that the BDCA 2023 identified sufficient industrial land for the Future Proof sub-region overall.
- 4.1.8 Te Ture Whaimana O Te Awa O Waikato is the vision and strategy for the Waikato River, and an important guiding document for the Waikato region. It forms part of the WRPS and prevails over any inconsistent provision within the WRPS, any national policy statement, the New Zealand Coastal Policy Statement and any national planning standards. The section 42A report advised that PC14 involves enhancement of the margins of the Mangaone Stream which ultimately drains to the Waikato River. The report noted that the nature and scale of stormwater management and stream enhancement associated with PC14 provides the means by which the effects of urbanisation and future industrial land use are managed and assist in the restoration of the health and well-being of the Waikato River.
- 4.1.9 Our consideration of the growth implications of PC14 also encompasses the Future Proof criteria for out-of-sequence development and the aspirations of the Waipā 2050 District Growth Strategy as addressed in the section 42A report.
- 4.1.10 The provisions of the NES-CS in relation to one area of land within the Kiwifruit Block had also been addressed by a Preliminary Site Inspection Report in 2018 and a subsequent Detailed Site Investigation as part of a resource consent process.

Finding

- 4.1.11 Section 3 of the section 42A report contains a thorough assessment against the relevant sections of the RMA and as there was no specific contention (beyond the matters discussed above) raised through submissions or the hearing process, we have no further comment to make and agree with the findings within the Section 42A analysis.

4.2 Section 32AA Further Evaluation

- 4.2.1 A further evaluation under Section 32AA of the RMA is required to be undertaken by the Panel for any changes to the notified provisions of PC14 that are proposed by this decision.
- 4.2.2 Because the scale and significance of the changes are small the Panel has determined that the level of detail of the required further evaluation is appropriately contained within this decision, and that a separate evaluation report is not necessary in this instance.
- 4.2.3 A number of changes to the notified PC14 provisions have been recommended to us by the section 42A report and the reporting officers right of reply as part of the hearing. These changes are summarised in tables 4 and 5 below:

Table 4: Section 42A Report – Recommended Changes to Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Introduction Include new paragraphs specific to National Grid Transmission Network and National Grid Corridor.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Resource Management Issue Include new resource management issues for bat habitat values and National Grid Transmission Lines.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Objective 7.3.4(h) Include reference to Bardowie Industrial Precinct Structure Plan Area in objective.	Incorporation of relief sought by submission. Not opposed by any party.
Policy 7.3.4.5(c) Delete reference to Zig Zag Road and Swayne Road in policy.	Incorporation of relief sought by submission.
New Objective 7.3.9 and Policies 7.3.9.1 & 7.3.9.2 Include new objectives and policies specific to long-tailed bat habitat values and long-tailed bats.	Incorporation of relief sought by submission. Not opposed by any party.
New Objective 7.3.10 and Policies 7.3.10.1 – 7.3.10.5 Include new objectives and policies specific to National Grid Transmission Networks and National Grid Corridors.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.1.1(u)(iv) – Permitted Activity Deletion of reference to Innovation and Advanced technology Activities in rule and associated renumbering.	Incorporation of relief sought by submission. Not opposed by any party.
Rule 7.4.2.1(e) – Minimum Building Setback from Road Boundaries Increase minimum setback for buildings from Zig Zag and Swayne Roads from 10m to 15m.	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.
Rule 7.4.2.7A – Daylight control Increase minimum setback for buildings from 10m to 15m in diagram.	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.

Provision / Proposed Change	Reason
Rule 7.4.2.15A – Advice Note Add new advice note relating to the use of low flammable native plant species in landscaping.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.2.41 – Light Spill in Structure Plan Areas Include reference to and specify lighting requirements for reserves as a receiving environment.	Incorporation of relief sought by submission. Not opposed by any party
Rule 7.4.2.42 – Light Spill in Structure Plan Areas Amend format of rule to ensure that (a) and (b) are both applied to lighting within the Mangaone Stream Reserve.	Correction of formatting error.
Rule 7.4.2.43 (d) and (e) - Buildings and structures within the National Grid Yard Delete subrules (d) and (e) which reference activities not undertaken in the Industrial Zone and subsequent renumbering.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 7.4.2.44(c) - Buildings and structures within the National Grid Yard Delete subrule (c) which references activities not undertaken in the industrial zone.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
New Rule 7.4.2.45 – Earthworks Add new performance standard specific to earthworks activities within the national grid yard.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
New Rule 7.4.2.46 – Mangaone Precinct – Transport Add new rule which provides triggers for the undertaking of road upgrade works when development / subdivision within the Mangaone Precinct Structure Plan Area is proposed. Resource consent for a restricted discretionary activity required where non-compliance occurs.	New rule added to address concerns expressed by submitters. Proposed rule subject to discussion in evidence and rebuttal evidence tabled as part of the hearing.
Section 15 – Infrastructure, Hazards, Development and Subdivision	
Rule 15.4.2.91A(d), (f) and (g) - Mangaone Precinct Structure Plan Area Subrules amended to include reference to Mangaone Stream Reserve Development and Operational Management Plan	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Rule 15.4.2.91A(i) and (j) - Mangaone Precinct Structure Plan Area New subrules added to include new provisions specific to building platforms outside of national grid yard and provision of vehicle access to national grid support structures.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Section 21 – Assessment Criteria and Information Requirements	
New Assessment Criteria 21.1.7.17B - Transport Include new criteria providing assessment criteria to be considered when new subdivision / development is proposed in the Mangaone Precinct and also where resource consent requirement is triggered by non-compliance with new transport Rule 7.4.2.46.	Incorporation of relief sought by submission and further submission. Not opposed by any party.

Provision / Proposed Change	Reason
Information Requirement 21.2.7.1 - Mangaone Stream Reserve Development and Operational Management Plan Amendment to include reference to Mangaone Stream Reserve Development and Operational Management Plan within rule.	Incorporation of relief sought by submission. Not opposed by any party.
New Information Requirement 21.2.7.1(j) - Mangaone Stream Reserve Development and Operational Management Plan New information requirement included with respect to matters of ecology.	Incorporation of relief sought by submission. Not opposed by any party.
Information Requirement 21.2.7.2(a) - Landscape Buffer Strip Planting and Implementation Plan Include new matters clarifying that information on plant size, height and growth rate is required as part of any landscaping plan submitted.	Incorporation of relief sought by submission and further submission. Not opposed by any party.
Appendix S27 – Mangaone Precinct Structure Plan	
Add New Text S27.2.26 & S27.2.27 – Bat Habitat Values New text added to structure plan on bat habitat values.	New text proposed to address matters raised by submission and further submissions. Subject to evidence submitted at hearing.
S27.3.3 – Issue 1 – Mangaone Stream Reserve Amendment to include reference to Mangaone Stream Reserve Development and Operational Management Plan within text.	Incorporation of relief sought by submission. Not opposed by any party.
S27.3.4 – Issue 2 – The Rural Interface Change reference to 10m front yard setback, to refer to 15m as to ensure consistency with recommended change to Rule 7.4.2.1(e).	Increase front yard setback to address concerns raised by submitters and ensure consistency with other industrial areas. Note opposed by Fonterra.

Table 5: Waipā District Council Right of Reply – Recommended Changes to Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Resource Management Issue – 7.2.22 Deletion of duplicate text.	Incorporation of relief requested by evidence.
Rule 7.4.2.1(e) – Minimum Building Setback from Road Boundaries Revert minimum setback for buildings from Zig Zag and Swayne Roads back to 10m.	Expert opinion that reduction of yard setback is justified by landscaping provisions.
Rule 7.4.2.7A – Daylight control Revert minimum setback for buildings back to 10m in diagram.	Expert opinion that reduction of yard setback is justified by landscaping provisions.
Rule 7.4.2.17A – Building Colour Delete text that refers to facades facing a road or reserve, so that building colour requirements of rule apply to the elevations of all proposed buildings.	Recognition that the outcomes specified by the rule should be applied to all building elevations.

Provision / Proposed Change	Reason
Rule 7.4.2.43 – Buildings and Structures within National Grid Yard Include new criteria specific to availability of vehicle access to national grid support structures.	Strengthen provisions relating to the ability to access support structures for maintenance purposes.
Rule 7.4.2.46 – Mangaone Precinct – Transport Amendment to proposed new rule to reflect issues raised in evidence regarding road upgrades, including consideration of the Zig Zag Road / Victoria Road intersection.	Clarify when upgrade requirements are triggered and what upgrades need to be completed prior to development occurring.
Section 15 – Infrastructure, Hazards, Development and Subdivision	
Rule 15.4.2.91A(j) - Mangaone Precinct Structure Plan Area Amendment to ensure that vehicle access to national grid support structures is considered and provided for at the time of subdivision.	Strengthens rule and incorporates relief requested by evidence.
Rule 16.4.2.12A – Vehicle Access to Sites in Mangaone Precinct Structure Plan Area Amendment to ensure that access restrictions relate to vehicle access only.	Clarifies intent of rule and avoided unintended consequences.
Section 21 – Assessment Criteria and Information Requirements	
New Information Requirement 21.2.7.1(f) - Mangaone Stream Reserve Development and Operational Management Plan New requirement requiring a minimum 20m buffer between the High Value Bat Habitat Area and Industrial Zone.	Strengthens rule and incorporates relief requested by evidence.
Amend Information Requirement 21.2.7.2(a)(ii) - Landscape Buffer Strip Planting and Implementation Plan Change word “establish” to “establishing”.	Correct grammatical error.
New Information Requirement 21.2.7.2(a)(iii) - Landscape Buffer Strip Planting and Implementation Plan New requirement about outcomes for landscape buffer strips to comprise shrubs and groundcovers and not mowable lawn.	Strengthens landscaping outcomes and incorporates relief requested by evidence.
New Information Requirement 21.2.7.2(d) - Landscape Buffer Strip Planting and Implementation Plan New requirement for provision of maintenance plan as part of landscaping requirements.	Strengthens landscaping outcomes and incorporates relief requested by evidence.
Appendix S27 – Mangaone Precinct Structure Plan	
Change Figure S27A Replace and amend structure plan diagram to remove roundabout.	Incorporates relief requested by evidence.

- 4.2.4 The Panel agrees with all but two of the changes that have been recommended by the reporting planner in the section 42A report (including the updated recommendations in the Waipā District Council right of reply). Table 6 below identifies where our decision has departed from the section 42A report recommendation.

Table 6: Hearing Panel – Departure from Reporting Planner Recommended Provisions

Provision / Proposed Change	Reason
Section 7 – Industrial Zone	
Rule 7.4.2.46 – Mangaone Precinct – Transport Wording of rule preceding the table in this rule reverts to the text originally recommended by the Section 42A report.	Refer paragraph [3.2.7] of this decision.
Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines	
Amend Figure S27 Bardowie Industrial Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct Structure Plan Area and the indicative collector road north to the Henmar Trust land.	Refer paragraphs [3.11.8] to [3.11.11] of this decision.
Appendix S27 – Mangaone Precinct Structure Plan	
Mangaone Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct Structure Plan Area and the indicative collector road north to the Henmar Trust land.	Refer paragraphs [3.11.8] to [3.11.11] of this decision.

- 4.2.5 To a large extent the changes to the PC14 provisions reflect the relief sought by submitters and further submitters. In many instances there is agreement that the amendments are appropriate and accepted by the relevant parties. Where this has occurred, the Panel agrees that these changes to the notified provisions represent the most appropriate way to achieve the objectives of PC14.
- 4.2.6 The Panel is also satisfied that the other changes recommended by the reporting planner to the notified PC14 provisions which remain in dispute between submitters also represent the most appropriate way to achieve the objectives of PC14 and those objectives of the Operative Waipā District Plan that are not being altered. The Panel in making its decisions on these matters has considered the effects anticipated from the implementation of the PC14 provisions and for the reasons provided throughout this report has arrived at the conclusion that they represent the most efficient and effective options to achieve the objectives.
- 4.2.7 In relation to the matters where this decision has departed from the recommendations of the reporting planner, as outlined in Table 6 above, the Panel is satisfied that the changes to these provisions (in particular the amendments to the respective structure plans) are the most appropriate way to ensure that the Waipā District Plan continues to give effect to previous decisions and agreements made by Council.
- 4.2.8 In this respect the Panel considers that the cancellation of intersection notations shown on the Bardowie Industrial Precinct Structure Plan is not the most appropriate way to achieve the objectives of PC14. The roundabout notations should be retained on the structure plans to reflect decisions that have been previously made by Council.
- 4.2.9 For these reasons, this decision and the changes to the provisions of the Waipā District Plan

contained in Part C of this report represents what the Panel considers to be the most appropriate way to achieve the objectives of PC14 and the Operative Waipā District Plan as directed by sections 32 and 32AA of the Resource Management Act 1991.

5 Conclusion

5.1 Summary of Amendments to Provisions

5.1.1 With reference to our findings recorded for the various topics, the following amendments to the Council's right of reply version of the PC14 provisions are required:

- (i) Amendment to Rule 7.4.2.46 to delete the words "*being reliant on the existing transport network*" from the header clause; and
- (ii) The Bardowie Industrial Precinct Structure Plan and the Mangaone Precinct Structure Plan shall depict a circle at the intersection of the east-west collector road connecting Victoria Road with the Mangaone Precinct SPA and the indicative collector road north to the Henmar Trust land.

5.2 Overall Conclusion

5.2.1 The Panel considers for the reasons as outlined above, that the provisions proposed by Council, and the changes subsequently made because of submissions, is suitable for adoption into the Waipā District Plan, as detailed in Part C of this report. The detailed responses to individual submissions in Part B are based on this conclusion and considering all the submissions and evidence.



Dave Serjeant

Signed 4 June 2025



Part B – Hearing Panel Decisions on Submissions and Further Submissions by Topic

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PART B – TABLES OF HEARING PANEL DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

Table 1 – All of Plan Change

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
1/1	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/1	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/2	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/2	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/3	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/3	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/4	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS1/1	Henmar Trust	Not Specified	Oppose	Disallow submission.	Accept
FS2/4	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West,	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	
5/1	Fonterra	Not Specified	Support	Approve PC14 as notified	Accept in Part
FS1/2	Henmar Trust	Not Specified	Support in Part / Oppose in Part	1. That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Growth Cell. 2. The Proposed Bardowie Industrial Precinct Structure Plan provides roading and service connections to the Henmar Trust property. 3. That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or Technical Reports updated to include. 4. Provisions are included to address potential adverse effects on the Henmar Trust property. 5. Council alters the existing Rules and Performance Standards regarding setback, height, height in relation to boundary, noise, stormwater to ensure effects are less than minor. 6. Council accept relief sought by Henmar Trust including consequential amendments.	Accept in Part
6/1	Kama Trust	Not Specified	Support in Part	1. Only approve PC14 subject to matters in the submission being satisfactorily addressed through specific plan provisions. 2. Unless issues are satisfactorily addressed, decline PC14.	Accept in Part
FS2/19	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6), noting that it is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
6/3	Kama Trust	Not Specified	Support in Part	Add staging provisions to ensure that: 1. the necessary infrastructure is in place prior to any	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				development enabled by PC14 commencing; and 2. that this infrastructure has adequate capacity available to service that development.	
FS1/4	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Reject
FS2/21	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
6/6	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate any adverse amenity effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Reject
FS2/24	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept
7/1	Bardowie Investments Ltd	Not Specified	Support in Part	Approve PC14 subject to the above matters being satisfactorily addressed through plan provisions.	Accept in Part
FS1/7	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to,	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				with the other Industrial Precincts within the C10 Industrial Growth Cell. 3. Accept the relief sought by Henmar Trust. 4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	
FS2/25	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by Bardowie Investments Ltd (Submitter 7), which is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/1	Waikato Regional Council	Not Specified	Oppose	Ensure PC14 is adequately assessed against the NPS-HPL, due to the plan change site meeting the transitional definition for highly productive land under Clause 3.5(7).	Reject
FS2/73	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/23	Waikato Regional Council	Not Specified	Neutral	Ensure that the future design of the proposed reserve and stormwater network provides open access from the drains/wetlands to the Mangaone Stream to provide for fish passage.	Accept in Part
FS1/17	Henmar Trust	Not Specified	Neutral	That Council prioritise the protection of downstream properties, in particular the adjoining Henmar Trust property, from flooding and/or contaminants entering the Mangaone Stream.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/87	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
13/2	Geoffrey and Beverly Laurent	Not Specified	Further Assessment	Caveats to when development can occur based on transportation requirements.	Accept in Part
FS1/24	Henmar Trust	Not Specified	Oppose	Dismiss submission	Reject
FS2/114	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Laurent Property Co, Geoffrey and Beverly Laurent (Submitter 13) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/1	Fire and Emergency New Zealand	Not Specified	In Part	1. Council accepts the extension of the 'urban limit' within the planning maps to include the PPC14 area. If this component of PPC14 is not accepted, a new policy framework for the provision of firefighting water supply in accordance with SNZ PAS 4509:2008 and specific to the PPC14 area is requested.	Accept
FS1/25	Henmar Trust	Not Specified	Support	Accept submission.	Accept
FS2/115	Fonterra Ltd	Not Specified	Support	That the Council adopts relief point 1 sought by Fire and Emergency New Zealand (Submitter 14) being: <i>"Council accepts the extension of the 'urban limit' within the planning maps to include the PPC14 area."</i>	Accept

Table 2 – Bats

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
10/10	Waikato Regional Council	Appendix S27	Support	Retain the proposed extent of the Mangaone Stream Reserve on the structure plan, including the buffer around the identified High Value Bat Habitat Area.	Accept in Part
10/11	Waikato	Appendix S27	In Part	Add a description of the High Value Bat Habitat Area and its	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Regional Council			purpose/function to Appendix S27 - Mangaone Precinct Structure Plan.	
FS2/79	Fonterra Ltd	Appendix S27	Support	That the Council adopts the relief sought by Waikato Regional Council (Submitter 10) in relation to 10/11.	Accept
10/12	Waikato Regional Council	7.3	In Part	Add an objective relating to the protection and enhancement of long-tailed bats and their habitat within the Mangaone Precinct.	Accept
FS2/80	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Reject
10/13	Waikato Regional Council	7.3	In Part	Add a policy relating to the protection and enhancement of long-tailed bats and their habitat within the Mangaone Precinct.	Accept
10/20	Waikato Regional Council	21.1.1.20	In Part	Retain Assessment criteria 21.1.1.20.	Accept
10/21	Waikato Regional Council	21.1.1	In Part	Consider whether any further assessment criteria are required in relation to long-tailed bats and their habitat.	Reject
FS2/85	Fonterra Ltd	21.1.1	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/22	Waikato Regional Council	21.2.7.1	In Part	Retain but amend a. to ensure the area and extent of the reserve is in accordance with that shown on the Mangaone Precinct Structure Plan.	Accept in Part
FS2/86	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
12/1	Director-General of Conservation	Appendix S27	Support	Retain the proposed extent of the Mangaone Stream Reserve as depicted on the structure plan and described in the supporting documentation, including the buffer around the identified High Value Bat Habitat Area.	Accept in Part
FS3/1	Forest & Bird	Appendix S27	Support	The whole of the submission be allowed.	Accept in Part
12/2	Director-General of Conservation	Appendix S27	In Part	Add a description of the High Value Bat Habitat Area and its purpose/function to Appendix S27 - Mangaone Precinct Structure	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Plan.	
FS2/103	Fonterra Ltd	Appendix S27	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/2.	Accept
FS3/2	Forest & Bird	Appendix S27	Support	The whole of the submission be allowed.	Accept
12/3	Director-General of Conservation	7.2	In Part	Add a resource management issue that addresses ecology to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/104	Fonterra Ltd	7.2	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/3	Forest & Bird	7.2	Support	The whole of the submission be allowed.	Accept
12/4	Director-General of Conservation	7.3	In Part	Add an objective to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/105	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/4	Forest & Bird	7.3	Support	The whole of the submission be allowed.	Accept
12/5	Director-General of Conservation	7.3	In Part	Add a policy to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/106	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/5	Forest & Bird	7.3	Support	The whole of the submission be allowed.	Accept
12/7	Director-General of Conservation	7.4.2.36	In Part	Amend Rule 7.4.2.36(c) to read: (c) <u>For the Mangaone Precinct Structure Plan Area, detail how the extent and purpose of reserve land to be vested in Council will be consistent with Appendix S27 and its depiction on the Mangaone Precinct Structure Plan Map (Figure S27.B), and the manner that the reserve contribution will be offset against the reserve land to be vested.</u> (d) <u>For the other areas subject to this rule detail the extent of</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u> And any further or alternative relief to like effect.	
FS2/107	Fonterra Ltd	7.4.2.36	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/7	Forest & Bird	7.4.2.36	Support	The whole of the submission be allowed.	Reject
12/8	Director-General of Conservation	7.4.2.42	Support	Retain	Accept
FS3/8	Forest & Bird	7.4.2.42	Support	The whole of the submission be allowed.	Accept
12/9	Director-General of Conservation	15.4.2.91A	In Part	Amend Rule 15.4.2.91A(d) by deleting the words “for industrial purpose” as follows: (d) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes , shall include: ...	Reject
FS2/108	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/9	Forest & Bird	15.4.2.91A	Support	The whole of the submission be allowed.	Reject
12/10	Director-General of Conservation	15.4.2.91A	In Part	Amend Rule 15.4.2.91A(g) as follows: (g) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, <u>in accordance with the Mangaone Reserve Management Plan...</u>	Accept in Part
FS2/109	Fonterra Ltd	15.4.2.91A	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/10.	Accept in Part
FS3/10	Forest & Bird	15.4.2.91A	Support	The whole of the submission be allowed	Accept in Part
12/11	Director-General of Conservation	21.1.7.19	Support	Retain 21.1.7.19(iv).	Accept
FS3/11	Forest & Bird	21.1.7.19	Support	The whole of the submission be allowed	Accept
12/12	Director-General	21.1.1.20	Support	Retain	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	of Conservation				
FS3/12	Forest & Bird	21.1.1.20	Support	The whole of the submission be allowed	Accept
12/14	Director-General of Conservation	21.2.7.1	In Part	Amend 21.2.7.1 – Assessment Criteria by: Adding a new matter to assess the extent to which WRC and/or Waipā District Council land drainage activities minimise adverse effects on long-tailed bat habitat values and the ecological function of the Mangaone Stream and reserve.	Reject
FS2/111	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/14	Forest & Bird	21.2.7.1	Support	The whole of the submission be allowed.	Reject
12/15	Director-General of Conservation	21.2.7.1(ee)	In Part	Amend 21.2.7.1(ee) to read: e. ... The planned works should <u>must</u> employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.	Accept
FS2/112	Fonterra Ltd	21.2.7.1(ee)	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/15.	Accept
FS3/15	Forest & Bird	21.2.7.1(ee)	Support	The whole of the submission be allowed	Accept

Table 3 – Economics

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
6/2	Kama Trust	Not Specified	Support in Part	Add staging provisions which control any risk of adverse economic effects arising from an oversupply of industrial zoned land.	Reject
FS1/3	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/20	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
8/1	Lesley Dredge	Not Specified	Oppose	A supplementary Business Capacity and Development Assessment to be prepared by Future Proof for the Cambridge-Karapiro locality and Waipa District for the period 2022 to 2024 to ascertain industrial land sufficiency. This independent assessment should provide an up to date forecast for the short, medium and long-term enabling an informed decision to be made. (Future Proof is the choice of providers for this assessment given that it has proven local, district and regional knowledge and competence). This assessment be presented as a submission. If the supplementary Business Capacity and Development Assessment (as sought for relief, above) forecasts industrial land sufficiency for the medium and long term, the 79.2 ha of the C10 Growth Cell, identified in PC14, be rezoned Deferred Industrial Zone, with the deferred status being uplifted by a revised plan change once 'Area 7' of the Hautapu Industrial Structure Plan has reached 80% development (i.e. 80% of the developable land area is the subject of s224 certificates) or by 31 March 2035, whichever is the sooner.	Reject
FS1/15	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Accept
FS2/26	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/2	Waikato Regional Council	Not Specified	Further Assessment	Provide a more robust assessment to demonstrate that the proposed plan change gives effect to Clause 3.6(1)(a) of the NPS-HPL.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/74	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/3	Waikato Regional Council	Not Specified	Further Assessment	Provide a more robust assessment to demonstrate that the proposed plan change gives effect to Clause 3.6(5) of the NPS-HPL.	Reject
FS2/75	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/4	Waikato Regional Council	Not Specified	Further Assessment	Ensure the proposed plan change is assessed against all relevant objectives, policies and methods of the WRPS and Proposed WRPS Change 1 – Decisions version.	Accept in Part
FS2/75	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/5	Waikato Regional Council	Not Specified	Further Assessment	That a more detailed and robust economic assessment of PC14 be undertaken, in order to demonstrate that the proposed plan change gives effect to Clause 3.6 of the NPS-HPL and aligns with the relevant provisions of the WRPS and Proposed WRPS Change 1 – Decisions version.	Reject
FS2/76	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept
10/6	Waikato Regional Council	Not Specified	Further Assessment	That a more robust economic assessment be undertaken to support the proposed plan change.	Accept in Part
FS2/77	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/7	Waikato Regional Council	Not Specified	Further Assessment	If the rezoning of Carter's Flat is to be considered as a justification for PC14, provide further analysis to quantify the likely extent of additional land requirements for the relocation of industrial activities from Carter's Flat, taking into account the recent	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				rezoning of land at Hautapu through PC17.	
FS2/78	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 4 – Industrial Zone Activities

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/5	Bardowie Investments Ltd	7.4.1.1(a)	Support	Retain	Accept in Part
FS1/11	Henmar Trust	7.4.1.1(a)	Oppose	(i) Dismiss submission. (ii) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan. (iii) Amend Rule 7.4.1.1(m) to read as follows; “Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <i>and the Mangaone Precinct Structure Plan Area</i> ”	Reject
7/6	Bardowie Investments Ltd	7.4.1.1(w)	Support	Retain	Accept in Part
FS1/12	Henmar Trust	7.4.1.1(w)	Oppose	(i) Dismiss submission. (ii) Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan. (iii) Reject the proposed new/replacement Permitted Activity Rule.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/7	Bardowie Investments Ltd	7.4.1.3(f)	Support	Retain	Accept in Part
FS1/13	Henmar Trust	7.4.1.3(f)	Oppose	(i) Dismiss submission. (ii) Amend Rule 7.4.1.3(f) to read as follows: <u>“Any activities, in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area that requires an air discharge permit from the Waikato Regional Council:</u> <u>(i) Hautapu Industrial Structure Plan Area;</u> <u>(ii) Bardowie Industrial Precinct Structure Plan Area; and</u> <u>(iii) Mangaone Precinct Structure Plan Area.”</u> Assessment will be restricted to the following matters: ▪ <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones, with particular reference to noise, dust, particulate and odour.</u> ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on <u>the local environment, adjoining properties and adjoining zones, as well as</u> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.	Reject
7/8	Bardowie	7.4.1.5(j)	Support	Retain	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Investments Ltd				
7/9	Bardowie Investments Ltd	7.4.1.5l)	Support	Retain	Accept in Part
7/10	Bardowie Investments Ltd	7.4.1.5(p)	Support	Retain	Accept in Part
FS1/14	Henmar Trust	7.4.1.5(p)	Not Stated	(i) Dismiss submission. (ii) Amend the following aspects of Rule 7.4.1.5 to read: “j. In the Hautapu Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>: any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.... l. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, and the Bardowie Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules 7.4.2.36, 7.4.2.37 and 7.4.2.38.... p. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, and Hautapu Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>: a. Bitumen plants; b. Incineration activities; c. Concrete batching plants; and d. Relocated buildings; and e. <u>Within the Mangaone Precinct Structure Plan Area and</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Bardowie Industrial Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials;</u> <u>f. Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, and within the Bardowie Industrial Precinct Structure Plan Area, within 100 metres of the Henmar Trust property boundary, Glass Manufacturing and associated industries.</u> <u>g. Demolition yards;</u> <u>h. Recycling depots/facilities;</u> <u>i. Use, creation or storage of radioactive materials;</u> <u>j. Hazardous facility;</u> <u>k. Chemical Manufacturing;</u> <u>l. The storage and/or use of trade waste;</u> <u>m. Smelting Industries;</u> <u>n. Melting Industries;</u> <u>o. Power generation activities;</u> <u>p. Waste to Energy Plants; and</u> <u>q. Heavy industrial activities.</u>	
9/18	Henmar Trust	Innovation and Advanced Technology Activities	In Part	Amend to read as follows: Innovation and Advanced Technology Activities means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management. Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Plan Area and the Mangaone Precinct Structure Plan Area.	
FS2/45	Fonterra Ltd	Innovation and Advanced Technology Activities	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/19	Henmar Trust	Gymnasium	In Part	Should be one definition that applies to the whole District Plan.	Reject
FS2/46	Fonterra Ltd	Gymnasium	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
9/22	Henmar Trust	7.3.4.10	Oppose	Remove objective.	Reject
FS2/49	Fonterra Ltd	7.3.4.10	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/24	Henmar Trust	7.4.1.1(a)	Oppose	(i) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan. (ii) Amend Rule 7.4.1.1(m) to read as follows; “Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> ”	Reject
FS2/51	Fonterra Ltd	7.4.1.1(a)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/25	Henmar Trust	7.4.1.1(w)	Oppose	Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan.	Reject
FS2/52	Fonterra Ltd	7.4.1.1(w)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/26	Henmar Trust	7.4.1.1(y)	Oppose	Reject proposed new Rule 7.4.1.1(y).	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/53	Fonterra Ltd	7.4.1.1(y)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/27	Henmar Trust	7.4.1.1(u)	Oppose	Amend Rule 7.4.1.1(u) to read as follows; “Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: i. Stormwater ponds and/or facilities; ii. Farming activities; iii. Spray Irrigation of dairy factory wastewater until 31 March 2024; iv. Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and	Accept in Part
FS2/54	Fonterra Ltd	7.4.1.1(u)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/29	Henmar Trust	7.4.1.5	In Part	Amend 7.4.1.5(p) as follows: d. Relocated buildings; and e. Within the Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Structure Plan Area</u> , outdoor storage and handling of fertiliser or other dry bulk materials; f. <u>Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, Glass Manufacturing;</u> g. <u>Demolition yards;</u> h. <u>Recycling depots/facilities;</u> i. <u>Use, creation or storage of radioactive materials;</u> j. <u>Hazardous facility;</u> k. <u>Chemical Manufacturing;</u> l. <u>The storage and/or use of trade waste;</u> m. <u>Smelting Industries;</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>n. Melting Industries;</u> <u>o. Power generation activities;</u> <u>p. Waste to Energy Plants; and</u> <u>q. Heavy industrial activities.”</u>	
FS2/56	Fonterra Ltd	7.4.1.5	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/8	Waikato Regional Council	7.4.1.1(x)	Support	Retain the limited range of activities proposed to be permitted within the Central Focal Area under Rule 7.4.1.1(x).	Accept
10/9	Waikato Regional Council	21.1.1.7.19	Support	Retain Assessment criteria 21.1.1.7.19.	Accept
10/16	Waikato Regional Council	15.4.2.91A	In Part	Retain Rule 15.4.2.91A(d) but consider deleting the words “for industrial purposes”.	Reject
FS2/81	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 5 – Infrastructure Capacity/Stormwater

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
6/4	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate adverse stormwater effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Reject
FS1/5	Henmar Trust	Not Specified	Support	Require the necessary provisions are incorporated into the District Plan as part of the proposed plan change to ensure that any actual or potential stormwater effects are avoided, remedied or	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				mitigated within the Plan Change area and will not create any downstream flooding on the Henmar Trust property. Stormwater within the Mangaone Industrial Precinct and Bardowie Industrial Precinct should be restricted to 80% peak pre-development runoff levels to provide for extreme weather events. This is necessary due to the contour of the proposed Industrial Precincts and the fact that there is no physical barrier to keep their stormwater within their property boundaries in extreme weather events, potentially having severe adverse flooding effects on the downstream Henmar Trust property.	
FS2/22	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/10	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific stormwater rules to address both the runoff quality and quantity at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be managed at all times so it does not exceed 80% of predevelopment peak flows.	Reject
FS2/37	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/13	Henmar Trust	Appendix S27	Oppose	Future development on the Mangaone Precinct must be restricted to a maximum 80% predevelopment.	Reject
FS2/40	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/40	Henmar Trust	15.4.2.91A	In Part	Amend proposed new Rule 15.4.2.91A to also related to the	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				Bardowie Industrial Precinct.	
FS2/67	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/41	Henmar Trust	15.4.2.91A	In Part	Amend proposed new Rule 15.4.2.91A(d) to include the following rules; - The first subdivision or land use consent application within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, shall include the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell. - The first subdivision or land use consent application within Node 3 of the Bardowie Industrial Precinct, shall include roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell.	Reject
FS2/68	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/24	Waikato Regional Council	Not Specified	Further Assessment	Clarify how the proposal will comply with the Waikato Stormwater Management Guideline 2020 to address volume retention.	Reject
FS1/17	Henmar Trust	Not Specified	Support	Support the request for further assessment.	Reject
FS2/88	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/25	Waikato Regional Council	Not Specified	Neutral	Ensure the stormwater management approach appropriately manages volume flows to the Mangaone Stream.	Reject
FS1/18	Henmar Trust	Not Specified	Support	Stormwater must be managed in a manner that will not adversely affect downstream properties. Stormwater should be restricted to 80% predevelopment peak	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				runoff levels to cater for extreme weather events.	
FS2/89	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/26	Waikato Regional Council	Not Specified	Neutral	Ensure the constructed stormwater wetlands will be outside of the 100-year flood extent, to ensure these properly function as intended.	Reject
FS1/19	Henmar Trust	Not Specified	Support	1. Accept submission point. 2. Require that the entire Plan Change 14 Area (including the Kiwifruit Block) is assessed, and that development and stormwater attenuation will not create flooding on the Henmar Trust property, including during extreme weather events. 3. Accept the relief sought by Henmar Trust. 4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	Reject
FS2/90	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/27	Waikato Regional Council	Not Specified	Neutral	Clarify whether Waipā District Council proposes to seek stormwater discharge consent for the entire PC14 area and manage all the stormwater discharges from private developments.	Reject
FS1/20	Henmar Trust	Not Specified	Support	Accept submission.	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
10/28	Waikato Regional Council	Not Specified	Further Assessment	Provide further detail and clarification in relation to the hydraulic modelling, to enable a full assessment of the potential flood hazard effects of the proposed plan change.	Reject
FS1/21	Henmar Trust	Not Specified	Support	Accept submission.	Reject
FS2/91	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/29	Waikato Regional Council	Appendix S27	In Part	That Waipā District Council works with WRC's Integrated Catchment Management Directorate to ensure that the design of the Mangaone Stream Reserve allows WRC's land drainage activities to co-exist with the ecological, cultural and recreational functions of the proposed reserve, and that the land drainage level of service to properties up and down stream of the plan change site can be maintained.	Accept in Part

Table 6 – Kiwifruit Block

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/2	Bardowie Investments Ltd	Planning Maps	Support	Retain	Accept
FS1/8	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	
7/3	Bardowie Investments Ltd	Appendix S20	Support	Retain	Accept
FS1/9	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	Reject
8/2	Lesley Dredge	Not Specified	Oppose	Include the Kiwifruit Block in all documentation relating to the Proposed Mangaone Structure Plan.	Reject
FS1/16	Henmar Trust	Not Specified	Support	Exclude the Kiwifruit Block from the proposed Plan Change; or Include the Kiwifruit Block within the proposed Plan Change and	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				provided that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell. (iv) Council accepts the relief sought by Henmar Trust. (v) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (vi) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	
FS2/27	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/5	Henmar Trust	Not Specified	Oppose	That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the "Kiwifruit Block", with submitters having a further opportunity to submit on this aspect	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				of the proposed plan change.	
FS2/32	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/16	Henmar Trust	Maps	Oppose	That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the “Kiwifruit Block”, with submitters having a further opportunity to submit on this aspect of the proposed plan change. That is, the “Kiwifruit Block” remain zoned Rural on the Proposed Planning Map, unless it’s rezoning is assessed in the technical reports and these reports publicly notified.	Reject
FS2/43	Fonterra Ltd	Maps	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
11/02	Ken Dredge	Appendix S27	Oppose	Incorporate the Kiwifruit block with the Mangaone Structure Plan	Reject
FS1/22	Henmar Trust	Appendix S27	Oppose	1. Exclude the Kiwifruit Block from the proposed Plan Change; or 2. Accept the relief sought by Henmar Trust; and 3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken. 5. If include the Kiwifruit Block within the proposed Plan	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Change, require that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	
FS2/101	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 7 – Mangaone Stream

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
4/1	Waipā District Council	7.4.2.7	In Part	Amend Rule 7.4.2.7 as follows: Where a site adjoins a road, <u>a reserve</u> or any zone other than the industrial zone; no building, or stored materials shall penetrate through a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 2.7m above ground level of the front boundary, side boundary and rear boundary of a site.	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
4/2	Waipā District Council	7.4.2.41	In Part	The relief sought is that Rule 7.4.2.41 be amended to read: All external lighting shall be shaded or directed away from any adjoining residential dwellings, <u>reserves</u> or roads, and adjusted and maintained to ensure that direct illuminance from the lighting source shall not exceed:...; <u>(c) 4 lux at the boundary of the Mangaone Stream Reserve as identified on the Mangaone Precinct Structure Plan.</u> Or other relief as may be appropriate (including the inclusion of a new rule in the Industrial Zone, or the amendment / adaptation of Rule 20.4.2.2 to be specific to light emissions adjacent to reserves and high value bat habitat areas.	Accept
4/3	Waipā District Council	15.4.2.91A	In Part	This term where it appears throughout PC14 should be amended to read: Mangaone Stream Reserve Management <u>Development and Operational Maintenance Plan</u>	Accept
4/4	Waipā District Council	21.2.7.1	In Part	This term where it appears throughout PC14 should be amended to read: Mangaone Stream Reserve Management <u>Development and Operational Maintenance Plan</u>	Accept
4/5	Waipā District Council	15.4.2.91A	In Part	Rule 15.4.2.91A(g) is amended to read: The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed <u>in accordance with the approved Mangaone Stream Reserve Development and Operational Maintenance Plan</u> as part of the first subdivision consent. Or other relief as may be appropriate (including the inclusion of specific fencing requirements for industrial / reserve boundaries within the Industrial Zone provisions.	Accept
4/6	Waipā District Council	21.2.7.1(i)	In Part	Rule 21.2.7.1(i) is amended to read: Planting / Fencing Implementation Programme <u>in accordance with a reserve's agreement forming part of a development agreement</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>under Rule 7.4.2.36.</u> Or other relief as may be appropriate (including the inclusion of specific fencing requirements for industrial / reserve boundaries within the Industrial Zone provisions.	
9/23	Henmar Trust	7.3.4.1	In Part	Council accepts the submitters proposed amendments to Proposed Plan Change 14.	Accept in Part
FS2/50	Fonterra Ltd	7.3.4.1	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/14	Waikato Regional Council	7.4.2.5A	Support	Retain	Accept
10/15	Waikato Regional Council	7.4.2.42	Support	Retain	Accept
10/17	Waikato Regional Council	15.4.2.91A	In Part	Add a rule requiring all subsequent subdivision and land use consent applications for the Mangaone Precinct to be consistent with the approved Mangaone Stream Reserve Management Plan.	Reject
FS2/82	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/18	Waikato Regional Council	15.4.2.91A(f)	In Part	Retain Rule 15.4.2.91A(f) but amend to also require the management of the Mangaone Stream Reserve to occur in accordance with the approved Mangaone Stream Reserve Management Plan.	Accept
FS2/83	Fonterra Ltd	15.4.2.91A(f)	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/19	Waikato Regional Council	15.4.2.91A(g)	In Part	Amend Rule 15.4.2.91A(g) to apply to the first subdivision or <u>land use consent</u> for the Mangaone Precinct.	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/84	Fonterra Ltd	15.4.2.91A(g)	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
12/06	Director-General of Conservation	7.4.2.5A	Support	Retain	Accept
FS3/6	Forest & Bird	7.4.2.5A	Support	The whole of the submission be allowed.	Accept
12/13	Director-General of Conservation	21.2.7.1	In Part	Amend 21.2.7.1(a) to read as follows: (a) <u>Clarification Evidence</u> (by way of mapping) <u>that as to the precise area and extent of the reserve area is generally in accordance with Appendix S27 and Figure S27.B;</u>	Reject
FS2/110	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/13	Forest & Bird	21.2.7.1	Support	The whole of the submission be allowed.	Reject

Table 8 – National Grid Yard

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
3/1	Transpower	7.4.2.43	In Part	Amendment to notified Rule 7.4.2.43 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site), and insertion of a vehicle access clause.	Accept
FS2/9	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/2	Transpower	7.4.2.43	In Part	A further amendment is sought to include a new clause to ensure vehicle access to support structures is available.	Accept
FS2/10	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
3/3	Transpower	7.4.2.44	In Part	Amendment to notified Rule 7.4.2.44 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site).	Accept
FS2/11	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/4	Transpower	7.1	Neutral	Insert the following into Section 7.1 Introduction of Section 7: <u>7.1.8 A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity.</u> <u>7.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).</u>	Accept
FS2/12	Fonterra	7.1	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/5	Transpower	7.2	Neutral	Insert the following into Section 7.2 Resource Management Issues of Section 7:	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>7.2.21 National Grid transmission lines for the conveyance of electricity National Grid transmission lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line.</u>	
FS2/13	Fonterra	7.2	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/6	Transpower	7.3	Neutral	Insert the following into Section 7.3 Objectives and Policies of Section 7: <u>Objective - National Grid transmission networks</u> <u>7.3.9 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</u>	Accept
FS2/14	Fonterra	7.3	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/7	Transpower	7.3	Neutral	Insert the following into Section 7.3 Objectives and Policies of Section 7: <u>Policies – Management of activities within National Grid Corridors</u> <u>7.3.9.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.</u> <u>7.3.9.2 To ensure safe and efficient use and development of the</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.</u> <u>7.3.9.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.</u> <u>7.3.9.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.</u> <u>7.3.9.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</u>	
FS2/15	Fonterra	7.3	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/8	Transpower	7.4	Neutral	Insert the following into Section 7.4 Rules of Section 7: <u>Rules – Earthworks</u> <u>7.4.2.45 Any earthworks within a National Grid Yard must:</u> a) <u>Around National Grid tower support structures:</u> i) <u>Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and</u> ii) <u>Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.</u> b) <u>Anywhere within the National Grid Yard</u> i) <u>Not create an unstable batter that will affect a transmission support structure; and</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				ii) <u>Ensure vehicular access to any National Grid support structure is available; and</u> iii) <u>Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u> <u>Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:</u> i) <u>Earthworks undertaken by a network utility operator.</u> <u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u>	
FS2/16	Fonterra	7.4	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/9	Transpower	15.4.1.1(aa)	Support	Retain	Accept
FS2/17	Fonterra	15.4.1.1(aa)	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/10	Transpower	15.4.2.91A	In Part	Insert a new standard into proposed rule 15.4.2.91A as follows: ... (b) Only light vehicles are able to use the proposed road connection to Swayne Road..... (i) <u>On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard.</u>	Accept
FS2/18	Fonterra	15.4.2.91A	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept

Table 8A – Rezoning

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/1	Henmar Trust	Not Specified	Support	Rezone Lot 2 DP 529042.	Accept in Part
FS2/28	Fonterra Ltd	Not Specified	Support in Part / Oppose in Part	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.	Accept in Part
9/11	Henmar Trust	Appendix S27	In Part	Reject Appendix S27 – Mangaone Precinct Structure Plan as notified.	Reject
FS2/38	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/17	Henmar Trust	Maps	Not stated	Support the rezoning of Lot 2 DP 529042 comprised in RT: 856574, Bardowie Farm, and the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Industrial Growth Cell.	Accept in Part
FS2/44	Fonterra Ltd	Maps	Support in Part / Oppose in Part	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.	Accept in Part

Table 9 – Rural/Rural Interface

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
2/1	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	No decision requested.	Accept in Part
FS2/5	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
2/4	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	a) The building setback should be increased to 30 meters, as originally represented. b) A 10-meter landscaped buffer strip should be introduced, featuring a berm that is a minimum of 2 meters high, landscaped with hedges or shrubs that grow to at least 2 meters in height. Between the Swayne Road boundary and the berm, evergreen trees should be planted at 10-meter intervals, reaching a minimum height of 12 meters at maturity, with a post and rail fence to delineate the boundary. This type of buffer zone is exemplified on the Waikato Expressway. c) This will allow the commencement of the building to be set back 20 meters from the landscaped buffer strip, thereby providing a suitable yard area. d) This arrangement will allow for the installation of a building security fence, with a maximum height of 3 meters, at the end of the landscaped buffer strip, thereby eliminating any visual impact on Swayne Road.	Accept in Part
FS2/8	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and the Council retains the setbacks as notified.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/11	Bardowie Investments Ltd	Not Specified	Support	Retain	Accept in Part
9/4	Henmar Trust	Not Specified	Oppose	That if Council grants the proposed plan change, they require appropriate provisions and Rules to be included into the District Plan to ensure that any actual or potential adverse effects on the Henmar Trust property are less than minor.	Reject
FS2/31	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/6	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring increase yard setback where the site adjoins the Rural Zone to 25m from the boundary. For example, buildings over 250m ² on the Henmar Trust property in the C10 Growth Cell need to be 25m from the boundary with the proposed Industrial Precincts, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.	Reject
FS2/33	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/7	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring reduced height where the site adjoins the Rural Zone to a maximum of 12m. For example, buildings on the Henmar Trust property in the C10 Growth Cell have a maximum height of 12m, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/34	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/8	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific height in relation to boundary standard where the site adjoins the Rural Zone, protecting the amenity of the Rural Zone.	Reject
FS2/35	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/9	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific rules relating to noise restrictions and air quality, protecting the amenity of the Rural Zone.	Reject
FS2/36	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/20	Henmar Trust	7.3.4	In Part	Amend to read as follows: h. Within the <u>Bardowie Industrial Precinct Structure Plan Area</u> and Mangaone Precinct Structure Plan Area, enables industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands.	Accept
FS2/47	Fonterra Ltd	7.3.4	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/21	Henmar	7.3.4.5	In Part	Amend proposed new/replacement version of Policy 7.3.4.5 to read:	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Trust			"To ensure protection of surrounding rural areas through applying specific performance standards (such as buffer areas and building setbacks) for perimeter sites within the following areas: (i) Hautapu Industrial Structure Plan Area; (ii) Bardowie Industrial Precinct Structure Plan Area; and (iii) Mangaone Precinct Structure Plan Area (particularly along Zig Zag Road and Swayne Road.)"	
FS2/48	Fonterra Ltd	7.3.4.5	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/28	Henmar Trust	7.4.1.3(f)	In Part	Amend Rule 7.4.1.3(f) as follows: Assessment will be restricted to the following matters: ▪ <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u> ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on <u>the local environment, adjoining properties and adjoining zones, as well as</u> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.	Reject
FS2/55	Fonterra Ltd	7.4.1.3(f)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/30	Henmar Trust	7.4.2.1	In Part	Amend Rule 7.4.2.1 to read as follows: "The minimum building setback from road boundaries shall be 5m, except in the following locations: ... e. Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial</u>	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Precinct Structure Plan Area</u> – The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m <u>15m</u> .	
FS2/57	Fonterra Ltd	7.4.2.1	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/31	Henmar Trust	7.4.2.5A	In Part	Amend proposed new Rule 7.4.2.5A to read: “Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Area</u> Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Area</u> , the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.	Reject
FS2/58	Fonterra Ltd	7.4.2.5A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/32	Henmar Trust	7.4.2.7A	In Part	Amend Rule 7.4.2.7A as follows: “Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> , where a site adjoins Swayne Road or Zig Zag Road, <u>or any zone other than the Industrial Zone</u> ; no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the <u>front boundary, side boundary and rear boundary of a site road boundary.</u> ”	Reject
FS2/59	Fonterra Ltd	7.4.2.7A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/33	Henmar	7.4.2.12	In Part	Amend Rule 7.4.2.15 and/or proposed 7.4.2.15A to ensure that the	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Trust			landscaping rules are included in the District Plan. Make any other necessary changes to the District Plan rules to cater for this amendment.	
FS2/60	Fonterra Ltd	7.4.2.12	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/34	Henmar Trust	7.4.2.15A	In Part	Amend 7.4.2.15A as follows (including consequential amendments to Rules 7.4.2.12, 7.4.2.13, 7.4.2.14, and 7.4.2.15 for admin purposes): The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Structure Plan Area</u>: a. The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Areas shall be as follows: ... ii. A Landscaped Buffer Strip of 3m <u>5m</u> (minimum depth) along boundary of the Mangaone Precinct Structure Plan Areas... iii. A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Areas... b) i. The Zig Zag Road interface and Rural Zone interface (<u>to the north of the Mangaone Stream</u>)... ii. The Swayne Road interface <u>and Rural Zone interface (to the south of the Mangaone Stream)</u> is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Areas <u>to the south of the Mangaone Stream</u>....	Reject
FS2/61	Fonterra Ltd	7.4.2.15A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/35	Henmar Trust	7.4.2.15	In Part	Amend the unnumbered rule following Rule 7.4.2.15 to read: “Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15A will require a resource consent for a discretionary activity.”	Accept in Part
FS2/62	Fonterra Ltd	7.4.2.15	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/36	Henmar Trust	7.4.2.17	In Part	Council to amend the proposed rules to ensure that these standards apply to all buildings within the Mangaone Structure Plan and Bardowie Industrial Precinct Structure Plan area to mitigate any adverse visual amenity effects	Reject
FS2/63	Fonterra Ltd	7.4.2.17	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/37	Henmar Trust	7.4.2.20	In Part	Council amends this rule to protect the amenity of the adjoining Rural Zone.	Reject
FS2/64	Fonterra Ltd	7.4.2.20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
9/38	Henmar Trust	7.4.2.41	In Part	Amend to read as follows: All external lighting shall be shaded or directed away from any adjoining residential dwellings, or roads, or adjoining Rural Zones... This rule only applies to land within: (a) Area 6 – Hautapu Industrial Structure Plan Area; and (b) Mangaone Precinct Structure Plan Area; <u>and</u> (c) <u>Bardowie Industrial Precinct Area.</u> ”	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/65	Fonterra Ltd	7.4.2.41	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/42	Henmar Trust	21.1.7.7	In Part	Amend to read as follows: 21.1.7.7 Building Colour... c. The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.	Reject
FS2/69	Fonterra Ltd	21.1.7.7	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/43	Henmar Trust	16.4.2.12A	In Part	Amend Rule 16.4.2.12A as follows: Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan <u>and the Bardowie Industrial Precinct Structure Plan</u> , there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area <u>or Bardowie Industrial Precinct Structure Plan Area</u> directly from Swayne Road or Zig Zag Road...	Reject
FS2/70	Fonterra Ltd	16.4.2.12A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/44	Henmar Trust	21.1.1.17A	In Part	Amend to read as follows: 21.1.7.17A Rural Interface Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Industrial Precinct Structure Plan Area</u> , the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.	
FS2/71	Fonterra Ltd	21.1.1.17A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/45	Henmar Trust	21.2.7	In Part	Amend to read as follows: Landscape Buffer Strip Planting and Implementation Plan a. ...: i. Establishing a 5.0m deep Landscape Buffer Strip planting: - along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and - along Swayne Road frontage in the Development Area south of Mangaone Stream; <u>and</u> <u>along boundaries that adjoin a Rural Zone.</u> ii. Establish a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone.	Reject
FS2/72	Fonterra Ltd	21.2.7	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
11/1	Ken Dredge	Appendix S27	Oppose	Amend to the Mangaone Structure Plan to: a. Increase the width of the landscape strip on Swayne Road to 8m (from 5m) b. Increase minimum building setback to 15m (from 10 m) c. Include a planted earth bund 2m in height d. Increase the minimum height of trees at maturity to 15m (from 12m)	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/100	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
11/3	Ken Dredge	Appendix S27	Oppose	Include an acoustic report to determine noise effects and include the recommendations within PC14.	Reject
FS2/102	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/3	Fire and Emergency New Zealand	Not Specified	In Part	That the applicant considers the selection of low flammability planting to reduce the likelihood of unwanted fire and to help manage fire spread in the event of a vegetation fire.	Accept in Part
FS1/27	Henmar Trust	Not Specified	Support	Accept submission.	Accept in Part
FS2/116	Fonterra Ltd	Not Specified	Neutral	That the Council considers the relief sought by Fire and Emergency New Zealand (Submitter 14) in the balance of the other purposes planting needs to serve in the Mangaone Precinct Structure Plan Area.	Accept in Part
15/1	Reon Taylor	Not Specified	Further Assessment	Acoustic Report commissioned to determine noise effects.	Reject
FS2/117	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/2	Reon Taylor	7.3.4.7	Oppose	Amend the amended Policy 7.3.4.7 as follows: "To ensure that landscaping and fencing on perimeter sites (in the areas listed below) is undertaken in accordance with (as applicable): a) Hautapu Industrial Structure Plan; b) Bardowie Industrial Precinct Structure Plan and Urban Design and	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Landscape Guidelines; and c) Mangaone Precinct Structure Plan <u>(Swayne Road particularly).</u> ”	
FS2/118	Fonterra Ltd	7.3.4.7	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/3	Reon Taylor	7.4.2.1	Oppose	Amend Rule 7.4.2.1 as follows: Mangaone Precinct Structure Plan Area - The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m <u>15m</u> .	Accept
FS2/119	Fonterra Ltd	7.4.2.1	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/4	Reon Taylor	7.4.2.15A	Oppose	Amend proposed Rule 7.4.2.15A as follows: (a) (i) A Landscaped Buffer Strip of 5m (minimum depth) <u>that comprises a planted earth bund with a minimum height of 2m</u> along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of: - A timber post and rail fence positioned along the road boundary; <u>and</u> - A hedge with a minimum height of 2m at maturity; and - A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m <u>15m</u> at maturity;	Reject
FS2/120	Fonterra Ltd	7.4.2.15A	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 10 – Structure Plan

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/12	Henmar Trust	Appendix S27	Oppose	Accept submitters proposed amendments to Appendix S27 Mangaone Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Include the solid black line in the key, identifying what this represents. (c) The Collector Road from the Bardowie Industrial Precinct to the Henmar Trust property needs to be shown as a Collector Road. (d) Amend the proposed Structure Plan to identify road and service connectivity to the adjoining Henmar Trust property located within C10 Growth Cell, from the Mangaone Precinct. (e) Relocate the round-a-bout on Zig Zag Road approximately 120m to the west, so that the proposed round-a-bout is located on the boundary of the Mangaone Precinct and Henmar Trust property, providing access to both properties within the C10 Industrial Growth Cell. (f) Show services connections to the Henmar Trust property and include this in the key. (g) To provide connectivity and integration within the C10 Growth Cell all roading and/or services crossing the Mangaone Stream Reserve in the Mangaone Precinct, are to be connected to the boundary of the Henmar Trust property at the same time as the first development occurs in the Mangaone Precinct on its northern side of the Mangaone Stream Reserve.	Accepted in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(h) Amend the proposed Structure Plan to provide connectivity to the Kiwifruit Block to ensure that the only traffic using the Swayne Road entrance are light vehicles, or if the Kiwifruit Block has a heavy vehicle access onto Swayne Road to ensure that the whole of the C10 Growth Cell has access to this entrance. (i) Amend the proposed Structure Plan to have a Landscaped/Planted Buffer Strip of 5m along the western boundary with the Henmar Trust property. (j) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining Henmar Trust property located within C10 Growth Cell. (k) Show the power sub-station currently located on the Structure Plan Area.	
FS2/39	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accepted in Part
9/14	Henmar Trust	Appendix S20	Oppose	Reject Appendix S20 – Bardowie Industrial Precinct Structure Plan as notified.	Reject
FS2/41	Fonterra Ltd	Appendix S20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/15	Henmar Trust	Appendix S20	In Part	Accept submitters proposed amendments to Appendix S20 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be). (c) Show the agreed round-a-about at the intersection of the collector roads (that is the one to the north and the one running west to east). (d) Show services connections to the Henmar Trust property and include this in the key. (e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north. (f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance. (g) Show proposed and existing stormwater retention areas and overland flow paths. (h) Show proposed and existing reserve areas. (i) Show the location of the proposed new electricity substation.	
FS2/42	Fonterra Ltd	Appendix S20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/39	Henmar Trust	15.4.1.1(aa)	In Part	a) Council to amend the proposed Rule to also include the Bardowie Industrial Precinct Structure Plan Area. b) Council to amend the proposed Rule to also include the following assessment criteria; ▪ Traffic and service connectivity to other properties within the C10 Industrial Growth Cell.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				▪ Whether the proposal will prevent other properties within the C10 Industrial Growth Cell from being developed. ▪ The provision of traffic and services to the boundary of adjoining properties within the C10 Industrial Growth Cell. ▪ For subdivisions within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell. ▪ For subdivisions within Node 3 of the Bardowie Industrial Precinct, roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell. ▪ The extent to which the subdivision layout is in general accordance with the Bardowie Industrial Precinct Structure Plan. ▪ The provision of Landscaped Buffer Strips along the boundary with adjoining Zones.	
FS2/66	Fonterra Ltd	15.4.1.1(aa)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 11 - Transport

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
2/2	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	While it has been suggested that the speed limit be reduced to 60 km/h, we believe it should be further reduced to 50 km/h, along with the introduction of speed management devices, should an access onto Swayne Road be approved.	Reject
FS2/6	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
2/3	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	If an access road onto Swayne Road is approved, we strongly recommend that this intersection be moved north along Swayne Road to a point past the last driveway entrance at 190 Swayne Road, or that a joint access point be established using the current Swaynes House access entrance onto Swayne Road.	Reject .
FS2/7	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept
6/5	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate adverse transport effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Accept in Part
FS1/6	Henmar Trust	Not Specified	Oppose	(i) Dismiss submission. (ii) Accept the relief sought by Henmar Trust. (iii) Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(iv) Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	
FS2/23	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
7/4	Bardowie Investments Ltd	Appendix S20	Support	Retain	Accept in Part
FS1/10	Henmar Trust	Not Specified	Support in Part / Oppose in Part	(i) Reject Appendix S20 – Bardowie Industrial Precinct Structure Plan as notified. (ii) Accept submitters proposed amendments to Appendix S20 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be). (c) Show the agreed round-a-about at the intersection of the collector roads (that is the collector road to the north and the collector road running west to east). (d) Show services connections to the Henmar Trust property and include this in the key.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north. (f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance. (g) Show proposed and existing stormwater retention areas and overland flow paths in all scenarios including extreme weather events. (h) Show proposed and existing reserve areas. (i) Show the location of the proposed new electricity substation.	
9/2	Henmar Trust	Not Specified	Oppose	That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within Growth Cell C10.	Reject
FS2/29	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/3	Henmar Trust	Appendix S27	Oppose	That the Proposed Bardowie Industrial Precinct Structure Plan removes the word indicative from the collector road to the Henmar Trust property, marks the road the same as other collector roads, and includes the round-a-bout that was agreed. Additionally, services connections along this Collector Road need	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				to be shown on the Structure Plan and referenced in the key.	
FS2/30	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/30	Waikato Regional Council	Not Specified	In Part	Provide an assessment of the proposed plan change in relation to transport emissions reduction and the Emissions Reduction Plan.	Reject
FS2/92	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/31	Waikato Regional Council	Appendix S27	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/93	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/32	Waikato Regional Council	Section 7	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/94	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/33	Waikato Regional Council	Section 16	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/95	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/34	Waikato Regional Council	Appendix S27	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/96	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/35	Waikato Regional Council	Section 7	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject
FS2/97	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/36	Waikato Regional Council	Section 16	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject
FS2/98	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/37	Waikato Regional Council	Not Specified	In Part	1. Ensure the proposed plan change considers the relevant provisions of the Waikato Regional Public Transport Plan. 2. That Waipā District Council continues to work with WRC in relation to public transport planning for the plan change area.	Accept in Part
FS2/99	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
13/1	Geoffrey and Beverly Laurent	Not Specified	Further Assessment	Further reporting is required to address our first concern relating to the traffic modelling.	Reject
FS1/23	Henmar Trust	Not Specified	Support in Part / Oppose in Part	1. Amend proposed roading layout to provide for connectivity in and through the C10 Industrial Growth Cell. 2. Accept the relief sought by Henmar Trust. 3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	
FS2/113	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Laurent Property Co, Geoffrey and Beverly Laurent (Submitter 13) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/2	Fire and Emergency New Zealand	Not Specified	In Part	All Collector and Local Roads proposed in PPC14 are formed in accordance with the T4 provisions of the Waipā District Plan. This would require all lanes of the Indicative Internal Industrial Collector Road, the Indicative Internal Urban Industrial Local Road and Indicative Internal Industrial Local Road with Swale to be at least 4m wide.	Reject
FS1/26	Henmar Trust	Not Specified	Support	Accept submission.	Reject
FS2/115	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Fire and Emergency New Zealand (Submitter 14) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/5	Reon Taylor	16.4.2.12A	Oppose	Amend proposed Rule 16.4.2.12A as follows: “Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area 1. <u>Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and</u> 2. <u>Construction traffic shall not use Swayne Road for accessing Mangaone Precinct Structure Area.</u> Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/121	Fonterra Ltd	16.4.2.12A	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part



Part C – Tracked Changes of Amendments to Operative Waipā District Plan

Table of Contents

PART C – TRACKED CHANGES OF PC14 AMENDMENTS TO OPERATIVE WAIPĀ DISTRICT PLAN

Volume 1

Part B – Definitions

Part D – Section 7 – Industrial Zone

Part E – Section 15 – Infrastructure, Hazards, Development and Subdivision

Part E – Section 16 – Transportation

Part E – Section 21 – Assessment Criteria and Information Requirements

Volume 2

[Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines](#)

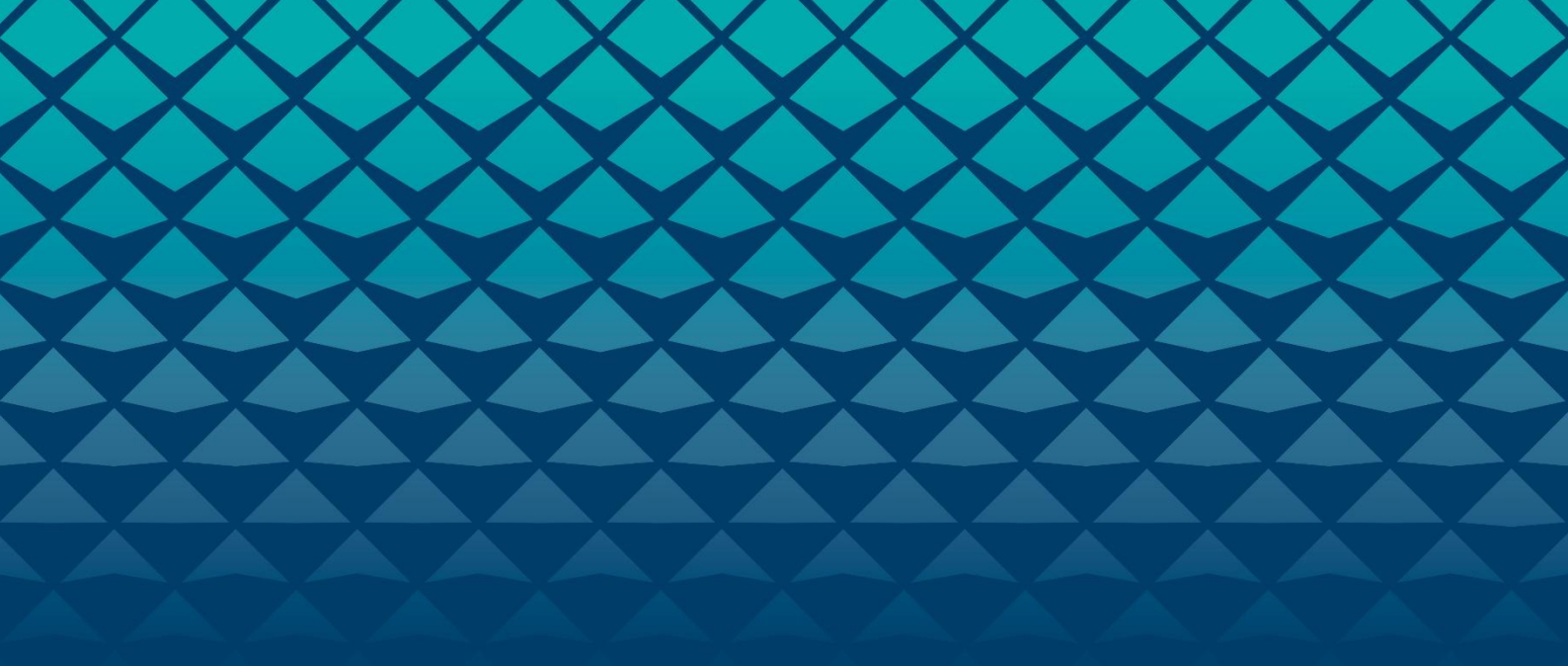
[Appendix S27 \(NEW\) – Mangaone Precinct Structure Plan](#)

The changes to the Operative Waipā District Plan are provided in the following sections.

Where changes have been made they are represented as follows:

<u>that provides for</u>	New text added
services such as	Existing text deleted

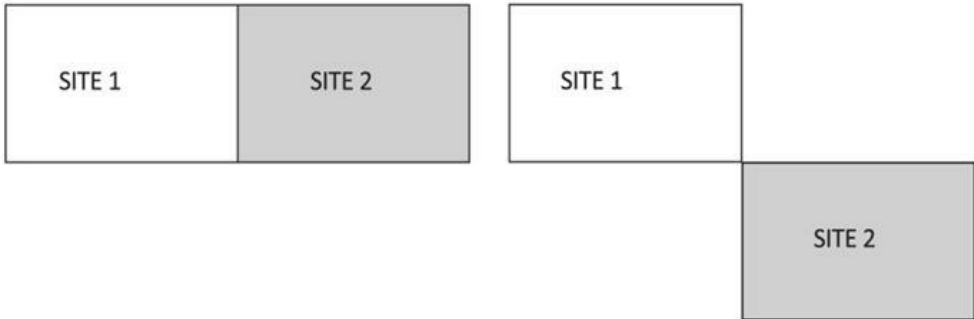
Part C does not recreate the full text of each of the relevant district plan sections. Generally only the heading page for each section and those pages containing changes have been included. The Waipā E-Plan has been updated to reflect the amendments shown in Part C and can be referred to if more context to the changes is needed.



Volume 1 – Part B – Definitions

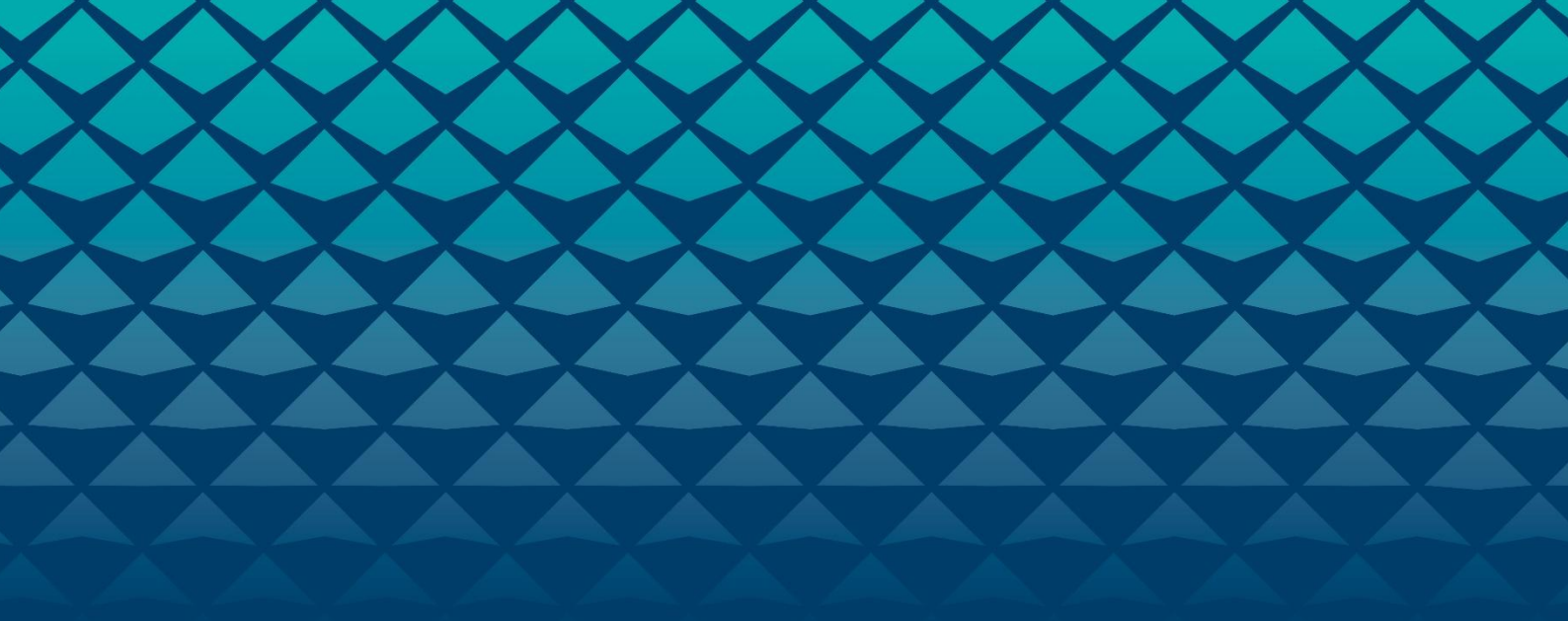
Definitions

Where a word or phrase is defined in this section, its definition includes any variations of the word or phrase that are plural or vice versa. In most instances, words used in the Plan are best defined using their ordinary dictionary meaning. The words listed below are given an extended meaning. Where a building or activity is more specifically defined then the specific definition overrides the more general. All words or phrases that are defined for the purpose of the Plan are shown in UPPERCASE.

‘Access strip’	has the same meaning as in the ACT.
‘Accessory building’	means a BUILDING, the use of which is clearly incidental to the use of the principal LAND USE or BUILDING on that SITE, or to any permitted use of the land if not built upon and includes, but is not limited to; a carport, garage (excluding a garage which is integrated into and forms part of a DWELLING), workshop, and shed. For the avoidance of doubt, an ACCESSORY BUILDING shall not include BUILDINGS which are capable of being lived in independently.
‘Accessory use’	means any use of land which is clearly incidental to the use of the PRINCIPAL BUILDING or ACTIVITY on the same SITE.
‘Act’	means the Resource Management Act 1991.
‘Activity’	means the undertaking of an action for a specified purpose, and includes the establishment of BUILDINGS and/or other DEVELOPMENT associated with that ACTIVITY.
‘Activity days’	means days associated with MYSTERY CREEK EVENT DAYS and KART ACTIVITY DAYS which are subject to specific rules, and are scheduled in advance of the activities occurring.
‘Adjacent’	means an ALLOTMENT or SITE that is ADJOINING another ALLOTMENT or SITE, except that it is separated only by the width of a ROAD, railway, drain or watercourse.
‘Adjoining’	means an ALLOTMENT or SITE that is directly ADJOINING and contiguous to another ALLOTMENT or SITE, as demonstrated in the diagrams below: 
‘Agrichemical’	means any substance, whether inorganic or organic, man-made or naturally

‘Gross lot area’	refer to the definition of NET LOT AREA.
‘Gross site area’	refer to the definition of NET LOT AREA.
‘Ground level’	the level of ground existing when approved EARTHWORKS associated with the most recent SUBDIVISION of the land have been completed (as at the issue of the Section 224 Certificate or the previous legislative equivalent). Areas of cut or fill which have resulted or will result from work undertaken as part of the construction of a BUILDING or an ACTIVITY shall not be used in calculation of GROUND LEVEL. When the GROUND LEVEL as defined, is not able to be identified, GROUND LEVEL shall mean the existing GROUND LEVEL but excluding any areas of cut or fill which have resulted or will result from work undertaken as part of the construction of a BUILDING or an ACTIVITY which did/does not include SUBDIVISION.
‘Gymnasium’ (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area)	<u>means a facility that provides for physical exercise or ACTIVITY and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates, and dance studios and indoor physical RECREATIONAL ACTIVITIES such as trampoline parks and climbing facilities.</u>
‘Habitable room’	means any room in a DWELLING apart from those used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.
‘Hautapu industrial park’	means all that land (excluding land within the Hautapu specialised dairy industrial area and Hautapu Cemetery) which is bound by Hautapu Road in the north, Peake Road in the west, Victoria Road (STATE HIGHWAY 1B) in the east and the proposed State Highway 1 Cambridge Bypass to the south.
‘Hautapu industrial park perimeter site’	means those SITES located in the HAUTAPU INDUSTRIAL PARK which have a shared boundary with either Hautapu Road, Peake Road, STATE HIGHWAY 1B, Victoria Road; or with another zone.
‘Hautapu unserviced industrial area’	means the area (excluding the reserve land associated with the Hautapu cemetery) between Hannon Road to the west, Victoria Road to the east, and the Cambridge Bypass (STATE HIGHWAY 1B) to the south.
‘Hazardous facility’	means any ACTIVITY involving HAZARDOUS SUBSTANCES and SITES where HAZARDOUS SUBSTANCES are used, stored, handled or disposed of; and any installations or vehicles parked on-site that contain HAZARDOUS SUBSTANCES. Provided that, a HAZARDOUS FACILITY does not include: ■ The incidental use and storage of HAZARDOUS SUBSTANCES in minimal domestic quantities; and

Cycleway(s)'	environmental BENEFIT LOT eligibility in accordance with Policy 15.3.7.4, which includes any alternate or new route for the Te Awa Cycleway to the route included in Appendix 04.
'Indigenous'	means a species of flora or fauna that arrived in New Zealand without human assistance.
'Indigenous vegetation'	means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this Plan, INDIGENOUS plant species within domestic or ornamental/landscape planting, or planted SHELTER BELTS, or COMMERCIAL FORESTRY undergrowth, or PLANTED INDIGENOUS FORESTRY are excluded from the definition of 'INDIGENOUS VEGETATION'.
'Individual retail activity'	means in relation to Te Awamutu LARGE FORMAT RETAIL DEVELOPMENT, a single retail tenancy whose GROSS FLOOR AREA or gross leasable floor area cannot be sublet or leased in part to any other RETAIL ACTIVITY.
'Industrial activity'	means any use of land or BUILDING where people or machinery: • Extract, process or convert natural resources, excluding FARMING ACTIVITIES and MINERAL EXTRACTION ACTIVITIES; and/or • Produce or manufacture goods; and/or • Service, test or repair goods or machinery; and/or • Store goods (ensuing from the industrial process); and/or • Transport or distribute goods including depots.
'Infrastructure'	means the provision of, and resources associated with the delivery or reticulation of, water, ROADS, electricity, gas, wastewater disposal, stormwater disposal, reserves, street lighting, community INFRASTRUCTURE, community facilities, and telecommunications; and includes activities which can be undertaken by a NETWORK UTILITY OPERATOR defined under the ACT.
'Innovation and Advanced Technology Activities'	means all ACTIVITIES involved in the research, DEVELOPMENT, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, INFRASTRUCTURE systems and management. <u>Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct STRUCTURE PLAN Area.</u>
'Infrastructure Capacity Assessment'	means an assessment of the capacity of an existing water supply (including fire water supply), wastewater, or stormwater network to determine if there is enough capacity for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case



Volume 1 – Part D – Section 7 – Industrial Zone

Section 7 - Industrial Zone

7.1 Introduction

- 7.1.1 The Industrial Zone is mainly located within the two towns of Te Awamutu and Cambridge. In Cambridge it is located at Hautapu and Matos Segedin Drive. In Te Awamutu it is located at Paterangi Road and off Bond Road. These areas have developed over time with a range of manufacturing and process industries. While most industries within these areas serve local needs there are also other industries that serve wider needs.
- 7.1.2 In addition to these existing zones, further land has been identified for industrial development at Hautapu (maximum 96ha gross) and Bond Road Te Awamutu (maximum 21ha gross). These areas are zoned, but are not serviced. Development within these zones is a non-complying activity until either the area is serviced, or a development agreement is signed and in place. Land has also been identified at Raynes Road (19.5ha) where it will complement the growth of businesses located within the Airport Business Zone. A comprehensive development plan is required before this area can be developed.
- 7.1.3 A significant proportion of the workforce in the District travel into Hamilton to work. This trend is not sustainable in the long term. The proximity of the Hautapu and Raynes Road areas to the Waikato Expressway, Southern Links project, Airport, Hamilton, and Tauranga, means that they are likely to be attractive locations for industry. The Hautapu and Raynes Road areas, along with the opportunities being provided within Te Awamutu, mean that sufficient industrial land will be provided during the lifetime of this document. Providing for industrial land that is co-ordinated with infrastructure provision and supports the roading hierarchy will be key to increasing the numbers of people who both live and work in the District.
- 7.1.4 Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.
- 7.1.5 It is critically important that Industrial Zoned land is retained for industrial activities. In this Plan, most retail activities and commercial services are anticipated to occur within the Commercial Zone of the District; in order to support existing businesses, and the continued vibrancy of the existing commercial centres. However, it is anticipated that some retail activities, such as yard based suppliers, could locate within the Industrial Zone, as it is not practical, nor an efficient use of land for such industries to locate within the Commercial Zone.
- 7.1.6 The existing dairy manufacturing sites at Te Awamutu and Hautapu are significant industries that are important to the local and regional economy. The food producing activities that are carried out on these sites are sensitive to other industrial activities. This Plan recognises the sensitive nature of these sites by incorporating specific provisions in the 'Specialised Dairy Industrial Area'. This Plan also recognises that the Te Awamutu and Hautapu Dairy Manufacturing sites were developed a long time ago and the activities undertaken at those sites are often authorised by existing use rights rather than the

current District Plan rules.

- 7.1.7 Most of the Industrial Zoned land in Te Awamutu is located within an identified floodplain. The effects associated with development in this area are managed in Section 15 - Infrastructure, Hazards, Development and Subdivision. In respect of the Bond Road North Industrial Structure Plan Area, options for managing stormwater were modelled as part of the technical investigations undertaken for the structure plan and were updated following the notification of the Waikato Regional Policy Statement. However, this work has not been undertaken on the eastern side of Bond Road, and needs to occur prior to any land use or subdivision consent being submitted to Council.

- 7.1.8 A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity.

- 7.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).

7.2 Resource Management Issues

Function of Industrial Zone

- 7.2.1 Maintaining industrial land for industrial activities is a key issue. The establishment of non-industrial activities within the Industrial Zone can compromise the ability to meet future industrial demand.
- 7.2.2 Industrial activities can have high levels of effects, such as noise, that are incompatible with other activities, such as residential activities.
- 7.2.3 The milk processing activities undertaken within the Hautapu and Te Awamutu Dairy Manufacturing sites are of regional significance and can be affected by the nature of other developments, due to the sensitive nature of food production.

Amenity values within the zone

- 7.2.4 The Industrial Zones have limited landscaping which does not contribute to the overall amenity of the towns or villages they are located within.
- 7.2.5 Within industrial areas, noise levels can affect the overall amenity values of the area.

Amenity values effects on adjoining areas

- 7.2.6 The character of industrial areas can conflict with the need to maintain the amenity of surrounding areas.
- 7.2.7 The location of industrial activities at the entrances to our urban environments can have adverse visual effects.
- 7.2.8 Intrusive noise from activities within an Industrial Zone can have adverse effects beyond zone boundaries, particularly on adjoining Medium Density Residential Zoned properties.
- 7.2.9 Dairy manufacturing activities in the District have been operating for a long time and existing use rights, rather than current District Plan rules, may authorise those activities and any associated adverse effects on the environment.

Industrial Zone: Raynes Road

- 7.2.10 This site is in a prominent location, integral to infrastructure being provided to the Airport and is partially developed. There is a risk that ad-hoc development could compromise the potential for the Hamilton Airport Strategic Node to be effectively serviced and efficiently developed.

Hautapu Industrial Structure Plan and Area, Bardowie Industrial Precinct Structure Plan Areas and Mangaone Precinct Structure Plan Area

- 7.2.11 The Hautapu Industrial Structure Plan and Area, Bardowie Industrial Precinct Structure Plan Areas is Area, and Mangaone Precinct Structure Plan Area are located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within this site these areas require a high standard of amenity reflecting the prominence of the area.
- 7.2.12 A signed development agreement is required before development can proceed in these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Bond Road North Industrial

- 7.2.13 The Bond Road North Industrial area is well sited in respect of the road network, but there are on-site issues such as setbacks from residential areas and effects on the flood plain that require careful management.
- 7.2.14 A signed development agreement is required before development can proceed in this location. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Signs

- 7.2.15 Signs positioned on or visible from roads can compete with traffic control and directional signs and create pedestrian and traffic hazards.
- 7.2.16 The size, number, location and content of signs can have adverse effects particularly where it results in visual clutter, and where a site adjoins another zone.

- 7.2.17 While there may be demand for signs that do not relate to the services and products on a site, such as billboards; signs of this nature add to visual clutter, significantly reduce amenity, and have the potential to distract drivers. A balance is required for temporary signs which inform people of upcoming events.

Earthworks

- 7.2.18 The nature, location and scale of earthworks can have significant adverse visual effects and adversely affect adjoining properties by affecting stormwater overland flow paths and potentially causing flooding.

Temporary construction buildings

- 7.2.19 Temporary construction buildings are a necessary part of the construction process. Adverse effects can be created if temporary construction buildings are not removed when construction is completed.

Health and well-being of the Waikato and Waipā Rivers

- 7.2.20 Development within the Industrial Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased earthworks, impervious services, the provision of infrastructure, and the storage of hazardous substances within river catchments.

Bat Habitat Values

- 7.2.21 Development within the Mangaone Precinct Structure Plan Area has the potential to adversely affect the habitat value of the threatened, nationally critical long-tailed bat within the 'High Value Bat Habitat Area'.

National Grid Transmission Lines

- 7.2.22 National Grid Transmission Lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line.

7.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E, and Part F, as relevant.

Objective - Function of the Industrial Zone

- 7.3.1 The Industrial Zone is developed in a manner that:

Objective - Amenity values: effects on adjoining sites and areas

- 7.3.3 To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.

Policy - Visual effect from entrance roads

- 7.3.3.1 To ensure buildings and activities contribute to the gateways of Cambridge and Te Awamutu, by requiring landscaping, and screening particularly along the following entrance roads:

- a. Te Awamutu - State Highway 3, Pirongia Road — Alexandra Street and Cambridge Road
- b. Cambridge - Cambridge Road, State Highway 1 and Victoria Road

Policy - Protect amenity of surrounding areas

- 7.3.3.2 To protect the amenity of surrounding areas by:

- a. Maintaining the building setback from a road boundary; and
- b. Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and
- c. Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and
- d. Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and
- e. Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone or Reserve Zone.

Policy - Noise improvement at dairy manufacturing sites

- 7.3.3.3 At the time of upgrading plant, machinery or buildings, promote all practical means to progressively reduce noise emissions at the Te Awamutu and Hautapu Dairy Manufacturing Sites, where it is reasonably practicable as part of that upgrade to address noise issues.

Objective - Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area

- 7.3.4 Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area occurs in a manner that:

- a. Is visually attractive and has landscaping that reflects Cambridge's character; and
- b. Enables within the Hautapu Industrial Structure Plan Area and the Mangaone Precinct Structure Plan Area the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and
- c. Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and
- d. Is co-ordinated with infrastructure provision; and
- e. Contributes to the development of a 'gateway' to Cambridge; and
- f. Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement; and
- g. Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District; and
- h. Within the Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, enable industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands.

Policies - Building design

- 7.3.4.1 Buildings within the Hautapu Industrial Structure Plan Area are designed in a manner that is consistent with the objectives of the Design Guidelines for the Hautapu Industrial Structure Plan Area.
- 7.3.4.2 Buildings within the Bardowie Industrial Precinct Structure Plan Area are designed in a manner that achieves overall consistency with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Policy - Central focal area

- 7.3.4.3 To enable ~~a central focal area~~ Central Focal Areas that ~~consists of a reserve, surrounded by~~ provide for retail activities and commercial ~~services such as cafes and lunch bars,~~ that service activities to serve the needs of industrial workers within the ~~Hautapu Industrial Structure Plan Area.~~ following areas:
 - a. The Hautapu Industrial Structure Plan Area (consisting of a reserve surrounded by retail activities and commercial services); and
 - b. The Mangaone Precinct Structure Plan Area (surrounded by the Mangaone Stream Reserve to the west, north and east).

Policy - Bardowie Industrial Precinct Campus Hub

7.3.4.4 To enable the development of a Campus Hub within the Bardowie Industrial Precinct that:

- a. Consists of appropriately scaled retail activities and commercial services; and/or
- b. Services the employees and business needs of the Bardowie Industrial Precinct; and/or
- c. Is consistent with the provisions of the Bardowie Industrial Structure Plan.

Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.

Policy - Buffer areas

7.3.4.5 To ensure protection of surrounding rural areas, by requiring through applying specific performance standards (such as buffer areas on and building setbacks) for perimeter sites in within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (State Highway 1B) and the Cambridge Bypass (Waikato Expressway): following areas:

- a. Hautapu Industrial Structure Plan Area;
- b. Bardowie Industrial Precinct Structure Plan Area; and
- c. Mangaone Precinct Structure Plan Area.

Policy - Infrastructure

7.3.4.6 To avoid compromising the ability of the area as a whole, including identified growth cells, to be effectively serviced and to manage the planned provision of public infrastructure. A development agreement shall be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and, the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.

Policies - Landscaping

7.3.4.7 To ensure that landscaping and fencing is provided on perimeter sites identified in (in the Hautapu Structure Plan Area areas listed below) is undertaken in accordance with the design characteristics and planting requirements specified in the Design Guidelines for the Hautapu Industrial Structure Plan: (as applicable):

- a. Hautapu Industrial Structure Plan;
- b. Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines; and
- c. Mangaone Precinct Structure Plan.

7.3.4.8 To ensure that landscaping and fencing within the Bardowie Industrial Precinct Structure Plan Area is undertaken in overall accordance with the design characteristics and planting

~~requirements specified in the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan. Deleted by PC14~~

Policies - Industrial Zone: ~~Area 6 (Hautapu)~~

- 7.3.4.9 To enable lawfully established industrial activities within the Carter's Flat Commercial Zone to relocate to Hautapu 'Area 6'.
- 7.3.4.10 To ensure that activities ~~within Hautapu Industrial Structure Plan~~ in the areas listed below are restricted to 'dry industry' activities due to infrastructure constraints:
- a. Hautapu Industrial Structure Plan Area;
 - b. Bardowie Industrial Precinct Structure Plan Area; and
 - c. Mangaone Precinct Structure Plan.

Policy - Mangaone Stream

- 7.3.4.11 To maintain and enhance the cultural, ecological, and amenity values of the Mangaone Stream and its margins within or adjacent to industrial areas.

Objective - Bond Road North Industrial Structure Plan Area

- 7.3.5 Development of the Bond Road North Industrial Structure Plan Area occurs in a manner that:
- a. Avoids or mitigates any actual or potential adverse effects on surrounding residential properties and public spaces; and
 - b. Is co-ordinated with infrastructure provision; and
 - c. Does not increase the flood hazard associated with the Mangapiko Stream.

Policy - Infrastructure

- 7.3.5.1 Avoid compromising the ability of the area as a whole to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Bond Road North Industrial Structure Plan Area.

Policy - Amenity

- 7.3.5.2 To ensure protection of sites within the Medium Density Residential Zone in the vicinity of Bond Road, by requiring increased building setbacks and reduced building heights; as well as imposing greater noise restrictions on activities within the Bond Road North Industrial Structure Plan Area.

Policy - Avoiding development in areas of high risk flooding

- 7.3.7.1 To enable the establishment of signs where the signs are directly associated with the activity carried out on the site.

Policy - Temporary signs

- 7.3.7.2 To minimise adverse effects on local amenity values by restricting the duration that temporary signs can be placed on a site.

Policy - Size and number of signs

- 7.3.7.3 To ensure that signs do not create or contribute to visual clutter on buildings or sites.

Policy - Avoid adverse effects from signs

- 7.3.7.4 To avoid the establishment of signs that are illuminated, moving, flashing, or which are likely to create a visual hazard or interfere with the safe and efficient use of roads, railways, airports, and pedestrian ways.

Objective - Earthworks

- 7.3.8 To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy - Avoid adverse effects

- 7.3.8.1 To ensure that when earthworks are carried out there are no adverse effects on adjoining buildings and properties and water bodies, including from dust and stormwater run off.

Advice Notes:

1. Refer to Section 19 — Hazardous Substances and Contaminated Land, when sites are known to be contaminated or potentially contaminated.
2. Refer also to the provisions of the Waikato Regional Plan.

Objective - Long-Tailed Bat Habitat Values - Mangaone Precinct

- 7.3.9 That the development of land within the Mangaone Precinct:

- a. achieves no net loss of long-tailed bat habitat values; and
- b. enhances and protects the high value bat habitat area identified on the Mangaone Precinct Structure Plan.

Policies - Long-tailed bats - Mangaone Precinct

- 7.3.9.1 To manage development of the Mangaone Reserve (including the High Value Bat Habitat Area) in and through a reserve development plan process.

- 7.3.9.2 To protect long-tailed bat habitat values within the Mangaone Precinct by controlling activities within and adjacent to the Mangaone Precinct High Value Bat Habitat Area, including performance standards relating to lighting, light spill and building location.

Objective - National Grid Transmission Networks

7.3.10 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.

Policies - Management of activities within National Grid Corridors

7.3.10.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.

7.3.10.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.

7.3.10.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.

7.3.10.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.

7.3.10.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

7.4 Rules

The rules that apply to activities are contained in:

- a. The activity status tables and the performance standards in this zone; and*
- b. The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Development within a structure plan area identified on Planning Maps is required to be in general accordance with an approved structure plan. Refer to Rule 15.4.2.69 Infrastructure, Hazards, Development and Subdivision.

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the electricity (hazards from trees) regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

7.4.1 Activity Status Tables

7.4.1.1	Permitted activities
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	The following activities shall comply with the performance standards of this zone
a.	Industrial activities, (Excluding excluding the areas listed below: i. Hautapu Industrial Structure Plan Area); ii. Bardowie Industrial Precinct Structure Plan Area; and iii. Mangaone Precinct Structure Plan Area.
b.	Warehousing, lock-up storage units and storage yards except for those listed in Rule 7.4.1.4.c.
c.	Trade suppliers, yard based suppliers and contractor's yards.
d.	Service stations.
e.	Ancillary retail no greater than 60m ² .
f.	Cafés and takeaway food outlets with no drive through facilities, except for those listed in Rule 7.4.1.2.a.
g.	Emergency services facilities.
h.	Laboratories, research establishments.
i.	Vet Clinics.
j.	Boarding of animals.
k.	Accessory buildings (not for habitation).
l.	Ancillary activities, including offices, associated with any permitted activity.
m.	Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area.
n.	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
o.	Earthworks
p.	Signs
q.	Temporary construction buildings.
r.	Temporary events.
s.	Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, until such time as a development agreement has been signed and is in place.
t.	Notwithstanding any other permitted activities, only the following activities are permitted within the Specialised Dairy Industrial Area: Activities relating to the processing of milk and production of milk related products, including: i. Milk reception facilities ii. Tanker wash facilities iii. Site access iv. Parking v. Rail sidings vi. Storage, processing and disposal of waste material vii. Water treatment facilities viii. Stormwater ponds and/or facilities ix. Storage facilities x. Workshops xi. Accessory buildings to any permitted activity (not for habitation) xii. Ancillary activities including offices associated with any permitted activity xiii. Demolition of buildings and structures xiv. Laboratories and research establishments xv. Rural based industries
u.	Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: i. Stormwater ponds and/or facilities; ii. Farming activities; iii. Spray Irrigation of dairy factory wastewater until 31 March 2024; iv. Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and v. Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m ² . Advice Note: Some of the above activities will need to be assessed in accordance with the

	regional plans and all activities will need to either comply with the permitted activity provisions of the Waikato Regional Plan or an approved Waikato Regional Council consent.
v.	In addition to 7.4.1.1.a. — u., the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct: i. Childcare and pre-school facilities; ii. Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan); iii. Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan); iv. (Other retail activities not otherwise provided for in Rule 7.4.1.1.e. with a maximum combined gross floor area of no more than 400m² within the Campus Hub; v. A licensed premises with a ground floor gross floor area of no more than 350m²; and vi. Education facilities.
w.	<u>Within Dry Industry in the areas listed below:</u> i. Hautapu Industrial Structure Plan Area; dry industry including any lawfully established dry industry that is located within the Cambridge Commercial Zone of Carter's Flat established prior to 2022; ii. <u>Bardowie Industrial Precinct Structure Plan Area; and</u> iii. <u>Mangaone Precinct Structure Plan Area.</u>
x.	<u>Within the Central Focal Area shown on the Mangaone Precinct Structure Plan, only the following activities are permitted activities:</u> i. <u>Cafés, bakeries, dairies and takeaway outlets with no drive through facility.</u> ii. <u>A Gymnasium;</u> iii. <u>Ancillary Activity including public amenities.</u>
y.	<u>Innovation and Advanced Technology Activities within the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area</u>

7.4.1.2	Controlled activities The following activities shall comply with the performance standards of this zone
a.	Cafés, and takeaway outlets with no drive through facility outside the central core area identified on the Hautapu Industrial Structure Plan and Campus Hub identified on the Bardowie Industrial Precinct Structure Plan, and general stores or dairies within the central core area identified on the Hautapu Industrial Structure Plan. Matters over which Council reserves its control are: ■ Appearance of the building. These matters will be considered in accordance with the assessment criteria in Section 21.
b.	Any activity listed as a permitted or controlled activity in Tables 7.4.1.1 and 7.4.1.2 that is within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved. Matters over which Council reserves its control are: ■ Compliance with the approved comprehensive development plan. These matters will be considered in accordance with the assessment criteria in Section 21.
c.	One of each of the following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct: i. Visitor Accommodation Facility ii. Conference Facility Matters over which Council reserves its control are: ■ Parking (excluding the number of parking spaces for cars). ■ Consistency with the site layout in the Structure Plan. ■ Consistency with the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. These matters will be considered in accordance with the assessment criteria in Section 21.

7.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
a.	Any permitted or controlled activity that does not comply with the performance standards in 7.4.2, except for those specified in Rule 7.4.1.4.a. or as specified in 7.4.2.
b.	Mineral extraction activities. Assessment will be restricted to the following matters: ■ The extent of the activity and the ability to internalise adverse effects; and

	■ The lifespan of the operation and potential for the site to be rehabilitated; and ■ The extent to which off-site effects will inhibit the use of surrounding land; and ■ Landscaping; and ■ Heavy vehicle movements; and ■ Effects on surrounding buildings and properties. These matters will be considered in accordance with the assessment criteria in Section 21.
c.	Rules 7.4.2.24 and 7.2.4.25 Noise Te Awamutu and Hautapu Dairy Manufacturing sites. Assessment will be restricted to the following matters: ■ The time, frequency and duration of noise; and ■ Health, safety and amenity effects on surrounding properties; and ■ Whether all practicable means have been employed to reduce noise emissions; and ■ Proposed mitigation measures to reduce the impact of noise on surrounding residents. These matters will be considered in accordance with the assessment criteria in Section 21.
d.	Activities in the Specialised Dairy Industrial Areas not permitted by Rule 7.4.1.1.t. Assessment will be restricted to the following matters: ■ Reverse sensitivity effects on the operation of the Te Awamutu or Hautapu Dairy Manufacturing Sites. These matters will be considered in accordance with the assessment criteria in Section 21.
e.	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under Rule 7.4.1.6.a. Assessment will be restricted to the following matters: ■ Effects on the operation of the Airport. These matters will be considered in accordance with the assessment criteria in Section 21.
f.	Any activities, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area that areas listed below, that requires an air discharge permit from the Waikato Regional Council. i. <u>Hautapu Industrial Structure Plan Area;</u> ii. <u>Bardowie Industrial Precinct Structure Plan Area; and</u> iii. <u>Mangaone Precinct Structure Plan Area.</u> Assessment will be restricted to the following matters: ■ Adverse effecteffects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.
g.	Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1.l. Assessment will be restricted to the following matters: ■ Effects on the Cambridge Central Business District. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1.l. are subject to Rule 7.4.1.5.g.

7.4.1.4	Discretionary activities
a.	Any permitted activity, controlled activity, or restricted discretionary activity that does not comply with the following rules: i. Rule 7.4.2.1 - Minimum building setback from road boundaries ii. Rule 7.4.2.2 - Minimum building setback from internal boundaries iii. Rule 7.4.2.3 - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area iv. Rule 7.4.2.4 - Building setback from water bodies: Bond Road North Industrial Structure Plan Area v. Rule 7.4.2.5 - Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area vi. Rule 7.4.2.6 - Height vii. Rule 7.4.2.11 - Design and layout of development adjoining water bodies and reserves. viii. Rules 7.4.2.12 to 7.4.2.15 - Landscaping and screening ix. Rules 7.4.2.18 to 7.4.2.20 - Noise x. Rule 7.4.2.21 — Internal Acoustic Noise Standards — Bardowie Industrial Precinct Structure Plan

	Area Campus Hub xi. Rule 7.4.2.28 to 7.4.2.31 - Signs xii. Rule 7.4.2.32 - Earthworks xiii. Rule 7.4.2.40 - Stormwater Management in the Bardowie Industrial Structure Plan Area. xiv. Rule 7.4.2.41 - Light Spill in 'Area 6 of the Hautapu Industrial Structure Plan Area.
b.	Places of assembly.
c.	Within the Hautapu Industrial Structure Plan Area and the Industrial Zone located at Kihikihi: Demolition yards, recycling depots are discretionary activities.
d.	Within the central core area of the Hautapu Industrial Structure Plan Area: any other retail activity not provided for with a gross floor area of less than 200m ² .
e.	Any restricted discretionary or discretionary activity except for Rule 7.4.1.2.b. located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.
f.	<u>Any activity that is not a permitted activity within the Central Focal Area shown on the Mangaone Precinct Structure Plan Area.</u>

7.4.1.5	Non-complying activities
a.	Residential activities.
b.	Education facilities, except as provided for by Rule 7.4.1.1.v.
c.	Medical centres, except as provided for by Rule 7.4.1.1.v.
d.	Tourism facilities.
e.	Visitor accommodation facilities, except as provided for by Rule 7.4.1.2.c.
f.	Hospitals
g.	Offices, except as provided for by Rules 7.4.1.1.i. and 7.4.1.3.g.
h.	Any retail activity, except for Rules 7.4.1.1.e., 7.4.1.1.f., 7.4.1.1.v., 7.4.1.2.a., and 7.4.1.4.d.
i.	Fortified Sites.
j.	In the Hautapu Industrial Structure Plan Area and the Bardowie Industrial <u>Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area</u> : any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.
k.	Within the Bond Road North Industrial Area any activity within a High Risk Flood Zone.
l.	Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area and the Bardowie Industrial <u>Structure Plan Area and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules <u>Rule</u> 7.4.2.36, 7.4.2.37 and 7.4.2.38.
m.	All other activities not included in activity status table Rules 7.4.1.1 to 7.4.1.4.
n.	Any permitted, controlled, restricted discretionary or discretionary activity located within the Industrial Zone (Raynes Road) until such time as a comprehensive development plan has been approved.
o.	Any non-complying activity located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.
p.	Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and Hautapu Industrial Structure Plan Area and <u>the Mangaone Precinct Structure Plan Area</u> : i. Bitumen plants; ii. Incineration activities; iii. Concrete batching plants; and iv. Relocated buildings; and v. <u>Within the Mangaone Precinct Structure Plan Area, outdoor storage and handling of fertiliser and other dry bulk materials.</u>

7.4.1.6	Prohibited activities The following activities are prohibited and no resource consent will be approved
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a.	Within the Runway Protection Area shown on the Planning Maps: i. Places of assembly ii. Service Stations iii. Residential activities iv. Hospitals v. Visitor accommodation vi. Education facilities vii. Camping grounds
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7.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary activities.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Minimum building setback from road boundaries

7.4.2.1 The minimum building setback from road boundaries shall be 5m, except in the following locations:

- a. Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- b. Hautapu Industrial Structure Plan and Hautapu 'Area 6' - The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu 'Area 6' shall be 5m.
- c. Industrial Zone (Raynes Road) — The minimum setback from Raynes Road and Airport Road shall be 15m.
- d. Bardowie Industrial Precinct Structure Plan Area — The minimum setback from State Highway 1 shall be 25m.
- e. Mangaone Precinct Structure Plan Area — The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along these roads shall be 10m.

This rule does not apply to the location of entrance signage, pou whenua and tower signed permitted under Rule 7.4.2.31A (a) - (c) within the Mangaone Precinct Structure Plan Area.

Advice Note: The provisions of this rule apply irrespective of the existence of any segregation strip.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Minimum building setback from internal boundaries

discretionary activity.

Rule - Building Setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area

7.4.2.5A Within the Mangaone Precinct Structure Plan Area, the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Height

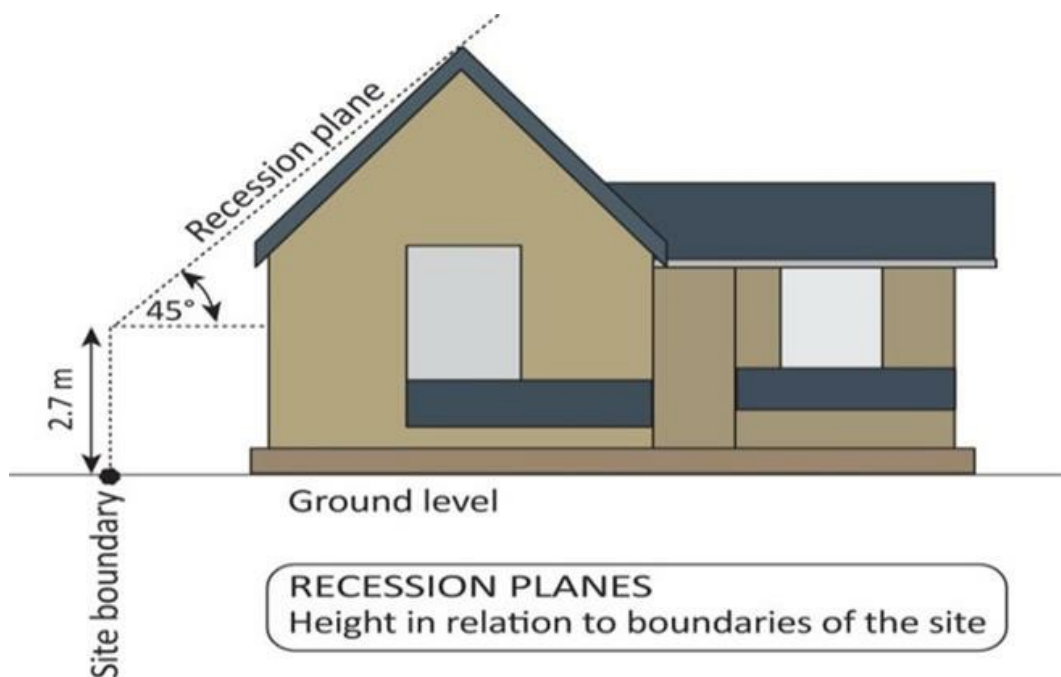
7.4.2.6 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:

- | | |
|---|--------------|
| a. Tall Buildings Area | 55m |
| b. Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, except as provided for by d. | 10m
12.5m |
| c. Any site within the Bond Road North Industrial Structure Plan area | 10m |
| d. Any site within 40m of State Highway 1 Cambridge bypass and/or Victoria Road within the Bardowie Industrial Precinct Structure Plan Area | |

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Daylight control

7.4.2.7 Where a site adjoins a road or any zone other than the Industrial Zone; no building, or stored materials shall penetrate through a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 2.7m above the ground level of the front boundary, side boundary and rear boundary of a site.



Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

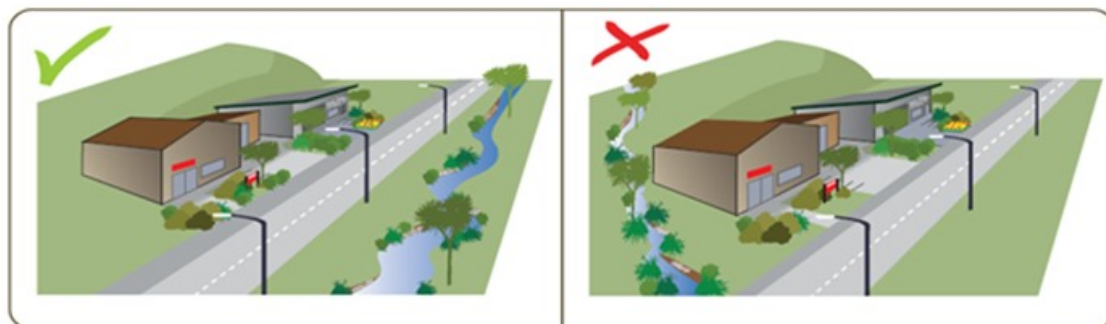
- Visual effects including bulk and scale; and
- Loss of daylight; and
- Visual and aural privacy; and
- Effects on existing trees; and
- Landscaping.

These matters will be considered in accordance with the assessment criteria in Section 21.

7.4.2.7A

Within the Mangaone Precinct Structure Plan Area, where a site adjoins Swayne Road or Zig Zag Road, no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the road boundary.

- 7.4.2.11 Within the Industrial Zone the design and layout of buildings shall ensure that adjoining water bodies and reserves are fronted by a transparent display window comprising clear glass or similar to provide active engagement with the feature.



Development should front natural features such as water bodies and reserves.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Landscaping and screening

- 7.4.2.12 Front sites and corner sites shall be landscaped along the entire road boundary, except for access and egress points, to the following minimum depths:

- a. Where adjoining a site located within 2m the Industrial Zone
- b. Where adjoining a site located in any other zone 3m

~~Provided that these rules do~~ This rule does not apply to the:

- a. ~~The~~ Hautapu and Te Awamutu Dairy Manufacturing sites; ~~provided that Rule 7.4.2.15 applies in respect of the Sites~~
- b. Hautapu Industrial Structure Plan Area; ~~the~~ (refer Rule 7.4.2.15 below)
- c. Bardowie Industrial Precinct Structure Plan Area ~~and the~~ (refer Rule 7.4.2.15 below)
- d. Bond Road North Industrial Structure Plan Area; (refer Rule 7.4.2.15 below)
- e. Mangaone Precinct Structure Plan Area (refer Rule 7.4.2.15A below)

Advice Note: Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.

- 7.4.2.13 Where an internal site boundary adjoins a site within the Residential Zone, Medium

- Specific or minor non-compliance with the urban design guideline may not constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.

7.4.2.15A The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area:

- a. The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Area shall be as follows:
 - i. A Landscaped Buffer Strip of 5m (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:
 - A timber post and rail fence positioned along the road boundary;
 - A hedge with a minimum height of 2m at maturity; and
 - A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;
 - ii. A Landscaped Buffer Strip of 3m (minimum depth) along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell which must include a hedge with a minimum height of 2m at maturity;
 - iii. A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Area (except where site accessways are formed) comprising of:
 - A row of specimen trees at regular spacings of 20m or less; and
 - Groundcover planting or shrubs.
- b. The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:
 - i. The Zig Zag Road interface and Rural Zone interface within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and
 - ii. The Swayne Road interface is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the south of the Mangaone Stream.
- c. Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause a. above.

Advice Notes:

1. Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the urban design guideline may not constitute non-

- compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.
3. Within the Mangaone Precinct Structure Plan Area low flammable native plant species should be considered and used where appropriate. Consultation with Fire and Emergency New Zealand on appropriate species is advisable.

Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15.15A will require a resource consent for a discretionary activity.

Rules - Building colour

7.4.2.16 In the Hautapu Industrial Structure Plan Area buildings shall be painted or coloured in British Standard 5252 neutral colour palette groups A and B and must also have low reflectivity, with maximum reflectance level of 70per cent.

7.4.2.17 In the Bardowie Industrial Precinct Structure Plan Area buildings shall be painted or coloured in general accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

7.4.2.17A In the Mangaone Precinct Structure Plan Area buildings shall be clad or painted using materials and colour finishes that are in accordance with the following groups of the British Standard 5252 colour chart: A11, A13, A14, B25, B27, B29 and must also have low reflectivity, with maximum reflectance level of 70 percent.

Activities that fail to comply with Rules 7.4.2.16, 7.4.2.17 and 7.4.2.17.17A will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Noise

7.4.2.18 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:

- | | |
|--|--------------|
| a. Monday to Saturday - 7.00am to 10.00pm | 60dBA (Leq) |
| | 50dBA (Leq) |
| b. Sundays & Public Holidays - 8.00am to 6.00pm | 45dBA (Leq) |
| c. At all other times | 70dBA (Lmax) |
| d. No single event noise level shall exceed Night time - 10.00pm to 7.00am | 50dBA (Leq) |
| <i>Within the boundary of any site</i> | 50dBA (Leq) |

Within the boundary of any site zoned Rural

65dBA (Lmax)

- f. Monday to Saturday - 7.00am to 7.00pm
- g. At all other times including public holidays

Within all zones the single event noise level

- h. Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am.

Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.

All noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics — Measurement of environmental sound and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics — Environmental noise.

- 7.4.2.20 Within the Bardowie Industrial Precinct Structure Plan Area, the Mangaone Precinct Structure Plan Area and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:

Within the boundary of any site zoned Residential, Medium Density Residential, or Large Lot Residential or the notional boundary of any site zoned Rural

- a. Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)
- b. Saturdays - 7.00am to 6.00pm - 50dBA (Leq)
- c. At all other times including public holidays - 45dBA (Leq)

Within the boundary of any site zoned Industrial

- d. Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)
- e. At all other times including public holidays - 50dBA (Leq)

Within all zones the single event noise level

- f. Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (Lmax).

Provided that this rule shall not apply to the use or testing of station and vehicle sirens or

of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m² per building on a maximum of four buildings provided they are naming signs that only relate to the name of the business occupying each building.

- e. Any directional signage within the Bardowie Industrial Precinct.
- f. Any signage up to a maximum of 2m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.
- g. Except as provided for, or limited, in a. to f. above, up to a total of 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m² of signage per site in Node 1B and Node 3.

Provided that within 100m of State Highway 1 signs shall not be signs for any other purpose than the name of the business occupying each building, internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.

Advice Note: Signage within the Bardowie Industrial Precinct Structure Plan Area shall also be designed and constructed in a manner consistent with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.

7.4.2.31A

Within the Mangaone Precinct Structure Plan Area, in addition to Rule 7.4.2.28.d. and e. and Rule 7.4.2.29, the following signs are permitted:

- a. Entrance signage forming part of an entrance gateway on each side of the entrance on Zig Zag Road identifying the name of the industrial area.
- b. A 'pou whenua' at the Zig Zag Road entrance to the Mangaone Precinct Structure Plan Area and/or within the Mangaone Stream Reserve, up to a maximum height of 6m and a maximum width of 1.5m.
- c. One single or double-sided tower sign at the vehicular entrance of each site identifying and providing information relating to the business(es) on the site with a maximum height of 8m and a maximum width of 2m on each side provided that the bottom 2m shall only comprise of one or two support poles within no signage so as to minimise any obstruction of sight lines for vehicles exiting the site.

Advice Note:

In accordance with Rule 7.4.2.1, entrance signage, pou whenua and tower signs within the Mangaone Precinct Structure Plan Area permitted under clauses a. — c. above are not subject to a setback from the front boundary.

- d. One sign on a building within each site identifying and providing information relating to the business(es) on the site with a maximum area of 10m² provided that such signs shall be affixed to the building façade and the top of the sign shall not exceed 10m in height above ground level provided that such signs shall not be located on the façade of the building facing Swayne Road or Zig Zag Road.
- e. Signs erected on a construction site giving details of the project up to a maximum of 20m² for the duration of the construction provided that any such signs shall not face

Swayne Road or Zig Zag Road or be within 200m of the Waikato Expressway.

- f. Any directional signage within the Mangaone Precinct Structure Plan Area.
- g. Any signage up to a maximum of 4m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.

Activities that fail to comply with Rules 7.4.2.28 to 7.4.2.31.31A will require a resource consent for a discretionary activity.

Rule - Earthworks

- 7.4.2.32 Earthworks shall not exceed a total volume of 1,000m³ in a single activity or in cumulative activities in any one calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent.

Advice Notes:

1. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
2. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rules - Temporary construction buildings

- 7.4.2.33 Temporary construction buildings must only be used in conjunction with, and for the duration of, a construction project located on the same site as the construction project or on a site adjoining the construction project. For the avoidance of doubt, temporary construction buildings must not be used as dwellings or for residential activities.

- 7.4.2.34 Temporary construction buildings shall be permitted for one calendar year.

Activities that fail to comply with Rules 7.4.2.33 and 7.4.2.34 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Bond Road North Industrial Structure Plan Area

- 7.4.2.35 Buildings within the Bond Road North Industrial Structure Plan Area must have a minimum free-board level not less than 500mm above the 1% AEP (100 year flood level).

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Flood risk including mitigation; and
- Effects on surrounding buildings and properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - ~~Hautapu Industrial~~ Structure Plan ~~Area~~Areas: Development AgreementAgreements

7.4.2.36

~~No~~

~~No~~ development within the ~~Hautapu Industrial~~ Structure Plan ~~Area~~Areas listed below shall be approved until occur until such time as a development agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The development development agreement shall specify:

- a. all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. ~~The development agreement shall also specify:~~
- b. the reserves agreement; and
- c. detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.

This rule only applies to land within:

- i. Hautapu Industrial Structure Plan Area
- ii. Bond Road North Industrial Structure Plan Area
- iii. Bardowie Industrial Precinct Structure Plan Area
- iv. Mangaone Precinct Structure Plan Area

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

7.4.2.38

~~No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The Development Agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.~~

Rule - ~~Bond Road North Industrial Structure Plan Area: Development agreement~~

7.4.2.37

~~No development within the Bond Road North Industrial Structure Plan Area shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.~~

Deleted by PC14

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

Rule - ~~Bardowie Industrial Precinct Structure Plan Area: Development Agreement~~

7.4.2.38 Deleted by PC14

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

Rule - Relocated buildings

7.4.2.39 A relocated building over 40m² gross floor area shall meet the following requirements:

- a. A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:
 - i. A Waipā District Council Building Compliance Officer (or equivalent); or
 - ii. A member of the New Zealand Institute of Building Surveyors; or
 - iii. A licensed building practitioner (carpenter or design category); or
 - iv. A building inspector from the local authority where the building is being relocated from; and
- b. If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position) by undertaking an on-site inspection of the relocated building once it has been relocated; and should the Waipā District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
 - i. The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.
- c. All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and
- d. The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection Report will be completed within 6 months of the relocated building being delivered to the site.

Provided that this rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

Advice Notes:

1. Relocated buildings less than 40m² are not required to comply with this rule but are required to comply with the relevant rules in 7.4.2.
2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27.
3. The onsite inspection by a Waipā District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs.

Activities that fail to comply with this rule will require resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Condition of the exterior of the building; and
- Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and
- Reinstatement works; and
- Timing for completing any required works.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area

- 7.4.2.40 On-site soakage shall be provided for within each site in Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area to take all runoff from a two-year annual recurrence interval (ARI) rainfall event (up to 72-hour duration).

Rule - Light Spill in ~~Area 6 - Hautapu Industrial~~ Structure Plan ~~Area~~Areas

- 7.4.2.41 All external lighting shall be shaded or directed away from any adjoining residential dwellings, reserves or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed;
- a. 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10:00pm and 7:00am;
 - b. 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required;
 - c. 4 lux at the boundary of the Mangaone Stream Reserve as identified on the Mangaone Precinct Structure Plan.

This rule only applies to land within:

- i. Area 6 - Hautapu Industrial Structure Plan Area; and
- ii. Mangaone Precinct Structure Plan Area.

Advice note. For exterior lighting near to any residential dwelling, and in any other case where the applicant, or the Council is unsure as to the ability of the lighting to comply with these performance standards, the applicant shall provide the Council with a report from a Professional Illumination Engineer confirming that the lighting installation has been designed, installed and aimed in a manner that will ensure compliance with this Rule and with AS 4282-1997. In the case of a new installation, design information must be provided at the time of applying for a building consent.

- 7.4.2.42 Within the Mangaone Stream Reserve identified on the Mangaone Precinct Structure Plan:

- a. Artificial outdoor lighting, must:
 - i. Emit zero direct upward light.
 - ii. Be installed with the light emitting surface facing directly down and oriented away from the High Value Bat Habitat Area.
 - iii. Be white LED, with a maximum lighting intensity of 0.3 lux and a maximum colour temperature of 2,700K;
 - iv. In the case of exterior security lighting, be controlled by a motion sensor with a short duration timer (5 minutes)
- b. Fixed artificial lighting shall not be located within a High Value Bat Habitat Area except where it is for the express purpose of providing lighting for roading or emergency works related to infrastructure operated by an entity that is defined as a lifeline utility under the Civil Defence Emergency Act 2002. The lighting must be white LED with a maximum colour temperature of 2700K, installed with the light emitting surface facing directly down, emit zero direct upward light and be mounted as low as practical.

Activities that fail to comply with ~~this rule~~ Rules 7.4.2.41 and 7.4.2.42 will require a resource consent for a discretionary activity.

Rules - Buildings and structures within the National Grid Yard

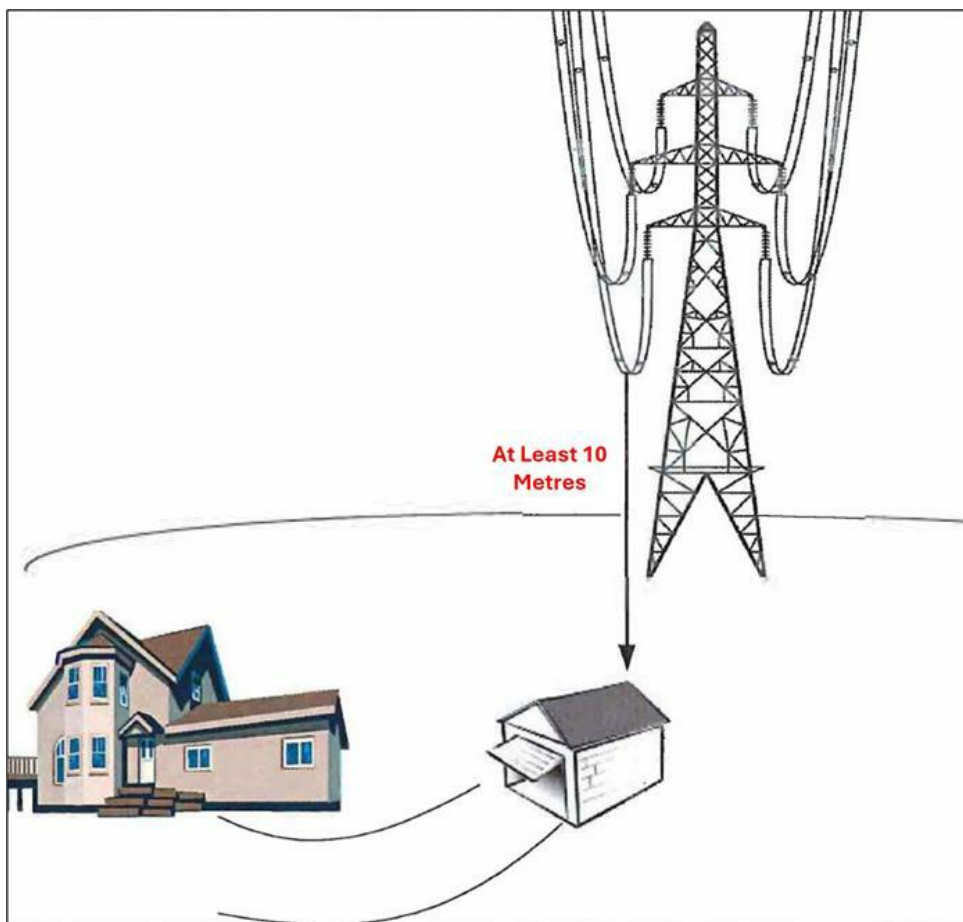
7.4.2.43

Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:

- a. Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or
- b. Are a fence; and/or
- c. Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or
- d. Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.

Provided that all buildings and structures must comply with the following:

- i. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or
- ii. Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions; and
- iii. Ensure vehicular access to any National Grid support structure is available.



Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

7.4.2.44

Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:

- a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or
- b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rules - Earthworks

7.4.2.45

Any earthworks within a National Grid Yard must:

- a. Around National Grid tower support structures:
 - i. Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and

- ii. Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.
- b. Anywhere within the National Grid Yard
 - i. Not create an unstable batter that will affect a transmission support structure; and
 - ii. Ensure vehicular access to any National Grid support structure is available; and
 - iii. Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:

- i. Earthworks undertaken by a network utility operator.

Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rule - Mangaone Precinct - Transport

7.4.2.46

The following transport upgrades are required prior to any development within the Mangaone Precinct. These upgrades, along with when they will be required, are set out below:

	<u>Transport Upgrade</u>	<u>Implementation Requirement</u>
a.	<u>Victoria Road / East-West Collector Road Intersection.</u>	<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream; or</u> ■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>
b.	<u>A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West.</u>	
c.	<u>Internal public road formation within the plan change area to be vested as 'local road'.</u>	
d.	<u>Zig Zag Road carriageway widening and pavement strengthening.</u> <u>Zig Zag Road / Victoria Road intersection.</u>	<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road; or</u> ■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>
e.	<u>Swayne Road / Site Access 2-lane T-intersection (designed for light vehicle</u>	
		<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for</u>

	<u>access only.</u>	<u>subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream, with the potential to generate traffic movements directly to or from Swayne Road; or</u>
f.	<u>Swayne Road Rural Industrial Road formation — carriageway widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.</u>	■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>

7.4.3

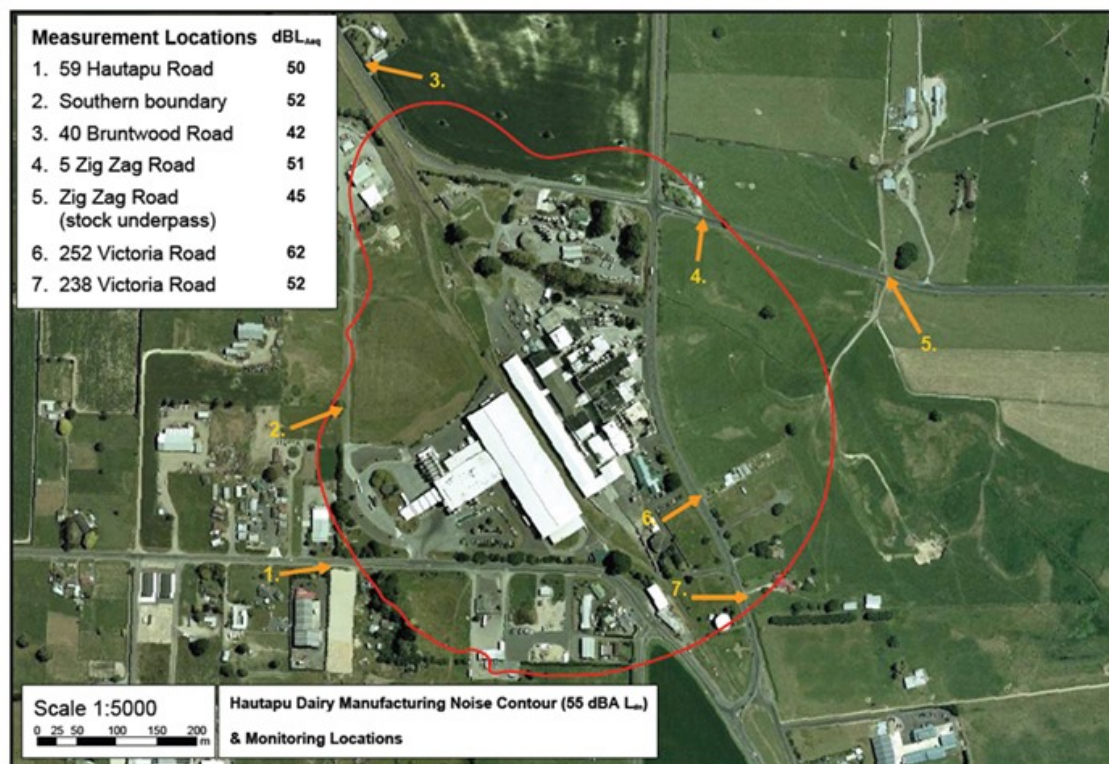
Noise: Te Awamutu and Hautapu Dairy Manufacturing Site Maps



7.4.3

Noise: Te Awamutu and Hautapu Dairy Manufacturing Site Maps

Map 7.4.3.a. - Te Awamutu Dairy Manufacturing Noise Contour



Map 7.4.3.b. - Hautapu Dairy Manufacturing Noise Contour

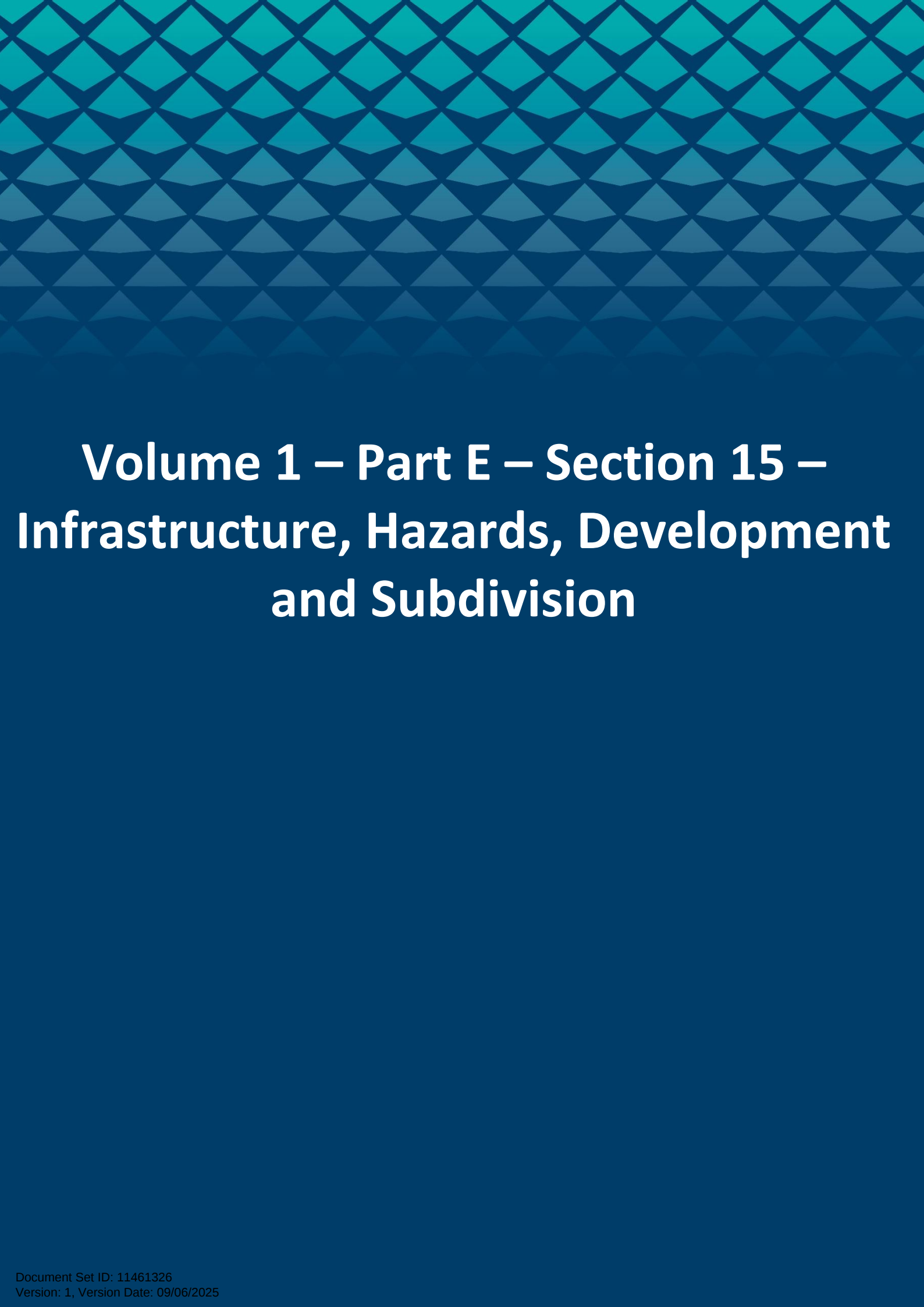
7.5 Assessment Criteria

7.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved. The relevant assessment criteria are contained in Section 21.

7.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

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Volume 1 – Part E – Section 15 – Infrastructure, Hazards, Development and Subdivision

Section 15 - Infrastructure, Hazards, Development and Subdivision

15.1 Introduction

- 15.1.1 How and where development and subdivision occurs is critical to the sustainable management of the District's natural and physical resources. This section of the Plan focuses on how development and subdivision will occur. The Strategic Growth section of the Plan provides direction on the location of growth. It must be remembered that every decision made on development and subdivision applications is crucial as it affects the efficient use of land and the efficient management of infrastructure required to service the development.
- 15.1.2 Planned and integrated development and subdivision will make the best use of the land resource. This Plan anticipates this outcome will be achieved by development occurring in planned locations and in an integrated manner. In key locations, this is to be achieved through the use of structure plans and comprehensive development plans. Each activity will need to occur on a site that is suitable for the intended use, taking account of hazards, flooding, climate change, servicing requirements, location of existing infrastructure and the need for a sustainable design and layout.
- 15.1.3 The positive benefits arising from integrated well planned development and subdivision in urban locations will include; co-ordination with infrastructure provision, minimal alterations and impacts on the natural environment, improved energy efficiency for future occupants by improving access to solar energy, reduced travel distances through well connected street layouts to community facilities, improved safety in communities through Crime Prevention through Environmental Design, and tree lined streets. In rural locations, the positive benefits include development continuing to support rural productivity and retaining the versatile soil resource through an increased lot size requirement of 40ha. In all areas, development and subdivision will be required to ensure that the values of landscape areas, significant natural areas, and cultural landscapes are maintained.
- 15.1.4 Development and subdivision should also lead to the restoration and protection of the health and well-being of the Waikato River and towards the achievement of the objectives and strategies contained in Te Ture Whaimana.
- 15.1.5 The Plan provides transferable development rights as a subdivision option. In general these provisions require the transfer of entitlements from sensitive locations to less sensitive locations. Provision has also been made for benefit lots or additional subdivision opportunities as an incentive to facilitate protection of the District's natural environment. There will be an ongoing need to balance and monitor the rate that these opportunities are taken up in order to achieve the outcomes in the District Growth Strategy.
- 15.1.6 The Regional Infrastructure Technical Specifications contains guidance on the design and construction standards for development and subdivision in the District. The Technical Specifications, as updated from time to time will provide guidance for all relevant aspects of development and subdivision at the consenting stage.

c. Addresses appropriate landscape treatment of zone boundaries.

Objective — Integrated Transport within the Northern Precinct of the Airport Business Zone

15.3.19 To enable the integrated development of the Airport and its surrounding land as a transport hub and business location, taking advantage of its strategic location and infrastructure.

Policy — Integrated Transport

15.3.19.1 Require subdivisions within the Northern Precinct of the Airport Business zone to be consistent with the transport principles and requirements that are contained within Section 10 — Airport Business Zone and Appendix S10 — Airport Business Zone Structure Plan, including but not limited to the upgrades and timing that are specified by Rule 10.4.2.19.

15.4 Rules

Contents

- Part A: All development and subdivision
- Part B: Development and subdivision for specific activities
- Part C: Development and subdivision of 7 or more lots in any zone
- Part D: Development and subdivision in a Structure Plan Area
- Part E: Comprehensive Development Plan Areas

The rules that apply to activities are contained in:

- a. The activity status tables and the performance standards of this section; and*
- b. The activity status tables and the performance standards in Part D Zone Provisions, Part E District Wide Provisions, and Part F District Wide Natural and Cultural Heritage of the Plan.*

15.4.1 Activity Status Table

15.4.1	Activity	Residential Zone	Medium Density Residential Zone	Commercial Zone	Industrial Zone / Airport Business Zone	Reserve Zone	Large Lot Residential Zone	Rural Zone & any other zone not listed in this table	Deferred Zones
	This table includes rules that apply to all zones and zones specific activity status rules, both of which may be applicable to an activity. For all the activities listed in this table the performance standard Rules 15.4.2 will apply. The activity status for activities which fail to comply with the								

aa.	Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.	NA	NA	NA	RD	NA	NA	NA	NA
Assessment will be restricted to the following matters: ■ The adequacy of services to service the land; ■ Staging and vesting of land; ■ The extent to which the subdivision layout is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27; ■ The provision of Landscaped Buffer Strips along Swayne Road and Zig Zag Road; ■ The adequacy of management plans required under Rule 15.4.2.91A; and ■ Land tenure and provision for ownership and management of shared communal areas.									
<i>In this table: P = permitted activity; C = controlled activity; RD = restricted discretionary activity; D = discretionary activity; NC = non-complying activity; PR = prohibited activity; NA = not applicable</i>									

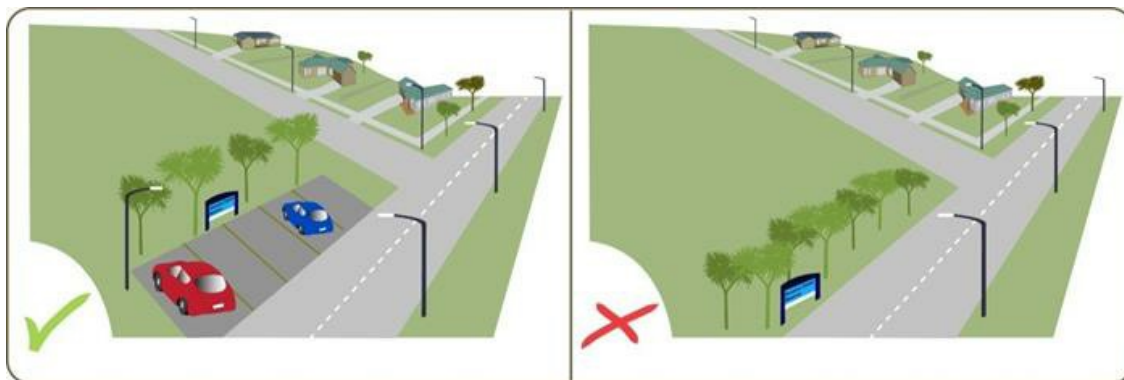
15.4.1A Public and Limited Notification

An application for resource consent under Rule 15.4.1.1(i) will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist, in the following circumstances:

- a. The subdivision is associated with the construction and use of no more than three dwellings that do not comply with one or more of the following performance standards and provided that all other performance standards in the district plan are met:
 - i. Height — Rule 2A.4.2.1
 - ii. Height in relation to boundary — Rules 2A.4.2.2 and 2A.4.2.3
 - iii. Setbacks — Rules 2A.4.2.4 to 2A.4.2.6
 - iv. Site coverage — Rules 2A.4.2.7 and 2A.4.2.8
 - v. Outdoor living space — Rules 2A.4.2.13 and 2A.4.2.14
 - vi. Outlook space — Rules 2A.4.2.15 to 2A.4.2.23
 - vii. Windows to street — Rule 2A.4.2.24
 - viii. Landscaped area — Rules 2A.4.2.26 and 2A.4.2.27.
- b. The subdivision is associated with the construction and use of four or more residential dwellings that do comply with standards (a)(i) to (a)(viii) above provided that all other performance standards in the district plan are met.

15.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled and restricted discretionary and discretionary activities. The rules that apply to any subdivision or development are divided into the



On street parking should be provided adjacent to reserves to maximise accessibility and surveillance.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity except that in the Houchens Road Large Lot Residential Structure Plan Area activities that fail to comply with this rule will require resource consent for a restricted discretionary activity with the discretion being restricted over:

- The overall provision for walking and cycling access to and within the reserve(s); and
- The layout of the reserve(s); and
- The extent to which the provision of the reserve(s) is in general accordance with the Houchens Road Large Lot Residential Structure Plan; and
- Car parking.

These matters will be considered in accordance with the assessment criteria in Section 21.

Part D: Development and subdivision in a Structure Plan Area

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.68 which must also be complied with.

Rule - All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan

- 15.4.2.69 All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and/or structure plans:

- | | |
|---|-------------|
| a. Cambridge North Structure Plan and Design Guidelines | Appendix S2 |
| | Appendix S3 |
| b. Cambridge Park Structure Plans and Design Guidelines | Appendix S4 |
| c. St Kilda Structure Plan | Appendix S5 |

- | | |
|--|--------------|
| d. Hautapu Industrial Structure Plan and
Landscape Guidelines | Appendix S6 |
| e. Te Awamutu Large Format Retail
Site Plan | Appendix S7 |
| f. Karāpiro Large Lot Residential
Structure Plan Area | |
| i. Airport Business Zone Structure
Plan | Appendix S10 |

Advice Note: Refer to Rules 15.4.2.87 to 15.4.2.90 for all subdivision and development in the Airport Business Zone Structure Plan.

- | | |
|---|--------------|
| j. Piquet Hill Structure Plan | Appendix S11 |
| k. Bond Road North Industrial Area | Appendix S12 |
| l. Houchens Road Large Lot
Residential Structure Plan Area | Appendix S13 |

Advice Note: Refer to Rules 15.4.2.70 to 15.4.2.86 for all subdivision and development in the Houchens Road Large Lot Residential Structure Plan Area.

- | | |
|---|---------------------|
| n. Cambridge North Neighbourhood
Centre Concept Plan | Appendix S15 |
| o. Narrows Concept Plan | Appendix S16 |
| p. Te Awamutu T1 Growth Cell Structure
Plan | Appendix S17 |
| q. Leamington Large Lot Residential Zone
Structure Plan | Appendix S18 |
| r. Cambridge C1, and C2 / C3 Structure
Plans | Appendix S19 |
| s. Bardowie Industrial Precinct Structure
Plan | Appendix S20 |
| t. Ngahinapouri Structure Plan | Appendix S21 |
| u. T8 Structure Plan | Appendix S22 |
| v. T2 Structure Plan | Appendix S23 |
| w. C4 Structure Plan | Appendix S24 |
| x. T6 Structure Plan | Appendix S25 |
| y. T11 Structure Plan | Appendix S26 |
| <u>z. Mangaone Precinct Structure Plan</u> | <u>Appendix S27</u> |
| <u>zaa</u> . Deferred Zones, for the intended future
zones identified on planning maps | |

- c. A plan of landscaping treatment along the Frontier Road boundary and the Pirongia Road boundary, including specimen trees. Any hedges are to be no higher than 1.2m.
- d. Details of proposed street tree planting in accordance with Rules 15.4.2.27 and 15.2.28.
- e. Details of wetland and reserve planting.
- f. Landscape design for proposed neighbourhood playground.
- g. Design and landscape treatment of cycleway and pedestrian network.
- h. Entrance and lighting features for the retirement village accommodation and associated care facilities.
- i. Landscape treatment of communal recreational areas which are part of the retirement village accommodation and associated care facilities.
- j. Provision for maintenance of the landscaping.

Activities which fail to comply with this rule will require a resource consent for a discretionary activity.

Advice Note: These rules apply in addition to the rules of the Residential, Medium Density Residential, and Deferred Residential Zone.

Mangaone Precinct Structure Plan Area

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

- a. There is no new direct access from Lots or Activities to:
 - i. Swayne Road; or
 - ii. Zig Zag Road.

Advice Note: Rule 15.4.2.8 shall apply to these roads.

- b. Only light vehicles are able to use the proposed road connection to Swayne Road.
- c. Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;
- d. The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:
 - i. A Mangaone Stream Reserve Development and Operational Management Plan; and
 - ii. A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.

Advice Note: These plans shall include the information requirements set out in Rule 21.2.7.

- e. Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.
- f. The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application and the management occurs in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan.

Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.

- g. The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan.
- h. A list of matters that will be the subject of private covenants.
- i. On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard.
- j. Within the National Grid Corridor, vehicle access is available to any National Grid Support Structures.

Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.

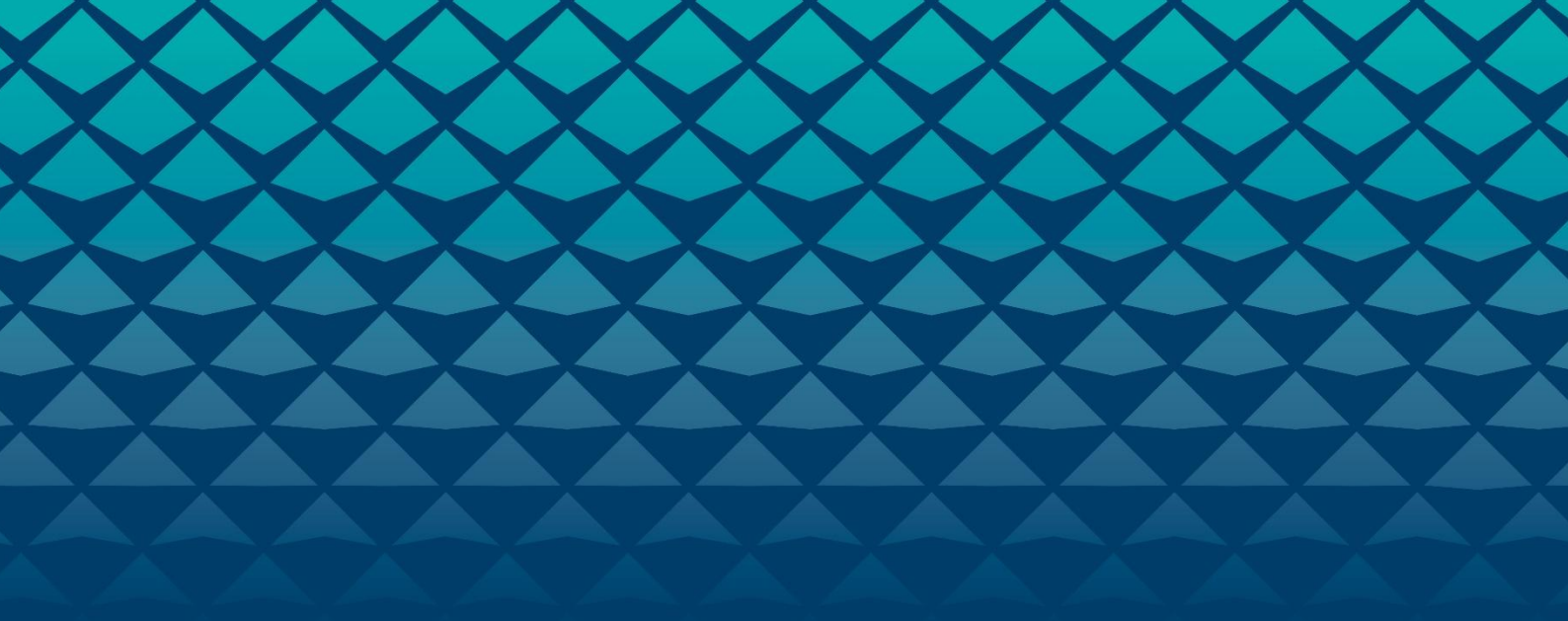
Activities which fail to comply with this rule will require resource consent for a non-complying activity.

Part E: Comprehensive Development Plan Areas

Advice Note: The activity status tables and the performance standards in Part D Zone Provisions, Part E District Wide Provisions, and Part F District Wide Natural and Cultural Heritage Provisions apply to comprehensive development plan areas.

Rule - Development and subdivision within Comprehensive Development Plan Areas

- 15.4.2.92 All development and subdivision within an area subject to an approved comprehensive development plan shall be designed in general accordance with the requirements of that comprehensive development plan. For the avoidance of doubt, the following areas are subject to requirements for the approval of comprehensive development plans:
- a. Industrial Zone (Raynes Road).



Volume 1 – Part E – Section 16 – Transportation

Section 16 - Transportation

16.1 Introduction

- 16.1.1 This section contributes to the Plan focus on an integrated approach to land use and transport. This approach, supported by the Waikato Regional Policy Statement seeks to ensure that, at the earliest stages, land use planning and development provides for, and integrates a wide range of transport options that complement and support the existing and planned transport system. It also supports the objectives of the Waipā Integrated Transport Strategy, developed under the Waikato Regional Land Transport Strategy.
- 16.1.2 As a significant number of the community continue to rely on the private vehicle as their principal means of transport, the importance of development processes creating the foundation for the integration of land uses and transport networks should be recognised. Close proximity of housing and community facilities will easily allow people to undertake some of their daily journeys by walking or cycling, which will result in the improved health of residents, less vehicle congestion and less vehicle emissions. Conveniently located workplaces will allow shorter trips and encourage people to choose to walk, cycle or bus to work.
- 16.1.3 The provision of transport infrastructure needs to be considered in the context of existing and planned infrastructure requirements, and the sequencing and funding arrangements for infrastructure that may be in place through Council's Long Term Plan and the National Land Transport Programme. As the District's transport network is part of and contributes to regional and national networks, consideration may have to include the requirements of other agencies such as the Waikato Regional Council and the New Zealand Transport Agency.
- 16.1.4 At a more localised scale, the integration of land use and transport needs to ensure that the pattern of land uses and the land transport system will provide a safe and efficient network for all road users as they undertake their daily trips.
- 16.1.5 Development processes need to ensure that the intensity of land use and the capacity of the transport networks are compatible and able to support each other. For example, locating compact housing in areas supported by roads and other transport connections which can accommodate higher demand while continuing to provide a safe and efficient transport network. Development processes need to work to ensure that situations of incompatible land use and road networks do not occur; for example, cluster or ribbon development within the rural environment.
- 16.1.6 Development can have adverse effects on the adjoining transport network if attention to matters such as the provision of suitable access, parking, manoeuvring areas and loading spaces have not been considered. Conversely, transport networks are significant pieces of infrastructure that can have adverse effects on people and the surrounding environment. Attention at the early stages of the planning and development processes can ensure that these effects are mitigated.
- 16.1.7 This Plan focuses on a heightened consideration of both amenity and heritage issues. In regard to amenity, the development of a series of Town Concept Plans 2010 for

	more than one activity, where access to a road is obtained by crossing a railway line.							
i.	Provision of 25 or more car parks on a site.	P	RD	P	P	P	P	P
	Assessment will be restricted to the following matters: ■ Landscaping; and ■ Consideration of Crime Prevention through Environmental Design; and ■ Vehicle queuing on-site; and ■ Lighting of parking areas. These matters will be considered in accordance with the assessment criteria in Section 21. Activities that do not meet the controlled activity criteria will be discretionary activity.							
	<i>In this table: P = permitted activity; C = controlled activity; RD = restricted discretionary activity; D = discretionary activity; NC = non-complying activity; NA = not applicable</i>							

Advice Note: For any development involving access onto and/or off a State Highway, consultation with the New Zealand Transport Agency is recommended before an application is submitted to Council. In the case of direct access onto and/or off a Limited Access Road that is a State Highway, the Government Roadway Powers Act 1989 is applicable, in addition to the relevant provisions within the Waipā District Plan.

****All other zones means St Peters School Zone, Lake Karāpiro Events Zone, Mystery Creek Zone, Karāpiro and Arapuni Hydro Power Zone, Marae Development Zone, Significant Mineral Extraction Zone.***

Any discretionary activity application may be required to provide an Integrated Transport Assessment, as part of the Assessment of Environmental Effects.

16.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary. Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Activities that do not meet the performance standard rules will be a discretionary activity.

Rules - Road hierarchy

16.4.2.1 All structure plans, plan changes, developments, and subdivisions must be consistent

State Highway 3.

- 16.4.2.11 Where a site has frontage to a road and a service lane, all vehicle access shall be from the service lane.

Activities that fail to comply with Rules 16.4.2.9 to 16.4.2.11 will require a resource consent for a discretionary activity.

Rule - Vehicle access to sites in the Industrial Zone

- 16.4.2.12 Where a site has a frontage greater than 50m to a road which is not a State Highway or a major arterial road, two vehicle crossings will be allowed from that road, subject to the requirements of Rule 16.4.2.5 and except as provided for in Rule 16.4.2.12A.

Advice Note: For any development involving access onto and/or off a State Highway, consultation with the New Zealand Transport Agency is recommended before an application is submitted to Council. In the case of direct access onto and/or off a Limited Access Road that is a State Highway, the Government Roadway Powers Act 1989 is applicable, in addition to the relevant provisions within the Waipā District Plan.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

Rule - Vehicle access to sites in the Mangaone Precinct Structure Plan Area

- 16.4.2.12A Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.

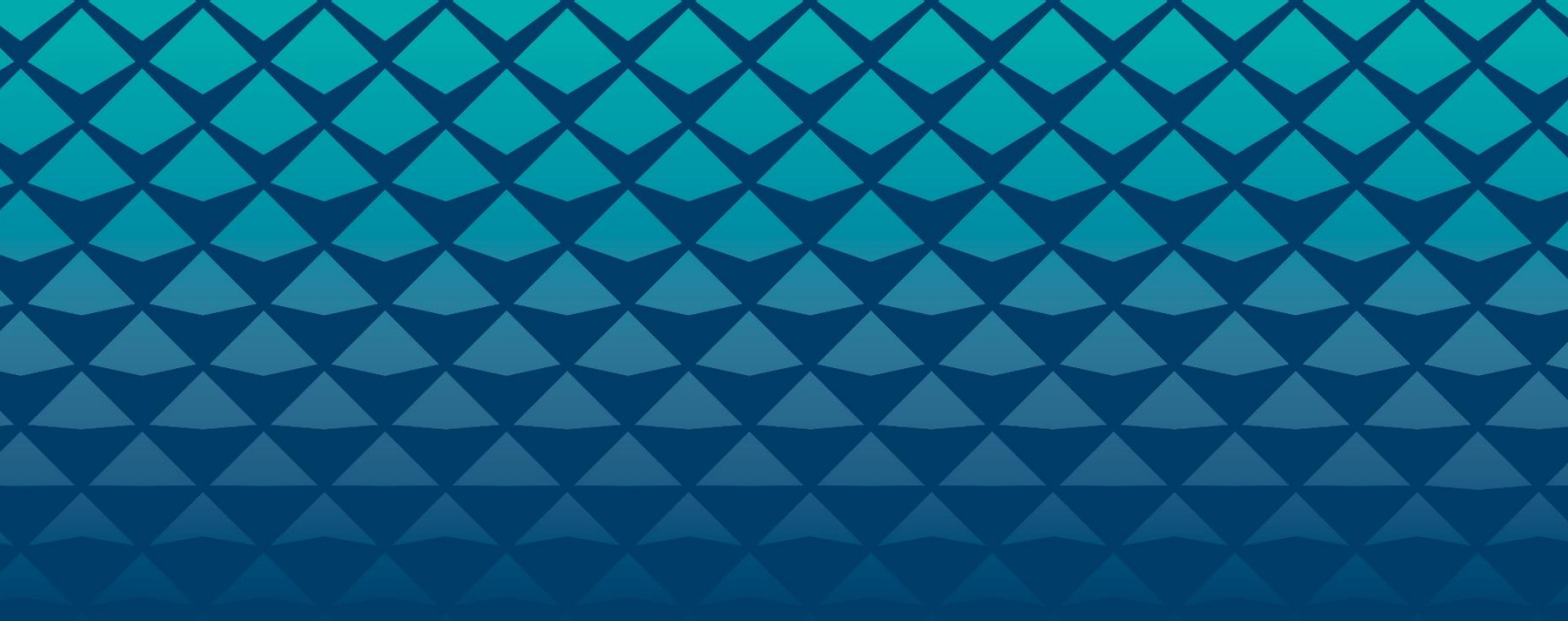
Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rules - Parking, loading and manoeuvring area

- 16.4.2.13 All activities that involve the erection, construction or substantial reconstruction, alteration or addition to a building on any site, or changes the use of any land or building, shall provide loading/unloading spaces for vehicles on the site as set out in Appendix T1.

If parking is provided, in the Residential Zone and Medium Density Residential Zone:

- a. One of the car parks allocated to a single dwelling may be stacked (i.e. located in such a way that it cannot be accessed directly from the associated access or manoeuvring area) provided that the stacked car park does not:
 - i. Encroach on or interfere with any shared access on the site; or
 - ii. Encroach on any required building setback, side boundaries, or outdoor living area; or
 - iii. Compromise the ability for any vehicle to manoeuvre within the site.



Volume 1 – Part E – Section 21 – Assessment Criteria and Information Requirements

Section 21 - Assessment Criteria and Information Requirements

Guide to using this Section

- This section contains both assessment criteria and information requirements.
- If the activity is a controlled activity or restricted discretionary criteria - refer to the assessment criteria under the relevant zone or district wide section. The assessment criteria have been listed in Section order, for example 21.1.2 contains the assessment criteria for Section 2 — Residential Zone. Controlled or restricted discretionary assessment criteria are limited to those matters that control or discretion has been reserved within the relevant section of the Plan.
- If the activity is a discretionary activity — refer to 21.1.1 Assessment Criteria for ALL discretionary activities as well as the relevant assessment criteria under the relevant zone or district wide provisions. For discretionary activities the assessment criteria are a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.
- Information requirements — Council has standard information sheets that specify the information requirements for all resource consent applications. Section 21.2 contains additional information requirements. The information requirements listed in Section 21.2 will need to be submitted with the relevant resource consent application.

21.1 Assessment Criteria

Contents

21.1.1 Assessment criteria for ALL discretionary activities	21.1.14 Deferred Zones
21.1.2 Residential Zone	21.1.15 Infrastructure, Hazards, Development and Subdivision
21.1.2A Medium Density Residential Zone	21.1.16 Transportation
21.1.3 Large Lot Residential Zone	21.1.17 Works and Utilities
21.1.4 Rural Zone	21.1.18 Financial Contributions
21.1.4A Significant Mineral Extraction Zone	21.1.19 Hazardous Substances and Contaminated Land
21.1.5 Reserves Zone	21.1.20 Health and General Amenity
21.1.6 Commercial Zone	21.1.21 Assessment Criteria and Information Requirements (this Section)
21.1.7 Industrial Zone	21.1.22 Heritage and Archaeology
21.1.8 Lake Karāpiro Events Zone	

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
Controlled Activities		
21.1.7.1	Cafes, and takeaway outlets with no drive through facility outside of the central focal area of the Hautapu Industrial Structure Plan Area and Campus Hub of the Bardowie Industrial Precinct Structure Plan Area, general store or dairies identified on the central core area of the Hautapu Structure Plan and the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.	a. The appearance of the building and the extent that it implements the guidelines in Appendix S5 — Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines and Appendix S20 — Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines.
21.1.7.2	Any activity listed as a permitted or controlled activity within the Industrial Zone (Raynes Road) in accordance with an approved comprehensive development plan	a. The extent to which the activity complies with the provisions of the approved comprehensive development plan.
21.1.7.3	Any activity listed as a controlled activity in Table 7.4.1.2 and within the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.	Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including: a. Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and b. Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping.
Restricted Discretionary Activities		
21.1.7.4	Relocated buildings	a. The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. b. The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. c. The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.

		d. The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.7.5	Daylight control	a. The degree to which the bulk or scale of the development results in is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. b. Whether the position of the building will adversely affect existing trees on the site. c. The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
21.1.7.6	Building and site layout	a. Whether the public entrance of the building is visible from the road. b. The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone. c. The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone.
21.1.7.7	Building colour	a. The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area. b. The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area. c. <u>The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.</u>
21.1.7.8	Vibration	a. The time and frequency that the activity occurs. b. The duration of vibration continuance. c. Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.7.9	Construction noise	a. The time, frequency and duration that the activity occurs. b. Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.
21.1.7.10	Temporary construction buildings	a. The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.7.11	Bond Road North Industrial Structure Plan area	a. Extent to which developments, address flood risks and effects of the development on surrounding

		buildings and properties.
21.1.7.12	Mineral extraction activities	a. The extent of the mineral extraction to be undertaken and the extent to which the activity will internalise and address actual and potential adverse effects. b. The proposed life span of operation, the estimated volume of material to be excavated, the likely staging of works and the likelihood and ability of the site to be fully rehabilitated. c. The extent to which off-site effects will inhibit the use of surrounding land for the carrying out of other activities. d. The extent to which proposed and existing landscaping manages the effects on the amenity of land adjoining the mineral extraction area. e. Site access, the safety and capacity of the roads and intersections in the immediate vicinity and mitigation (financial contributions or works) where road network improvements are required to address the effects of increased heavy vehicle movements. f. The hours and days of operation and the extent that measures to ensure that the adverse effects of glare, noise and vibration, (including blasting), protect the amenity of land adjoining the mineral extraction area.
21.1.7.13	Noise - Te Awamutu and Hautapu Dairy Manufacturing sites	a. The time and frequency that the activity occurs. b. The duration of noise continuance. c. Any adverse effects on occupants of buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on well-being, health and safety, and on the amenity values of the surrounding environment. d. The extent to which all practicable means have been employed to reduce noise emissions. e. The extent to which the proposed mitigation measures reduce the impact of noise on surrounding residents.
21.1.7.14	Activities in the Specialised Dairy Industrial Area not permitted by Rule 7.4.1.1.t.	a. In assessing applications for activities which are not permitted activities under the rules within the Special Dairy Industrial Area, Council will have regard to the compatibility of the activities with food processing activities carried out in the Specialised Dairy Industrial Area. Conditions may be imposed to ensure that proposed activities are compatible.
21.1.7.15	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as	a. The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft

	shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under 7.4.1.6.a.	related accidents. In assessing the effects of an activity, particular regard will be given to the following: i. Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and ii. The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and iii. The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and iv. The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and v. The design of landscaping or other activities so as to avoid attracting significant bird numbers; and vi. The extent to which large numbers of people on any site are avoided.
21.1.7.16	Activities in the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area requiring an air discharge permit from the Waikato Regional Council	a. The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.
21.1.7.17	Offices within the Campus Hub of the Bardowie Industrial Precinct	a. The extent to which the proposed office activity, in conjunction with other established or consented office activity: i. Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD. ii. Avoids the inefficient use of existing physical resources and promotes a compact urban form. iii. Promotes the efficient use of existing and planned public and private investment in infrastructure. b. The extent to which similar office facilities are available within the Cambridge CBD.
<u>21.1.7.17</u>	<u>Rural Interface</u>	a. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.</u>

21.1.7.17	Transport	a. <u>The impact of roading on the amenity of the area.</u> b. <u>Whether the road design and layout is consistent with Mangaone Precinct Structure Plan.</u> c. <u>The extent to which roading within the zone can be constructed to adequately manage stormwater.</u> d. <u>Whether the proposed subdivision or development will enable the safe and efficient operation of the surrounding road network.</u> e. <u>Where subdivision or development does not provide the transport upgrades specified by Rule 7.4.2.46, it is supported by an Integrated Transport Assessment that:</u> i. <u>Identifies the reasons why the upgrades set out within Rule 7.4.2.46 are not required, deferred or varied; and</u> ii. <u>Includes an assessment of the transport effects of the proposal (including all modes of transport) that would support the land uses proposed or be enabled under the Industrial Zone; and</u> iii. <u>Outlines the extent of any consultation undertaken with Waipā District Council (as the relevant road controlling authority) in relation to the proposed design of the transport network and upgrades.</u> f. <u>Whether the proposed subdivision or development will enable the provision of public transport</u>
	Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>	
21.1.7.18	Minimum building setback from road boundaries within the Raynes Road Industrial Zone	a. The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.
21.1.7.19	<u>Activities not otherwise permitted in the Central Focal Area of the Mangaone Precinct Structure Plan Area</u>	a. <u>The extent to which the proposed activity, in conjunction with other established or consented activities:</u> i. <u>Will only service the day-to-day needs of the local workforce rather than serving a wider catchment area.</u> ii. <u>Avoids adverse effects on the vitality, function and amenity of other retail centres in the district.</u> iii. <u>Avoids adverse traffic effects on the local and strategic road network.</u> iv. <u>Avoids adverse effects on the bat habitat values associated with the Mangaone Stream Reserve.</u>

21.1.7.20	High Value Bat Habitat Area	a. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which light intensity and light spill from external lighting will adversely affect the ecological values of the High Value Bat Habitat Area.</u>
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21.1.8 Lake Karāpiro Events Zone

Lake Karāpiro Events Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.8.1	Relocated buildings provided for in the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan	a. The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. b. The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. c. The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. d. The timeliness of the works taking into account the extent and nature of the proposed works.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.8.2	General	a. Extent to which the design, appearance and location of any building or any other structure is compatible and integrated with the primary functions of the Karāpiro Lake Domain and its intrinsic elements as expressed in the Karāpiro Domain Strategic Plan and Reserve Management Plan. b. The extent to which new buildings and structures complement the existing amenity of the Karāpiro Lake Domain and the surrounding area. c. The extent to which the recreational potential and/or open space character of the Karāpiro Lake Domain is maintained. d. Whether there is a need for the proposed type and size of building and whether alternative sites for the building or the services or activities the building is to accommodate have been considered. e. Consideration will be given to the presence of existing activities, buildings or structures on the reserve and the cumulative effects arising from the addition of the proposed activity.
21.1.8.3	Places of assembly within existing buildings and private	a. Whether the activity (including associated traffic and parking) is of a scale and intensity that is in keeping

		hierarchy and that roads are constructed to an appropriate strength at a minimum whole-of-life cost to the community. Conditions requiring pavement testing and construction certification may be applied to resource consents. d. The extent to which the size of the footpaths in any development and subdivision has been related to the proposed uses in the development and subdivision. e. The provision of an appropriate pavement edge suited to the function and use of the road within the road hierarchy including control of stormwater runoff, consideration of surface materials used in adjoining roads, kerb crossings and differentiating between public use and private access and the suitability of the road design in terms of kerb design and crossing points for all access types. f. The provision of appropriate road signage relating to the functioning of the road.
21.1.15.23	Road reserves and lots for network utilities	a. Where land is to be vested as a reserve for a road, or is to be subdivided for a utility service without being part of a subdivision provided for as a restricted discretionary activity, then particular regard shall be given to: i. The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located; and ii. The proposed new lot or road reserve being of a configuration to accommodate the intended activity. b. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which road design (new roads and existing roads to be upgraded) is in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan.</u>
21.1.15.24	Easements	a. Where roading, access, car parking area or infrastructure services have been required to serve any subdivision or development, the extent to which easements have been provided for the identification, protection, maintenance and operation of any public or private service, secondary overland flow path or ponding area. Conditions may include the granting of these easements at the applicant's expense.
21.1.15.25	Electricity, street lighting, telecommunications and gas and the design of street lights	a. The design (including design life) and construction of electricity, street lighting, telecommunications and gas services to ensure the adequate provision of the service to meet the level of service standards identified by the relevant service provider.

		building are designed to respect and retain the original style of the building. Note: The Character Descriptions attached in Appendices DG2, DG3, DG4, DG5 and DG6 contain a description of the existing character of each precinct area and a series of design statements. The design statement and descriptions have been provided to assist people in preparing applications for new buildings and additions and alterations to existing buildings in the precinct areas. This information will also be used by Council planners in assessing applications.
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21.2.7 Industrial Zone

~~There are no additional information requirements for the Industrial Zone.~~

21.2.7.1	<u>Mangaone Stream Reserve Development and Operational Maintenance Plan</u>	a. <u>Clarification (by way of mapping) as to the precise area and extent of the reserve area;</u> b. <u>The location and extent of stormwater management ponds and devices (including outfalls) within the reserve area;</u> c. <u>The route(s) of any roads passing through the reserve area including the point(s) of crossing of the Mangaone Stream;</u> d. <u>The routes of cycle and/or pedestrian paths within the reserve area including the point(s) of any crossing(s) of the Mangaone Stream;</u> e. <u>The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting;</u> f. <u>Measures (including planting and the nature of any street or on-site lighting) to protect the quality of the reserve area for bat habitat including controls on lighting while maintaining safety for people using roads and pathways within the reserve area;</u> g. <u>A proposed maintenance regime in relation to all of the above (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36) including:</u> i. <u>The timing and frequency of maintenance inspections;</u> ii. <u>Weed and pest management control;</u> iii. <u>Replacement of dead or damaged plants;</u>
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		iv. <u>Maintenance of structures and facilities (excluding any roads); and</u> v. <u>the recording of maintenance inspections.</u> h. <u>The timing when the reserve area will be vested in Council and when management of the reserve will transfer to Council (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36).</u> i. <u>Planting / Fencing Implementation Programme.</u> j. <u>Measures taken that consider flora and fauna and the enhancement of ecological values within the extent of the reserve area (including fish and fish passage).</u>
		<u>In addition to the above, the Mangaone Stream Reserve Development and Operational Maintenance Plan will be assessed in relation to the following assessment criteria in relation to the High Value Bat Habitat Area within the Mangaone Stream Reserve:</u> a. <u>The extent to which lighting has been designed and located to maintain the function and quality of the High Value Bat Habitat Area.</u> b. <u>The extent to which transport corridors are located and designed to avoid or minimise effects of roadside lights and vehicle headlights on the High Value Bat Habitat Area, and the bat population within that area. Where transport corridors are proposed within the Mangaone Stream Reserve, they should take the shortest route practicable (provided that is the route most likely to minimise impacts), be aligned and designed to minimise the number of existing trees that are required to be removed, ensure lighting is designed to ensure that the High Value Bat Habitat Area maintains its role and function, and is designed to enable bats to continue to access the wider corridor.</u> c. <u>The extent to which bat-sensitive road lighting and planted buffer areas have been designed and will be implemented, where adjacent to or crossing the Mangaone Stream Reserve, to achieve the requirements of Rule 7.4.2.42. Bat-sensitive transport corridor lighting design should be prepared by a suitably qualified and experienced technical lighting specialist in collaboration with a suitably experienced bat ecologist and be sufficiently</u>

		<u>detailed to enable an assessment of the extent of effect on the High Value Bat Habitat Area and immediate environs.</u> d. <u>The extent to which the Development and Operational Maintenance Plan addresses any residual adverse effects on bats and achieves a net biodiversity gain, whether through direct actions or via a financial contribution to be used within publicly owned land for measures such as habitat enhancement and targeted predator control.</u> e. <u>A summary of planned works including proposals for replacement planting of indigenous tree species to provide indigenous vegetation and habitat for indigenous fauna, permitting requirements, biosecurity protocols, timing of works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures. The planned works must employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.</u> f. <u>The extent to which a minimum 20m buffer has been provided around the High Value Bat Habitat Area as part of the Mangaone Stream Reserve, to protect the High Value Bat Habitat Area and the bat population within that area from adverse effects of adjacent industrial activities.</u>
21.2.7.2	<u>Landscape Buffer Strip Planting and Implementation Plan</u>	a. <u>A Landscaping Plan identifying the location, extent, type and density of landscaping (including, but not limited to, the size of plants, height at time of planting and anticipated growth rate) and design of fencing in relation to:</u> i. <u>Establishing a 5.0m deep Landscape Buffer Strip planting:</u> ■ <u>along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and</u> ■ <u>along Swayne Road frontage in the Development Area south of Mangaone Stream</u> ii. <u>Establishing a 3.0m deep Landscape Buffer Strip planting along parts of the Development</u>

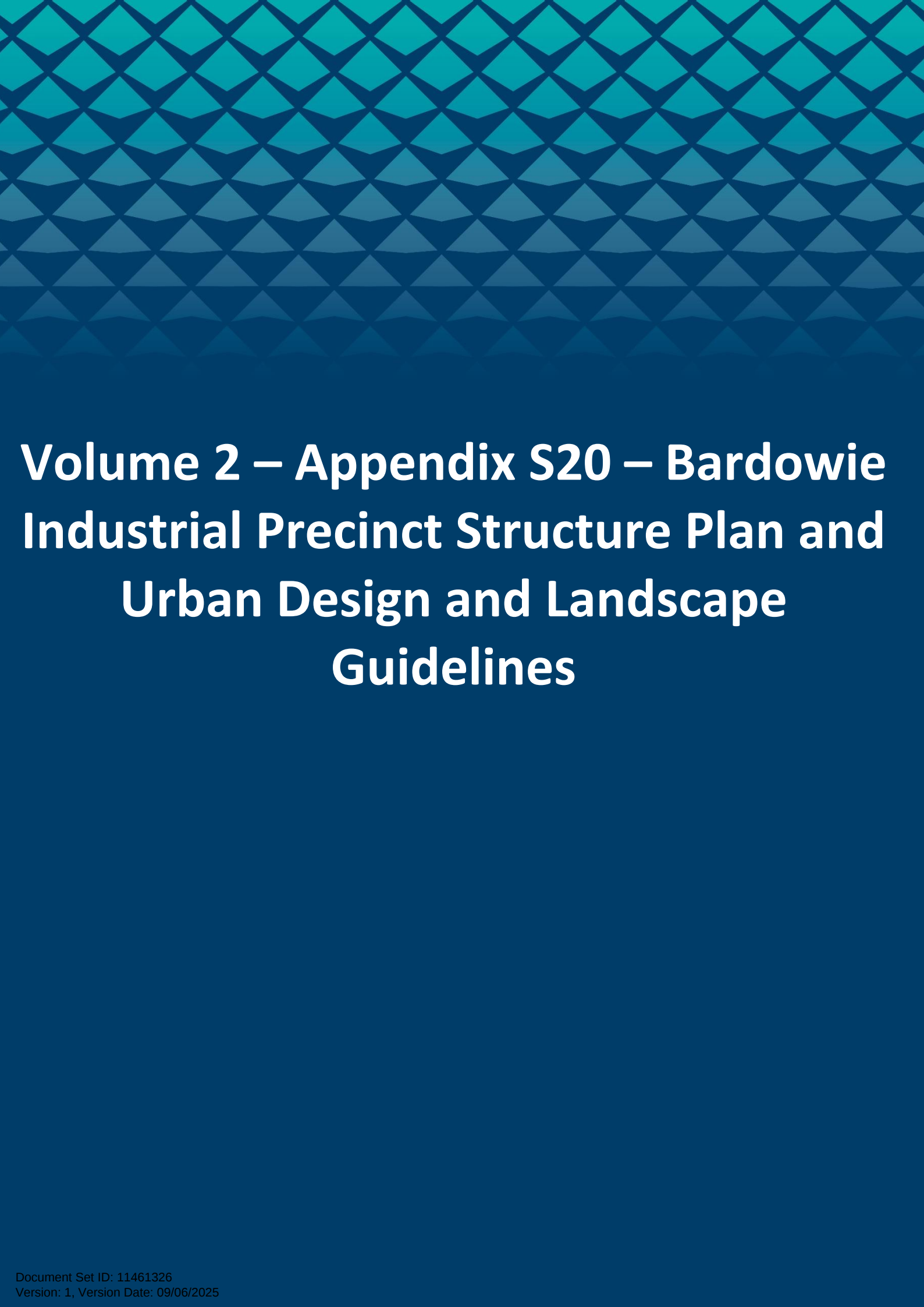
		<u>Area north of Mangaone Stream that adjoin a Rural Zone.</u> iii. <u>Ensuring gaps between hedges and trees within Landscape Buffer Strip are planted with shrubs and groundcovers rather than mowable lawn.</u> b. <u>Implementation programme for the staging, establishment and completion of buffer strip planting, noting that the timing of implementation for the southern and northern areas would be dependent on when resource consent for Structure Plan enabling works or structure plan subdivision for these areas are lodged.</u> c. <u>Assessment of relevant design guidance for fencing contained in the Mangaone Precinct Structure Plan (Appendix S27).</u> d. <u>A 5-year Maintenance Plan outlining how plants will be managed to ensure their continued success to maturity, and any replacements of deaths that may be required.</u>
<u>21.2.7.3</u>	<u>Swayne House</u>	a. <u>An assessment of any effects of development or subdivision on the heritage values of Swayne House along with any proposed mitigation measures.</u>

21.2.8 Lake Karāpiro Events Zone

There are no additional information requirements for the Lake Karāpiro Events Zone.

21.2.9 Mystery Creek Events Zone

	<u>Mystery Creek Events Zone Information Requirements</u>	
21.2.9.1	Concept plans	a. Any concept plan shall show diagrammatically, in the form of precincts: - The general distribution of activities, buildings, open space and if provided, parking facilities; and - Provision for access to and movement within the site for vehicles, pedestrians and cyclists as appropriate; and - The interrelationships with the surrounding locality including buffer areas, linkages to local centres and access to public transport; and - Future development areas, major framework landscaping and protected natural heritage

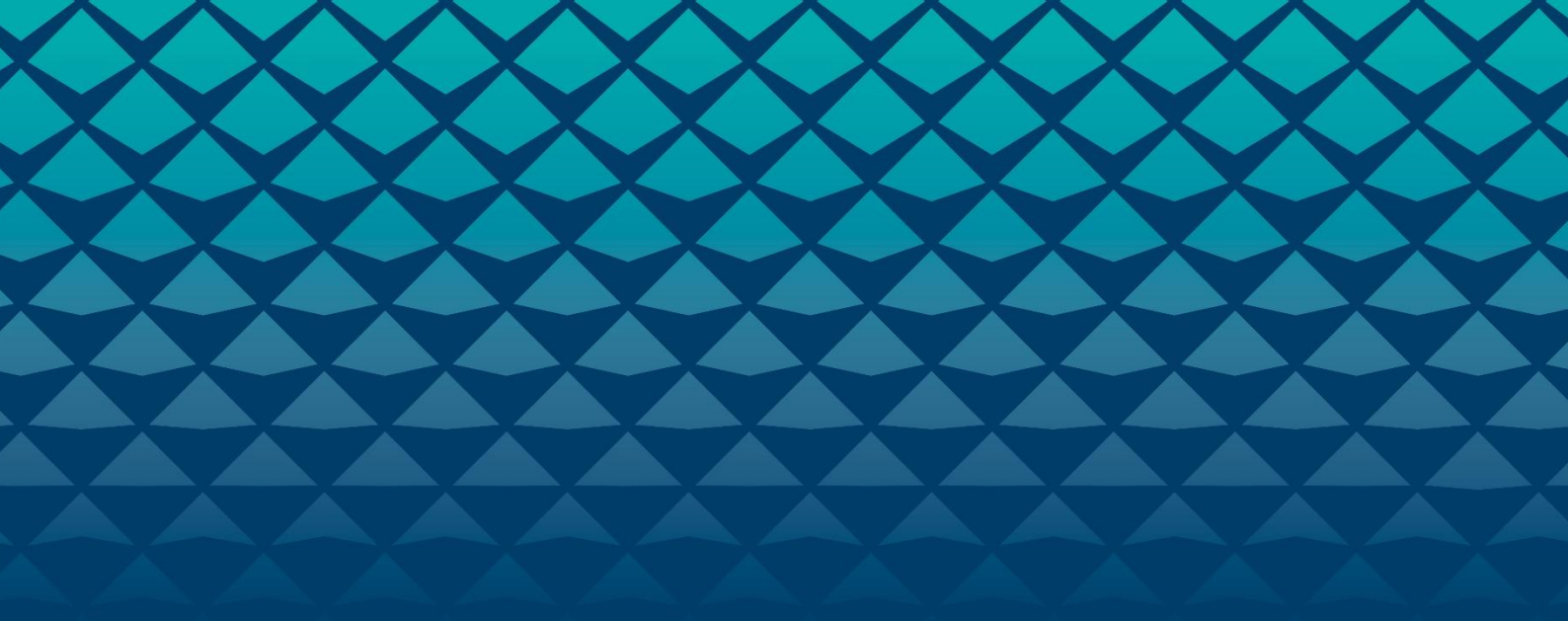
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Volume 2 – Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines



S20.3.1	The Structure Plan provides design guidelines to steer the quality of development and ensure that intended urban design outcomes are achieved. The Structure Plan also outlines the infrastructure that is required to service the parcels of land. Services that are required to be constructed by developers and those provided by Council will be determined as part of the preparation of a Development Agreement.
S20.3.2	The purpose of these design guidelines is to provide guidance for future development within the Bardowie Industrial Precinct. These guidelines form part of the Bardowie Industrial Precinct Structure Plan and support Section 7 (Industrial Zone) of the Waipā District Plan.
S20.3.3	The following overarching Design Objective has been developed to frame the design principles and provide clear direction in relation to the development aspirations for the Bardowie Industrial Precinct:

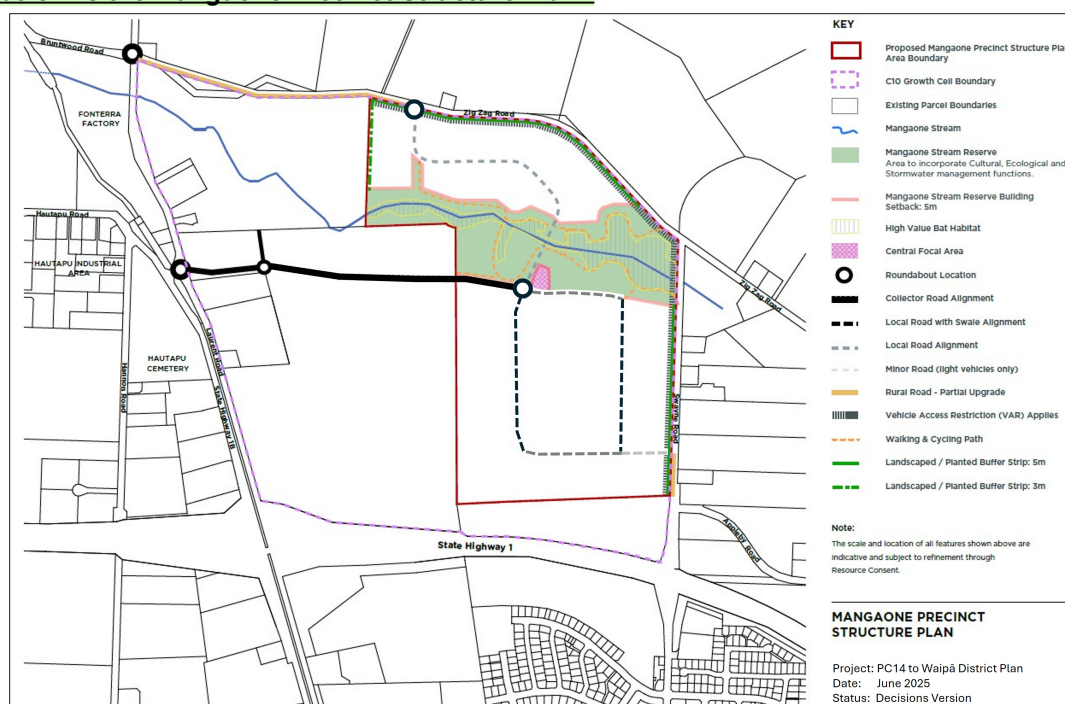
- To encourage high quality contemporary industrial development.
- To enable industrial activities to locate at the Precinct and become part of the industrial campus community.
- To facilitate the assessment of development activities and resource consent applications through the development of clear and instructive design guidelines.
- To enshrine principles of environmental sustainability within the Bardowie Industrial Precinct.
- To facilitate consistency in built form outcomes throughout Bardowie Industrial Precinct.
- To encourage low carbon design to support the transition to a low carbon



Volume 2 – Appendix S27 (NEW) – Mangaone Precinct Structure Plan

Appendix S27 — Mangaone Precinct Structure Plan

Figure S27A below is the Mangaone Precinct Structure Plan.



S27.1 Introduction

S27.1.1 The Mangaone Precinct Structure Plan, together with the provisions of Part D, Section 7 (Industrial Zone), Part E (District Wide Provisions), and Part F (District Wide Natural and Cultural Heritage), provides the framework for industrial development within this area.

S27.1.2 The Mangaone Precinct Structure Plan forms a component of the identified Hautapu Strategic Industrial Node within the C10 Growth Cell at Hautapu. The Mangaone Precinct Structure Plan area is approximately 71.4 hectares in size and was historically used for rural activities.

S27.1.3 The Mangaone Precinct Structure Plan provides a design framework for development proposals to ensure urban design outcomes are achieved in line with the vision for the area. Outcomes include development integration with adjacent land parcels, the provision of appropriate buffer interface to surrounding rural land, and the incorporation of the Mangaone Stream as a key element of environmental and cultural significance.

S27.1.4 Swaynes House, an identified and protected heritage building in the Waipā District Plan, is located within the Mangaone Precinct Structure Plan area.

S27.1.5 The vision vision for the Mangaone Precinct Structure Plan is to enable Dry Industrial development within the Mangaone Precinct Structure Plan area that responds positively

to site context, in particular at the interface with adjacent rural areas and the Mangaone Stream.

S27.2 Mangaone Precinct Structure Plan

S27.2.1 The Mangaone Precinct Structure Plan seeks to enable dry industrial activities to establish across the structure plan area in a manner that respects the cultural, ecological and freshwater values of the Mangaone Stream and its margins, as well as the rural character of the surrounding area to the north of Zig Zag Road and to the east of Swayne Road.

Activities within the Mangaone Precinct Structure Plan area

S27.2.2 The Mangaone Precinct Structure Plan enables a light to medium precinct to be developed within an identified Strategic Industrial Node.

S27.2.3 A Central Focal Area is located centrally within the Mangaone Precinct Structure Plan area to facilitate the provision of small-scale commercial and retail activities that will service the day-to-day needs of the industrial businesses in the area.

Infrastructure

S27.2.4 In order to develop a site within the Mangaone Precinct Structure Plan area, a development proposal will need to demonstrate compliance with the Waipā District Plan, including infrastructure provision. The following sections detail how the site is intended to be serviced.

Stormwater

S27.2.5 The stormwater generated from the Mangaone Precinct Structure Plan area will be managed through adopting a water sensitive design approach whereby the stormwater solutions are integrated within the built form and landscape.

S27.2.6 Primary Network: Roads and private lots are to be serviced by the primary stormwater network system with a level of service equivalent to the climate adjusted 10% AEP 24-hr design storm event.

S27.2.7 Secondary Network: The road reserves along the swales shall convey the runoff from storm events exceeding 10% AEP and will have a level of service up to climate-adjusted 1% AEP 24-hr design storm event. Stormwater design will ensure that the flow depth and velocities along these roads shall not be unsafe to pedestrians and vehicles.

S27.2.8 Runoff from the Mangaone Precinct Structure Plan area will be conveyed via swales along the local roads towards future constructed wetlands to be located adjacent to the Mangaone Stream, integrated with existing natural wetlands.

S27.2.9 Stormwater management and treatment within the Mangaone Precinct Structure Plan

area will be in general accordance with the Stormwater Management Plan prepared for the area, including:

- Contaminant management at source through the use of inert roofing materials.
- First flush pre-treatment through the use of onsite proprietary devices to treat at-source runoff from high use roads and car parks prior to discharge to the primary network. Additional pre-treatment of all runoff going through the primary network shall also be provided.
- Water quality treatment shall be provided within constructed wetlands and/or stormwater ponds.
- Extended detention shall be provided within constructed wetlands and/or stormwater ponds.
- Stormwater ponds shall attenuate 2yr post-development flow to predevelopment level.
- Swales along local roads shall provide conveyance with level of service up to 10yr ARI.
- Constructed wetlands shall attenuate 10yr ARI post-development flow to predevelopment level.
- Flows in excess of the 10yr ARI shall be conveyed via roads with level of service up to the 100yr ARI.
- Constructed wetlands shall attenuate 100yr post-development flows to appropriate pre-development levels to eliminate additional flood risk to downstream properties.

S27.2.10 Stormwater management within the Mangaone Precinct Structure Plan area should preserve the mauri of the Mangaone Stream and shall support opportunities for enhancement of cultural and ecological values, including water quality.

Water supply

S27.2.11 A 450mm diameter bulk main was installed in 2020 on the western side of Victoria Road to meet the future demands for northern Cambridge, including Hautapu.

S27.2.12 Water supply to the Mangaone Precinct Structure Plan area will be provided by the Victoria Road bulk main via the water supply network installed through the Bardowie Industrial Precinct as part of the Stage 1 development of that precinct and which has been designed and sized to service the Mangaone Precinct Structure Plan area.

S27.2.13 The developers of land within the Mangaone Precinct Structure Plan area will need to design and provide for firefighting requirements in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice.

Wastewater

S27.2.14 The adjacent Bardowie Industrial Precinct includes the Bardowie Wastewater Pumpstation which ultimately discharges to the Cambridge Wastewater Treatment Plant.

S27.2.15 The Bardowie Wastewater Pumpstation and network has been designed as a terminal pumpstation servicing flows from the entire C10 Growth Cell.

Electricity

S27.2.16 Waipa Networks manage the power distribution in Cambridge. Waipa Networks has confirmed that, with planned upgrades in the area, electricity can be supplied to service the entire C10 Growth Cell, including the Mangaone Precinct Structure Plan area.

S27.2.17 Overhead, high-voltage power lines cross the Mangaone Precinct Structure Plan area to the north of the Mangaone Stream. Subdivision and development of land under, and within close proximity of, these power lines will need to have regard to the National Policy Statement on Electricity Transmission, Transpower National Grid Corridor Management requirements and New Zealand Electrical Codes of Practice.

Roading

S27.2.18 The primary road access point for the Mangaone Precinct Structure Plan area will be from a new Collector Road from Victoria Road that will be constructed through the neighbouring Bardowie Industrial Precinct to the west.

S27.2.19 The Mangaone Precinct Structure Plan area has existing frontage to Zig Zag Road to the north and Swayne Road to the east. Beyond the indicative roading network, no direct vehicle access from industrial sites to these roads is permitted and only light vehicles will be able to use the Swayne Road access point to the area. Upgrading of Zig Zag Road will be required if this is used as a vehicle access point.

Road Cross Sections

S27.2.20 Within the Mangaone Precinct Structure Plan Area, new roads, and upgrades to existing roads, shall be provided in accordance with the road cross-section diagrams at S27.2.20.1 to S27.2.20.5 below. Figure S27.A B, Road Cross-section Key Diagram, below shows where each road cross-section type applies.

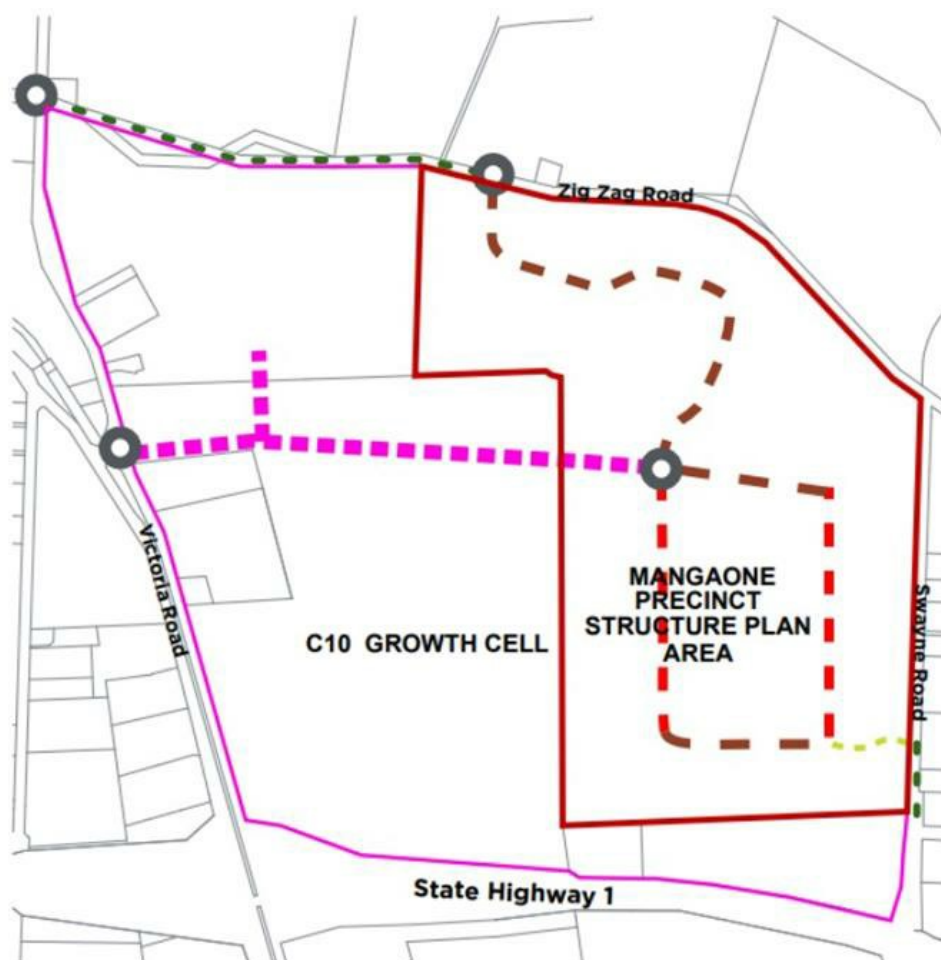
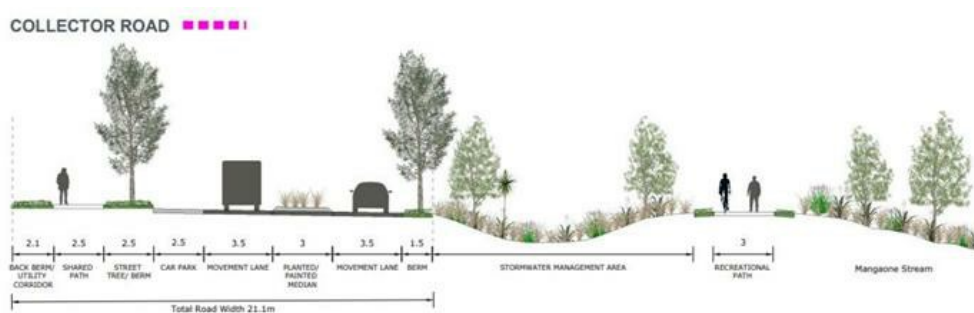
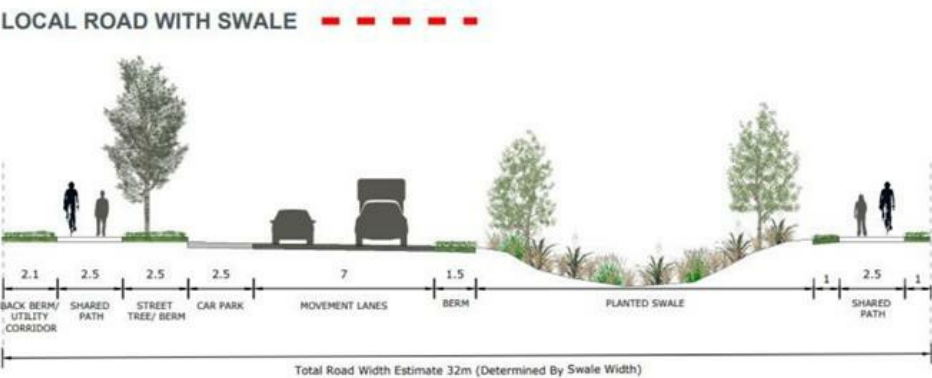


Figure S27B - Road Cross-Sections Key Diagram

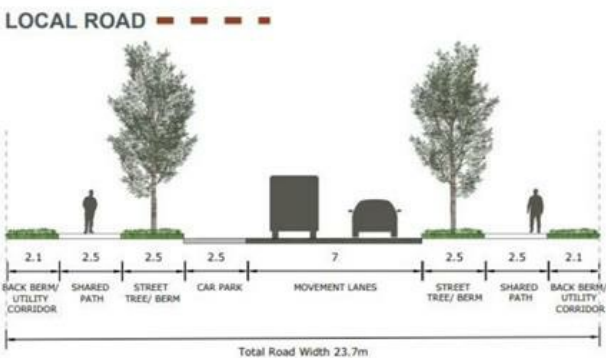
S27.2.20.1 Collector Road



S27.2.20.2 Local Road (With Swale)



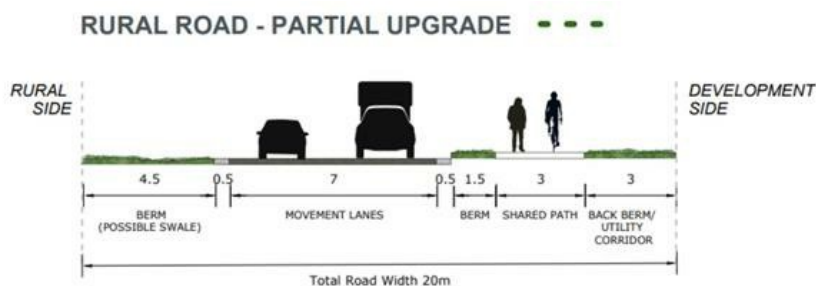
S27.2.20.3 Local Road



S27.2.20.4 Minor Accessway



S27.2.20.5 Rural Road (Partial Upgrade)



Development agreement

S27.2.21 Development within the Mangaone Precinct Structure Plan area will only be approved once a Development Agreement is signed between Council and the developer.

Heritage and Cultural Values

S27.2.22 The Mangaone Stream, and adjacent natural wetlands, is of spiritual, social and cultural significance to mana whenua. Opportunities to work with Council, mana whenua and the local community to preserve and enhance the cultural heritage, ecological and amenity values should be fully considered at the time of subdivision and development of the Mangaone Precinct Structure Plan area.

S27.2.23 Appendix N1 contains the heritage items within the Waipā District. Included in Appendix N1 is Swaynes House (reference 139, Fencourt), with a site address of 195 Swayne Road and a 'DP Cat' (District Plan Category) of 'C', being of Community Significance - Local significance heritage items that are of local importance and contribute to the community's history and that are noteworthy as community heritage places. Swaynes House is located within the Mangaone Precinct Structure Plan area and the heritage and archaeology provisions of Section 22 of the Waipa District Plan will apply to any future works or proposals affecting Swaynes House.

S27.2.24 Appendix N2 contains the known cultural sites and Appendix 3 contains the known archaeological sites within the Waipā District based on New Zealand Archaeological Association records as at 2009. Sites are marked with a number and 'X' symbol on the Planning Maps. Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

S27.2.25 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

Bat Habitat Values

S27.2.26 The planted margins of the Mangaone Stream, provide over 2 hectares of suitable bat foraging and roosting habitat. These areas are identified on the structure plan as “*High Value Bat Habitat*”. The Mangaone Stream Reserve includes a minimum 20m buffer around the High Value Bat Habitat area where industrial activities cannot occur.

S27.2.27 Provisions have been incorporated into the Industrial Zone and other parts of the District Plan to ensure that development of the Mangaone reserve and any exterior lighting within it protects and respects bat habitat values and assists in ensuring that the objective of no net habitat loss for long tailed bats as a result of the development of the Mangaone Precinct is met.

S27.3 Design Principles and Key Issues

Design Principles

S27.3.1 The Design Principles for the Mangaone Precinct Structure Plan area are:

1. To establish an attractive place for industrial activities to thrive with buildings and with landscaping that provides high amenity for those who work in the Precinct.
2. To establish an industrial area that is accessible, visually attractive and complements the established character and landscape qualities of the Cambridge area.
3. To protect and enhance the Mangaone Stream, natural wetlands and their margins.
4. To manage the interface between industrial subdivision and development within the Mangaone Precinct Structure Plan area with the Mangaone Stream Reserve and the Rural zone.
5. To integrate stormwater management and treatment with road design and with the cultural, ecological and amenity values of the Mangaone Stream Reserve.
6. To establish a safe, functional and convenient roading network that integrates with its strategic roading context, and that supports efficient freight vehicle movements as well as active modes of travel.

Key issues

S27.3.2 The two key issues that subdivision and development within the Mangaone Precinct Structure Plan Area need to address are:

S27.3.3 Issue 1 - Mangaone Stream Reserve

- The Mangaone Stream is of spiritual, cultural and ecological significance to mana whenua. Council will expect applicants to demonstrate that consultation has been undertaken with mana whenua in designing the Mangaone Stream Reserve and in formulating the provisions of a Mangaone Stream Reserve Management Development and Operational Maintenance Plan;
- The Mangaone Stream Reserve encompasses a significant riparian margin on both sides of the Mangaone Stream including natural inland wetlands;
- Stormwater devices within the Mangaone Stream Reserve will need to be designed

to integrate with the existing environment. Opportunities to enhance the ecological values and hydraulic function of natural wetland areas should be integral to any application for enabling works within the reserve area:

- Mangaone Stream Reserve contains the High Value Bat Habitat Area. Additional lighting, landscaping and building setback controls will protect and enhance bat habitat and ecological values in this area;
- There is provision for only one road to cross the reserve linking the northern and southern parts of the Mangaone Precinct Structure Plan Area;
- There is provision for pedestrian and cycle paths throughout the Mangaone Stream Reserve and these should connect with on-road cycling and pedestrian facilities within the Mangaone Precinct Structure Plan Area and the surrounding area;
- The amenity of the Mangaone Stream Reserve will be able to be enjoyed as the northern outlook from the Central Focus Area (within which it is expected that a café and other supporting activities will locate).

S27.3.4 Issue 2 - The Rural Interface

- Mangaone Precinct Structure Plan Area borders Rural zoned land to the north and east. It is important that subdivision and development responds to this rural interface and specific rules apply within the Precinct to achieve appropriate built form and landscaping outcomes. These rules include:
 - A 5m wide planted landscape buffer strip along Swayne Road and Zig Zag Road;
A 3m wide landscaped buffer strip along the boundary of industrial site bordering Rural zoned land within the C10 Growth Cell.
A 10m setback for buildings along Swayne Road and Zig Zag Road;
A rule to control the height of buildings in relation to Swayne Road and Zig Zag Road so that any part of a building should not penetrate a recession plane taken at 30-degrees at a point 3m above ground level at the road boundary;
 - A rule requiring that there be no signage on the façade of buildings facing Swayne Road or Zig Zag Road;
 - A rule requiring that, apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and
 - A limitation on only light vehicles using Swayne Road to access the Mangaone Precinct Structure Plan Area.