

Plan Change 33: Hautapu Area 7



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

RECOMMENDED TRACK CHANGE AMENDMENTS TO PLAN CHANGE

Changes to the Waipā District Plan arising from PC33 and the recommendations of the s42A report are set out in the table below under the following sections:

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

The changes are presented as follows:

Changes Recommended	Shown
Text to be added as proposed by PC33 and recommended to be accepted in district plan without alteration	<u>Black and underlined</u>
Text to be deleted as proposed by PC33 and recommended to be accepted	Black and struck through
Text to be added to district plan as recommended by s.42A report and confirmed by Hearing Commissioner Decision	Red
Text proposed by PC33 that is recommended to be deleted by s.42A report and confirmed by Hearing Commissioner Decision	Red and struck through
New text to be added to district plan as per Hearing Commissioner Decision	<u>Red and underlined</u>
Text to be added to district plan as recommended by s.42A report and deleted by Hearing Commissioner Decision	Red, underlined, and struck through

Where the s.42A Report has recommended changes to the text proposed by PC33, the submission number (e.g., 4/1) is indicated next to the change.

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’.

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. Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.
- d. Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.

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

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 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 '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.

Rules – Noise

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:

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

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

Within the boundary of any site zoned Industrial

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

Within all zones the single event noise level

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

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

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

Activities that fail to comply with Rules 7.4.2.18 to 7.4.2.20 will require a resource consent for a discretionary activity.

Rules – Light Spill in Area 6 and Area 7 – Hautapu Structure Plan Area

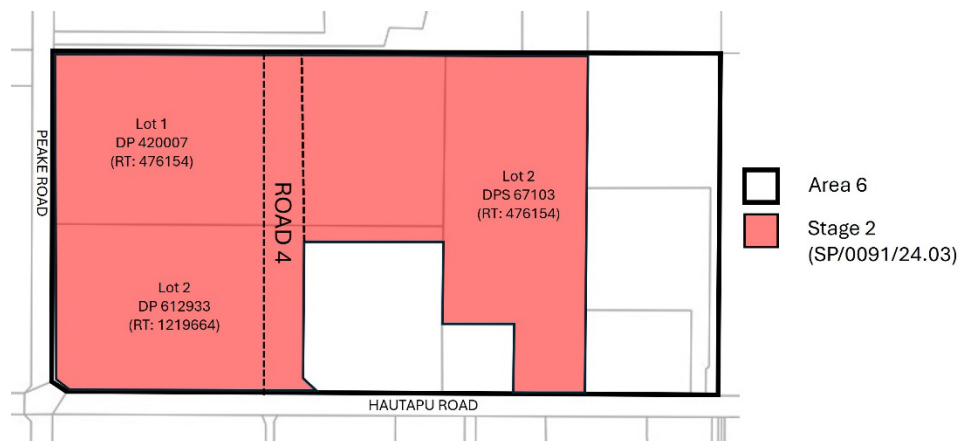
Section 15 – Infrastructure, Hazards, Development and Subdivision

Hautapu Structure Plan – Area 6 and Area 7

Rule 15.4.2.96

~~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 entire length of “Road 4” as shown on the Hautapu Structure Plan shall vest in Council as part of any subdivision involving land shaded red in the image below. For the avoidance of doubt, the entire length of “Road 4” is to vest upon the lodgement of the first section 224(c) certificate relating to any subdivision of the land shaded in red as shown below.~~



~~Activities that fail to comply with this rule will require resource consent for a non-complying activity. [4/1, FS 1/14]~~

Advice Note:

- ~~This rule shall cease to have effect once “Road 4” has been vested in Council.~~
- ~~This rule shall only apply in the event that Stage 2 of subdivision consent SP/0091/24.03 is not completed to the point where “Road 4” is vested in Waipā District Council.~~
- ~~In the event that an application to change the conditions of SP/0091/24.03 is made, the effects of any change on the ability for legal vehicle access and service extension to Area 7 to be provided via “Road 4” will be assessed and taken into account in making a decision.~~

Rule 15.4.2.97

~~The subdivision and development of Area 7 for industrial purposes can occur either: 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 2030, whichever occurs sooner~~

~~a) In conjunction with Area 6 in accordance with a co-ordinated subdivision consent application process incorporating both Areas 6 and 7; or~~

a) 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

b) ~~When “Road 4” has been vested in Council as required by Rule 15.4.2.96; or~~

c) ~~By 31 March 2026-2030,~~

~~whichever occurs sooner.~~

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

[2/1, FS 1/2, 3/1, FS 1/3, 3/2, FS 1/4, 3/3, FS 1/5, 4/2, FS 1/15]

Rule 15.4.2.98 The Riparian Management Plan must be prepared and submitted as part of the first subdivision ~~consent application~~ of Area 7 or the first development 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. ~~At a minimum, this area shall include:~~
 - i. The Riparian Buffer shown on the Structure Plan.
 - ii. Any stormwater management device in close proximity to the Riparian Buffer.
- 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 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:
 - The timing and frequency of maintenance inspections;
 - Weed and pest management control;
 - Replacement of dead or damaged plants;
 - Maintenance of structures and facilities (excluding any roads);
 - The recording of maintenance inspections; and

- Confirmation as to who is responsible for undertaking the required maintenance.
- g) ~~Planting / Fencing~~ Implementation Programme for giving effect to the Riparian Management Plan, noting that:
 - i. Any works certified by the Plan shall be completed the sooner of either:
 1. Prior to approval of the first subdivision pursuant to section 224(c) of the Resource Management Act 1991; or
 2. Within the first planting season following the completion of construction activities associated with the first development.
- 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.

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

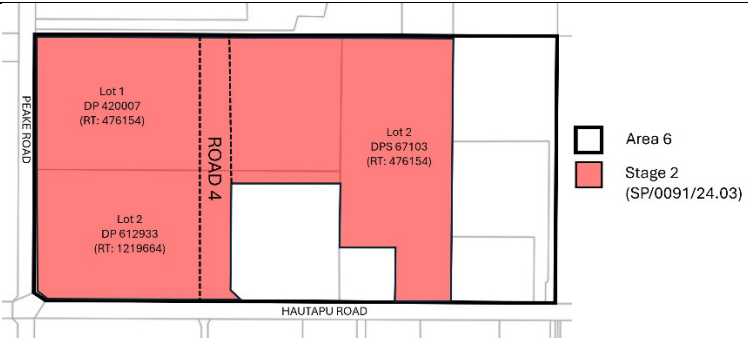
[4/3, FS 1/16, 4/5, FS 1/18]

Rule 15.4.2.99 Buildings within Area 7 must be setback no less than 20 m from the Mangaone Stream.

Activities that fail to comply with this rule will require resource consent for a discretionary activity. [4/4, FS 1/17]

Appendix S1 – Future Growth Cells

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 unserviced, with the structure plan review identifying needed infrastructure. • 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. • <u>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”.</u> • <u>The entire length of “Road 4” as shown on the Hautapu Structure Plan shall vest in Council as part of any subdivision involving land shaded red in the image below:</u>

		 • 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 a. <u>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</u> b. <u>When Road 4 has been vested in Council as required by Rule 15.4.2.96; or</u> c. <u>By 31 March 2026-2030,</u> <u>whichever occurs sooner.</u> <i>[Consequential changes]</i>
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Appendix S5 – Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines

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.

Proposed Area 7 Structure Plan (S5.9.1):

- Add advice note as follows: ~~Development within Area 7 is subject to both the Hautapu Industrial Structure Plan (S5.9) and the Area 7 Structure Plan Hautapu Structure Plan: Area 7 (S5.9.1).~~ *[4/7, FS 1/20]*
- Remove “20m Wide Riparian Buffer” notation from Rural Zone properties outside of Area 7. *[1/1, FS 1/1, 4/6, FS 1/19]*
- Remove any notations over Area 6. *[4/6, FS 1/19]*
(Refer Figure 1 below)

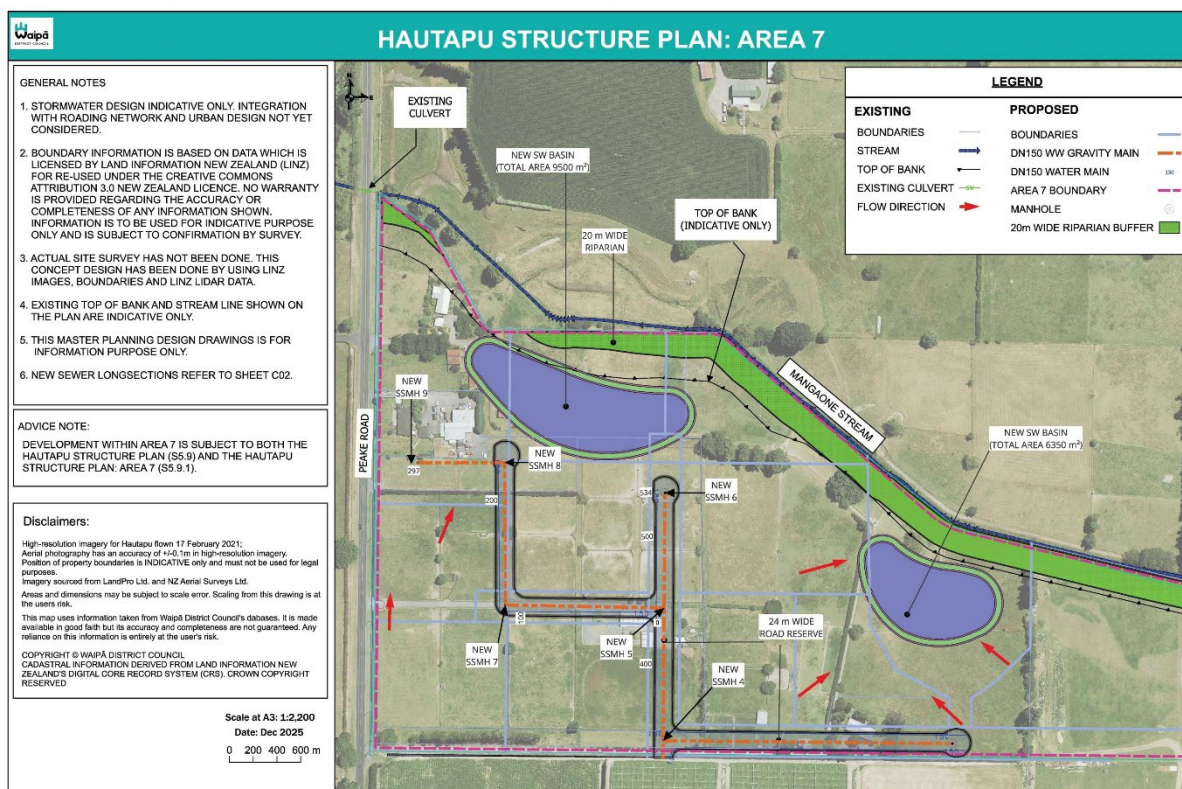


Figure 1: Area 7 structure plan image.

Existing Hautapu Structure Plan (S5.9):

- Amend the text under the heading “Items to Give Effect to the Structure Plan” as follows:
 - Hautapu Road, Allwill Drive to Peake Road, including Peake Road intersection improvements, to be upgraded prior to development within Area 6 or Area 7. [4/8, FS 1/21]
 - A right-turn bay and pedestrian/cycle crossing to be established at the Hautapu Road / Road 4 intersection prior to development within Area 6 or Area 7. [4/8, FS 1/21]
- (Refer Figure 2 below)

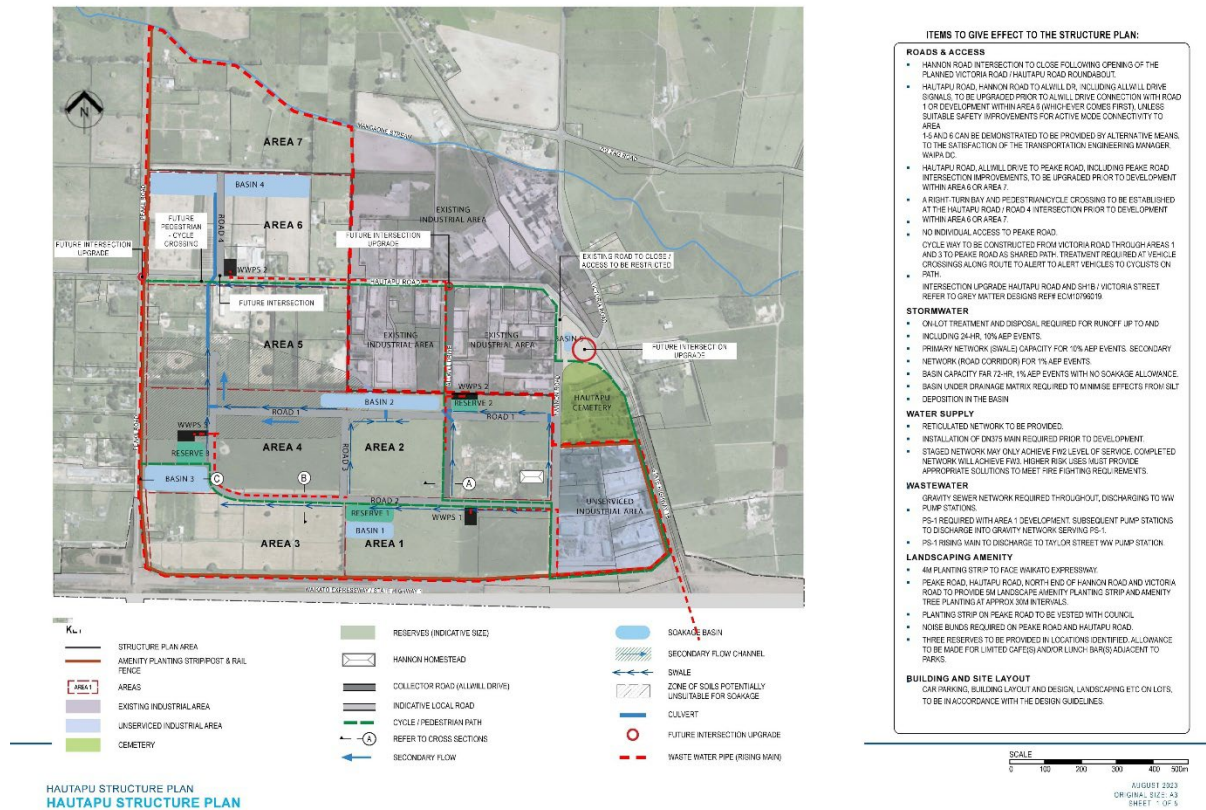


Figure 2: Hautapu Structure Plan image.

Planning Maps

- Rezone the land subject of PC33 from Deferred Industrial Zone to Industrial Zone.