



HAUTAPU LANDOWNERS GROUP

**HAUTAPU INDUSTRIAL ZONE –
AREA 7**

Private Plan Change 33

20 December 2024

TABLE OF CONTENTS

	Executive Summary	1
	Part A – Proposed Plan Change	7
1.	Proposed Tracked Changes to Waipā District Plan	7
1.1	Change to Planning Maps	7
1.2	Section 7 – Industrial Zone	8
1.3	Section 15 - Infrastructure, Hazards, Development and Subdivision	9
1.4	Appendix S1 – Future Growth Cells	11
1.5	Appendix S5 – Hautapu Structure Plan and Landscape Guidelines	11
	Part B – Section 32 Evaluation	15
2.	Background and Context	15
2.1	Introduction	15
2.2	Background	16
2.3	Current District Plan Provisions	25
2.4	Statutory Considerations	28
2.5	Other Considerations	37
3.	Issue	40
3.1	Issue: Rezone Area 7 from Deferred Industrial to Industrial	40
4.	Objectives	40
4.1	Relevant Existing Objectives	40
4.2	Appropriateness of Plan Change Objective	42
4.3	Options to Deliver Plan Change Objective	43
4.4	Evaluation of Options	44
5.	Evaluation of Provisions	47
5.1	Proposed Provision Assessment	47
6.	Scale and Significance	55
7.	Concluding Statement	56

LIST OF FIGURES

Figure 1 - Hautapu Structure Plan as amended by PC17	1
Figure 2 - Example of Current Waipā District Planning Map	7
Figure 3 Proposed Hautapu Structure Plan for Area 6 and Area 7	13

LIST OF TABLES

Table 1. Assessment of the appropriateness of Objective 1.	42
Table 2. Assessment of the appropriateness of Objective 2.	42
Table 3. Efficiency and effectiveness assessment of Plan Change Options (s32(1)(b)(i)).	45
Table 4. Assessment of effectiveness, efficiency, benefits and costs of proposed amendments.	52
Table 5. Plan Change Scale and Significance Assessment.	55

LIST OF APPENDICES

Appendix 1: Geotechnical and Three Waters Engineering Report
Appendix 2: Transportation Statement of Evidence
Appendix 3: Economic Statement of Evidence and Memo
Appendix 4: Record of Consultation with Ngāti Hauā and Ngāti Korokī Kahukura
Appendix 5: Accidental Discovery Protocol

REPORT INFORMATION

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EXECUTIVE SUMMARY

Introduction - Key outcomes of Plan Change 17

Plan Change 17 to the Waipā District Plan (“**PC17**”) was made operative on 19 January 2024. Key outcomes of PC17 included:

- Area 6 (located to the north of Hautapu Road and east of Peak Road) being rezoned from Rural Zone to Industrial Zone;
- Area 7 (located to the north of Area 6 and bounded by the Mangaone Stream to the north) was rezoned from Rural Zone to Deferred Industrial Zone;
- Both Areas 6 and 7 forming part of the C9 Industrial Growth Cell; and
- An updated Structure Plan (see Figure 1) which sets out the manner in which Area 6 is to be serviced including connectivity for the future servicing of Area 7 to the north.

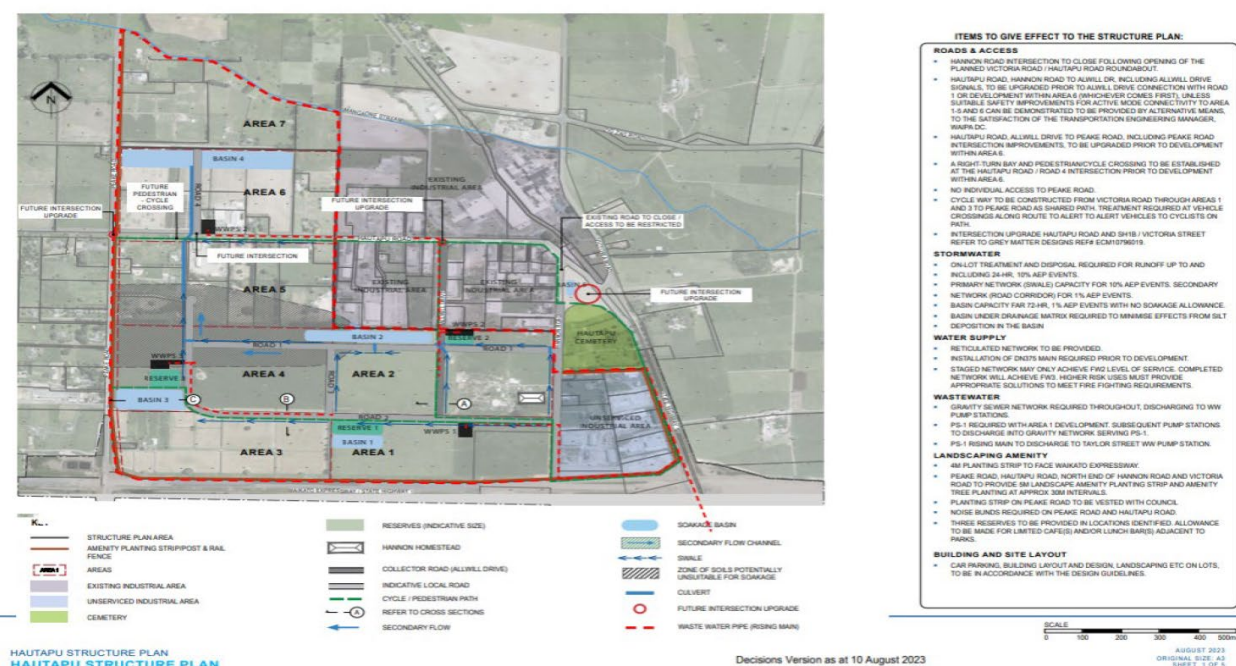


Figure 1 - Hautapu Structure Plan as amended by PC17

Hautapu Landowners Group

The Hautapu Landowners Group (“**HLG**”) is made up of the people who own the land within Area 7 as shown on the Hautapu Structure Plan. The land is comprised of five properties with a combined total area of 16.3 ha. Land uses on these properties comprise

rural activities (grazing of horses and other livestock), rural residential dwellings and a specialist equestrian agistment business.

Area 7 being rezoned from Rural Zone to Deferred Industrial Zone was in accordance with the outcome sought in a submission by the HLG on PC17. The only reason why the HLG did not seek that their land be rezoned to Industrial Zone as part of its submission on PC17 was that, at the time when the submission was prepared, none of the technical work had been undertaken to confirm the suitability of the land for industrial purposes. By the time of the hearing in relation to PC17, all the necessary technical work had been completed confirming the suitability of the land for industrial purposes but achieving a live zone for Area 7 was beyond the scope of the outcomes sought in any of the submissions on PC17. Accordingly, Area 7 was rezoned to Deferred Industrial Zone as part of PC17. The decision on PC17 concluded that a separate Private Plan Change was required to 'live zone' Area 7 to Industrial Zone.

Proposed Private Plan Change

This Proposed Private Plan Change ("**Plan Change**") requests that Area 7, be 'live zoned' from Deferred Industrial Zone to Industrial Zone together with appropriate rules and an update to the Hautapu Structure Plan as it relates to Area 7. The Plan Change was lodged with Waipā District Council on 17 June 2024. It has since been updated to address a number of matters that were the subject of a request for further information by Waipā District Council in a letter dated 18 July 2024.

Amendments are proposed to the following parts of the Waipā District Plan ("**District Plan**"):

- Planning Maps;
- Section 7 – Industrial Zone;
- Section 15 – Infrastructure, Hazards, Development and Subdivision
- Appendix S1 – Future Growth Cells; and
- Appendix S5 – Hautapu Industrial Structure Plan.

An outcome of PC17 was a provision in the District Plan whereby the subdivision and development of Area 7 for industrial purposes can occur when Area 6 has reached 80% development (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner. That provision was advanced by the HLG and accepted by Waipā District Council as part of PC17 on the understanding that Kama Trust would achieve the 80% threshold "within 18 months" (i.e. well before the end of 2025). This timing is consistent with the emphasis throughout the PC17 process of the urgency for the re-zoning of Area 6 and the other areas within PC17.

This Plan Change proposes to enable the opportunity for Areas 6 and 7 to be developed together in a co-ordinated manner at the same time (which would obviously require the cooperation of all relevant landowners). This will enable a more costs effective outcome for the owners of Area 6 and 7 in relation to the provision of infrastructure than would otherwise be the case.

Otherwise, and in any event, as part of this Plan Change, it is proposed that the 80% threshold be retained, but the alternative date of 31 March 2030 be amended to 31 March 2026. This allows significantly more time for Area 6 to be developed in advance of Area 7 than the owners of Area 6 indicated would be the case. A new rule is proposed that reflects this situation along with enabling the possibility of Areas 6 and 7 being developed concurrently.

To ensure these outcomes can be achieved, a new rule has been proposed whereby the first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as “Road 4”.

Technical Assessments

Given that Area 7 is zoned Deferred Industrial Zone and is within the C9 Industrial Growth Cell, industrial development of the land is already anticipated under the District Plan. The key consideration for this Plan Change is therefore the ability of Area 7 to provide for the required services to support industrial development. Geotechnical, three waters, transport, and economic assessments (presented in **Appendices 1 – 3**), confirm the suitability of Area 7 to support the required infrastructure and subsequent industrial development. As a result of the further information request by Waipā District Council, the Geotechnical and Three Waters Engineering Report has been updated, including as a result of onsite investigations being undertaken.

In summary the technical assessments for Area 7 conclude that:

- The soils are generally suitable for development;
- Total water flow for the site is calculated at 53.34L/s and water supply can be provided by integrating into the council reticulated water supply for the C8/C9 Growth Cells;
- There are multiple stormwater management infrastructure approaches that can be developed to provide an appropriate level of service and level of protection for the proposed development;
- Opportunity exists for ecological enhancement along the Mangaone Stream;
- The extension of the road network into Area 7 (an extension of Road 4 shown on the Hautapu Structure Plan) will increase land use efficiency for Area 6;
- There is a surplus of demand for industrial land within Cambridge; and

- The release of available industrial land will likely result in increased employment opportunities and boost the industrial economy in Cambridge.

Mana Whenua

Consultation has been undertaken with representatives of Ngāti Hauā and Ngāti Korokī Kahukura who are recognised as mana whenua of the Hautapu area. This has involved a meeting, site visit and follow up correspondence (see correspondence in **Appendix 4**). To date, no issues of cultural concern have been raised in relation to the proposed rezoning of Area 7. It is anticipated that the proposed ecological enhancement along the Mangaone Stream will be a positive outcome from a cultural perspective.

There are no recorded archaeological sites within Area 7, however the requirement for implementation of Accidental Discovery Protocols prepared by Ngāti Hauā and Ngāti Korokī Kahukura will be adopted in any event (**Appendix 5**).

In addition to the above, various aspects of the Plan Change are directed at recognising and providing for the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. This includes opportunities for mana whenua to exercise kaitiakitanga in relation to the proposed enhancement and protection of the Mangaone Stream environment. Specifically, the following measures are proposed:

- A riparian management area along the southern side of the Mangaone Stream which is for cultural, ecological, recreational and amenity purposes.
- The riparian management area will be the subject of a Riparian Management Plan required as part of the first subdivision consent application of Area 7 for industrial purposes. The purpose of the Riparian Management Plan is to enhance the cultural, ecological, recreational and amenity values associated with the Mangaone Stream and its margins, including assisting, over time, with screening industrial activities to the south from properties to the north. An extensive list of requirements for the contents of the Riparian Management Plan are specified in a rule including the need for consultation with, and input from, representatives of Ngāti Hauā and Ngāti Korokī Kahukura in order to facilitate kaitiakitanga including assistance with plant selection.
- The cessation of agricultural activities along the southern margin of the Mangaone Stream will have positive outcomes in accordance with Te Ture Whaimana / Vision and Strategy for the Waikato River.
- Any discharge of stormwater to the Mangaone Stream (if proposed – which is not the case in relation to the preferred stormwater management solution) will be the subject of a separate resource consent application process with Waikato Regional Council in the future.

Conclusion

Area 7 has been comprehensively assessed by technical specialists to confirm the land is suitable to support industrial development, with opportunities to improve the efficiency of land use and the delivery infrastructure services when integrated with Area 6 to the south. The Plan Change will achieve the relevant objectives and will implement the relevant policies within all relevant statutory documents, including the relevant objectives and policies of the operative Waipā District Plan. The Plan Change gives effect to the sustainable management principles of the Resource Management Act 1991 (“**RMA**”). Indeed, this was demonstrated as part of the PC17 process to rezone Area 7 to Deferred Industrial Zone.

The Plan Change will enable the continuity of industrial development within Cambridge to support the identified high demand for industrial land. The proposed changes result in several benefits, including bolstering Cambridge’s industrial economy and enabling increased employment opportunities, while improving indigenous biodiversity outcomes and the protection of the Mangaone Stream through the inclusion of setback provisions and riparian management measures. This will include beneficial outcomes in terms of providing improved habitat for bats.

The Plan Change confirms the suitability of Area 7 to support industrial development. The proposed amendments the District Plan as set out within this Plan Change are considered to be the most appropriate to achieve the objective of the Plan Change and existing relevant objectives within the Operative Waipā District Plan.



PART A – PROPOSED PLAN CHANGE

Hautapu Industrial Zone - Area 7

PART A – PROPOSED PLAN CHANGE

As part of Plan Change 17 (“**PC17**”), the land, which is the subject of this Plan Change, referred to within the Hautapu Structure Plan and within this document as “Area 7”, was rezoned from Rural Zone to Deferred Industrial Zone.

This Plan Change is largely an extension of the provisions of Plan Change 17 (“**PC17**”), which have been amended to include Area 7.

1. PROPOSED TRACKED CHANGES TO WAIPĀ DISTRICT PLAN

The following sets out the proposed changes for to the Waipā District Plan. The proposed changes to text are shown with new additions underlined in blue text, and deletions shown as ~~strikeouts~~. Consequential renumbering may need to occur throughout amended sections.

1.1 CHANGE TO PLANNING MAPS

The following is an example of the Planning Maps relating to the Hautapu area following PC17 becoming operative. The purple shading denotes Industrial Zone. The diagonal cross hatching covering Area 7 (to the northwest in Figure 2 below) denotes the Deferred Industrial Zone.

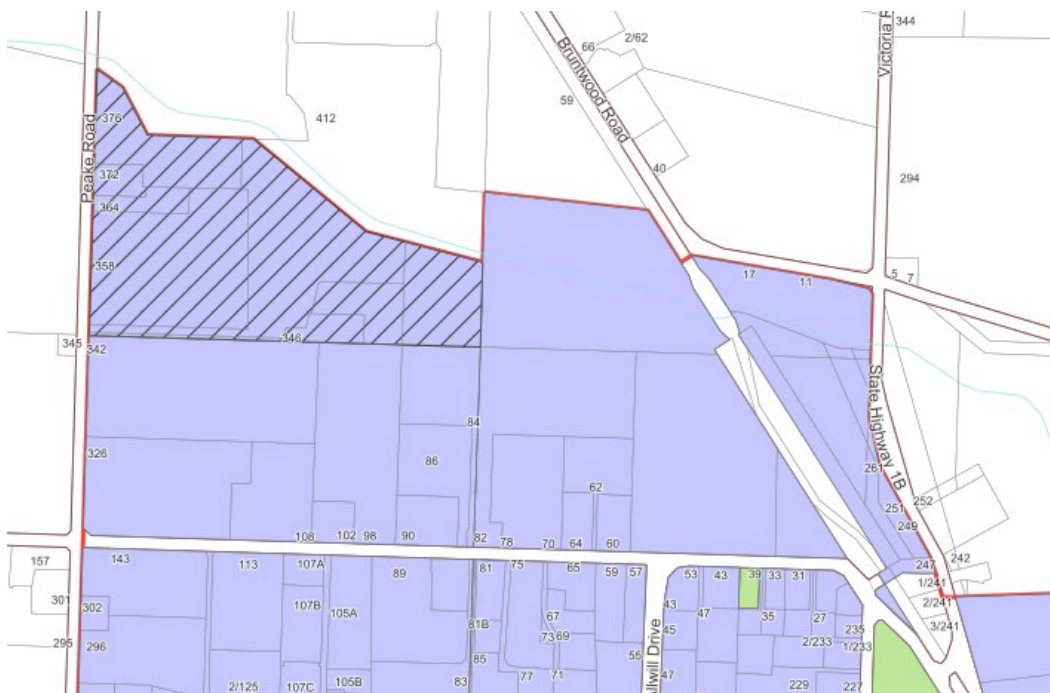


Figure 2 - Current Waipā District Planning Map

The Plan Changes seeks to amend the planning maps by deleting the diagonal cross hatching covering Area 7 so that Area 7 is live zoned to Industrial Zone.

1.2 SECTION 7 – INDUSTRIAL ZONE

Policies – Industrial Zone: Area 6 and Area 7 (Hautapu)

- 7.3.4.9 To enable lawfully established industrial activities within the Carter’s Flat Commercial Zone to relocate to Hautapu ‘Area 6’ and ‘Area 7’.
- 7.3.4.10 To ensure that activities within Hautapu Industrial Structure Plan are restricted to ‘dry industry’ activities due to infrastructure constraints.

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’ and ‘Area 7’ - 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) [.....]

Rule - Minimum building setback from internal boundaries

- 7.4.2.2 The minimum building setback from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 5m, except in the following locations:
- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
 - ~~(b) Hautapu ‘Area 6’ - The minimum setbacks from the Rural Zone boundary shall be 15m.~~

Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.

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

7.4.2.20 Within the Bardowie Industrial Precinct Structure Plan Area and Hautapu 'Area 6' [and 'Area 7'](#) all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:

[.....]

Rule - Light Spill in Area 6 [and Area 7](#) – Hautapu Structure Plan Area

7.4.2.41 All external lighting shall be shaded or directed away from any adjoining residential dwellings 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.

[...]

1.3 SECTION 15 - INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION

Add the following new heading and new rules at the end of Part D: Development and subdivision in a Structure Plan Area:

Hautapu Structure Plan – Area 6 and Area 7

Rule 15.4.2.WW The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as “Road 4”.

Rule 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either:

- a) [In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or](#)
- b) [When Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development \(i.e., 80% of the developable land area is the subject of s.224 certificates\); or by 31 March 2026, whichever occurs sooner.](#)

Rule 15.4.2.YY [A Riparian Management Plan must be prepared and submitted as part of the first subdivision consent application involving land adjoining the Mangaone Stream for certification by the Waipa District Council and subsequent implementation.](#)

The purpose of the Riparian Management Plan is to enhance the cultural, ecological, recreational and amenity values associated with the Mangaone Stream and its margins, including assisting, over time, with screening industrial activities to the south from properties to the north.

The Riparian Management Plan must include the following:

- a) Clarification (by way of mapping) as to the precise area and extent of the riparian management area;
- b) The location and extent of any stormwater management devices (including outfalls) within the riparian management area;
- c) The routes of any cycle and/or pedestrian paths (if proposed) within the riparian management area including the point(s) of any crossing(s) of the Mangaone Stream;
- d) The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting;
- e) Measures (including planting and the nature of any street or on-site lighting) to enhance the quality of the riparian management area for potential bat habitat including controls on lighting while maintaining safety for people using any pathways within the riparian management area;
- f) A proposed maintenance regime in relation to all of the above including:
 - i. The timing and frequency of maintenance inspections;
 - ii. Weed and pest management control;
 - iii. Replacement of dead or damaged plants;
 - iv. Maintenance of structures and facilities (excluding any roads);
 - v. The recording of maintenance inspections; and
 - vi. Confirmation as to who is responsible for undertaking the required maintenance.
- g) Planting / Fencing Implementation Programme.
- h) The results of consultation with, and input from, representatives of Ngāti Hauā and Ngāti Korokī Kahukura in relation to the above in order to facilitate kaitiakitanga.

Rule 15.4.2.ZZ Buildings within Area 7 must be setback no less than 20 m from the Mangaone Stream.

1.4 APPENDIX S1 – FUTURE GROWTH CELLS

Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

Growth Cell	Land Area	Overview and Capacity
C9	96ha	- Intended for industrial development, the C9 growth cell is located within the Hautapu Industrial Structure Plan Area. A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge. - The area is currently unserved, with the structure plan review identifying needed infrastructure. The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as “Road 4”. The subdivision and development of Area 7 for industrial purposes can occur either: In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or When Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development. (i.e., 80% of the developable land area is the subject of s.224 certificates), or by 31 March 2026, whichever occurs sooner. The deferred status of the Industrial Zone (Area 7) can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development. (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.

The industrial provision of 132 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.

1.5 APPENDIX S5 – HAUTAPU STRUCTURE PLAN AND LANDSCAPE GUIDELINES

The following changes are proposed to the Hautapu Structure Plan.

Amend Section S5.1.3 of the Hautapu Structure Plan to read:

S5.1.3 The structure plan area is defined by land east of Peake Road, west of Victoria Road and north of the Waikato Expressway (State Highway 1). The structure plan area does not include the existing industrial land to the north of the area. The structure plan area is approximately ~~120~~ [136](#) hectares in

size. It does not include the area east of Victoria Road that is [within the Deferred Industrial Zone identified as the Bardowie Industrial Precinct](#). Existing activities in the structure plan area include agricultural, large lot residential, and light industrial and commercial premises. The majority of this land is currently undeveloped greenfield land.

Insert the following Structure Plan in Section S5.9 of the Hautapu Structure Plan or otherwise transpose the key elements of it onto the existing Structure Plan, those being:

- An extension of Road 4 into Area 7;
- Indicative roads to the east and west of Road 4;
- Indicative location of stormwater detention ponds and associated flow paths; and
- A riparian management area along the southern side of the Mangaone Stream.

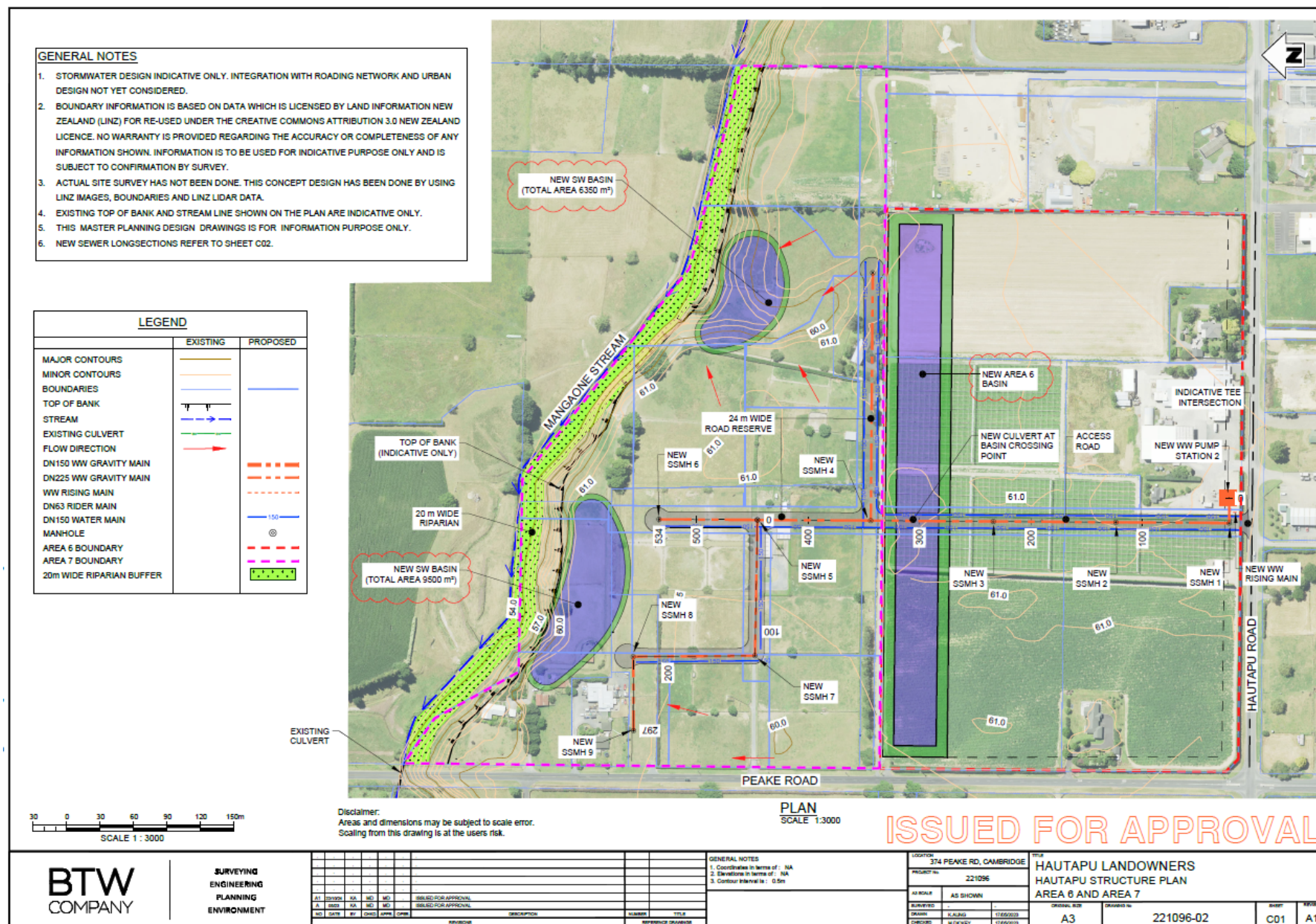


Figure 3: Proposed Hautapu Structure Plan for Area 6 and Area 7



PART B

Section 32 Evaluation

PART B – SECTION 32 EVALUATION

This Plan Change is effectively seeking the same outcome sought by PC17, with regards to the rezoning of Area 6, in relation to Area 7. As such, majority of the matters assessed within PC17 are of direct relevance to the Plan Change. For this reason, this section 32 evaluation of the Plan Change has adopted the structure and the relevant assessments set out in the section 32 evaluation for PC17.

2. BACKGROUND AND CONTEXT

2.1 INTRODUCTION

This report presents an evaluation by Mitchell Daysh Limited as authorised agent for Hautapu Landowners Group (“**HLG**”) in accordance with Section 32 of the Resource Management Act 1991 (“**RMA**”) in relation to the Plan Change for Area 7 and the Hautapu Structure Plan in the Waipā District Plan (“**District Plan**”). Undertaking a Section 32 evaluation assists in determining why changes to existing plan provisions may be needed and formalises a process for working out how best to deal with resource management issues.

This report is a review of several provisions in the District Plan. The Plan Change acts as a formality to demonstrate and confirm Area 7 is suitable for industrial development (particularly in terms of it being able to be serviced), following decisions to rezone Area 7 from Rural Zone to Deferred Industrial Zone under PC17. This Plan Change proposes to ‘live zone’ Area 7 from Deferred Industrial Zone to Industrial Zone. It proposes changes to the District Plan provisions and maps to align Area 7 with the Industrial Zone and update the Hautapu Industrial Structure Plan. This process will release additional land for industrial development and provide opportunity for improved land use and stormwater efficiencies within the Hautapu Industrial Structure Plan Area.

This report examines the extent to which the objectives of Plan Change (set out in Section 4) are the most appropriate way to achieve the purpose of the RMA and assesses whether the proposed provisions are the most appropriate way of achieving those objectives. In assessing the proposed provisions, Council must consider other reasonably practicable options and assess the efficiency and effectiveness of the provisions in achieving the objectives of the Plan Change. Assessing effectiveness involves examining how well the provisions will work. Determining efficiency involves an examination of benefits and costs.

This report has been prepared to fulfil the obligations under section 32 of the RMA, with respect to undertaking a Plan Change to the District Plan.



2.2 BACKGROUND

2.2.1 HLG and Area 7

The HLG comprises a group of people who own the land in Area 7 immediately to the north of Area 6 on the Hautapu Structure Plan. The land is comprised of five properties with a combine total area of 16.3 ha. Land uses on these properties include rural activities (grazing of horses and other livestock), rural residential dwellings and a specialist equestrian agistment business. Area 7 encompasses the land directly north of Area 6 and is bounded by Peake Road to the west and the Mangaone Stream to the north.

2.2.2 Plan Change 17 Summary

In summary, PC17 sought to rezone Area 6 (the majority of which is owned by Kama Trust) from Rural Zone to Industrial Zone. The rezoning of Area 6 was considered to have significant adverse effects on the landowners of the rural properties within Area 7 if PC17 was accepted as proposed. As a means to avoid these effects and to address high demand for industrial land within Waipā District, HLG proposed (by way of a submission on PC17) to include their land within the PC17 proposal and have their land rezoned to Deferred Industrial Zone on the basis that it would be 'live zoned' to Industrial Zone once the Kama Trust land has reached 80% development (meaning that 80% of the developable land area is the subject of s.224 certificates) and subsequently included within the Hautapu Structure Plan.

The outcome of PC17 was that Area 7 was rezoned to Deferred Industrial Zone, with the land to be 'live zoned' to Industrial Zone once Area 6 has reached 80% development via a private plan change.

2.2.3 Plan Change

Following technical assessments to confirm the suitability of Area 7 for industrial development, this Plan Change seeks:

- 'Live Zoning' of Area 7 from Deferred Industrial Zone to Industrial Zone;
- Update of Hautapu Structure Plan to show infrastructure for Area 7; and
- Update of planning maps and various plan provisions to reflect the 'live zoning' of Area 7 including provisions to address any actual and/or potential effects on the environment.

These changes are proposed to provide additional land to support the high demand for industrial land in the region, and to enable continuity of available industrial land for development.

2.2.4 Rationale and Justification for Proposed Changes

Given Area 7 is zoned Deferred Industrial, industrial development of the land is anticipated under the District Plan. The appropriateness of 'live zoning' Area 7 to Industrial Zone in relation to its surrounding environment and demand for industrial land is already demonstrated and accepted, as per the process of PC17 to re-zone Area 7 to Deferred Industrial Zone. Accordingly, the primary focus of this plan change is demonstrating the ability to service the land and justifying the timing of the land being 'live zoned'. The ability to service Area 7 is discussed below.

In terms of the timing of the land being 'live zoned' there are two aspects that need to be considered – Clause 25(4)(b) of the First Schedule to the RMA and the relevant 'out of sequence' provisions in the RPS. The latter is discussed in detail later in this report and in **Appendix 3**.

Clause 25(4)(b) of the First Schedule to the RMA allows a Council to reject a request for a Plan Change if the substance of the Plan Change has been considered in the last two years. For the reasons that follow, it is unnecessary and inappropriate for the Waipā DC to exercise this discretion to reject this request:

- Area 7 was considered in the context of PC17 in response to a submission by the HLG seeking that the land be rezoned to Deferred Industrial Zone. While this request relates to the same area, the outcome sought is different as it seeks to "live zone" Area 7 to Industrial Zone. Furthermore, the request is a logical continuation of the re-zoning process which is expressly anticipated in the District Plan through the use of deferred zoning.
- Delay in rezoning Area 7 to live Industrial Zone will exacerbate the adverse effects of having industrial activities in close proximity to the properties owned by the HLG. In addition, rejecting the request will create land use incompatibilities and safety issues (particularly in relation to residential and equestrian activities), including as a result of the use of heavy machinery, noise and light spill; and
- The Economic Assessment (**Appendix 3**) demonstrates the need for a steady supply of additional industrial land in Hautapu /Cambridge area.

2.2.5 Geotechnical and Three Waters Assessment

A Geotechnical and Three Waters Engineering Report (**Appendix 1**) and a Transportation Statement of Evidence (**Appendix 2**), have been prepared in support of the proposal for live zoning to Industrial Zone which demonstrates the suitability of Area 7 for industrial development. Integration of services across the C9 Growth Cell, particularly between Area 6 and Area 7, has been factored into the assessment of services for Area 7. The level of detail provided in this technical information exceeds that which has been the 'norm' in the Waipā District in recent years.

The Geotechnical and Three Waters Engineering Report produced by BTW Company provides a detailed assessment of Area 7 in relation the geotechnical suitability of the land to support industrial development, water servicing options and requirements, wastewater design options and stormwater management designs including potential ecological enhancement opportunities and integration with Plan Change 17 stormwater management. In summary, the following conclusions were reached:

Geotechnical Assessment:

- Based on a desktop review and soakage investigations on the site; the site soils are deemed to be generally suitable to support development. The foundation soils are sufficient to support light weight height portal framed building with low to moderate foundation bearing demands with only minor shallow (< 1 m) subgrade improvement layers. Deep piles or excavation and replacement with imported hardfill is not envisaged.
- Onsite soakage will be an option for the development provided that a secondary overland flow path is provided for.
- Liquefaction is not expected to be a site hazard nor is lateral spread. The main threat will be the consolidation of soft soils at depth especially if the soil sequence consists of bar-swale/organic soils in a structure's footprint.

Water Supply:

- Water supply for the site is proposed to be serviced via integration with Area 6 site's connection to the C8/C9 Growth Cells Council owned and maintained water supply.

Wastewater:

- Wastewater disposal for the site is proposed to be serviced via integration with the Area 6 conveyance system to the C8/C9 Growth Cells Council owned and maintained wastewater reticulation and C8/C9 pumping station(s), which subsequently pump flows through to the Cambridge Wastewater Treatment Plant.
- The conveyance system to the C8/C9 pumping station(s) may conceptually be via a gravity reticulation (preferred), or a local Area 6 and/or Area 7 pumping station and rising main to the C8/C9 pumping station(s), pending future design phases.

Stormwater:

- The site is not located in a known flood hazard zone and is generally elevated from the adjacent Mangaone Stream.
- Stormwater management infrastructure can be developed to provide an appropriate level of service and level of protection for the proposed development.

- The preferred stormwater design is to collect and manage stormwater run-off via discharge to ground. At source groundwater recharge and reduction in stormwater volume will be achieved via onsite disposal. Rooding runoff and site overflow will be managed within centralised stormwater soakage facilities.

Ecological Enhancement Opportunities:

- Opportunity exists for ecological enhancement along the Mangaone Stream with the introduction of a buffer zone containing biological diversity and riparian planting.

Area 6 and 7 Stormwater Integration Opportunities:

- Area 7 site provides opportunities for integration and optimisation of stormwater management features within the Hautapu Structure Plan and importantly connects the structure plan area with the Mangaone Stream.
- The relocation of 'Basin 4' from Area 6 for integration with proposed Area 7 infrastructure would provide increased efficiencies of scale with a single stormwater management area servicing a larger development yield. This also provides a link for secondary flows to be routed directly to a suitable receiving environment.
- It is understood that the landowners within Area 6 (Kama Trust) are not supportive of an integrated stormwater solution between Areas 6 and 7, which limits these stormwater integration opportunities.

2.2.6 Traffic Assessment

The Statement of Evidence provided by Mr Cameron Inder from Bloxam Burnett & Olliver for the PC17 hearing, details how Area 7 could effectively integrate a transport network with Area 6, by extending 'Road 4' into Area 7, with the addition of two cul-de-sac streets branching from the Road 4 extension. The Structure Plan forming part of the operative version of PC17 now includes Road 4 extending from Hautapu Road to the southern boundary of Area 7. This road network option is considered to generate better, more efficient outcomes for the Hautapu Industrial Area. Mr Inder's statement of evidence is provided as **Appendix 2**. In summary, it concludes the benefits of the proposed changes to Area 7 in relation to the transportation network include:

- Road 4 and its intersection with Hautapu Road are under-utilised servicing just 20 ha (gross) of land within Area 6. The proposed Road 4 extension would improve land use efficiencies.
- The combined land area of Area 6 and Area 7 (approximately 36 ha) would result in greater financial contributions for roading and the services infrastructure to the subdivision (water, wastewater, power, communications, and stormwater) across almost twice the land area reducing the square metre cost for subdividing each lot, making each lot more affordable.

- The proposed road network in Area 7, would not be accessible from Peake Road, avoiding potential costs for urbanisation upgrades to Peake Road north of Hautapu Road in the future.
- More fair and equitable contribution of costs towards the further network improvements to mitigate effects of increased traffic, including a future capacity upgrade to the Hautapu / Victoria Road roundabout.
- Contributions to the roundabout capacity upgrade together with Council's future upgrade of Peake Road south of Hautapu Road as part of the C7 Growth Cell development helps to address the otherwise likely effects of traffic 'rat-running' via unsuitable alternative routes to avoid delays and congestion at the Hautapu Road / Victoria Road roundabout.

This approach to transportation and traffic management is reflected in the amendments proposed to the Hautapu Industrial Structure Plan by this Plan Change.

More recently, discussions have been held with Mr Tony Coutts (Development Engineer at Waipā District Council) regarding the roading upgrades that are required to enable the development of Area 6 and therefore Area 7 as well. The Hautapu Structure Plan (**Figure 1**) includes (on the right-hand side) a list of "Items to Give Effect to the Structure Plan". This includes the following upgrades under the heading "Roading & Access" that are required before Area 6 can be developed:

- The upgrade of the Allwill Drive intersection or alternative safety improvements to the satisfaction of Council;
- The upgrade of Hautapu Road from Allwill Drive to Peake Road including the Peak Road intersection upgrade; and
- Right turn bay and pedestrian / cycle crossing at the intersection of Road 4.

The last bullet point under the heading "Roading & Access" refers to the upgrade of the intersection of Hautapu Road and Victoria Road / SH1B (proposed to be a large diameter roundabout) but does not say it has to be completed prior to the development of Area 6 like the other upgrades listed above. It is therefore not a precondition to Area 6 being developed.

Waipā District Council has recently let a Detailed Design contract to Gray Matter Limited which includes all of the roading upgrades discussed above. The Detailed Design is expected to take approximately six months. The work undertaken as part of that contract will include consultation landowners in the Hautapu Industrial Area with a view to refining the timing of construction of the various roading upgrades based on the need for them to occur (i.e. constructing in stages), which in turn will be influenced by the amount of land developed for industrial purposes and the timing of that development. This may result in

some aspects of the roading pre-conditions in relation to Area 6 not being required in advance of development.

2.2.7 Economic Assessment

In addition to the above land suitability assessments, a key consideration to ‘live zoning’ Area 7 to Industrial Zone is the necessity of industrial land and the economic costs and benefits relation to the live zoning. Mr Tim Heath from Property Economics Limited provided a Statement of Evidence assessing the above matters, in relation to the rezoning of Area 7 to Deferred Industrial as part of PC17. These matters remain relevant to the Plan Change, and the Statement of Evidence is provided as **Appendix 3**. In summary, key conclusions from this include:

- Based on recent Stats NZ Business Demographic data, industrial employment in the Cambridge-Karapiro area has increased by around 18% within the two-year period 2020 to 2022, accounting for 15.3% of total industrial employment growth across the wider Future Proof area, in comparison to the 7.4% allotted to Cambridge land demand by Future Proof Business Development Capacity Assessment 2021 (“**BDCA**”).
- The Future Proof market and the Cambridge-Karapiro catchment are experiencing a more rapid rate of growth in the industrial market than anticipated by the BDCA. Industrial growth in Cambridge is tracking at twice the anticipated BCDA rate. Estimated industrial land provision provided for within this area is likely to be consumed by 2035, if this is maintained.
- Large portions of the vacant industrial land within Cambridge and Hautapu are not available to the market or have physical constraints limiting their suitability for most modern-day industrial businesses.
- The rezoning of Carter’s Flat from industrial / commercial zone to mixed-use zone is expected to result industrial businesses relocating, further increasing demand for industrial land, generating a surplus of demand and shortfall of supply.
- The proposed ‘live zoning’ of Area 7 would play an important role in accommodating the higher-than-expected industrial land demand and ensuring continued growth of the local and regional industrial economy in the long run.
- The industrial development of Area 7 would be able to benefit from and collaborate efficiently with the existing industrial operations in Hautapu.
- The development of Area 7 has the potential to boost Cambridge's industrial economy by creating new employment opportunities. This would enhance the Hautapu’s reputation as an attractive location for industrial businesses, improving its competitiveness as a business destination.

- Additional development that is proximate to the existing industrial activities would enable infrastructure investment to be more efficiently utilised and lower marginal infrastructure costs.

More recently, Mr Heath has prepared a memo (**Appendix 3**), which provides an update to his Statement of Evidence for PC17 which includes an analysis of the recently released BDCA 2023. The conclusion of his memo is presented (verbatim) as follows:

“After reviewing the BDCA 2023, in my opinion there is significant uncertainty and sensitivity associated with its modelling approach and the industrial land sufficiency “status” and “level” of the sub-region. As such, in my opinion, it is inappropriate to rely on the BDCA 2023 forecasts when considering and / or determining the economic efficiency of a development situated strategically and effectively integrated to the urban environment and infrastructure, such as Area 7.

Considering the robust recent growth of the local market and the wider Future Proof area, along with the overstated capacity in the BDCA 2023, I maintain my opinion as expressed in my evidence on PC17 that there is a real need to inject additional industrial land capacity into the supply pipeline in the short term given the extended lead times required to bring industrial land to the market.

From an economic standpoint, the PPC would bring forward the economic benefits associated with the development of Area 7. These benefits, outlined comprehensively in my statement of evidence on PC17, encompass various aspects such as the facilitation of economies of scale and industrial agglomeration effects, enhanced land use efficiency, heightened industrial employment opportunities and economic profile, reduced marginal costs of infrastructure provision, among others.

Of particular significance is the additional economic merit that would arise from the joint development of Area 6 and Area 7, unlocking the full potential of the local area to better meet anticipated demand. Given the current underutilisation of Road 4 and its intersection with Hautapu Road, servicing just 20ha (gross) of land within Area 6, the proposed extension of Road 4 within Area 7 would enhance land use efficiencies without necessitating significant additional infrastructure beyond what is already planned for this area.

Such an outcome is considered an improvement in the development of the wider Hautapu Industrial Structure Plan Area and the market operating more competitively with locational choice and would enable the market to better meet the demand of industrial businesses and any overflow demand from Future Proof partner districts.

Having assessed the proposed development against the Waikato RPS, in my opinion the PPC satisfies UFD-M49 out-of-sequence criteria as well as the applicable development principles of APP11 and criteria of APP13. Essentially, the zoning of Area 7 as a Deferred Industrial Zone means that developing a parcel of land zoned and earmarked for industrial use would not negatively affect the current or future industrial areas. If Area 6 achieves the 80% subdivision threshold before 31 March 2030 under the current rules of the WDP, the proposed change by the PPC to advance the date to 31 March 2026, would not materially alter the timeline.

The order in which development is likely to occur in the Hautapu Industrial Area is: Area 6 being developed first (in the next year or two); followed by Area 7 (from 2026

onwards); followed by the Mangaone Precinct (i.e. the Bardowie Farm owned by Fonterra which is now the subject of Plan Change 14) which will not be available to the market until about 2028. This provides a steady and measured pipeline of land supply for industrial purposes.

Based on the above, the proposal to live-zone Area 7 under the WDP will provide more certainty in the market and is consistent with the WRPS and the aspirations of Future Proof. This would consequently generate significant economic benefits to local businesses and communities as well as the sustainable growth of the district and the broader Future Proof industrial sectors, from an economic perspective.”

2.2.8 Archaeological Effects

There are no recorded archaeological sites within Area 7, however Accidental Discovery Protocols prepared by Ngāti Hauā and Ngāti Korokī Kahukura will be adopted in any event (**Appendix 5**).

2.2.9 Cultural Effects

Consultation has been undertaken with representatives of Ngāti Hauā and Ngāti Korokī Kahukura who are recognised as mana whenua of the Hautapu area. This has involved a meeting, site visit and follow up correspondence (see correspondence in **Appendix 4**). To date, no issues of cultural concern have been raised in relation to the proposed rezoning of Area 7. It is anticipated that the proposed ecological enhancement along the Mangaone Stream will be a positive outcome from a cultural perspective.

In addition to the above, various aspects of the Plan Change are directed at recognising and providing for the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. This includes opportunities for mana whenua to exercise kaitiakitanga in relation to the proposed enhancement and protection of the Mangaone Stream environment. Specifically, the following measures are proposed:

- A riparian management area along the southern side of the Mangaone Stream which is for cultural, ecological, recreational and amenity purposes.
- The riparian management area will be the subject of a Riparian Management Plan required as part of the first subdivision consent application of Area 7 for industrial purposes. The purpose of the Riparian Management Plan is to enhance the cultural, ecological, recreational and amenity values associated with the Mangaone Stream and its margins, including assisting, over time, with screening industrial activities to the south from properties to the north. An extensive list of requirements for the contents of the Riparian Management Plan are specified in a rule including the need for consultation with, and input from, representatives of Ngāti Hauā and Ngāti Korokī Kahukura in order to facilitate kaitiakitanga including assistance with plant selection.

- The cessation of agricultural activities along the southern margin of the Mangaone Stream will have positive outcomes in accordance with Te Ture Whaimana / Vision and Strategy for the Waikato River.
- Any discharge of stormwater to the Mangaone Stream (if proposed– which is not the case in relation to the preferred stormwater management solution) will be the subject of a separate resource consent application process with Waikato Regional Council at a later date.

2.2.10 Ecological Effects

The Plan Change will result in positive outcomes in relation to ecological considerations. Leaving aside the various buildings, Area 7 is largely a monoculture of pastoral grassland. The proposed riparian management area along the Mangaone Stream will result in significantly improved riparian management and biodiversity compared with the existing situation. Provisions have been included as part of the Plan Change (i.e. in relation to the preparation of the Riparian Management Plan) to ensure that potential bat habitat is maintained and enhanced. The proposed provisions are based on those included in Plan Change 14 which also relate to the management of the margins of the Mangaone Stream.

No decision has yet been made as to whether or not there will be a discharge of stormwater to the Mangaone Stream. Options are available which include a discharge to the stream or where reliance is placed on soakage to ground. The preferred option is soakage to ground. Any discharge of stormwater to the Mangaone Stream (if proposed) will be the subject of a separate resource consent application process with Waikato Regional Council, including an assessment of effect on the Mangaone Stream, at a later date.

2.2.11 Effects on Area 6

A meeting has been held with legal counsel for Kama Trust (the owner of the majority of Area 6) and a final draft of this Plan Change was provided, and feedback sought. In summary, the feedback was that Kama Trust:

- Reaffirmed its intention to progress the development of its land within Area 6 as soon as possible but not committing to any particular date by when that would, or is expected, to occur;
- Does not support the first part of proposed Rule 15.4.2 XX which enables an opportunity for Area 6 and Area 7 to be developed together in a co-ordinated manner. Kama Trust reaffirmed its intention to develop Area 6 independent of Area 7;
- Does not support the second part of proposed Rule 15.4.2 XX which changes the date from 31 March 2030 to 31 March 2026; and
- Pointed out that Kama Trust is not the only landowner in Area 6.

In response to the feedback noted above:

- No part of this Plan Change will impede Kama Trust with the development of its land within Area 6. The live zoning of Area 7 will assist with the funding of infrastructure that needs to be put in place to service both Area 6 and Area 7.
- The first part of proposed Rule 15.4.2 XX only creates an opportunity for part or all of Area 6 and Area 7 to be developed in a co-ordinated manner (particularly in the circumstance where, say, the final part of Area 6 and Area 7 end up in common ownership. Nothing in this Plan Change creates any obligation on Kama Trust to utilise or be bound by the first part of proposed Rule 15.4.2 XX.
- The change to the date (from 31 March 2030 to 31 March 2026) is the key point of contention between the HLG and Kama Trust. Ensuring that Area 7 can be developed for industrial purposes in a timely manner (having first given landowners in Area 6 a three-year head start) is a key element of this Plan Change which the HLG seeks to maintain.
- Changes have been made to this document to reflect the fact that Kama Trust is not the only landowner in Area 6.

2.2.12 Summary

In summary, technical assessments of Area 7 confirm there is appropriate servicing options to support industrial development of Area 7, while providing opportunities to improve land use and infrastructure services between Area 6 and Area 7. Furthermore, the 'live zoning' of Area 7 will increase the available industrial land that is in high demand, potentially boosting Cambridge's industrial economy and creating new employment opportunities.

Various aspects of the Plan Change are directed at recognising and providing for the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

The proposed enhancement along the southern margin of the Mangaone Stream will be a positive outcome from a cultural, ecological, recreational and amenity perspective.

2.3 CURRENT DISTRICT PLAN PROVISIONS

Section 14 of the District Plan sets out the direction for rezoning areas within deferred zones, while Sections 7 and 15, Appendix S1 and Appendix S5, provide the policy and design framework, to guide industrial development within the Hautapu Industrial Structure Plan. These provisions are set out below.

Section 14 - Deferred Industrial Zone

Objective - Deferred Zoning

14.3.1 *Land intended for conversion from its current land use to an alternative land use in order to respond to growth demands is clearly identified, occurs in a planned manner, and its resources are protected for its anticipated Policies - Process for rezoning land and Structure Planning*

Policies - Process for rezoning land and Structure Planning

14.3.1.6 *Deferred Zones will be rezoned for their intended future use by way of a plan change.*

Section 7 – Industrial Zone

Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas

7.2.11 *The Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas is located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within this site 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.*

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

7.3.4 *Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial 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 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.*

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 that consists of a reserve, surrounded by retail activities and commercial services such as cafes and lunch bars, that serve the needs of industrial workers within the Hautapu Industrial Structure Plan Area.

Policy - Buffer areas

7.3.4.5 To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites in 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).

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.

Policies - Landscaping

7.3.4.7 To ensure that landscaping and fencing is provided on perimeter sites identified in the Hautapu Structure Plan Area in accordance with the design characteristics and planting requirements specified in the Design Guidelines for the Hautapu Industrial Structure Plan.

Area 7 has been comprehensively assessed in terms of its suitability for industrial development. Future development of the land has been effectively planned for, as demonstrated by the Geotechnical and Three Waters Assessment and the Transportation Assessment appended, with design opportunities to improve efficiencies in land use and stormwater infrastructure when integrated with Area 6 of the Hautapu Industrial Structure

Area. This Plan Change therefore achieves the objectives and implements the policies of the Deferred Zone and the process for rezoning deferred land.

All future industrial development within Area 7 will be managed by the Hautapu Industrial Structure Plan and Urban Design, Landscape Guidelines. The philosophy behind the Structure Plan is to enable light to medium industry and avoiding the impacts associated with heavy industry. This is to be consistent with the character of Cambridge.

Amenity is particularly important as the location is considered to be a gateway to Cambridge from the north, while simultaneously being an ideal location due to proximity with significant transportation routes. The Hautapu Industrial Structure Plan provides information for developers to ensure their development meets infrastructure requirements in a coordinated and sustainable manner to avoid complications in the future, and to enable development to be managed in an integrated approach to achieve the best outcome for developers, Council, and communities.

The above objectives and policies provide a framework for anticipated development in the Hautapu Industrial Structure Plan Area. As the intent of the Structure Plan remains the same through this Plan Change, these provisions are considered appropriate and directly relevant.

2.4 STATUTORY CONSIDERATIONS

The following statutory documents are considered relevant to the Plan Change. A discussion of each of the key statutory considerations is provided below. The documents are as follows:

- Resource Management Act 1991;
- National Policy Statement on Urban Development 2020;
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010;
- Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act);
- Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River;
- Nga Wai o Maniapoto (Waipā River) Act 2012;
- Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato;
- Joint Management Agreements; and
- Iwi Environmental Plans

The National Policy Statement for Highly Productive Land (**NPS-HPL**) was considered as part of PC17 when Area 7 was rezoned to Deferred Industrial Zone. Now that the land is

zoned for industrial purposes, the NPS-HPL does not need to be considered as part of this Plan Change.

2.4.1 Resource Management Act 1991

Section 5 of the RMA states as its purpose:

- 1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- 2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The purpose of the RMA is only achieved when the matters in (a) to (c) have also been adequately provided for within a District Plan. In order to achieve the purpose of the RMA, people and communities must be enabled to provide for their economic, social, and cultural well-being and for their health and safety.

In respect of the Plan Change, the purpose of the Act is promoted by enabling industrial development to occur in planned growth areas which will have a positive effect on the rate and amount of development within the district. In terms of effects on the environment, the proposed stormwater ponds and the management of the interface between the Mangaone Stream and the proposed industrial development is a key consideration.

The proposed stormwater management options for Area 7 present an opportunity to improve the efficiency and effectiveness of the PC17 approach to stormwater management, thus ultimately having positive effects. The low soakage rate of 30 mm/hour for the stormwater basin in the current PC17 master plan results in a very large stormwater reserve footprint within Area 6, which is not an efficient use of land. As demonstrated within the Geotechnical and Three Waters Report, Area 7 presents opportunity for various stormwater management options that will effectively relocate the stormwater attenuation pond from Area 6 to Area 7 to service both areas. In particular the preferred stormwater design approach, to collect and manage stormwater run-off within centralised constructed wetland(s), will provide the function of water quality treatment, extended detention, flow attenuation and flood protection, ultimately improving environmental outcomes and efficiency of stormwater management for Area 6 and Area 7.

In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to the use, development and protection of natural and physical resources, are required to recognise and provide for the matters of national importance identified in Section 6 of the Act. Of relevance to the Plan Change is the preservation of the natural character of rivers and their margins and the management of risks from natural hazards.

Regarding the management of the interface with Mangaone Stream, the proposed Area 7 specific provisions ensure that the character Mangaone Stream is enhanced. The implementation of a Riparian Management Plan for the margin of Mangaone Stream prior to industrial development aims to provide positive indigenous biodiversity and amenity outcomes for the Mangaone Stream. Similarly, the introduction of a setback standards from the Mangaone Stream, being whichever is furthest of 20 m from the Mangaone Stream or the top of the escarpment, will appropriately mitigate the encroachment of development near the stream and provides an appropriate buffer to minimise stormwater runoff and potential erosion effects. As such, potential effects on the Mangaone Stream will be appropriately mitigated and the character of the stream and its margins enhanced.

Section 7 of the Act identifies other matters that particular regard is to be given to, including, but not limited to kaitiakitanga, efficient use and development of natural and physical resources, enhancement of amenity values and enhancement of the quality of the environment. With regard to the Plan Change, the uplifting of the Deferred Zone (Area 7) aligns with the matters outlined in Section 7, in that industrial development is provided for a select location already deemed appropriate, and not in the wider rural environment of the District. Opportunities are proposed as part of the Plan Change to enable mana whenua to be able to exercise kaitiakitanga.

Section 8 of the Act requires that the principles of the Te Tiriti o Waitangi (the Treaty of Waitangi) be taken into account. It is considered that the Plan Change does not contravene the principles of the Treaty in any way. The Plan Change has been formulated to achieve the purpose and principles of the Act in Part 2, and in accordance with Section 32 of the Act.

2.4.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD 2020) was gazetted on 23 July 2020 and has legal effect from 20 August 2020. The NPS-UD 2020 has identified Waipā District as a high-growth urban area and a Tier 1 urban environment.

The NPS-UD 2020 recognises the national significance of:

- *having 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*
- *providing sufficient development capacity to meet the different needs of people and communities.*

The NPS-UD is a high-level central government policy document and the principles within it must be given effect. Although the Plan Change proposes detailed infrastructure options in an industrial environment, it is considered to give effect to the provisions of the NPS-UD in that it supports Strategic planning “*Councils are required to work together to produce ‘Future Development Strategies’, which set out the long-term strategic vision for accommodating urban growth*”.

As detailed above, and in more detail in **Appendix 3**, there is currently a surplus of demand for industrial land than what was anticipated by Future Proof. The ‘live zoning’ of Area 7 to Industrial Zone effectively releases available industrial land for development, to provide sufficient development capacity to meet high demand for industrial land within the Hautapu and Cambridge community. In doing so, this better promotes a well-functioning urban environment, increasing employment opportunities and Cambridge’s potential industrial economy, while reducing the marginal cost of infrastructure by enabling the ability to improve the efficiency of infrastructure for the Hautapu Structure Area. The Plan Change therefore sufficiently recognises and provides for the matters of national significance under the NPS-UD 2020.

2.4.3 Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

The Waikato River was subject to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 which seeks to provide direction for planning documents under the RMA in order to protect the health and well-being of the Waikato River. The legislation addresses a number of issues and created a single co-governance entity to set the agenda for the health and wellbeing of the Waikato River for future generations being the Waikato River Authority.

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River, is part of the second schedule to the Settlement Act and is deemed part of the Waikato Regional Policy Statement. Waipā District Council has a duty to give effect to the Vision and Strategy for the Waikato River, through the District Plan and other planning documents.

The objectives for the Plan Change relate to rules that already exist in the District Plan. Overall, the outcomes sought by the Plan Change are not considered to be contrary to the directions sought under this legislation. In particular, there are multiple potential approaches to stormwater management for Area 7. The proposed constructed wetland attenuation ponds will provide appropriate water quality treatment prior to discharge to ground, so to ensure water quality within Mangaone Stream and subsequently the Waikato River will not be degraded.

2.4.4 Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act);

The Waikato River is also subject to the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act) which recognises the significance of the river to Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi. The legislation recognises Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River, provides for co-management arrangements and grants functions and powers to the Waikato River Authority.

As above, the outcomes of the Plan Change, relate to provisions that already exist in the District Plan. Therefore, the outcomes sought by the Plan Change are not considered to be contrary to the directions sought under this legislation.

2.4.5 Nga Wai o Maniapoto (Waipā River) Act 2012

In September 2010, the Crown and Maniapoto signed a Deed in Relation to Co-Governance and Co-Management of the Waipā River (the Maniapoto Deed). The Nga Wai o Maniapoto (Waipā River) Act 2012 (the Waipā River Act) was enacted to give effect to the Maniapoto Deed which seeks to “deliver a new era of co-management over the Waipā River with an overarching purpose of restoring and maintaining the quality and integrity of the waters that flow into and form part of the Waipā River for present and future generations and the care and protection of the mana tuku iho o Waiwaia”. The outcomes sought by the Plan Change are not considered to be contrary to the directions sought under this legislation.

2.4.6 Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010. These acts establish a co-governance regime to protect the health and wellbeing of the Waikato River for future generations. This includes the lower Waipā River to its confluence with the Puniu River.

The vision for the Waikato River is “for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.”

The Vision and Strategy also includes objectives and strategies to achieve the vision. Waipā District Council has a duty to give effect to the Vision and Strategy for the Waikato River, through the District Plan and other planning documents.

Waipā District Council has joint management agreements in place with the iwi that have rohe within the district. The Plan Change does not alter the ability of the District Plan to give effect to the Vision and Strategy. The proposed enhancement of the Mangaone Stream riparian margin is a form of betterment for the purposes of the Vision and Strategy.

2.4.7 Waikato Regional Policy Statement: Te Tauāki Kaupapahere Te-Rohe O Waikato

The Waikato Regional Policy Statement (“RPS”) is the overarching regional policy document and Waipā District Council must give effect to the RPS through its District Plan. The RPS is currently undergoing RPS Change 1 to incorporate requirements of the National Policy Statement on Urban Development 2020 and reflect the updated Future Proof Strategy. Council adopted the recommendations of the Hearing Panel on 26 October 2023 and the decisions version of the RPS Change 1 was publicly notified 15 November 2023. For the purpose of assessing the RPS, there are no submissions on provisions of the RPS Change 1 of relevance to the Plan Change. The appeals against the decisions version of the RPS Change 1 do not have a material effect on how the Plan Change is assessed under the RPS. As such, the relevant provisions of the decisions version of the RPS to the Plan Change have full effect and are considered below.

Part 3 of the RPS includes objectives and policies related to urban form and built environment associated with long term strategic urban development, some of which are relevant to the District Plan. The RPS also sets out methods for the release of land out of sequence or unanticipated urban development. The following provisions are relevant to the Plan Change.

UFD-O1 – Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

- 1. promoting positive indigenous biodiversity outcomes;*
- 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
- 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
- 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;*
- [...]*
- 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:*

- (a) support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;
- (b) improve housing choice, quality, and affordability;
- (c) enable a variety of homes that enable Māori to express their cultural traditions and norms;
- (d) ensure sufficient development capacity, supported by integrated infrastructure provision, including additional infrastructure, for community, and identified housing and business needs in the short, medium and long term;
- (e) improves connectivity within urban areas, particularly by active transport and public transport;
- (f) take into account the values and aspirations of hapū and iwi for urban development.

UFD-M49 – Out-of-sequence or unanticipated urban development

District plans and development area plans can only consider an alternative urban land release, or an alternative timing of that land release, than that indicated on Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 35 in APP12 provided that:

1. *The land is not highly productive land, or if it is highly productive land:*
 - (a) *The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and*
 - (b) *There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and*
 - (c) *The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*
2. *development proposals shall only be considered to be 'significant' for the purposes of UFD-P11 (7) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;*
3. *the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;*
4. *when identifying additional urban or village enablement areas not shown on Map 43 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;*
5. *when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;*
6. *the effects of the change are consistent with the development principles set out in APP11;*
7. *in relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in*

APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

The Plan Change seeks to 'live zone' land that has already been deemed appropriate for industrial development (i.e. zoned Deferred Industrial) to support a surplus of demand for industrial land. In doing so, the Plan Change brings forward the timing of the 'live zoning' of Area 7 to improve the continuity of available industrial land for development in a co-ordinated or staged approach following subdivision and industrial development within Area 6. Furthermore, the technical assessments provided detail the suitability of the land to accommodate industrial development including subsequent water servicing, such that it will not compromise water availability within the region and the construction of the required infrastructure can occur without delay. The proposal is considered to be an efficient use of physical resources and will enable improved efficiency of land uses for the Hautapu Industrial Structure Plan Area, in accordance with the UFD-O1 and UFD-M49, criteria A of APP13 of the RPS. See the Memo prepared by Property Economics in **Appendix 3** which discusses these aspects of the RPS in more detail.

On the basis of the above, it is considered that the Plan Change will give effect to the relevant aspects of the RPS.

2.4.8 Joint Management Agreements

2.4.8.1 Waikato Raupatu River Trust

The Waikato Raupatu Claims Settlement Act 1995 gave effect to certain provisions of the deed of settlement between the Crown and Waikato-Tainui dated 22 May 1995. It settled certain Raupatu claims made to the Waitangi Tribunal by Robert Te Kotahi Mahuta, the Tainui Maaori Trust Board, and Ngaa Marae Toopu (Wai 30). Renegotiations in 2009 led to the agreement of a new deed of settlement which included provisions related to joint management agreements. The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 was enacted to give effect to that deed of settlement and subsequently a Joint Management Agreement with Waipā District Council was entered into.

This agreement includes giving appropriate weight to relevant matters provided for in the Settlement Act 2010, respecting the mana whakahaere rights and responsibilities of Waikato-Tainui, recognising the statutory functions, powers and duties of both parties, and recognising the Trust's rights to participate in processes where circumstances may be appropriate.

Schedule B of the agreement outlines the anticipated process with regards to Schedule 1 of the RMA, in accordance with section 46(1) and 46(2). The Plan Change will not affect the ability of the District Plan to implement the requirements of the Waikato Raupatu Claims Settlement Act 1995.

2.4.8.2 Ruakawa Settlement Trust

The Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 was enacted to give effect to the Co-Management Deed signed between Raukawa and the Crown in December 2009. The Joint Management Agreement was subsequently established pursuant to Section 43 of the Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.

This agreement covers matters relating to co-management, agreement to embrace new and holistic ways of working together, and the continuation of building a functional and effective long-term partnership. The agreement includes matters relating to the preparation, reviewing, change or variation to RMA documents, pursuant to Section 48 of the Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.

The land that is the subject of the Plan Change is beyond the rohe of Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi.

2.4.8.3 Maniapoto Māori Trust Board

As outlined above, the Nga Wai o Maniapoto (Waipā River) Act 2012 (the Waipā River Act) was enacted to give effect to the Maniapoto Deed, and a deliverable of this settlement was the establishment of a joint management agreement between the local authorities and the Maniapoto Māori Trust Board.

The agreement covers matters relating to the Waipā River, activities within its catchment, matters relating to the exercise of functions, duties and powers in relation to monitoring and enforcement, RMA planning documents and applications, and other duties as agreed between the relevant parties.

The land that is the subject of the Plan Change is beyond the rohe of Ngāti Maniapoto.

2.4.9 Iwi Environmental Plans

2.4.9.1 Tai Tumu, Tai Pari, Tai Ao – Waikato Tainui Iwi Environmental Management Plan

The purpose of Tai Tumu, Tai Pari, Tai Ao is to enhance collaborative participation between Waikato Tainui and agencies in resource and environmental management. It provides high level guidance on Waikato Tainui values, principles, knowledge and perspectives on, relationship with, and objectives for natural resources and the environment. The plan highlights the need for enhancement and protection of freshwater from allocation to discharges. Although many of the freshwater objectives and policies relate to regional council obligations, the Plan Change has taken into account Tai Tumu, Tai Pari, Tai Ao because the outcomes sought can be translated into District Plan provisions, such as on-site stormwater management.

2.4.9.2 Te Rautaki Tāmata Ao Turoa o Hauā — Ngāti Hauā Environmental Management Plan

Te Rautaki Tāmata Ao Turoa o Hauā explains the importance of communication between local authorities and Ngāti Hauā in terms of keeping the Iwi Trust informed about projects, providing a feedback loop and opportunity for relationship building. One of the main issues identified in relation to water is the impact of activities on the quality of water within rivers, streams and aquifers. The Plan Change includes measures to protect and enhance the interface with the Mangaone Stream by way of riparian management.

The plan clearly outlines that engagement is expected and that the Iwi seek opportunities to participate in consent and site monitoring and restoration projects. Consultation has been undertaken with a representative of Ngāti Hauā (Norm Hill) and, to date, no issues of cultural concern have been raised in relation to the proposed rezoning of Area 7.

2.4.9.3 Ngāti Koroki Kahukura

The ancestral tribal rohe of Ngāti Koroki Kahukura spans from Southern Hamilton City, following the Waikato River to the northern end of Lake Arapuni, inland to western Te Awamutu and through again to southern Hamilton City encompassing Mount Maungatautari and many kāinga settlements. Although Council does not have a Joint Management Agreement in place with Ngāti Koroki Kahukura, they are part of the local tangata whenua.

Consultation has been undertaken with a representative of Ngāti Koroki Kahukura (Beth Tauroa) and, to date, no issues of cultural concern have been raised in relation to the proposed rezoning of Area 7.

2.5 OTHER CONSIDERATIONS

2.5.1 Regional Infrastructure Technical Specification

The Regional Infrastructure Technical Specification (“**RITS**”) is a document that sets out how to design and construct transportation, water supply, wastewater and stormwater for several Councils within the Waikato Region. The document contains respective sections on transportation, water supply, wastewater and stormwater, noting that:

“Transportation: The objective is to provide a hierarchical network of transportation corridors that respond to land use and land form, provide safe and convenient transport for all road user modes, provide access to adjacent property, travel choices, are well connected, safe to use and provide corridors for utility services. They must be consistent in their design standards to provide uniform guidance to users and be designed and built to provide the least whole of life cost to the community, consistent with the desired level of service.

Water Supply: The design of the water network shall ensure an acceptable water supply for each property, including fire flows, by providing a service connection from the watermain to each property.

Wastewater: The design of the wastewater system shall ensure an acceptable wastewater service for each property by providing

- *Wastewater main laid generally within the Road reserve and at a level that will allow a gravity connection by a private line laid in accordance with the Building Act; and*
- *Service connection from the main to each property.*

Stormwater systems have the potential to convey pollutants and increase the flow rate and volume of water to a receiving environment such as streams (natural and modified), rivers lakes and groundwater. Discharges will impact on these environments and the environmental, cultural and social values which they support.”

The RITS contains specifications for the construction of three waters infrastructure and transportation networks to ensure that an acceptable level of servicing is provided for each property. The Geotechnical and Three Waters Report and the Transportation Statement confirms that:

- Water draw is feasible to service the Industrial Zone proposed in this plan change. FW2 level of service for firefighting water will be provided by the proposed council-owned reticulation for this site. If higher levels of fire water service over and above FW2 are required by specific industries in future development of the site, on-site specifically designed solutions will be required.
- Water supply is proposed to be serviced via integration with the Area 6 connection to the C8/C9 Growth Cells Council owned and maintained water supply.
- Wastewater is feasible via integration with the Area 6 conveyance system to the Council owned and maintained wastewater reticulation and C8/C9 pumping station(s). Conceptually gravity connection is viable and preferred, or local site pumping is possible.
- Stormwater management infrastructure options are available to provide an appropriate level of service and protection for Area 7. The preferred stormwater design will collect and manage stormwater run-off within centralised constructed wetland/s with soakage to ground.
- The proposed integrated transportation network to extend Road 4 from Area 6 into Area 7, will improve land use efficiency and provide access for future development within Area 7. The roading layout is consistent with the standards set out in the RITS.

2.5.2 New Zealand Urban Design Protocol

Waipā District Council is a signatory to the New Zealand Urban Design Protocol, a document that provides a platform to make New Zealand towns and cities more successful through quality urban design. The Protocol identifies key urban design qualities and has an expectation that signatories will be committed to quality urban design and will implement it through the work of each organisation. Although urban design is mostly seen “above

ground” it is important that public infrastructure performs in a way that does not result in poor environmental and amenity outcomes. The proposed preferred stormwater management approach presents an example of good urban design outcome in Waipā District, as the creation of the proposed stormwater attenuation ponds and wetlands along with the introduction of a Riparian Management Plan will increase potential recreation opportunities, and add to the amenity of an area, while performing an efficient and effective stormwater management function. Additionally, the urban design and landscape guidelines for Hautapu remain unchanged and will also apply to ‘Area 7’ ensuring that future development is of a high quality.

2.5.3 Future Proof, Three Waters Strategy and Waipā 2050 (Growth Strategy)

The Future Proof Strategy is a 30-year growth management and implementation plan for the Hamilton, Waipā and Waikato sub-region. It is a high-level policy document with several principles and outcomes sought that are relevant to this Plan Change.

Regarding Future Proof, it is not clear as to whether or not Area 7 is part of the Hautapu Strategic Industrial Node (due to such areas only being noted with a green dot). However Area 7 is definitely part of the C9 Growth Cell under the District Plan. As detailed in Section 2.2.7 above, demand for available industrial land has exceeded Future Proof projections, such that there is now an under supply of available industrial land. The Plan Change intends to provide additional supply to meet demand, in an area already reserved for industrial purposes.

The Three Waters Strategy guides the management of water, wastewater and stormwater (“**Three Waters**”). For example, in relation to Three Waters, one of the applicable principles is to ensure that the settlement pattern “*avoids as far as practicable adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems...*”. Area 7 enables multiple approaches to the management of stormwater, enabling the most appropriate to be selected. As previously discussed, the preferred approach is to collect and manage stormwater run-off within centralised constructed wetland(s) with soakage to ground.

Furthermore, as part of the Future Proof Strategy, the Three Waters Strategy recognises there is a need to manage water supply, wastewater and stormwater networks in a sustainable and integrated way between Future Proof Councils. The Geotechnical and Three Waters Report, provided as Appendix 1, confirms that water supply can be adequately supplied to Area 7, and that wastewater generated can be disposed of via integration with the Area 6 conveyance system to the existing public wastewater network.

3. ISSUE

3.1 ISSUE: REZONE AREA 7 FROM DEFERRED INDUSTRIAL TO INDUSTRIAL

Waipā District currently has high demand and low supply of industrially zoned land (available to the market for development).

4. OBJECTIVES

Objectives of the Plan Change are to:

1. Rezone 'Area 7' containing approximately 16.3 hectares of land, north of Area 6 from Deferred Industrial Zone to Industrial Zone; and
2. Update and amend the Hautapu Structure Plan (Appendix S5) to reflect the proposed Structure Plan for Area 7.

The planning outcome sought by Objective 1 is to enable an increase in the amount of available industrially zoned land and help provide continuity of industrial development to meet demand. It will also improve the efficiency of the required infrastructure for Areas 6 and 7.

The planning outcome sought by Objective 2 is to provide for the health, safety, and wellbeing of the residents of the district through improving the effectiveness of the District Plan.

4.1 RELEVANT EXISTING OBJECTIVES

The Plan Change retains the existing planning framework of the District Plan. It focuses on the planning maps, rule provisions within Sections 7 and 15 of the District Plan and the necessary administrative changes to Appendix S1 Future Growth Cells and Appendix S5 Hautapu Structure Plan Area.

Section 7 – Industrial Zone

Section 7 of the District Plan includes issues, objectives, policies, and rules for the Industrial Zone. Many of the provisions relate to outcomes anticipated for the Zone. In particular, the Industrial Zone has specific Hautapu related objectives and policies, which address activities anticipated within the Structure Plan Area.

Objective - Function of the Industrial Zone

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

- (a) Avoids a reduction in industrial land supply by the establishment of non-industrial activities; and*
- (b) Protects industrial activities from incompatible land uses that could result in reverse sensitivity effects; and*

- (c) *Protects the ability for the Hautapu and Te Awamutu Dairy Manufacturing Sites to continue to operate and expand within their respective sites.*

Objective - Amenity value within the zone

7.3.2 *To maintain a level of amenity along road boundaries within the Industrial Zone.*

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.*

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

7.3.4 *Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial 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 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.*

These objectives have a number of policies that relate to amenity, which clearly support the objectives in a multitude of ways. It is considered effective and no changes are proposed to these objectives.

In regard to (f) above, the proposed inclusion of Area 7 is within the land allocation table for industrial land within the Hautapu area under the RPS. However, as assessed above, the Plan Change for Area 7 is also consistent with the out-of-sequence (alternative land) release criteria set out in UFD-M49 of the RPS.

4.2 APPROPRIATENESS OF PLAN CHANGE OBJECTIVE

Table 1. Assessment of the appropriateness of Objective 1.

Assessment of appropriateness of Plan Change Option	Objective 1: Live zone 'Area 7' containing approximately 16.3 ha of land, north of Area 6 from Deferred Industrial Zone to Industrial Zone.
Relevance	➤ Releases more available industrial land for development to meet surplus demand and improve development continuity; and ➤ Provide opportunities to improve stormwater infrastructure and land use efficiency for the Hautapu Structure Plan Area.
Usefulness	➤ Releases more industrial land immediately adjacent to existing Industrial land use; and ➤ Provides practical and useful outcomes by reducing the need for resource consent in some situations.
Achievability	➤ Achievable through Council's functions in regard to its District Plan.
Reasonable	➤ Fewer costs because fewer resource consents required for some activities; and ➤ Implements the zone that was intended for the site.

Table 2. Assessment of the appropriateness of Objective 2.

Assessment of appropriateness of Plan Change Option	Objective 2: Update and amend the Appendix S1 Future Growth Cells Appendix S5 Hautapu Structure Plan Area to reflect the proposed Structure Plan for Area 6 and Area 7.
Relevance	➤ Meets the purpose of the RMA; and ➤ Ensures the Hautapu Structure Plan, which is a statutory document, is as up to date.
Usefulness	➤ Provides certainty for decision making and resource consent applicants; and ➤ Reflects future planned infrastructure in the area to facilitates development.
Achievability	➤ Achievable through Council's functions in regard to its District Plan.
Reasonable	➤ The amendments reflect the various design options for infrastructure to appropriately service the site.

The above assessment has considered relevance, usefulness, achievability and reasonableness in order to determine if the objective of the Plan Change is appropriate for achieving the purpose of the RMA.

It is not considered necessary to include a new objective that would specifically address amenity issues. The existing objectives appropriately address amenity issues, and the policies and rules are adequate.

For these reasons, the objectives of the Plan Change are considered an appropriate way to achieve the purpose of the RMA in accordance with section 32(1)(a).

4.3 OPTIONS TO DELIVER PLAN CHANGE OBJECTIVE

Section 32(1)(b)(i) of the RMA requires this report to identify “other reasonably practicable options” to promote sustainable management, including retaining the status quo, non-regulatory methods and plan changes. This part of the report outlines the processes undertaken and examines other reasonably practicable options considered to achieve the objectives of the Plan Change.

The alternatives evaluated for the objectives of the Plan Change are discussed below.

4.3.1 Option 1 – Status Quo

The option to “do nothing” or retain the Structure Plan and zoning as they are until Area 6 has reached 80% development would result in an inefficiency in the use of Area 7 land. Waiting until Area 6 has reached 80% development to develop a plan change to live zone the land will effectively generate a lag in available industrial land, in the time the plan change is being developed and subsequently processed. Technical specialists have already confirmed Area 7 can be suitably serviced with the required infrastructure; therefore, suitable industrial land will be underutilised until Council accepts the plan change.

The effects of this lag on available industrial land, would therefore delay the benefits of increased industrial commercial options for the surrounding community, and delay increases in industrial economic activity for Cambridge, while there is high demand for industrial land.

For these reasons this option was discounted as not being the most appropriate method to achieve the objectives. In fact, it does not achieve the objectives.

4.3.2 Option 2 – Plan change to ‘live zone’ the Deferred Industrial Zone to Industrial Zone and Update the Hautapu Structure Plan

The Plan Change will ‘live zone’ Area 7 to Industrial Zone, effectively enabling Area 7 to be developed earlier than originally anticipated by the District Plan. Effectively, this will enable the industrial development of Area 7 to commence in conjunction with Area 6 (if a co-

ordinated approach is advanced) or following development within Area 6 reaching 80% or 31 March 2026, whichever occurs sooner, improving the continuity of industrial land supply and development within the Cambridge and increasing economic activity in the area. In doing so, this will provide additional supply of available industrial land to accommodate surplus demand in the short to medium term and will create more certainty of when development will likely be possible for HLG landowners and developers wishing to purchase the land.

This option has appropriately addressed matters regarding the site's suitability for industrial development, including geotechnical, stormwater reticulation, wastewater, freshwater and transportation related infrastructure requirements that were preventing the rezoning of the land from rural to industrial zone as part of PC17.

Area 7 will sit within, and subject to, the Hautapu Structure Plan and Urban Design and Landscaping Guidelines which will ensure a high level of amenity in the area is achieved.

The implementation of a Riparian Management Plan will ensure indigenous biodiversity is improved and Mangaone Stream is suitably protected from the effects of increase development.

For these reasons, Option 2 is a preferred option in order to achieve the objectives of the Plan Change.

4.4 EVALUATION OF OPTIONS

The above sub-section outlines the reasonably practicable options considered. To determine whether the other options are reasonably practicable, a comparative analysis has been undertaken. The following is an assessment of the efficiency and effectiveness of the reasonably practicable options of the Plan Change.

Table 3. Efficiency and effectiveness assessment of Plan Change Options (s32(1)(b)(i)).

	Option 1: Status Quo	Option 2: Live zone Deferred Industrial Zone (Area 7) to Industrial Zone and update the Hautapu Structure Plan
Cost	<u>Environmental:</u> > None identified. <u>Economic:</u> > Delay in economic activity. <u>Social:</u> > None identified. <u>Cultural:</u> > None identified.	<u>Environmental:</u> > None identified. <u>Economic:</u> > Cost associated with the Private Plan Change process. <u>Social:</u> > None identified. <u>Cultural:</u> > None identified.
Benefits	<u>Environmental:</u> > None identified. <u>Economic:</u> > Delay costs associated with Private Plan Change process. <u>Social:</u> > None identified. <u>Cultural:</u> > None identified.	<u>Environmental:</u> > Increased indigenous biodiversity cover and improved riparian planting along the margin of Mangaone Stream. > Increase in wetland extent (if preferred stormwater approach is adopted). <u>Economic:</u> > HGL landowners can sell their land and recover costs associated with plan change process. > Increased economic activity within Hautapu and Cambridge in the short to medium term. <u>Social:</u> > Increased employment opportunities in the Hautapu and Cambridge area. > Increased accessible industrial related services. <u>Cultural:</u> > Increased indigenous biodiversity cover and improved riparian planting along the margin of Mangaone Stream.

Option 1: Status Quo		Option 2: Live zone Deferred Industrial Zone (Area 7) to Industrial Zone and update the Hautapu Structure Plan
		➤ Ability to exercise kaitiakitanga.
Opportunities for economic growth and employment to be provided or reduced	<u>Economic growth:</u> ➤ None identified. <u>Employment:</u> ➤ None identified	<u>Economic growth:</u> ➤ This option releases additional land for industrial development earlier than anticipated, thus enabling development and economic opportunities. <u>Employment:</u> ➤ This option provides opportunities for employment to be provided through the release of land for industrial development and the employment opportunities that provides.
Efficiency and Effectiveness of achieving objectives	This option would delay availability of industrial land, that is otherwise suitable for development, therefore would not be method at achieving the objectives.	This option is considered to be the most efficient and effective to achieve the identified objectives. It will result industrial land available for development as soon appropriate ensuing continuity in development within the Hautapu Structure Plan Area. The update of the Hautapu Structure Plan with Area 7 design options, will result in an effective Structure Plan, creating efficiencies in stormwater infrastructure and land use.
Overall appropriateness for achieving objectives	This option is considered to be inefficient at achieving the objectives, with no tangible costs or benefits.	This option is considered to be the most appropriate because it meets the current objectives of the District Plan and best meets the assessment of costs, benefits, efficiency and effectiveness.

5. EVALUATION OF PROVISIONS

5.1 PROPOSED PROVISION ASSESSMENT

This part of the Section 32 analysis assesses if the proposed provisions are the most appropriate to support the Plan Change objectives. The purpose of this evaluation is to ensure that the amended provisions are the most appropriate way to promote the sustainable management of natural and physical resources.

The preferred option for the Plan Change set out within this report is considered to remain in accordance with the growth direction of the District Plan and Future Proof Strategy. To implement the preferred option, amendments to Section 7 and 15, Appendix S1, Appendix S5 and the Planning Maps are proposed. No changes are proposed to the resource management issues within the Waipā District Plan.

Council is required to assess the efficiency and effectiveness of the preferred option for the Plan Change provisions. “Effectiveness” is the measure of contribution that the proposed provisions make towards resolving the issue, while “efficiency” refers to benefits and costs to all members of society.

5.1.1 Amendments relating to the proposed rezoning of ‘Area 7’ from Deferred Industrial Zone to Industrial Zone and the update of the Hautapu Structure Plan

Section 7 – Industrial Zone

The purpose of each zone chapter within the District Plan is to outline the issues, objectives, policies, and rules relevant to the Zone. Section 7 – Industrial Zone provides for a range of manufacturing and process industries.

Industrial Zone.

No changes are proposed to the Introductory paragraphs, the Resource Management Issues, or Objectives as the existing paragraphs and provisions are considered to be appropriate. The Plan Change adopts all changes specific to Area 6, as confirmed under PC17, to also include Area 7.

All assessments and justification for the amendments within PC17, are of relevance to this Plan Change.

Policies – Industrial Zone: Area 6 [and Area 7](#) (Hautapu)

- | | |
|----------|--|
| 7.3.4.9 | <i>To enable lawfully established industrial activities within the Carter’s Flat Commercial Zone to relocate to Hautapu ‘Area 6’ and ‘Area 7’.</i> |
| 7.3.4.10 | <i>To ensure that activities within Hautapu Industrial Structure Plan are restricted to ‘dry industry’ activities due to infrastructure constraints.</i> |

Proposed Rules

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:

- (d) 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.
- (e) Hautapu Industrial Structure Plan and Hautapu 'Area 6' [and 'Area 7'](#) - 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.
- (f) [.....]

Rule - Minimum building setback from internal boundaries

7.4.2.2 The minimum building setback from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 5m, except in the following locations:

- (c) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- ~~(d) Hautapu 'Area 6' - The minimum setbacks from the Rural Zone boundary shall be 15m.~~

Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.

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

7.4.2.20 Within the Bardowie Industrial Precinct Structure Plan Area and Hautapu 'Area 6' and ['Area 7'](#) all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:

[.....]

Rule - Light Spill in Area 6 and Area 7 – Hautapu Structure Plan Area

7.4.2.41 *All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed;*

- (c) *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;*
- (d) *10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required.*

[...]

Section 15 - Infrastructure, Hazards, Development and Subdivision

Hautapu Structure Plan – Area 6 and Area 7

Rule 15.4.2.WW The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as “Road 4”.

Rule 15.4.2.XX The subdivision and development of Area 7 for industrial purposes can occur either:

- c) In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or
- d) When Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2026, whichever occurs sooner.

Rule 15.4.2.YY A Riparian Management Plan must be prepared and submitted (as part of the first subdivision consent application involving land adjoining the Mangaone Stream) to Waipā District Council for certification and subsequent implementation.

The purpose of the Riparian Management Plan is to enhance the cultural, ecological, recreational and amenity values associated with the Mangaone Stream and its margins, including assisting, over time, with screening industrial activities to the south from properties to the north.

The Riparian Management Plan must include the following:

- a) Clarification (by way of mapping) as to the precise area and extent of the riparian management area;

- b) [The location and extent of any stormwater management devices \(including outfalls\) within the riparian management area;](#)
- c) [The routes of any cycle and/or pedestrian paths within the riparian management area including the point\(s\) of any crossing\(s\) of the Mangaone Stream;](#)
- d) [The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting;](#)
- e) [Measures \(including planting and the nature of any street or on-site lighting\) to enhance the quality of the riparian management area for potential bat habitat including controls on lighting while maintaining safety for people using any pathways within the riparian management area;](#)
- f) [A proposed maintenance regime in relation to all of the above including:](#)
 - i. [The timing and frequency of maintenance inspections;](#)
 - ii. [Weed and pest management control;](#)
 - iii. [Replacement of dead or damaged plants;](#)
 - iv. [Maintenance of structures and facilities \(excluding any roads\);](#)
 - v. [The recording of maintenance inspections; and](#)
 - vi. [Confirmation as to who is responsible for undertaking the required maintenance.](#)
- g) [Planting / Fencing Implementation Programme.](#)
- h) [The results of consultation with, and input from, representatives of Ngāti Hauā and Ngāti Korokī Kahukura in relation to the above in order to facilitate kaitiakitanga.](#)

[Rule 15.4.2.ZZ](#) [Buildings within Area 7 must be setback no less than 20 m from the Mangaone Stream.](#)

Appendix S1 – Future Growth Cell

In relation to the C9 growth cell, Area 7 is already reflected within this area. The proposed changes are administrative to remove reference to the deferred status and clarifying the manner in which Areas 6 and 7 are to be developed.

Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035.

Growth Cell	Land Area	Overview and Capacity
C9	96ha	- Intended for industrial development, the C9 growth cell is located within the Hautapu Industrial Structure Plan Area. A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge. - The area is currently unserved, with the structure plan review identifying needed infrastructure. The first subdivision of Area 6 for industrial purposes must vest in Council the entire length of the proposed road between Hautapu Road and Area 7 shown on the Hautapu Structure Plan as “Road 4”. The subdivision and development of Area 7 for industrial purposes can occur either: In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or When Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development. (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2026, whichever occurs sooner. The deferred status of the Industrial Zone (Area 7) can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development. (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.

The industrial provision of 132 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.

Appendix S5 – Hautapu Industrial Structure Plan

Changes to the Hautapu Industrial Structure Plan include amendments to planning maps to include Area 7 and the text to reflect the additional land area from Area 7 (16 ha) that is included within the Structure Plan. In addition, new rules are proposed specific to Areas 6 and 7 and a requirement to develop a Riparian Management Plan prior to development.

The following changes are proposed to the Hautapu Structure Plan.

S5.1.3 The structure plan area is defined by land east of Peake Road, west of Victoria Road and north of the Waikato Expressway (State Highway 1). The structure plan area does not include the existing industrial land to the north of the area. The structure plan area is approximately ~~120~~ 136 hectares in size. It does not include the area east of Victoria Road that is within the Deferred Industrial Zone identified as the Bardowie Industrial Precinct. Existing activities in the structure plan area include agricultural, large lot residential, and light industrial and commercial premises. The majority of this land is currently undeveloped greenfield land.

5.1.2 Assessment of amendments relating to Sections 7 and 15 and Appendices S1 and S5

The proposed changes to Sections 7 and 15 incorporate amendments to existing policies and rules to include 'Area 7'. These rules mainly draw on the sensitivity of the zoning in relation to internal road setbacks, noise and light standards and permitting the relocation of activities from Carters Flat area. They also set out the requirement to prepare a Riparian Management Plan and what must be addressed in that plan.

Amendments to rules specific to Area 6 adjoining the Rural Zone are proposed to be deleted, on the basis that Area 6 will no longer adjoin the Rural Zone.

Amendments to the introductory section of Appendix S5 are purely updates for accuracy. The main change to Appendix S5 is the update of the Hautapu Structure Plan drawing or the addition of a specific plan for Area 7.

The table below assesses the effectiveness, efficiency, benefits and costs of the amendments.

Table 4. Assessment of effectiveness, efficiency, benefits and costs of proposed amendments.

Proposed Amendments	
Effectiveness/Efficiency	Benefit/Cost
Effectiveness: The inclusion of the new provisions provides an effective manner to enable plan users to understand the expectations for activities within the new 'Area 7' industrial zone, as well as bulk and location for future development within this area.	Benefits: <u>Environmental:</u> The provisions will provide clear design framework to enable the development of Hautapu 'Area 7' that is consistent with the rest of Hautapu, which has strong Structure Plan provisions to support it. The inclusion of a Riparian Management Plan and setbacks from

Proposed Amendments	
Effectiveness/Efficiency	Benefit/Cost
	the Mangaone Stream, will ensure the Mangaone Stream is appropriately protected. <u>Economic:</u> The new industrial area will increase industrial land availability within the Waipa District, bringing in new businesses into the district, or enabling existing businesses to expand. Additionally, the inclusion of Area 7 into the policies for Carter's Flat industrial activities will promote further certainty for these lawfully established activities. <u>Social:</u> The provisions relating to noise and light spill will help to mitigate industrial related effects on the adjoining properties, in particular the Rural Zone to the north. Provisions limiting development within Area 7 until Area 6 has reached 80% development or 31 March 2026, whichever occurs sooner, will ensure development occurs in a staged manner, so infrastructure services are effectively constructed with consideration of the surrounding network, mitigating potential adverse effects on the landowners of Area 6. <u>Cultural:</u> The Riparian Management Plan is requires consultation with, and input from, representatives of Ngāti Hauā and Ngāti Koroki Kahukura in order to facilitate kaitiakitanga.
Efficiency: Plan Change will facilitate efficiency of development by providing a clear rule framework to allow for development within Hautapu 'Area 7'.	Costs: <u>Environmental:</u> None Identified <u>Economic:</u> None identified. <u>Social:</u> Rural amenity for adjoining Rural Zone to the north may be impacted. This is minimised with riparian planting effectively

Proposed Amendments	
Effectiveness/Efficiency	Benefit/Cost

softening the visual amenity and obstructing direct views between the rural and industrial boundary.

Cultural: None Identified

Opportunities for economic growth and employment to be provided or reduced: The amendments to Sections 7 and 15, in conjunction with the amendments proposed to the Hautapu Industrial Structure Plan will provide employment and development opportunities within the Hautapu Industrial Area, including but not limited to, planning, construction, building and servicing.

Sufficiency of information and risk of not acting: Area 7 has undergone considerable scrutiny. There is ample information available to enable the inclusion of provisions within the District Plan. The risk of not acting will generate inefficiencies the use of Area 7 and potential loss of economic activity within the district that would otherwise be achieved.

In summary, the amendments to Sections 7 and 15, Appendix S1 and Appendix S5 are considered to provide a robust framework to enable high quality industrial development consistent with the Hautapu Industrial Structure Plan Area.

6. SCALE AND SIGNIFICANCE

This report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the Plan Change. 'Scale' refers to the magnitude of effects, and 'significance' refers to the importance that the wider community places on those effects. The following table outlines the criteria considered to determine the scale and significance of the effects that are anticipated from implementation of the Plan Change. An ordinal scale has been used for this assessment.

Table 5. Plan Change Scale and Significance Assessment.

Criteria	Assessment High/Medium/Low/NA
Number of people who will be affected	Low
Magnitude and nature of effects	Low
Immediacy of effects	Medium
Geographic extent	Low
Degree of risk or uncertainty	Low
Stakeholder interest	Low - Medium
Māori interest	Low
Information and data is easily available	High
Information and data is easily quantified for assessment	High
Extent of change from status quo	Low - Medium

In this instance, the overall scale and significance of the effects that are anticipated from the implementation of Plan Change are considered to be low, for the following reasons:

- The Plan Change involves a small number of properties, the owners of which form HLG who are seeking the Plan Change;
- The Plan Change involves the 'live zoning' of land already intended for industrial use, i.e. is zoned Deferred Industrial Zone and is already included within the C9 Industrial Growth Cell.
- Mangaone Stream provides an appropriate boundary buffer between Area 7 and the rural properties to the north. The riparian planting on the Mangaone Stream as part of the Riparian Management Plan is anticipated to further minimise any amenity effects from the Industrial Zone on the Rural Zone to the north.

7. CONCLUDING STATEMENT

This report presents an evaluation undertaken in accordance with Section 32 of the RMA for the Plan Change regarding amendments to Section 7 – Industrial Zone, Section 15 - Infrastructure, Hazards, Development and Subdivision, Appendix S1 Future Growth Cells and Appendix S5 Hautapu Industrial Structure Plan, and Planning Maps, to ‘live zone’ Area 7 to Industrial Zone.

Area 7 has undergone a robust level of technical scrutiny to ensure that the land is suitable for industrial development and can be appropriately serviced in regard to stormwater, wastewater, potable water and transportation infrastructure requirements. The proposed changes present the best option to efficiently use the land and release industrial land for development. The result will enable the continuity of development options to meet high demand, while appropriately managing potential environmental impacts, and enhancing the interface with the Mangaone Stream. The report concludes that the scale and significance of the effects anticipated from the Plan Change are low.

As such, it is considered appropriate to amend the Waipā District Plan provisions - Section 7 – Industrial Zone, Section 15 - Infrastructure, Hazards, Development and Subdivision, Appendix S1 Future Growth Cells and Appendix S5 Hautapu Industrial Structure Plan, and Planning Maps, as set out within this Plan Change.



APPENDIX 1

Geotechnical and Three Waters
Engineering Report



APPENDIX 2

Transportation Statement of Evidence



APPENDIX 3

Economic Statement of Evidence and
Memo



APPENDIX 4

Record of Consultation with Ngāti
Hauā and Ngāti Korokī Kahukura



APPENDIX 5

Accidental Discovery Protocol