

APPENDIX 7 – WAIKATO REGIONAL POLICY STATEMENT AND FUTURE PROOF STRATEGY ASSESSMENT

PC33 – Waikato Regional Policy Statement and Future Proof Strategy Assessment

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Reference Key – WDC Commentary on WRPS / Future Proof Provisions	
Green	Consistent with relevant criteria
Orange	Inconsistent with relevant criteria
Grey	Neutral / criteria not applicable

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WAIKATO REGIONAL POLICY STATEMENT (WRPS)

1. WRPS Part 3: UFD-M49 – Out-of-Sequence or Unanticipated Urban Development

District plans and structure 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)), in Table 35 in APP12 provided that:	
1.	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. <u>Commentary:</u> An assessment of criteria A and B within APP13 has been undertaken (refer Section 3 below) and the proposed activation of PC33 land is considered to be consistent with all relevant criteria.
2.	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; <u>Commentary:</u> PC33 is not shown as an urban enablement area on Map 43. An assessment of criteria A within APP13 has been undertaken (refer Section 3 below) and PC33 is considered to be consistent with all relevant criteria.
3.	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; <u>Commentary:</u> PC33 is not shown as an urban enablement area on Map 43. An assessment of criteria A and B within APP13 has been undertaken (refer Section 3 below) and PC33 is considered to be consistent with all relevant criteria.
4.	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; <u>Commentary:</u> Not applicable. The planned industrial use of PC33 land is not proposed to be changed.
5.	The effects of the change are consistent with the development principles set out in APP11; <u>Commentary:</u> PC33 is consistent the development principles set out in APP11 (refer discussion in Section 4 below).
6.	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; <u>Commentary:</u> PC33 does not propose to bring forward a future allocation in terms of the timings set out in Table 35: Waipā District anticipates that the PC33 land is able to be activated by 31 March 2030 at the latest. It is noted however that recent plan changes mean that the industrial land allocation until 2030 is presently exceeded at Hautapu. PC33 does not propose to increase the total allocation for the Hautapu industrial node across all timing stages.

2. WRPS Part 3: UFD-P11 – Adopting Future Proof Land Use Pattern

Within the Future Proof Area	
1.	New urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only)); <u>Commentary:</u> The PC33 land is not within an Urban Enablement Area identified on Map 43. This is because the map was prepared before PC17 occurred. As part of PC17 the PC33 land was added to the Urban Limits of Cambridge. Cambridge and Hautapu are Urban Enablement Areas. For the purpose of assessment, the intent of Policy UFD-P11.1 is met and the PC33 land is taken to be a location where new urban development is expected to occur.
2.	New residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 (5.2.10 Future Proof map (indicative only)) or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020) Table 34; <u>Commentary:</u> Not applicable. PC33 does not propose residential development.
3.	New industrial development should predominantly be located in the strategic industrial nodes in Table 35 (APP12) and in accordance with the indicative timings in that table except as set out in clause (7) below; UFD-M49; <u>Commentary:</u> PC33 land (programmed for activation prior to 31 March 2030) is located at Hautapu which is a strategic industrial node identified by Table 35. This land is additional to the 227ha industrial land allocation to 2050. PC33 will progress ahead of the indicative timings because of the decisions made on PC17. For the purpose of assessment, the PC33 land is taken to be part of the Hautapu Strategic Industrial Node.
4.	Other industrial development should only occur within the Urban Enabled Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only)), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes in Table 35 (APP12) shall be provided for as appropriate in district plans; <u>Commentary:</u> Does not apply. PC33 represents “other industrial development” because it is located outside of the Urban Enablement Area indicated on Map 43. Despite this the PC33 land is within the Cambridge Urban limits and is within the deferred industrial zone of the Waipā District Plan.
5.	New industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 35 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 35; <u>Commentary:</u> Not applicable. The land subject to PC33 is within the Hautapu Strategic Node.
6.	New industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the transport system, and on other infrastructure; <u>Commentary:</u> The PC33 land is located within the Hautapu Strategic Industrial Node. The comments provided by Council’s Transportation and Growth teams confirm that transportation and infrastructure effects of PC33 are acceptable subject to the requirements of the existing Hautapu Structure Plan.
7.	Where alternative urban land release patterns are promoted, either out-of-sequence or unanticipated on Map 43 or in Table 35, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the responsive planning criteria in APP13; and <u>Commentary:</u> Area 7 represents unanticipated urban land release which was considered and deemed acceptable (subject to timing mechanisms) through PC17. PC33 now proposes to activate

	the deferred status of Area 7 out-of-sequence. An assessment against the responsive planning criteria in APP13 (refer Section 3 below) has been completed and PC33 is considered to be largely consistent with these criteria.
8.	Where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 35, such activities may be provided for within other land adjacent to the runways, providing adverse effects on the transport network and other infrastructure are avoided, remedied or mitigated.
	<u>Commentary:</u> Not applicable. PC33 land does not require direct access to Hamilton Airport runways.

3. WRPS Part 5: Appendix 13 – Responsive Planning Criteria – Out-of-Sequence and Unanticipated Developments (Future Proof Local Authorities)

Note: The PC33 land is located within the Hautapu Strategic Industrial Node and the Urban Limits of Cambridge. However, it is not shown as being within an Urban Enablement Area in Map 43 of the WRPS. It is therefore considered that under UFD-M49 (3), it must be demonstrated that PC33 is consistent with both Criteria A and B in APP13. An assessment of PC33 under both Criteria is provided below.

Criteria A	
A.	That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring. <u>Commentary:</u> Market Economics has confirmed that the live zoning of Area 7 is not necessary to meet any demonstrated need for or shortfall of industrial land that has been identified in the Future Proof HBDCA or any modelling undertaken by Waipā District Council.
B.	That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they: - have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and - support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets. <u>Commentary:</u> - PC33 enables the industrial development of Area 7. The provisions of the Industrial Zone enable a variety of site sizes that are suitable for different types and scales of industrial activity. The ability to accommodate these types of activities will ensure that Area 7 contributes to a well-functioning urban environment. - As a result of PC33, the direct and indirect benefits associated with industrial development in Area 7 will be realised over time (consistent with the intent of PC17), including a competitive supply of industrial land as identified in Market Economics' review of PC33 (Page 16).
C.	That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B5, B6, B7, B8, B9, B10 and B11 of the strategy). <u>Commentary:</u> PC33 is considered to be consistent with the relevant principles and growth management directions of the Future Proof Strategy. Refer discussion in Sections 5 and 6 below.
D.	That the development has good accessibility for all people between housing, jobs, educational facilities, community services, natural spaces, and open spaces, including by way of public or active transport. <u>Commentary:</u> - Area 7 is accessible via road from Cambridge urban areas which provide housing and community services and the wider Waikato region via the Waikato Expressway. - The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks and vehicle movement. These guidelines will apply to Area 7. - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.

Criteria A	
E.	In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe. <u>Commentary:</u> The rezoning of Area 7 via PC33 will ensure greater opportunities are zone ready when the market dictates the need for more industrial land. The s.42a Report for PC33 recommends that activation provisions for Area 7 under PC33 are aligned with the existing timing framework set out in Appendix S1 to the Waipā District Plan. In this sense there is no advanced timeframe of development associated with PC33 beyond that which is already provided for through the operative District Plan. As such it is unnecessary for the applicant to demonstrate when development will occur.
F.	In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis. <u>Commentary:</u> Not applicable. Area 7 is indicated for future industrial use through its being Deferred Industrial Zone and inclusion with the C9 Industrial Growth Cell. No change of anticipated land use is proposed by PC33.
G.	That the development protects and provides for human health. <u>Commentary:</u> Subject to future development complying with existing and proposed Waipā District Plan provisions, it is considered that the rezoning of Area 7 via PC33 does not have the potential to compromise human health.
H.	That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis. <u>Commentary:</u> Not applicable. PC33 does not propose any housing / residential development.
I.	That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the sub-region. <u>Commentary:</u> ▪ Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. ▪ All development within the Hautapu Industrial Structure Plan area is required to be in general accordance with the Hautapu Structure Plan. The Hautapu Structure Plan specifically identifies certain physical works as “Items to Give Effect to the Structure Plan”. Development within Area 7 (which forms part of the Hautapu Industrial Structure Plan) will therefore be subject to the relevant requirements of the Hautapu Structure Plan. ▪ Development within Area 7 will contribute to necessary infrastructure through development contributions and / or physical works.
J.	That the development can be serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government to support other growth areas. <u>Commentary:</u> There are no infrastructure commitments which would be undermined by PC33.
K.	That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved. <u>Commentary:</u> Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at

Criteria A	
	full or partial cost to the developer. The requirement for a development agreement in Area 7 under Rule 7.4.2.36 will be utilised to ensure efficient use of public resources occurs.
L.	The compatibility of any proposed land use with adjacent land uses including planned land uses. <u>Commentary:</u> ▪ The PC33 land (Area 7) was identified for future industrial use as part of PC17. ▪ Area 7 is separated from rural activities to the north by the Mangaone Stream, and to the west by Peake Road. Area 7 borders Industrial Zone land to the south and east. ▪ The Industrial Zone section of the Waipā District Plan contains existing performance standards to address effects at the zone interface. In addition, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provide a Riparian Management Plan, the purpose of which is expressly stated to include “<i>assisting, over time, with screening industrial activities to the south from properties to the north</i>”. With these measures in place, it is considered that the rezoning of Area 7 to Industrial Zone will not be incompatible with adjacent land uses in the Rural Zone.
M.	That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network. <u>Commentary:</u> ▪ The Hautapu Industrial Structure Plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks and vehicle movement. These guidelines will apply to Area 7. ▪ The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
N.	That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment. <u>Commentary:</u> ▪ Under the operative Waipā District Plan, any activities within the Hautapu Industrial Structure Plan requiring an air discharge permit from the Waikato Regional Council require a resource consent as a restricted discretionary activity under Rule 7.4.1.3(f). This requirement is not proposed to be changed by PC33 and will also apply to Area 7. ▪ The Hautapu Strategic Industrial Node and has been signalled as needed to accommodate industrial growth into the future. The activation of Area 7 via PC33 and any associated emissions are already anticipated to occur from a strategic perspective. ▪ The three waters assessment provided by the applicant in support of PC33 included a flood hazard assessment. Council’s Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
O.	That the development avoids areas identified as wāhi toitū on Map 44. <u>Commentary:</u> ▪ WRPS Map 44 does not provide sufficient detail to determine if the Area 7 (PC33 land) is within the meaning of wāhi toitū. However it is noted that Area 7: – Is not a high risk flood zone. – Does not have instability risk. – Is not a significant natural area. – Does not comprise any wetlands. – Does not contain any heritage sites. – Is not DOC land or land subject to QEII Trust covenants. – Does not form part of an infrastructure corridor. – Does not contain any outstanding natural features. – Does not have any steep slopes.

Criteria A	
	- Does not contain and peat soils deeper than 3m or peat lakes. - The land is comprised of Class 1 soils. This applies to all of the industrial zoned land at Hautapu. The fact that the Aea 7 is zoned deferred industrial is sufficient to conclude that it is not wāhi toitū for the purpose of this criteria.
P.	During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as waahi toitiuu. Commentary: Not applicable: - PC33 is not a comprehensive district plan review. - Future Proof was last reviewed in 2024. The PC33 land is located within the Urban Limits of Cambridge.
Q.	That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development. Commentary: Not applicable. The PC33 land does not comprise moderate slopes, Class 2 or 3 soils, peat soils or peat lakes. As such the PC33 land is not taken to be wāhi toiora.

Criteria B	
A.	That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods. Commentary: Not applicable. Area 7 is identified within the Waipā District Plan as anticipated for activation by 31 March 2030 at the latest and forms part of the pre-2035 C9 Industrial Growth Cell. PC33 as proposed does not propose to bring forward development scheduled beyond the long term.
B.	That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved. Commentary: Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The requirement for a development agreement in Area 7 under Rule 7.4.2.36 will be utilised to ensure efficient use of public resources occurs.
C.	That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas. Commentary: The living zoning of Area 7 via PC33 will not adversely affect the function and vitality of existing rural settlements. Area 7 was identified for future industrial use when it was zoned Deferred Industrial Zone and included within the Hautapu Industrial Structure Plan Area as part of PC17. It is anticipated that the rezoning of Area 7 will assist the vitality of Cambridge by supporting economic activity and promoting additional employment opportunities.
D.	That the development would address an identified housing type/tenure/price point need. Commentary: Not applicable. PC33 relates to industrial development and no housing is proposed.

4. WRPS – Part 5: Appendix 11 – Development Principles

General development principles	
The general development principles for new development are:	
A.	Supporting existing urban areas in preferencing to creating new ones. <u>Commentary:</u> PC33 land is currently zoned deferred industrial. It is already located within the Urban Limits of Cambridge indicated by the Waipā District Plan.
B.	Occur in a manner that provides clear delineation between urban areas and rural areas. <u>Commentary:</u> Area 7 is bound by the Mangaone Stream to the north and Peake Road to the west. The urban-rural boundary is clearly delineated.
C.	Make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas. <u>Commentary:</u> While the PC33 land is greenfield land, it has already been identified for future urban use through its being Deferred Industrial Zone and included within the C9 Growth Cell.
D.	Not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated. <u>Commentary:</u> - PC33 will not compromise the effective operation and use of existing and planned infrastructure and will allow for future infrastructure needs. - Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. - All development within the Hautapu Industrial Structure Plan area is required to be in general accordance with the Hautapu Structure Plan. The Hautapu Structure Plan specifically identifies certain physical works as “Items to Give Effect to the Structure Plan”. Development within Area 7, which forms part of the Hautapu Industrial Structure Plan, will be subject to the relevant requirements of the Hautapu Structure Plan. - Development within Area 7 will contribute to necessary infrastructure through development contributions and / or physical works.
E.	Connect well with existing and planned development and infrastructure. <u>Commentary:</u> PC33 will ensure that Area 7 is able to connect with existing and planned infrastructure. See point (D) above.
F.	Identify water requirements necessary to support development and ensure the availability of the volumes required. <u>Commentary:</u> Council's Growth Team have confirmed that water modelling does not indicate any capacity issues with PC33.
G.	Be planned and designed to achieve the efficient use of water. <u>Commentary:</u> Efficient water use of future development of the PC33 land will be managed by Waipā District Plan provisions, the Building Code, and Regional Infrastructure Technical Specifications as applies to all other development in the wider Hautapu industrial area.
H.	Be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils. <u>Commentary:</u> The PC33 land is shown on Council's mapping as containing high class soils. However, it is located within a deferred industrial zone and is anticipated for future urban use.

	- PC33 is located within the Hautapu Industrial area, which contains the regionally significant industry of the Hautapu dairy manufacturing site. However, the PC33 site is separated from the Hautapu dairy manufacturing site by live Industrial Zone land and it is considered that the live-zoning of Area 7 would not result in any effects on the Hautapu dairy manufacturing site beyond those that could already occur under the operative Waipā District Plan. - Additionally, the PC33 land is not: - Located in proximity to any identified significant mineral resources or access routes; - Within an identified natural hazard area; - Within an energy transmission corridor; or. - Located in proximity to an identified likely renewable energy generation site or associated resources.
I.	Promote compact urban form, design and location to: - minimise energy and carbon use; - minimise the need for private motor vehicle use; - maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport; - encourage walking, cycling and multi-modal transport connections; and - maximise opportunities for people to live, work and play within their local area. <u>Commentary:</u> - PC33 enables industrial development in accordance with the built form anticipated and provided for in the existing Industrial Zone and Hautapu Structure Plan. The location of the Hautapu Industrial Node and nature of industrial land use frustrates the achievement of compact urban form. - The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to “<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will apply to Area 7. - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
J.	Maintain or enhance landscape values and provide for the protection of historic and cultural heritage. <u>Commentary:</u> Not applicable. There are no specific landscape values or recorded heritage and cultural sites identified as being associated with the PC33 land.
K.	Promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged. <u>Commentary:</u> The Riparian Management Plan required to be provided at time of first subdivision or development of land adjoining the Mangaone Stream under Proposed Rule 15.4.2.YY presents a means for ecological enhancement as an outcome of PC33.
L.	Maintain and enhance public access to and along the coastal marine area, lakes, and rivers. <u>Commentary:</u> The Riparian Management Plan required to be provided at time of first subdivision or development of land adjoining the Mangaone Stream must include any cycle and / or pedestrian paths (if proposed) in the riparian management area. There is therefore the potential for active transport accessibility to natural areas as an outcome of PC33.
M.	Avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD).

	<u>Commentary:</u> The PC33 application was supported by a three waters report. Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
N.	Adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate. <u>Commentary:</u> Sustainable design technologies are able to be adopted through engineering and building design. PC33 does not propose rules requiring the adoption of sustainable design technologies such as those listed.
O.	Not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure. <u>Commentary:</u> ▪ The PC33 land (Area 7) was identified for future industrial use as part of PC17. ▪ Area 7 is separated from rural activities to the north by the Mangaone Stream, and to the west by Peake Road. Area 7 borders Industrial Zone land to the south and east. ▪ The Industrial Zone section of the Waipā District Plan contains existing performance standards to address effects at the zone interface. In addition, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provide a Riparian Management Plan, the purpose of which is expressly stated to include “<i>assisting, over time, with screening industrial activities to the south from properties to the north</i>”. With these measures in place, it is considered that the rezoning of Area 7 to Industrial Zone will not be incompatible with adjacent land uses in the Rural Zone.
P.	Be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments. <u>Commentary:</u> ▪ Under the operative Waipā District Plan, any activities within the Hautapu Industrial Structure Plan requiring an air discharge permit from the Waikato Regional Council require a resource consent as a restricted discretionary activity under Rule 7.4.1.3(f). This requirement is not proposed to be changed by PC33 and will also apply to Area 7. ▪ The Hautapu Strategic Industrial Node and has been signalled as needed to accommodate industrial growth into the future. The activation of Area 7 via PC33 and any associated emissions are already anticipated to occur from a strategic perspective. ▪ The three waters assessment provided by the applicant in support of PC33 included a flood hazard assessment. Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
Q.	Consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered. <u>Commentary:</u> ▪ The applicant has engaged mana whenua in developing PC33. Proposed Rule 15.4.2.YY includes provision for mana whenua to be consulted and have input into the preparation of the Riparian Management Plan required to be provided as part of the first development or subdivision involving land adjoining the Mangaone Stream. ▪ Iwi authorities and mana whenua were directly informed of PC33 being publicly notified. ▪ No submissions from iwi authorities or mana whenua were received to PC33.
R.	Support the Vision and Strategy for the Waikato River in the Waikato River catchment. <u>Commentary:</u> ▪ PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7

	must also be set back a minimum of 20 metres from the stream under the proposed ruleset. ▪ PC33 also proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. ▪ Riparian and stormwater management associated with PC33 provides the means by which the effects of industrial development of Area 7 on the Mangaone Stream are managed. ▪ Only “dry” industrial activities (defined in the District Plan as “<i>any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)</i>”) are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
S.	Encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods). <u>Commentary:</u> PC33 does not include provisions encouraging waste minimisation such as through design and construction methods.
T.	Recognise and maintain or enhance ecosystem services. <u>Commentary:</u> The Riparian Management Plan required to be provided at time of first subdivision or development of land adjoining the Mangaone Stream under Proposed Rule 15.4.2.YY presents a means for ecological enhancement as an outcome of PC33.

FUTURE PROOF STRATEGY 2024

5. Future Proof (Out-of-Sequence) Criteria Assessment

Potential Development Scenarios (Future Proof Strategy Section B7)

Future Proof Strategy contains criteria to assist both local authorities in responding to development (including plan changes) that are out-of-sequence or unanticipated. These have also been embedded within the WRPS. Below sets out the four potential development scenarios and related criteria that could potentially apply to out-of-sequence or unanticipated development. In applying the criteria, unanticipated developments will also need to show how the development gives effect to Te Ture Whaimana

See below for analysis of PC33 against the potential development scenarios and relevant criteria:

Potential Development Scenarios	Relevant Criteria
<u>Scenario 1</u> Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but out of sequence. For example: bringing forward development as planned for in a strategic document/District Plan.	<u>Criteria A</u>
<u>Commentary:</u> While not specifically being identified as land within an Urban Enablement Area on Future Proof Map 43, the Area 7 land is within C9 Growth Cell which is inside the Cambridge Urban Limits and is sequenced for development by 31 March 2030 at the latest. Because of this Area 7 is taken to be within the intent Urban Enablement Area and is considered to represent a Scenario 1 out-of-sequence development. This is because PC33 proposes to activate development ahead of March 2030 as indicated by Appendix S1 of the Waipā District Plan.	
<u>Scenario 1a</u> Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but an out-of-sequence scenario that brings forward growth that is planned for 30+ years away into the short (0-3 years), medium (0-10 years) or long term (0-30 years).	<u>Criteria A & B</u>
<u>Commentary:</u> Not Applicable. PC33 land anticipated within Appendix S1 to the Waipā District Plan for activation by 31 March 2030 at the latest. PC33 therefore does not bring forward growth that is planned for 30+ years away. Scenario 1a does not apply to PC33.	
<u>Scenario 2</u> Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but unanticipated. For example: increasing density of planned development to add more development capacity, or changing another type of land use to residential land use.	<u>Criteria A</u>
<u>Commentary:</u> Not Applicable. PC33 represents the anticipated development within the urban limits of Cambridge. Scenario 2 does not apply to PC33.	
<u>Scenario 3</u> Development outside of an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria). This development could be continuous or non-contiguous with an Urban Enablement Area or Village Enablement Area. This type of development is considered unanticipated.	<u>Criteria A & B</u>
<u>Commentary:</u>	

Potential Development Scenarios	Relevant Criteria
Not Applicable. PC33 represents anticipated development within the urban limits of Cambridge. Scenario 3 does not apply to PC33 because the C9 growth cell is within an Urban Enablement Area (Cambridge).	

Assessment of PC33 against Potential Development Scenario Criteria A:

Criteria A	
<u>A.</u>	That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment, if they: • have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households; and/or • enable Māori to express their cultural traditions and norms; and/or • have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and • support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets. <u>Commentary:</u> ▪ PC33 as proposed is considered to contribute toward a well-functioning urban environment. ▪ This is because PC33 enables industrial development. The provisions of the Industrial Zone enable a variety of site sizes that are suitable for different types and scales of industrial activity. ▪ The ability to accommodate these types of activities will ensure that PC33 contributes to a well-functioning urban environment. ▪ As a result of PC33 the direct and indirect benefits associated with industrial development in Area 7 will be realised over time (consistent with the intent of PC17), including a competitive supply of industrial land as identified in Market Economics' review of PC33 (refer Page 16).
<u>B.</u>	That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B6, B7, B8, B9 and B11 of the Strategy) <u>Commentary:</u> ▪ Refer discussion in relation to guiding principles and growth management directives in Table B.2.6 below. ▪ PC33 is considered to be consistent with achievement of relevant principles and directives.
<u>C.</u>	That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport. <u>Commentary:</u> ▪ The PC33 land (Area 7) is accessible via road from Cambridge urban areas which provide housing and community services. ▪ The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area. ▪ The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks and vehicle movement. These guidelines will apply to Area 7. ▪ The Riparian Management Plan required by Proposed Rule 15.4.2.YY to be provided at time of first subdivision or development of land adjoining the Mangaone Stream must include any cycle and / or pedestrian paths (if proposed) in the riparian management area. There is therefore the potential for active transport accessibility to natural areas as an outcome of PC33.
<u>D.</u>	In cases where development is being brought forward (scenario 1 and 1A), whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe. <u>Commentary:</u> ▪ The rezoning of Area 7 via PC33 will ensure greater opportunities are zone-ready when the market dictates the need for more industrial land.

Criteria A	
	The s.42a Report for PC33 recommends that activation provisions for Area 7 under PC33 are aligned with the existing timing framework set out in Appendix S1 to the Waipā District Plan. In this sense there is no advanced timeframe of development associated with PC33 beyond that which is already provided for through the operative District Plan. As such it is unnecessary for the applicant to demonstrate when development will occur.
<u>E.</u>	In cases where the development is proposing to replace a planned land use with an unanticipated land use (scenario 2), whether it can be demonstrated that the proposal will not result in a short, medium or long-term shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis. <u>Commentary:</u> Not applicable. Area 7 is already identified for future industrial use through its deferred industrial zoning and inclusion with the C9 Industrial Growth Cell. No change of anticipated land use is proposed by PC33.
<u>F.</u>	That the development protects and provides for human health. <u>Commentary:</u> Subject to future development complying with Waipā District Plan provisions, it is considered that PC33 does not have the potential to compromise human health.
<u>G.</u>	That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis. <u>Commentary:</u> Not applicable. PC33 does not relate to residential / housing development.
<u>H.</u>	That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure in the sub-region. <u>Commentary:</u> - Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. - All development within the Hautapu Industrial Structure Plan area is required to be in general accordance with the Hautapu Structure Plan. The Hautapu Structure Plan specifically identifies certain physical works as “Items to Give Effect to the Structure Plan”. Development within Area 7, which forms part of the Hautapu Industrial Structure Plan, will be subject to the relevant requirements of the Hautapu Structure Plan. - Development within Area 7 will contribute to necessary infrastructure through development contributions and / or physical works. - Water supply and wastewater infrastructure is available to serve future development of Area 7. Necessary stormwater and transportation infrastructure will be determined and required through the resource consent and development agreement processes and in accordance with the existing and proposed District Plan provisions (including the existing Hautapu Structure Plan and Proposed Area 7 Structure Plan). - Existing / future infrastructure not considered to be compromised by PC33.
<u>I.</u>	That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including Waka Kotahi NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by local authorities or central government to support other growth areas. <u>Commentary:</u> There are no infrastructure commitments which would be undermined by PC33.
<u>J.</u>	That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved. <u>Commentary:</u> Area 7 will be subject to the existing District Plan Rule 7.4.2.36, which requires that no development within the Hautapu Industrial Structure Plan Area shall be approved until a development agreement is signed between Council and the developer. This development agreement must specify all those items of infrastructure that are required to be upgraded at full

Criteria A	
	or partial cost to the developer. The requirement for a development agreement in Area 7 under Rule 7.4.2.36 will be utilised to ensure efficient use of public resources occurs.
<u>K.</u>	The compatibility of any proposed land use with adjacent land uses including planned land uses. <u>Commentary:</u> ▪ The PC33 land (Area 7) was identified for future industrial use as part of PC17. ▪ Area 7 is separated from rural activities to the north by the Mangaone Stream, and to the west by Peake Road. Area 7 borders Industrial Zone land to the south and east. ▪ The Industrial Zone section of the Waipā District Plan contains existing performance standards to address effects at the zone interface. In addition, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provide a Riparian Management Plan, the purpose of which is expressly stated to include “<i>assisting, over time, with screening industrial activities to the south from properties to the north</i>”. With these measures in place, it is considered that the rezoning of Area 7 to Industrial Zone will not be incompatible with adjacent land uses in the Rural Zone.
<u>L.</u>	That the development would contribute to mode-shift that supports the medium and long term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network. <u>Commentary:</u> ▪ The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area. ▪ The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to “<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will apply to Area 7.
<u>M.</u>	That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment. <u>Commentary:</u> ▪ Under the operative Waipā District Plan, any activities within the Hautapu Industrial Structure Plan requiring an air discharge permit from the Waikato Regional Council require a resource consent as a restricted discretionary activity under Rule 7.4.1.3(f). This requirement is not proposed to be changed by PC33 and will also apply to Area 7. ▪ The Hautapu Strategic Industrial Node and has been signalled as needed to accommodate industrial growth into the future. The activation of Area 7 via PC33 and any associated emissions are already anticipated to occur from a strategic perspective. ▪ The three waters assessment provided by the applicant in support of PC33 included a flood hazard assessment. Council’s Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
<u>N.</u>	That the development avoids areas identified as waahi toitu. During a review of the Future Proof Strategy (including the development of a Future Development Strategy under the NPS-UD and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as waahi toitu. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short or medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as waahi toitu. <u>Commentary:</u> ▪ Although Future Proof Map 2 does not indicate the PC33 land as being wāhi toitū, the land is comprised of Class 1 soils and therefore is within the meaning of wāhi toitū. However, this applies to all of the Industrial Zone land at Hautapu. The fact that the PC33 land has

Criteria A	
	been zoned Deferred Industrial Zone and earmarked for future urban use through PC17 is sufficient to conclude that it is not wāhi toitū for the purpose of this criterion. - It is further noted that the PC33 land: - Is not a high risk flood zone - Does not have instability risk - Is not a significant natural area - Does not comprise any wetlands - Does not contain any heritage sites - Is not DOC land or land subject to QEII Trust covenants - Does not form part of an infrastructure corridor - Does not contain any outstanding natural features, - Does not have any steep slopes - Does not contain and peat soils deeper than 3m or peat lakes
<u>O.</u>	That a precautionary approach be taken when considering development on areas identified as waahi toiora, such that if the land is not needed in the short or medium term it should not be considered for urban development. <u>Commentary:</u> Not Applicable. The PC33 land does not comprise moderate slopes, Class 2 or 3 soils, peat soils or peat lakes. As such the PC33 land is not taken to be wāhi toiora.

Criteria B
<u>Commentary:</u> PC33 qualifies for consideration as Scenario 1 development. The provisions of Criteria B do not apply Scenario 1 development.

6. Future Proof Principles / Growth Management Directives Assessment

The following section addresses Future Proof Strategy guiding principles and growth management directives as set out in Sections B2, B3, B6, B7, B8, B9 and B11 of the Strategy.

Section B2 – Tāngata Whenua

Section B2 – Tāngata Whenua	
Guiding Principles (Section A3, Future Proof Strategy)	
1.1	Ensure that partnerships and collaborative arrangements are in place for effective strategy governance and implementation <u>Commentary:</u> The applicant has engaged mana whenua in developing PC33. Proposed Rule 15.4.2.YY includes provision for mana whenua to be consulted and have input into the preparation of the Riparian Management Plan required to be provided and implemented as part of the first development or subdivision involving land adjoining the Mangaone Stream.
2.8	Improve housing affordability, accessible housing and choice, including papakaainga <u>Commentary:</u> Not applicable. Residential development is not proposed as part of PC33.
3.1	Protect waahi toituu (places with enduring presence) from development in perpetuity, and only allow development on waahi toiora (places sensitive to development) with greatest care. <u>Commentary:</u> With the exception of Class 1 soils the PC33 land is not identified as wāhi toitū and is not within the meaning of wāhi toiora. Protection of Class 1 required because the PC33 land is identified through its deferred zoning for industrial development within the Hautapu Strategic Industrial Node.

Section B2 – Tāngata Whenua	
3.2	Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment. <u>Commentary:</u> The Riparian Management Plan (Proposed Rule 15.4.2.YY) to be provided at time of first subdivision or development of land adjoining the Mangaone Stream provides a means for natural environment enhancement as an outcome of PC33.
3.3	Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers <u>Commentary:</u> - PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - PC33 proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only "dry" industrial activities (defined in the District Plan as "<i>any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)</i>") are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
5.1	Ensure that the values, principles, aspirations, roles and responsibilities and the place of taangata whenua as a partner are reflected and incorporated into strategy governance and implementation. <u>Commentary:</u> - Mana whenua were engaged by the applicant in developing PC33 (see PC33 Application, Appendix 4). Proposed Rule 15.4.2.YY includes provision for mana whenua to be consulted and have input into the preparation of the Riparian Management Plan which is to be provided and implemented as part of the first development or subdivision involving land adjoining the Mangaone Stream. - Iwi authorities and mana whenua were directly informed of PC33 being publicly notified and no submissions from iwi or mana whenua were received to PC33.
5.2	Recognise the unique relationship that taangata whenua have with the whenua awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and other people in the sub-region. This includes, but is not limited to, the practice of kaitiakitanga. <u>Commentary:</u> Proposed Rule 15.4.2.YY includes provision for mana whenua to be consulted and have input into the preparation of the Riparian Management Plan which is required to be provided and implemented as part of the first development or subdivision involving land adjoining the Mangaone Stream.
5.3	Recognise mana whakahaere as the basis for engaging with taangata whenua. <u>Commentary:</u> Mana whenua were engaged by the applicant in developing PC33 (see PC33 Application, Appendix 4). Iwi authorities and mana whenua were directly informed of the public notification of PC33 and no submissions from iwi or mana whenua were received to PC33.
5.4	Ensure that development does not adversely affect a rohe environmentally, socially or culturally and that the strategy provides for iwi economic development aspirations. <u>Commentary:</u> Mana whenua (through engagement undertaken by the applicant and ability to be involved through the submission process) have not identified any specific adverse effects or other concerns arising from PC33.

Section B2 – Tāngata Whenua	
6.2	<u>Principle 6.2</u> Everything we gain, we keep – Ensure that planning for the future use of water maintains or improves water quality, reduces demand and promotes efficient use. <u>Commentary:</u> Future industrial development will draw water from reticulated supply. The on-site stormwater management will serve to improve water quality associated with the Mangaone Stream over and above that associated with traditional rural land use.
6.4	Apply a holistic, consistent and integrated approach to resource use (especially water) and land use development across the sub-region. <u>Commentary:</u> The Hautapu Industrial Node is recognised sub-regionally and is anticipated for industrial land use. Area 7 is within the Hautapu Industrial Structure Plan Area in the Waipā District Plan. Together these provide for integrated resource use across the district.
6.5	Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities. <u>Commentary:</u> - PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - PC33 proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only "dry" industrial activities (defined in the District Plan as "<i>any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)</i>") are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
Taangata Whenua Growth Management Directives	
2.1	Develop and maintain enduring, collaborative and mutually respectful relationships with all Future Proof partners to assist in achieving taangata whenua environmental, economic, social and cultural aspirations and in implementing Treaty settlements. <u>Commentary:</u> - Area 7 is part of the larger Hautapu Industrial Node which was established through a collaborative process through Future Proof which included tāngata whenua. - More directly, provisions relating to mana whenua consultation and input in preparing the future Riparian Management Plan for the Mangaone Stream represents development of a relationship that will assist in achieving cultural aspirations.
2.2	Restore and uphold maatauranga (Maaori knowledge) pertaining to the environment, including the inherent value of water as a taonga, and retention of historical roles of kaitiakitanga, mana whenua, and mana wai within their rohe. <u>Commentary:</u> PC33 proposes to include provision for mana whenua to be consulted and have input into the preparation of the future riparian management plan for the Mangaone Stream. This provides a means by which the development of Area 7 can uphold these values.
2.3	Maintain meaningful participation in planning and environmental management processes, taking into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). <u>Commentary:</u> Mana whenua were engaged by the applicant in developing PC33 (see PC33 Application, Appendix 4). Proposed Rule 15.4.2.YY includes provision for mana whenua to be consulted and have input into the preparation of the Riparian

Section B2 – Tāngata Whenua	
	Management Plan required to be provided and implemented as part of the first development or subdivision involving land adjoining the Mangaone Stream. ▪ Iwi authorities and mana whenua were directly informed of PC33 being publicly notified and no submissions from iwi or mana whenua were received to PC33. ▪ Overall, it is considered that the principles of the Treaty have been taken into account.
2.4	Recognise taangata whenua spatial priorities, including areas for the restoration and enhancement of the environment. <u>Commentary:</u> PC33 recognises tangata whenua spatial priorities with respect to the Mangaone Stream, where restoration and enhancement of the stream and its margins and will occur.
2.5	Collaborate to give effect to Te Ture Whaimana – the Vision and Strategy. <u>Commentary:</u> PC33 includes provision for mana whenua to be consulted on and have input into the development of a Riparian Management Plan for the Mangaone Stream, which ultimately feeds into the Waikato River.
2.6	Promote the importance of tikanga, reo, and other cultural taonga in urban growth and development, including through upholding cultural heritage and identity of areas that are traditional tribal lands. <u>Commentary:</u> Opportunity for promoting the importance of tikanga, reo, or other cultural taonga will occur through mana whenua consultation and input in the preparation of the Riparian Management Plan. No submission was received in relation to this matter.
2.7	Promote restoration of ecosystems that respond to historic landscapes and cultural narratives. <u>Commentary:</u> The enhancement of the Mangaone Stream and margins (including associated stormwater management devices) provides the means for ecosystem and habitat restoration as an outcome of PC33.
2.8	Protect waahi tapu including urupaa, cultural heritage sites, places and landscapes associated with traditional knowledge of taangata whenua. <u>Commentary:</u> The PC33 land does not contain any known cultural heritage sites. No submissions have been received that express concerns in relation to this matter.
2.9	Support economic growth of iwi assets, in a manner that respects and restores the natural environment, particularly the awa. <u>Commentary:</u> Not applicable. PC33 does not specifically concern the economic growth of iwi assets.
2.10	Support the development of sustainable housing, including affordable housing and papakainga, for economic, cultural and spiritual wellbeing. <u>Commentary:</u> Not Applicable. PC33 specifically relates to provision of industrial land for industrial development.
2.11	Support the development of marae as an important tool for community resilience and reconnection with ancestral land and economic development initiatives, including through affordable connectivity to infrastructure. <u>Commentary:</u> Not applicable. PC33 relates specifically to the provision of land for industrial development.
2.12	In decision-making, be cognisant that local authority boundaries do not reflect tribal rohe. <u>Commentary:</u> Mana whenua have been identified and engaged by the PC33 applicant in developing the plan change. Iwi authorities and mana whenua were directly informed of PC33 being publicly notified and no submissions from iwi or mana whenua were received to PC33.
2.13	Support iwi-led social, cultural and economic development initiatives designed to support iwi/ hapuu members living outside of their rohe. <u>Commentary:</u>

Section B2 – Tāngata Whenua	
	Not applicable. PC33 does not relate to any iwi-led social, cultural, and economic development initiatives such as those identified above.

Section B3 – Wāhi Toitū and Wāhi Toiora

Section B3 – Wāhi Toitū and Wāhi Toiora	
Guiding Principles (Section A3, Future Proof Strategy)	
Principle 3.1	Protect waahi toitu (places with enduring presence) from development in perpetuity, and only allow development on waahi toiora (places sensitive to development) with greatest care.
Commentary:	- Although Future Proof Map 2 does not indicate the PC33 land as being wāhi toitū, the land is comprised of Class 1 soils and therefore is within the meaning of wāhi toitū. However, this applies to all of the Industrial Zone land at Hautapu. The fact that the PC33 land has been zoned Deferred Industrial Zone and earmarked for future urban use through PC17 is sufficient to conclude that it is not wāhi toitū for the purpose of this criterion. In this instance the loss of these soils to industrial use is anticipated by the Waipā District Plan and is therefore an acceptable consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment. - It is further noted that the PC33 land: - Is not a high risk flood zone - Does not have instability risk - Is not a significant natural area - Does not comprise any wetlands - Does not contain any heritage sites - Is not DOC land or land subject to QEII Trust covenants - Does not form part of an infrastructure corridor - Does not contain any outstanding natural features, - Does not have any steep slopes - Does not contain and peat soils deeper than 3m or peat lakes - The PC33 land does not comprise moderate slopes, Class 2 or 3 soils, peat soils or peat lakes. As such the PC33 land is not taken to be wāhi toiora.
Principle 3.2	Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.
Commentary:	The Riparian Management Plan (Proposed Rule 15.4.2.YY) to be provided at time of first subdivision or development of land adjoining the Mangaone Stream provides a means for ecological enhancement as an outcome of PC33.
Principle 3.3	Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers
Commentary:	- PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - PC33 also proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only "dry" industrial activities (defined in the District Plan as <i>"any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)"</i>) are

Section B3 – Wāhi Toitū and Wāhi Toiora
permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
<u>Principle 6.1</u> Protect highly productive land for highly productive farming through the provision of limited rural lifestyle development around existing towns and villages and encouraging a more compact urban footprint <u>Commentary:</u> The loss of productive potential of soils is a necessary consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment. In this instance the loss of productive potential of soils is already anticipated by the Waipā District Plan through the Deferred Industrial Zoning of the subject land under PC17. <u>Principle 6.5</u> Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities. <u>Commentary:</u> ▪ PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. ▪ PC33 also proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. ▪ Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. ▪ Only “dry” industrial activities (defined in the District Plan as “<i>any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)</i>”) are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
Growth Management Directives
<u>Directive 3.1</u> Identifying and planning future growth areas to ensure that they avoid waahi toitu areas. <u>Directive 3.2</u> Protecting existing waahi toitu areas from urban development. <u>Directive 3.3</u> Taking a precautionary approach to developing on areas identified as waahi toiora. <u>Commentary:</u> Regarding Directives 3.1 – 3.3 above: ▪ Although Future Proof Map 2 does not indicate the PC33 land as being wāhi toitū, the land is comprised of Class 1 soils and therefore is within the meaning of wāhi toitū. However, this applies to all of the Industrial Zone land at Hautapu. The fact that the PC33 land has been zoned Deferred Industrial Zone and earmarked for future urban use through PC17 is sufficient to conclude that it is not wāhi toitū for the purpose of this criterion. In this instance the loss of these soils to industrial use is anticipated by the Waipā District Plan and is therefore an acceptable consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment. ▪ It is further noted that the PC33 land: – Is not a high risk flood zone – Does not have instability risk – Is not a significant natural area – Does not comprise any wetlands – Does not contain any heritage sites – Is not DOC land or land subject to QEII Trust covenants – Does not form part of an infrastructure corridor – Does not contain any outstanding natural features, – Does not have any steep slopes

Section B3 – Wāhi Toitū and Wāhi Toiora
– Does not contain and peat soils deeper than 3m or peat lakes
<u>Directive 3.4</u> Avoiding areas which are, in the foreseeable future, either infeasible or undesirable for urban development
<u>Commentary:</u> The Mangaone Stream and its margins are undesirable for industrial development. These areas are avoided through building setback and riparian management plan provisions proposed by PC33.
<u>Directive 3.5</u> Safeguarding culturally important sites and enhancing their values.
<u>Commentary:</u> No known cultural sites are identified as being within the PC33 land. Safeguarding of the Mangaone Stream is achieved through building setback and riparian management provisions.

Section B6 – Transport

Section B6 – Transport
Guiding Principles (Section A3, Future Proof Strategy)
<u>Principle 2.2</u> Establish and maintain linkages between the Future Proof sub-region, the wider Waikato Region, the upper North Island and New Zealand, including planning in an integrated way.
<u>Commentary:</u> Local and regional linkages are in place. The PC33 land is part of the Hautapu Strategic Industrial Node which is accessed principally from an existing interchange with the Waikato Expressway via Victoria and Hautapu Road. Established road links also provide connectivity to Cambridge.
<u>Principle 2.5</u> Promote increased densities in new residential development and more intensive redevelopment of existing urban areas.
<u>Commentary:</u> Not Applicable. PC33 does not involve residential land use or intensification objectives.
<u>Principle 2.6</u> Shape and guide development towards existing urban settlements and nodes, and ensure that rural-residential development occurs in a sustainable way to avoid unnecessary sprawl.
<u>Commentary:</u> Area 7 is within the Hautapu Strategic Industrial Node, the C9 Industrial Growth Cell, and the Cambridge Urban Limits. It was identified for future urban (industrial) use through PC17.
<u>Principle 2.9</u> Improve access to housing, employment, education, health care services, other services and amenities
<u>Commentary:</u> Development of PC33 land will ultimately result in access to the Hautapu area as a whole being improved through upgrading of the network as envisaged by the Hautapu Structure Plan.
<u>Principle 2.10</u> Enable well-functioning and quality urban environments based around transit-oriented development, active travel infrastructure and connected centres.
<u>Commentary:</u> ▪ The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, the activation of the PC33 land, in conjunction with the wider ongoing development of the Hautapu area, will assist in generating demand and feasibility for public transport and will assist in the creation of a well-functioning urban environment. ▪ The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks and vehicle movement. These guidelines will apply to Area 7.
<u>Principle 2.11</u> Support managed growth through investments and initiatives that are responsive and timely.
<u>Commentary:</u> The development of Area 7 is dependent on road upgrades being in place as set out in the Hautapu Industrial Structure Plan and Proposed Area 7 Structure Plan. Subject to these structure plan

Section B6 – Transport
elements applying to Area 6 and the PC33 land, transport infrastructure requirements will occur in response to the effects of specific subdivision and development proposals and development agreements that may be entered into.
<u>Principle 4.1</u> Ensure that investment and staging of infrastructure supports the Future Proof growth management strategy.
<u>Commentary:</u> Required investment and staging of transport infrastructure will be captured through the resource consent and development agreement process and in accordance with the requirements of existing and proposed rules (including the Hautapu Structure Plan and Proposed Area 7 Structure Plan).
<u>Principle 4.2</u> Encourage development in established settlements to support the efficient use of existing infrastructure and resources, including public transport active travel modes
<u>Commentary:</u> Area 7 is within the Hautapu Strategic Industrial Node, the C9 Industrial Growth Cell, and the Cambridge Urban Limits.
<u>Principle 4.3</u> Protect existing and future infrastructure and transport corridors, as shown on Map 5 or as set out in any partner-endorsed One Network Framework Plans, from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation.
<u>Commentary:</u> The Waikato Expressway and SH1B (Victoria Road) are identified in Map 5. Subject to road upgrade provisions it is considered that activation of Area 7 will not constrain or compromise the efficiency of these strategic road networks. No submission was received to PC33 from Waka Kotahi New Zealand Transport Agency, being the relevant road controlling authority for these roads.
<u>Principle 4.4</u> Ensure that planning is integrated with partner endorsed infrastructure plans, investment plans and strategic transport plans
<u>Commentary:</u> Development agreements will ensure that transport upgrades associated with Area 7 are undertaken in conjunction with strategic planning.
<u>Principle 5.3</u> Recognise mana whakahaere as the basis for engaging with taangata whenua.
<u>Commentary:</u> Mana whenua were engaged by the applicant in developing PC33 (see PC33 Application, Appendix 4). Iwi authorities and mana whenua were directly informed of the public notification of PC33 and no submissions from iwi or mana whenua were received to PC33.
Growth Management Directives
<u>Directive 6.1</u> Require developments to contribute to local and national emission reduction targets, including by reducing reliance on cars and supporting people to walk, cycle and use public transport.
<u>Commentary:</u> ▪ The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area. ▪ The existing Hautapu Structure Plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to “<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will also apply to Area 7.
<u>Directive 6.2</u> Optimise the use of existing transport infrastructure via efficient and shared use of available road space and by aligning land use and intensification.
<u>Commentary:</u> The extension of the roading network within Area 7 is necessary to facilitate its development and this has been indicated on the Proposed Area 7 Structure Plan. Development within Area 7 will not be able to occur until the road through Area 6 (“Road 4” on the existing Hautapu Structure Plan) is

Section B6 – Transport
constructed and vested in Council. This is an outcome already secured through the approved subdivision consent for Area 6 and is reinforced through PC33 via Proposed Rule 15.4.2.WWW, which requires the first subdivision of Area 6 for industrial purposes to vest in Council the entire length of Road 4.
Directive 6.3 Continued development of rapid and frequent public transport networks assists in offering a viable and attractive alternative mode choice. Strategic transport corridors in the future network will need to be managed and protected to ensure that their long term transport function is not undermined.
Commentary: - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area. - The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks, which aim to “<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will also apply to Area 7.
Directive 6.4 Plan and protect freight network operations and inter-regional corridors. This includes maintaining high levels of service for national corridors and ensuring that these routes are not undermined.
Commentary: Activation of Area 7 will not undermine the level of service associated with the Waikato Expressway or State Highway 1B. No submission was received to PC33 from Waka Kotahi New Zealand Transport Agency, being the relevant road controlling authority for these roads.
Directive 6.5 Connect places effectively and with low carbon options, linking major growth centres by public transport and active modes.
Commentary: - The Hautapu Structure plan contains design guidelines that future development must be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to facilitate “<i>safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will apply to Area 7. - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
Directive 6.6 Plan, design and adapt neighbourhoods to create 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.
Commentary: It is considered that the structure plan provisions in combination with existing and proposed plan rules through PC33 will result in the continued creation of a well-functioning industrial neighbourhood.

Section B7 – Current and Future Growth Areas

Section B7 – Current and Future Growth Areas
Growth Management Directives
Directive 7.1 Support compact urban development across the sub-region, focused within the key urban enablement areas set out in Table 6 and the Future Proof current and future urban areas Map 6, providing for well-functioning urban environments and enhancing competitive land markets through a range of development opportunities
Commentary: Area 7 is not within an Urban Enablement Area identified on Future Proof Map 6. However, Area 7 is within the Hautapu Strategic Industrial Node, the C9 Industrial Growth Cell, and the

Section B7 – Current and Future Growth Areas	
Cambridge Urban Limits. Area 7 is an existing urban area and an area where urban development is supported by Future Proof. ▪ PC33 enables the industrial development of Area 7. The provisions of the Industrial Zone enable a variety of site sizes that are suitable for different types and scales of industrial activity. The ability to accommodate these types of activities will ensure that Area 7 contributes to a well-functioning urban environment. ▪ As a result of PC33 the direct and indirect benefits associated with industrial development in Area 7 will be realised over time (consistent with the intent of PC17), including a competitive supply of industrial land as identified in Market Economics' review of PC33 (Page 16). ▪ It is considered that structure plan elements in combination with existing and proposed rules resulting from PC33 will assist in the creation of a well-functioning industrial environment.	
<u>Directive 7.2</u>	Support existing urban and village areas in preference to creating new ones.
<u>Commentary:</u>	The PC33 land is within of an existing urban area (Cambridge Urban Limits, Hautapu Industrial Strategic Node, and C9 Growth Cell).
<u>Directive 7.3</u>	Focus on compact urban form and increased densities enabled in a way that accommodates long-term growth and provides high quality social, cultural, economic and environmental outcomes.
<u>Commentary</u>	▪ The development of Area 7 and the Hautapu Industrial area a whole has the potential to general high quality economic and environmental outcomes. ▪ Compact urban form and increased densities are not a particular focus of industrial areas.
<u>Directive 7.4</u>	Use defined urban enablement areas to encourage a more compact urban form, to integrate land-use with infrastructure and to send clear signals to the community about the preferred settlement pattern and the scale and extent of urban development.
<u>Commentary:</u>	▪ Area 7 is within an existing urban area (Cambridge Urban Limits, Hautapu Industrial Strategic Node, and C9 Growth Cell). ▪ PC33 will integrate land use / development with infrastructure provision. ▪ The future development of the Area 7 for industrial purposes is clearly signalled by its existing Deferred Industrial Zoning and the provisions in Appendix S1 of the Waipā District Plan relating to the C9 Growth Cell. ▪ Compact urban form and increased densities are not a particular focus of industrial areas.
<u>Directive 7.5</u>	Enable low levels of growth within village enablement areas in accordance with district-level land use planning. No additional growth is planned for in other villages beyond what is already identified in district-level land use plans.
<u>Commentary:</u>	Not Applicable. PC33 land not located within a village enablement area.
<u>Directive 7.6</u>	Strictly limited growth in non-urban areas around the Hamilton periphery.
<u>Commentary:</u>	Not Applicable. PC33 is located in an urban area and not near the Hamilton periphery.
<u>Directive 7.7</u>	All growth areas at scale are connected to and supported by rapid and frequent public transport networks, as well as effective road and active mode connections.
<u>Commentary:</u>	▪ The development of Area 7 will be subject to road infrastructure being in place as set out in the existing plan provisions (including the Hautapu Industrial Structure Plan) and provisions proposed through PC33 (including Proposed Rule 15.4.2.WW and the Proposed Area 7 Structure Plan). ▪ The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks and vehicle movement. These guidelines will apply to Area 7. The urban environment associated with the Hautapu Industrial Node does not have any existing public

Section B7 – Current and Future Growth Areas
transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
<u>Directive 7.8</u> Meet the diverse needs of residents of the sub-region through a range of housing types and price points, and safe and inclusive urban design.
<u>Commentary:</u> Not Applicable. Residential development is not proposed through PC33.
<u>Directive 7.9</u> Build upon and strengthen local characteristics to create a sense of place.
<u>Commentary:</u> PC33 land is subject to specific design and requirements associated with the Hautapu Structure Plan and future development will reflect the emerging characteristics and sense of place associated with this area.
<u>Directive 7.10</u> Provide local employment and educational opportunities, access to green space and community facilities alongside housing, and enable high-density development around access to these opportunities.
<u>Commentary:</u> PC33 will assist in the provision of employment opportunities which in turn will enhance the growth and development of Cambridge residential areas.
<u>Directive 7.11</u> Integrate land use, funding and infrastructure through tools such as structure planning.
<u>Commentary:</u> Existing Hautapu Structure Plan and Proposed Area 7 Structure Plan, in conjunction with the existing and proposed district plan ruleset, sets out how development is proposed to be integrated with infrastructure provision.
<u>Directive 7.12</u> Development is planned in a way that minimises land use conflicts, including avoiding or minimising potential for reverse sensitivity issues.
<u>Commentary:</u> ▪ Potential land use conflict / reverse sensitivity could arise in relation to existing rural properties adjacent to Area 7. ▪ Area 7 is separated from rural activities to the north by the Mangaone Stream, and to the west by Peake Road. Area 7 borders Industrial Zone land to the south and east. ▪ The Industrial Zone section of the Waipā District Plan contains existing performance standards to address effects at the zone interface. In addition, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provide a Riparian Management Plan, the purpose of which is expressly stated to include “<i>assisting, over time, with screening industrial activities to the south from properties to the north</i>”. With these measures in place, it is considered that the rezoning of Area 7 to Industrial Zone will not result in land use conflicts / reverse sensitivity issues.
<u>Directive 7.13</u> Ensure that development in urban areas is reticulated for water and wastewater, where appropriate.
<u>Commentary:</u> The PC33 land will be reticulated to public water supply and wastewater services.
<u>Directive 7.14</u> Minimise the impact of development on or near the boundary with another territorial authority where this development places additional pressure on infrastructure and services provided by the neighbouring territorial authority
<u>Commentary:</u> Not Applicable. The Hautapu Industrial Area is not in close proximity to another territorial authority. No infrastructure or services are provided to the Hautapu Area by neighbouring territorial authorities.

Section B8 – Growing a Prosperous Economy

Section B8 – Growing a Prosperous Economy
Guiding Principles (Section A3, Future Proof Strategy)
Principle 2.1

Section B8 – Growing a Prosperous Economy
Support and promote the Hamilton Auckland Corridor as a nationally significant corridor to protect and grow.
<u>Commentary:</u> Not Applicable. PC33 land is located outside the Hamilton-Auckland Corridor.
<u>Principle 2.2</u> Establish and maintain linkages between the Future Proof sub-region, the wider Waikato Region, the upper North Island and New Zealand, including planning in an integrated way.
<u>Commentary:</u> Activation of Area 7 will provide more plan-enabled industrial land at the Hautapu Strategic Industrial Node, which is well-linked across the sub-region as well as to the upper North Island via the Waikato Expressway.
<u>Principle 2.3</u> Maintain and enhance two anchor cities - Hamilton central city as the primary commercial, civic and social centre of the Future Proof area and Auckland city as the primary northern centre.
<u>Commentary:</u> Activation of PC33 land will not impact on the primacy of Hamilton as the predominant urban centre in the Future Proof area and Waikato Region.
<u>Principle 2.4</u> Ensure the sub-region's towns and villages retain their individual and distinct identities with thriving town centres that support people to live, work, play, invest and visit
<u>Commentary:</u> Activation of PC33 land provides more opportunity for business development and employment creation in Cambridge. This in turn will serve to increase demand for people to live, work and play in Cambridge, enhancing residential development in existing urban areas and identified future growth cells.
<u>Principle 2.7</u> Ensure commercial and industrial development is located in key growth areas and that it is not located where it undermines the areas of influence of established centres
<u>Commentary:</u> PC33 land is located within the C9 Industrial Growth Cell which forms part of the Hautapu Strategic Industrial Node. No impact on the influence of established centres arises from the activation of Area 7.
<u>Principle 2.9</u> Improve access to housing, employment, education, health care services, other services and amenities.
<u>Commentary:</u> Activation of PC33 land will improve access to employment for people living in Cambridge.
<u>Principle 2.10</u> Enable well-functioning and quality urban environments based around transit-oriented development, active travel infrastructure and connected centres.
<u>Commentary:</u> - Area 7 is accessible by road to the nearby urban centre of Cambridge. - The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to "<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>" and provide "<i>good quality walking and cycling facilities within the industrial area</i>". These guidelines will also apply to Area 7. - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
<u>Principle 2.11</u> Support managed growth through investments and initiatives that are responsive and timely.
<u>Commentary:</u> Activation of PC33 land increases the industrial rating base and enables collection of development contributions. This will support Council to manage growth and infrastructure investment in the Hautapu industrial area.
<u>Principle 4.4</u>

Section B8 – Growing a Prosperous Economy
Ensure that planning is integrated with partner endorsed infrastructure plans, investment plans and strategic transport plans
<u>Commentary:</u> The resource consent process in combination with development agreements will ensure that appropriate infrastructure is in place to accommodate demands of development arising from activation of the PC33 land.
Growth Management Directives
<u>Directive 8.1</u> Concentrate jobs and services in urban areas accessible by rapid and frequent public transport networks to provide greater choice and accessibility to opportunities, amenities and facilities.
<u>Commentary:</u> The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
<u>Directive 8.2</u> Promote an urban form that can be more easily accessed by a variety of modes of transport, including walking, cycling and frequent and rapid public transport options.
<u>Commentary:</u> - The Hautapu Structure plan contains design guidelines that future development is to be designed to be in general accordance with. This includes objectives and guidelines for pedestrian and cycle networks to “<i>facilitate safe and easy access for pedestrians to, from, and within the industrial area</i>” and provide “<i>good quality walking and cycling facilities within the industrial area</i>”. These guidelines will also apply to Area 7. - The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is largely oriented toward private motor vehicles. However, PC33 will assist in generating demand and feasibility for public transport to the Hautapu area.
<u>Directive 8.3</u> Implement the hierarchy of major commercial centres as identified in table 1 above.
<u>Commentary:</u> Not Applicable. No commercial centre proposed as part of PC33.
<u>Directive 8.4</u> Support existing commercial centres.
<u>Commentary:</u> Not Applicable. PC33 land and associated industrial development is not necessary to support existing commercial centres.
<u>Directive 8.5</u> Ensure existing and new centres have a high- quality public realm to attract investment and capture agglomeration benefits
<u>Commentary:</u> Not Applicable. PC33 does not propose any new centre.
<u>Directive 8.6</u> Meet the needs of residential and employment growth through higher density development and land use in centres.
<u>Commentary:</u> Not Applicable. PC33 provides for industrial employment growth but does not enable consideration of high-density development or land use in centres.
<u>Directive 8.7</u> Ensure new commercial centres are only developed where they are needed to support new growth areas and meet local needs and are connected to and supported by public transport networks.
<u>Commentary:</u> Not Applicable. No new commercial centre proposed.
<u>Directive 8.8</u> Recognise, maintain and enhance the Hamilton central city as the primary commercial, civic and social centre of the Future Proof sub-region.
<u>Commentary:</u> Not Applicable. PC33 does not affect Hamilton central city as the primary commercial, civic, and social centre of the Future Proof subregion.

Section B8 – Growing a Prosperous Economy	
<u>Directive 8.9</u>	Manage development within areas outside the Hamilton central city to avoid adverse effects on the function, vitality or amenity of the Hamilton central city.
<u>Commentary:</u>	Not Applicable. PC33 does not affect the function, vitality or amenity of central Hamilton.
<u>Directive 8.10</u>	Recognise, maintain and enhance the function of sub-regional commercial centres.
<u>Commentary:</u>	Not Applicable. No new sub-regional centre proposed, and no existing sub-regional centre impacted through PC33.
<u>Directive 8.11</u>	Strengthen connections between business services and industries within the metro economic corridor to support the efficient movement of people, goods and services to and through the area.
<u>Commentary:</u>	The PC33 area is within the Hautapu Strategic Industrial Node in close proximity to the Waikato Expressway and to Cambridge. Business connections and efficient movement of goods and services are enhanced by future industrial development of this area.
<u>Directive 8.12</u>	Promote and support the ongoing intensification of jobs, education and economic activity along the metro economic corridor
<u>Commentary:</u>	Activation of Area 7 via PC33 enhances the intensification of employment and economic activity within the Future Proof sub-region.
<u>Directive 8.13</u>	Ensure an adequate supply of future business land occurs in agreed locations to meet long-term needs in a responsive and timely manner, only in areas agreed in the Future Proof Strategy.
<u>Commentary:</u>	- Area 7 is within the Hautapu Strategic Industrial Node. - Live zoning of Area 7 assists in ensuring the availability of industrial land to meet market needs in a responsive manner. Through PC17, Appendix S1 to the operative Waipā District Plan (Future Growth Cells) anticipates that Area 7 is activated by 31 March 2030 at the latest and potentially sooner depending on the development of Area 6. Market Economics' review of PC33 has confirmed that replication of this existing Appendix S1 sequencing framework within the provisions of PC33 (as recommended by the s.42a report) would result in both "<i>certainty for the market and an orderly approach to land release</i>" (Market Economics Plan Change 33 Submission Review and Economic Advice, 15 September 2025, Page 10).
<u>Directive 8.14</u>	Ensure business land release is co-ordinated with infrastructure provision in the partner councils' long term plans and 30-year infrastructure plans.
<u>Commentary:</u>	Water supply and wastewater infrastructure is available to serve future development of the PC33 land. Stormwater and transportation infrastructure will be required and determined through the resource consent and development agreement processes in accordance with the existing Hautapu Structure Plan and Proposed Area 7 Structure Plan.
<u>Directive 8.15</u>	Locate future industrial land in suitable areas to avoid sensitivity issues and maximise efficient use of existing and planned infrastructure.
<u>Commentary:</u>	Not Applicable. The PC33 land through its deferred industrial zoning is already earmarked for industrial uses.
<u>Directive 8.16</u>	Maintain and protect industrially zoned land for industrial activities.
<u>Commentary:</u>	The PC33 land has been earmarked for industrial activities. It forms part of the C9 Industrial Growth Cell, the Hautapu Industrial Node, and is currently Deferred Industrial Zone.
<u>Directive 8.17</u>	

Section B8 – Growing a Prosperous Economy
Develop partnerships to ensure joined-up cross-boundary planning with Auckland and the Bay of Plenty.
<u>Commentary:</u> Not Applicable. PC33 does not necessitate cross-boundary planning partnerships.
<u>Directive 8.18</u> Development is planned in a way that minimises land use conflicts, including minimising potential for reverse sensitivity issues.
<u>Commentary:</u> - Area 7 is separated from rural activities to the north by the Mangaone Stream, and to the west by Peake Road. Area 7 borders Industrial Zone land to the south and east. - The Industrial Zone section of the Waipā District Plan contains existing performance standards to address effects at the zone interface. In addition, the proposed PC33 provisions include a requirement that the first subdivision or development involving land adjoining the Mangaone Stream provide a Riparian Management Plan, the purpose of which is expressly stated to include <i>“assisting, over time, with screening industrial activities to the south from properties to the north”</i>. With these measures in place, it is considered that the rezoning of Area 7 to Industrial Zone will not be incompatible with adjacent land uses in the Rural Zone.
<u>Directive 8.19</u> Support and provide opportunities for the rural economy including horticulture.
<u>Commentary:</u> Not Applicable. PC33 relates specifically to enabling industrial land use activities.

Section B11 – Three Waters and Other Infrastructure

Section B11 – Three Waters and Other Infrastructure
Guiding Principles (Section A3, Future Proof Strategy)
<u>Principle 2.11</u> Support managed growth through investments and initiatives that are responsive and timely.
<u>Commentary:</u> Live zoning of the PC33 land increases the industrial rating base and enables collection of development contributions. This will enable Council to manage growth and infrastructure investment in the Hautapu area and will assist in the creation of a well-functioning urban environment across the industrial node as a whole.
<u>Principle 3.2</u> Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.
<u>Commentary:</u> The Riparian Management Plan (Proposed Rule 15.4.2.YY) to be provided at time of first subdivision or development of land adjoining the Mangaone Stream provides a means for ecological enhancement as an outcome of PC33.
<u>Principle 3.3</u> Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers
<u>Commentary:</u> - PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - PC33 also proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council’s Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Riparian and stormwater management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only “dry” industrial activities (defined in the District Plan as <i>“any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)”</i>) are

Section B11 – Three Waters and Other Infrastructure
permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7
<u>Principle 4.1</u> Ensure that investment and staging of infrastructure supports the Future Proof growth management strategy
<u>Commentary:</u> The resource consent process in combination with development agreements will ensure that appropriate infrastructure is in place to accommodate demands of development arising from activation of the PC33 land.
<u>Principle 4.2</u> Encourage development in established settlements to support the efficient use of existing infrastructure and resources, including public transport active travel modes
<u>Commentary:</u> PC33 land is within the Hautapu Strategic Industrial Node, the C9 Growth Cell, and the Cambridge Urban Limits.
<u>Principle 4.4</u> Ensure that planning is integrated with Partner endorsed infrastructure plans, investment plans and strategic transport plans
<u>Commentary:</u> The Hautapu Industrial Structure Plan and Proposed Area 7 Structure Plan outlines the infrastructure requirements necessary to enable future urban development of Area 7. The resource consent process in combination with development agreements will ensure that appropriate infrastructure is in place to accommodate demands of development arising from activation of the PC33 area.
<u>Principle 5.1</u> Ensure that the values, principles, aspirations, roles and responsibilities and the place of taangata whenua as a partner are reflected and incorporated into strategy governance and implementation
<u>Commentary:</u> It is considered that the values, principles, aspirations, roles and responsibilities and the place of tāngata whenua as a partner are reflected and incorporated into PC33. Refer discussion under B2.
<u>Principle 5.2</u> Recognise the unique relationship that taangata whenua have with the whenua awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and other people in the sub-region. This includes, but is not limited to, the practice of kaitiakitanga.
<u>Commentary:</u> The applicant has engaged mana whenua in developing PC33 and the proposed provisions include provision for mana whenua to be consulted and have input into the preparation of the riparian management plan for the Area 7 side of the Mangaone Stream. No submissions have been lodged that express concerns in relation to this matter.
<u>Principle 5.4</u> Ensure that development does not adversely affect a rohe environmentally, socially or culturally and that the strategy provides for iwi economic development aspirations.
<u>Commentary:</u> Mana whenua (through engagement undertaken by the applicant and ability to be involved through the submission process) have not identified any specific adverse effects or on the rohe arising from PC33 and future industrial development that may occur.
<u>Principle 6.2</u> Everything we gain, we keep – Ensure that planning for the future use of water maintains or improves water quality, reduces demand and promotes efficient use.
<u>Commentary:</u> - Future industrial development will draw water from reticulated supply. - The PC33 applicant provided a three waters report to support the plan change. Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
<u>Principle 6.4</u>

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Apply a holistic, consistent and integrated approach to resource use (especially water) and land use development across the sub-region
<u>Commentary:</u> Any existing or future district wide approach to resource and water use associated will apply to PC33 land and future industrial development.
<u>Principle 6.5</u> Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities.
<u>Commentary:</u> - PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - PC33 also proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only "dry" industrial activities (defined in the District Plan as <i>"any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)"</i>) are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
Growth Management Directives
<u>Directive 11.1</u> Collaborate to give effect to Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River
<u>Directive 11.2</u> Promote the concept of physical, ecological and spiritual betterment of the Waikato River where three waters activities and/or infrastructure is proposed.
<u>Commentary:</u> Regarding Directives 11.1 – 11.2 above: - PC33 includes provision of a riparian management plan for the Area 7 side of the Mangaone Stream, which ultimately feeds into the Waikato River. Buildings in Area 7 must also be set back a minimum of 20 metres from the stream under the proposed ruleset. - The applicant has engaged mana whenua in developing PC33 and the proposed provisions include provision for mana whenua to be consulted and have input into the riparian management plan for the Area 7 side of the Mangaone Stream. - PC33 proposes on-site stormwater management within constructed basins (as shown on the structure plan). Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage. - Stormwater and riparian management associated with PC33 provides the means by which the effects industrial development of Area 7 on the Mangaone Stream are managed. - Only "dry" industrial activities (defined in the District Plan as <i>"any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater)"</i>) are permitted in the Hautapu Industrial Structure Plan Area under existing District Plan Rule 7.4.1.1(w). This would also apply to Area 7.
<u>Directive 11.3</u> Application of water sensitive urban design principles that support and enable population growth and deliver positive environmental and cultural outcomes by taking account of three waters infrastructure investment and operational requirements in assessing and planning development
<u>Commentary:</u>

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Water sensitive techniques and design principles as set out in the Regional Infrastructure Technical Specifications will assist in delivering positive outcomes in relation to the provision of three waters infrastructure and in particular stormwater management devices and methodology.
<u>Directive 11.4</u> Ensure environmentally integrated and water sensitive planning and design principles to support resilience, ecological and social outcomes are considered at all scales
<u>Directive 11.5</u> Seek responsive solutions that lead to positive environmental outcomes within the catchment
<u>Directive 11.6</u> Fully integrate land use, three waters and network infrastructure and utilities planning at all levels
<u>Commentary:</u> Regarding Directives 11.4 – 11.6 above: The infrastructure requirements associated with development of the PC33 land are set out through existing plan provisions (including the Hautapu Industrial Structure Plan) and provisions proposed through PC33 (and the Proposed Area 7 Structure Plan). These requirements will be captured through the resource consent and Development Agreement processes.
<u>Directive 11.7</u> Infrastructure investment must be cognisant of iwi economic and environmental imperatives.
<u>Commentary:</u> Not applicable. Future infrastructure investment arising from PC33 will be determined through the resource consent and Development Agreement processes.
<u>Directive 11.8</u> Support for affordable infrastructure connectivity to marae.
<u>Commentary:</u> Not Applicable. No marae within the PC33 land area.
<u>Directive 11.9</u> Ensure new infrastructure development takes of account potential future climate change effects
<u>Commentary:</u> Flooding is a potential future effect of climate change on the development of Area 7. The three waters assessment provided by the applicant in support of PC33 included a flood hazard assessment. Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.
<u>Directive 11.10</u> The Auckland and Hamilton airports will continue to be seen as regionally significant infrastructure. An aim should be to protect them from reverse sensitivity impacts while recognising the need to maintain viable airports, including improving public transport links.
<u>Commentary:</u> Not Applicable. PC33 land is not located near Hamilton Airport. Activation of the PC33 land will not generate any potential for reverse sensitivity complaint on Hamilton Airport.
<u>Directive 11.11</u> Recognising interdependencies in the infrastructure sector, especially between telecommunications and electricity, and acknowledging the role they play in responding to, and recovering from, natural hazard events
<u>Commentary:</u> Provision of infrastructure for development within PC33 area will include telecommunications and electricity as is required by the District Plan for all subdivision and development under Rule 15.4.2.16.
<u>Directive 11.12</u> Focussing growth away from areas likely to be more exposed to natural hazards that will be exacerbated by climate change, such as flooding and coastal erosion, while acknowledging that strategic infrastructure sometimes needs to operate in areas affected by natural hazards
<u>Commentary:</u> The three waters assessment provided by the applicant in support of PC33 included a flood hazard assessment. Council's Senior Engineer – Growth has reviewed the three waters information provided by the applicant in support of PC33 and has confirmed that it is acceptable

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for confirming that the rezoning of Area 7 can occur. However, she notes that detailed site and project-specific designs and information will be necessary at building or resource consent stage.

- Area 7 is not identified as being within any other identified natural hazard area.