

APPENDIX 1

WAIPA COUNCIL PLANNING REPORT

Submission Tables

Whole of Plan Change

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
14/1	KiwiRail Holdings Limited	Access and Rail Corridor	Oppose in part	Kiwi Rail is concerned about the impact of the proposed industrial precinct on the existing rail corridor between Hautapu and Cambridge. The traffic assessment and access proposal do not provide adequate assessment or consideration of the future use of the rail corridor. If a temporary lease is provided for the southern access, how does this impact on the northern access if the southern access is closed. The loss of the railway corridor may have impacts on the community.	The southern access be deleted; or As a secondary relief, if an agreement is reached for a temporary southern access, then the plan change incorporates specific measures to provide for the future closure of the southern access and measure for the future impacts and operation of the northern access.	Accept
FS25/1	Hefin Lloyd Davies	Access and Rail Corridor	Support	Deletion or future closure of the southern access is supported as the effects of the access on the Submitter's own property at 183A Victoria Road have been inadequately identified, considered and/or avoided, remedied or mitigated by the proposed plan change. That said, any adverse effects on the northern access that arise as a consequence of the deletion of the southern access must be appropriately identified and comprehensively addressed as part of the Plan Change.	14/1 - Accept the submission point and make the changes sought.	Accept in part
FS27/4	New Zealand Transport Agency	Access and Rail Corridor	Support in part	The Transport Agency supports the requirement of an adequate assessment of the future use of the rail corridor, to allow for rail services to resume in the future.	14/1 - More consideration of both the short term and long term traffic impacts future proofing rail connectivity.	Accept
FS30/65	Henmar Trust	Access and Rail Corridor	Support	Agree that rail access into Cambridge may be desirable in the future and that short sighted to permanently remove this option for	14/1 - Accept relief sought.	Accept

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				Cambridge. Agree that the proposed southern access could create potential traffic conflicts with the Waikato Expressway on and off ramps at the Hautapu Interchange. Believe that it would be best for the Hautapu area to prioritise the northern access rather than allowing an inferior southern access to meet the tight timeframes of the applicant.		
17/2	Hamilton City Council	Alignment to RPS	Support in part	There is no clear rule framework for the plan change and the wider Hautapu area to align growth with the RPS industrial provisions.	Adequate rules and policies should be included to ensure alignment with the RPS; OR that the proponent of the plan change make an assessment of the alternative land release criteria contained in the RPS, including any expert reports that may be required to satisfy this requirement.	Accept in part
15/1	Transland Developments 2009 Ltd	Campus Hub	Support in part	General support for plan change and social and economic benefits that this will bring. The 16ha campus Hub seems large and needs further consideration in relation to existing town centres.	Support plan change, all for Industrial.	Accept in part
1/1	Geoffrey Laurent	General	Support	Fully supports the proposal. Extra industrial land is needed urgently in this area.	Approve the plan change as submitted.	Accept in part
2/1	Ogle Enterprises Ltd	General	Support		No decision requested.	Accept in part
3/1	Jonathan Brewer	General	Support	Support the submission as the development of Cambridge is being severely restrained by lack of industrial land.	That suitable access points to this area be made along with the development of traffic roundabouts to access Hannon Rd / State Highway 1B.	Accept in part
FS30/64	Henmar Trust	General	Support	Agree lack of Industrial land and therefore support reinstatement of Growth Cell C8. Agree that access is important and that	3/1 - Accept relief sought.	Accept in part

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				suitable access points to this area need to be developed in conjunction with the development to access Hannon Road/SH1B.		
4/1	Giltrap Buildings Ltd	General	Support	We support this plan change.	No decision requested.	Accept in part
5/1	Stephen Brown	General	Support	I purchased land in that area some time ago to allow my company to expand - Branderson Homes - and this was my preferred location. The expansion may not take place but I wish to develop the block on Hautapu Road into smaller Lots that will be suitable for small commercial businesses and hence take some pressure from the Carters Flat area. Provided the Council continues with Plan Change 6 and doesn't consider the Bardowie Proposal as providing an adequate supply of industrial land for the area (and hence delay the rezoning of the area I've described), I have no objection to the Bardowie Proposal.	Please rezone the area to the East of Peake Road and South of Hautapu Road to Industrial.	Accept in part
6/1	Delwyn Smith	General	Oppose	Victoria Road is an important entrance point to Cambridge characterised by green fields and large trees. This is part of Cambridge's character. I do not wish this to become like Morrinsville with the long industrial area to drive through. This would ruin the amenity of Cambridge. the noise may affect existing residences. Parking and public transport has not been discussed publicly. Nor has water supply. Cambridge is already at the top of it water take and groundwater is used by many in area.	As I share the same water table and we only have bore water, I would like: 1 - That water take from groundwater, not impinge on existing bores, whether in Waipa or Waikato District Council. 2 - Amenity value needs to remain high, with large trees and green space. 3 - Public transport for workers with be considered in transport plan. 4 - Noise will be controlled to be safe for workers / residents.	Accept in part
8/1	Anglesea Properties Limited	General	Support in part	Supports mixed use approach to planning framework which can	Approve Plan Change	Accept in part

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				improve business efficiency as well as providing support wellbeing and productivity of employees.		
11/1	Fonterra Limited	General	Support in part	The Hautapu Dairy manufacturing Site is a regionally significant activity located just a short distance north west of the site. Fonterra generally support the plan change however it does have concerns regarding any activities which could affect the ongoing operation of the Hautapu Dairy manufacturing Site.	Amendments to plan change as detailed in following submission points.	Accept in part
FS30/27	Henmar Trust	General	Support in part	The objectives, policies, rules, maps, Structure Plan and Section 32 Analysis as notified by PC11 and as otherwise amended by BIL submission: (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iv) Fails to comply with the objectives and policies of the Waipa District Plan. (v) Lacks detail regarding; (a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11; (b) site Layout for	11/1 - Amend Rule 7.2.1.2. Accept relief sort by the submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3;</p> <p>(g) proposed reserve areas; and</p> <p>(h) proposed wetlands.</p>		
12/1	Future Proof Implementation Committee	General	Support in part	<p>Future Proof supports plan change as it will release a key strategic industrial node. Further analysis of how the plan change aligns with the Regional Policy Statement (RPS) is sought.</p>	Provide additional analysis of the staging of the precinct and the RPS (Table 6-2)	Accept in part
FS30/49	Henmar Trust	General		<p>Future Proof requested additional analysis of the staging of the precinct and the RPS (Table 6-2). The submitters property is located adjacent to the Hautapu Dairy Manufacturing Site, within the Dairy Manufacturing Noise Contour Policy Overlay and within Growth Cell C8 as identified in Appendix S1 of the District Plan. Additionally, the Mangaone Stream runs through the submitter's property. As part of the District Plan Review Process the submitter requested that this land be rezoned Industrial. This request was opposed by Future</p>	12/1 - The submitter would like to know the implication of rezoning 56.7 hectares of land (26.7ha of which is zoned Rural) to Industrial on their property.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Proof and the Waipa District Council. The submitter requested to rezone their property Industrial prior to this application from Bardowie Investments Limited to rezone 56.7 hectares of land Industrial, of which 26.7 hectares is zoned Rural.		
18/1	Bardowie Investments Limited	General	Support	BIL supports the whole of Proposed Plan Change 11 in relation to the objectives, polices, rules, zone maps, entire Structure Plan (text and the map) and the Section 32 Analysis.	Retain the objectives, policies, rules, maps, Structure Plan and Section 32 Analysis to enable the development of the Bardowie Industrial Precinct, except where otherwise requested by this submission.	Accept in part
FS30/1	Henmar Trust	General Support	Support in part	The objectives, policies, rules, maps, Structure Plan and Section 32 Analysis as notified by PC11 and as otherwise amended by BIL submission: (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iv) Fails to comply with the objectives and policies of the Waipa District Plan. (v) Lacks detail regarding; (a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by	18/1 - Amend rule 7.2.1.2. Accept relief sought by Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Plan Change 11;</p> <p>(b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3;</p> <p>(g) proposed reserve areas; and</p> <p>(h) proposed wetland areas.</p> <p>A 25m internal setback from internal site boundaries that adjoin the Rural Zone is sought.</p>		
21/1	Cambridge Chamber of Commerce	General	Support	The Chamber of Commerce supports the plan change and will provide positive opportunities in terms of job creation and investment. The campus approach may ease some of the pressure on the existing CBD.	Support Plan Change and seeks information on the connectivity to the existing CBD.	Accept in part
FS26/8	Fonterra Limited	General Support	Support in part	The submission is supported in part, as whilst some commercial development within the Bardowie Industrial Precinct is appropriate, Fonterra wish to ensure that it remains predominantly an industrial precinct, as per the stated intent of the plan change.	21/1 - Allow the relief	Accept in part
22/1	Waipa District Council	General	Support in part	Overall, Waipa District Council supports the proposed industrial development of an	Support Plan Change with amendments to give effect the submission.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				enlarged growth cellC10 east of Hautapu. Council is satisfied that the development can be established with high standards of urban design and amenity. This general support is subject to clarification and refinement of the following specific submission points.		
23/1	Jennie Gainsford	General	Support in part	I can see advantages for a Conference Centre and accommodation. However, as retail activity goes - do we really need to split a tow further. Please no more sushi, pizza places....	I think Council needs to be very prudent about what will be allowed in this area.	Accept in part
10/1	Fire and Emergency NZ	General - Existing Fire Provisions within District Plan	Support	Fire and Emergency NZ support the plan change on the basis that the existing District Plan provisions set specific rule mechanisms and policies for fire-fighting water supply and access and the plan change is not proposing to alter or remove the existing provisions.	Approve plan change.	Accepted
FS30/26	Henmar Trust	General - Existing Fire Provisions within District Plan	Support in part	Agree that important to provide a consistent approach to mitigating the actual and potential effects of fire across the region and that the existing district wide policies and rules that safeguard the provision for firefighting water supply and access for new developments and subdivision are maintained.	10/1 - Retain relevant provisions within the District Plan as requested by submitter, Fire and Emergency NZ.	Accept
9/1	Hefin Davies	General - Plan Change 6	Oppose in part	The submitters owns three properties along Victoria Road which are opposite the proposed industrial precinct. The submitter also has participated in the recent Plan Change 6 relating to the Hautapu Structure Plan. The submitters seeks assurance that	Amendments to plan change which address submission points	Accept in part

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				any changes adopted by Plan Change 11 reflect and incorporate the decisions on Plan Change 6.		
9/2	Hefin Davies	General - Traffic	Oppose in part	The assessment of traffic effects and mitigation measures do not adequately assess the impacts on the properties located along the western side of Victoria Road and the southern access should be altered or amended in terms of its location.	Amendments to plan change which address submission points	Accept in part
FS27/1	New Zealand Transport Agency	General Traffic	Support	The Transport Agency supports ensuring the proposal does not have any adverse safety implications in regards to existing accesses on Victoria Road.	9/2 - The proposed intersection design should be subject of a road safety audit to determine if there are any safety issues, taking into consideration existing access ways.	Accept in part
FS30/53	Henmar Trust	General Traffic	Support	Agree that further thought needs to be given to the access points at this stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point.	9/2 - More detailed analysis of the best possible access options to service the whole Bardowie Industrial Precinct Structure Plan Area (as it will all be zoned Industrial, not deferred Industrial) and the submitters (Henmar Trust) property located within Growth Cell C8.	Accept in part
16/1	Ngaati Koroki-Kahukura	Iwi engagement and Cultural matters	Support in part	Ngaati Koroki-Kahukura acknowledge the consultation to date and require <ul style="list-style-type: none"> • Continuation of meaningful engagement; • Development of a relationship arrangement, between tangata whenua and the applicant; • Progression of outstanding matters, parallel to the plan change and consenting process; • Identification of critical decision-making stages and inclusion of Ngaati Koroki-Kahukura in the programme for development of the Bardowie Industrial Precinct. 	Retain with amendments to give effect the submission.	Accept

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				<p>Specific conditions and frameworks are required through the development of the industrial precinct including the need for betterment of the Waikato River. Other matters concern the existing borrow pits located on the site, and other matters such as provisions for spray irrigation and public transport.</p> <p>Further details are to be presented for inclusion with the S.42A report.</p>		
FS28/1	Te Whakakaitenga o Waikato Incorporated	Iwi engagement and Cultural matters	Support	<p>Waikato-Tainui support Ngaati Koroki-Kahukura submission to the proposed plan change and have worked together in assessing the proposed plan change.</p> <p>In particular, Waikato-Tainui support Ngati Koroki-Kahukura in the following: spray irrigation of dairy wastewater should not be listed as a Permitted Activity, public transport should be accommodated at each stage of the development, land development should be consistent with the Waikato Regional Policy Statement and Future Proof land allocations.</p>	16/1 - Amend Plan Change 11 as proposed by Ngati Koroki-Kahukura.	Accept in part
FS30/66	Henmar Trust	Iwi engagement and Cultural matters	Support in part	<p>Agree with achieving stormwater neutrality at all stages of development and operation, and using the best available stormwater treatment systems prior to discharge to wetlands.</p> <p>Submitter refers to the creation of the two proposed wetlands during the earliest stages of development. These wetlands need to be illustrated on the Bardowie Industrial Precinct Structure Plan.</p>	<p>16/1 - (i) Accept relief by the submitter, Henmar Trust.</p> <p>(ii) The two proposed wetlands to be illustrated on the Bardowie Industrial Precinct Structure Plan.</p> <p>(iii) Deletion of spray irrigation of dairy factory wastewater from the Permitted Activities Rules.</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Agree that the inclusion of spray irrigation of dairy factory wastewater should not be recognised as a Permitted Activity.		
19/1	Heritage New Zealand	Provisions for recognising and protecting archaeological sites	Support in part	Heritage NZ acknowledges the archaeological assessment which has been completed for the site and the presence of sites which have been identified. Heritage NZ recommends that archaeological sites are avoided at the time of development and that the identified sites should be recorded on the planning maps.	That the planning maps are updated to show the identified sites; and A site development plan is prepared to ensure that future development avoids the identified sites and that this plan becomes part of the structure plan.	Accept in part
20/1	Cambridge Community Board	Rezoning of land to Industrial Zone	Support	The Community Board supports the rezoning of 30ha of Deferred Industrial and 26.7ha of Rural Land to Industrial Zone. This will have significant community and economic benefits for the region and is consistent with the Cambridge Growth Strategy.	Approve the rezoning to Industrial Zone.	Accept
FS26/9	Fonterra Limited	Rezoning of land to Industrial Zone	Support	The rezoning of land to Industrial Zone is supported as being a suitable land use for the Bardowie Industrial Precinct, given its proximity to existing industrial land use, particularly the Fonterra Hautapu Dairy Manufacturing Site.	20/1 - Allow the relief	Accept
13/2	Henmar Trust	Transportation - Connectivity to other land	Oppose in part	Oppose the lack of traffic and service connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The servicing of the submitter's area needs to be taken into consideration and accounted for at the time of negotiating and preparing the	Council accept the submitters proposed amendments to Proposed Plan Change 11 – Bardowie Industrial Precinct.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Oppose lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Bardowie Industrial Precinct Structure Plan Area.</p> <p>Parts of the proposed plan change are contrary to the objectives and policies of the Waipa District Plan, in particular Objective 7.3.3, and Policies 7.3.3.1 and 7.3.3.2 of the Waipa District Plan.</p>		
FS29/1	Bardowie Investments Limited	Transportation - Connectivity to other land	Support in part	<p>Oppose the lack of traffic and service connectivity to the adjoining land to the north, owned by the submitter. BIL has designed the Structure Plan so as to ensure connectivity of the adjoining land to the Bardowie Industrial Precinct is not foreclosed.</p> <p>BIL is supports the relief sought in part through providing a connectivity line on the Structure Plan (see Appendix A of this further submission). The submitter is proposing two connection points, however the provision of two points of connection is opposed by BIL. It is noted that BIL are working with the Waipa District Council to design the northern intersection</p>	13/2 - Allow in part	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				so that it caters for the entire extent of Industrial Growth Cell C8 (including the land owned by Henmar Trust).		
FS29/2	Bardowie Investments Limited	Transportation - Connectivity to other land	Oppose	The servicing of the submitter's area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer. BIL considers that this submission point is largely out of scope. It is not appropriate that BIL is required to fund the servicing of land outside of the plan change area. The obligation to do so falls upon the landowner and the Waipa District Council. The approach of BIL in formulating the Plan Change is to not foreclose the opportunity for the development of neighbouring land, however it is not BIL's responsibility to provide all the necessary services to other landowners and land areas.	13/2 - Disallow submission	
FS30/55	Henmar Trust	Transportation - Connectivity to other land	Support	As stated in original submission oppose the lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Bardowie Industrial Precinct Structure Plan Area. To ensure that any actual or potential adverse effects are	13/2 - Amend Rule 7.2.1.2. Accept relief sort by submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>mitigated within the Bardowie Industrial Precinct Area and to protect the amenity of the Rural Zone a 25m internal setback from internal site boundaries that adjoin the Rural Zone is considered appropriate. This is in line with the internal setback standards in the District Plan for the Rural Zone.</p> <p>Request that amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>Request that any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>		
7/1	Waikato Regional Council	Zoning of the site for industrial development and use	Support	<p>Based on the strategic land use direction of the WRPS, location, and history of being identified as an industrial growth cell, it is considered that overall this site is appropriate for industrial development and is consistent with the intent of the WRPS land use and settlement patterns.</p> <p>Land immediately to the west has recently been subject to a proposed plan change process (WDC PC6), which would make an area of approximately 100ha of land available for industrial development. PC11 seeks to add an additional 56.7ha of industrial land at Hautapu. If approved, these two plan changes would bring the total amount of</p>	Retain as notified (subject to any specific relief identified below).	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>land available for industrial development at Hautapu to almost 157ha. This figure exceeds the 96ha that the WRPS' Table 6-2 Future Proof industrial land allocation identifies for Hautapu in the long term (to 2061).</p> <p>Implementation Method 6.14.3 of the WRPS provides criteria for consideration of an alternative land release to that indicated in Table 6-2. These criteria relate to maintenance and enhancement of existing and planned infrastructure, justification of the exceedance of the allocation through robust and comprehensive evidence, timely, affordable availability of land and maintenance of the benefits of committed infrastructure investments; and consistency with the development principles contained in the SRPS's Section 6A Development Principles.</p> <p>Supporting the alternative land release criteria in Implementation Method 6.14.3, the material provided with PC11 identifies the following:</p> <ul style="list-style-type: none"> a. While the proposed PC6 land to the west provides for additional industrial land, approximately 50ha is privately owned and current unavailable for development; b. Recent analysis by Future Proof and WDC to meet requirements of the NPS on Urban Development Capacity (NPS-UDC) has highlighted that there is likely to be a 		

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				<p>shortage of industrial land in the area in the long-term, and that the area identified in the WRPS is insufficient;</p> <p>c. The PC11 area has been identified in the Waipa 2050 Growth Strategy since 2009 for future industrial development (noting a reduction in the area as part of the 2017 update of the Growth Strategy), and part of the site is zoned for future industrial use, with the remaining Rural Zone land immediately adjacent; and</p> <p>d. A developer agreement will be entered in to between WDC and the developer to ensure that the costs of infrastructure to service the development can be managed. Concern regarding the management of stormwater has been identified and a submission point is included to capture this.</p> <p>Based on the above mentioned, detail the criteria for alternative land release are largely being met.</p>		

Part B – Definitions

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
18/41	Bardowie Investments Limited	Definitions	Support in part	<p>BIL is proposing that a new definition for “Innovation and Advanced Technology Activities” be inserted into the Waipa District Plan. This definition is necessary as BIL is seeking that these activities be permitted across the Bardowie Industrial Precinct. As the definition is specific to the</p>	<p>Insert a new definition into the Waipa District Plan, as follows: <u>Innovation and Advanced Technology Activities– Includes all activities involved in the _____ research, development, manufacture and commercial application of advanced technology including, but not</u></p>	Pending additional hearing evidence

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				Bardowie Industrial Precinct (in that it is only referenced in this context) there are no district wide implications of inserting this new definition.	<u>limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management, and activities required to serve those activities.</u>	
FS26/7	Fonterra Limited	Definitions	Support	The definition provides certainty as to the meaning of the phrase which is important for clarity. The activity is considered generally appropriate for an industrial precinct.	18/41 - Allow the relief	Pending additional hearing evidence
FS30/25	Henmar Trust	Definitions	Oppose	Definition is all-encompassing. The effects of some of these activities are likely to be more than minor and an all-encompassing definition like this should NOT be used.	18/41 - Reject.	Pending additional hearing evidence

Section 7 – Industrial Zone

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
11/2	Fonterra Limited	Issue 7.2.11	Support	Applying the Hautapu Industrial Structure Plan issue statements to also include the Bardowie Industrial Precinct is supported given the geographical proximity of the two areas and ensuring consistency of plan provisions between the two areas.	Retain	Accept
13/4	Henmar Trust	Issue 7.2.11	Support	Agree that the precinct is in a desirable area and that high standards of amenity and servicing are required	Retain as notified	Accept
11/3	Fonterra Limited	Issue 7.2.12	Support	Development agreements provide a mechanism to ensure the orderly utilisation of infrastructure networks and are therefore supported.	Retain	Accept

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FS30/28	Henmar Trust	Issue 7.2.12	Support in part	It is important to ensure that the entire area, including the adjoining land to the north, owned by the submitter and located within Growth Cell C8 of the Waipa District Plan can be effectively serviced. Ad-hoc development and ad-hoc servicing could be detrimental to the servicing of Growth Cell C8.	11/3 - Accept relief sought by submitter, Henmar Trust.	Reject
13/5	Henmar Trust	Issue 7.2.12	Support in part	Ad hoc development should be avoided and any developer agreement should include servicing for the submitters property.	Amend to read as follows: Hautapu Industrial Structure Plan, and Bardowie Industrial Precinct Structure Plan Areas <u>and any other Structure Plan Areas located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</u> 7.2.12 A signed development agreement is required before development can proceed in <u>these</u> locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	Reject
FS29/3	Bardowie Investments Limited	Issue 7.2.12	Oppose	Ad hoc development should be avoided and any developer agreement should include servicing for the submitters property. Amend to read as follows: Hautapu Industrial Structure Plan, and Bardowie Industrial Precinct Structure Plan Areas and any other Structure Plan Areas located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. 7.2.12 A signed development agreement is required before development can proceed in these locations. Ad-hoc	13/5 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>development could compromise the potential for the entire area to be effectively serviced. While BIL agrees that development should not be ad hoc, the submission point relating to servicing of the submitter's property is out of scope.</p> <p>The approach advanced by BIL is the antithesis of ad hoc development.</p> <p>The purpose of the Plan Change is to rezone the plan change area only and introduce a new structure plan to the Waipa District Plan specifically for the Bardowie Industrial Precinct.</p> <p>Any amendments that provide for other land will need to be progressed as part of a separate plan change process.</p>		
18/2	Bardowie Investments Limited	Issues 7.2.11 and 7.2.12	Support	BIL supports the amendments to Issues 7.2.11 & 7.2.12 as proposed.	Retain as notified.	Accept
FS30/2	Henmar Trust	Issues 7.2.11 and 7.2.12	Support in part	<p>Agree that it is important to ensure that the entire area, including the adjoining land to the north, owned by the submitter and located within Growth Cell C8 of the Waipa District Plan can be effectively serviced.</p> <p>Ad-hoc development and ad-hoc servicing could be detrimental to the servicing of Growth Cell C8.</p>	18/2 - Amend Policy 7.3.4.2A. Accept the relief sought by the submitter, Henmar Trust.	Accept in part
12/4	Future Proof Implementation Committee	Campus Hub	Support in part	The rules for the Campus Hub including the size, extent and nature of activities allowed need to be reviewed and strengthened.	Retain with amendments to give effect to submission point.	Accept
FS26/12	Fonterra Limited	Section 7 Rule for Campus Hub	Support	The submission point is supported, as Fonterra is similarly concerned that the Bardowie Industrial Precinct	12/4 - Allow the relief	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				should be developed as an industrial precinct. Commercial development allowed should be generally ancillary to the industrial purpose of the precinct.		
FS30/50	Henmar Trust	Section 7 Rule for Campus Hub	Support	Agree that the rules for the Campus Hub need to be reviewed and strengthened.	12/4 - Support relief sought.	Accept
17/1	Hamilton City Council	Campus Hub	Support in part	As a Future Proof partner, Hamilton City Council(HCC) is committed to implementing the settlement pattern and principles contained in the Future Proof Strategy. HCC supports in principle the plan change however it has concerns about the Campus Hub and in particular the lack of definition around the scale and nature of commercial activities that may be established and the potential impacts on the commercial hierarchy.	Changes Suggested; The amount of land within the Campus Zone be reduced to provide for 'ancillary' retail and offices only; The permitted activity table be amended to provide a maximum floor area for retail of 60m2; The permitted activity table be amended to reduce the amount of non-ancillary office space; Proposed Policy 7.3.4.2A be amended as follows: "To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail and commercial services such as cafes and lunch bars ...to service employees and the business needs of the Bardowie Industrial Precinct"	Accept
FS24/3	Waikato Regional Council	Campus Hub	Support	A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus	17/1 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Hub and nonindustrial activities in its submission point 7/2.		
FS26/14	Fonterra Limited	Campus Hub	Support in part	The concerns expressed within the submission point are generally supported. Fonterra wish to ensure that the Bardowie Industrial Precinct is developed for industrial purposes. The plan change proponent BIL has lodged similar submission points that serve to reduce the extent of the campus hub overlay and to limit the extent of commercial development that can occur. These amendments are preferred to those sought by Hamilton City Council.	17/1 - Allow the relief	Accept
20/2	Cambridge Community Board	Campus Hub	Oppose in part	The scale and nature of the Campus Hub is opposed as this area is approximately one-half of the existing Cambridge CBD. The size and nature of the Campus Hub may have serious impacts on the existing Cambridge commercial area and the Campus Hub cannot be allowed to develop into a retail park.	The following amendments are recommended; That further definition of the spatial extent of the Campus area particularly in regard to any retail areas be required, That the Campus area featuring supportive commercial and retail activities be limited to 2 1/2 hectares, That designated retail activities be limited to units up to 400 square metres, That the combined area of retail units including service areas be limited to 1 1/4 hectares or 50% of the total Campus Area.	Accept in part
FS26/10	Fonterra Limited	Campus Hub	Support in part	The submitter's concerns with the extent of the campus hub overlay and the allowance of commercial activities is supported, as Fonterra consider it is critical that the Bardowie Industrial Precinct is developed as a predominantly industrial precinct. It is	20/2 - Allow the relief	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				noted however that the plan change proponent BIL has responded to this issue within their own submission with a reduction in the extent of the campus hub overlay and amendments to provisions.		
11/4	Fonterra Limited	Objective 7.3.4	Support	Applying the Hautapu Industrial Structure Plan objective to also include the Bardowie Industrial Precinct is supported, to provide a robust framework of objectives to the development of the Hautapu industrial growth cells.	Retain	Accept in part
18/3	Bardowie Investments Limited	Objective 7.3.4	Support	BIL supports the proposed amendments to Objective 7.3.4.	Retain as notified.	Accept in part
12/2	Future Proof Implementation Committee	Policy 7.3.4	Support	The policy relating to the development of the Hautapu Industrial Structure Plan and the Bardowie Industrial Precinct Structure Plan is supported, in particular the requirements set out in (a) to (f). Future Proof encourages the councils, developers and other parties to work together on a joined-up structure plan for the Hautapu area.	Retain Policy 7.4.3	Accept in part
11/5	Fonterra Limited	Policy 7.3.4.1A	Support	The new policy is supported as it provides a robust policy link with the Urban Design and Landscape Guidelines.	Retain	Accept
18/4	Bardowie Investments Limited	Policy 7.3.4.1A	Support	BIL supports the inclusion of a new policy to ensure that buildings within the Plan Change area are designed to achieve overall consistency with the Structure Plan guidelines.	Retain as notified.	Accept
11/6	Fonterra Limited	Policy 7.3.4.2A	Support	The new policy is supported as it provides a robust policy framework to enable the 'campus hub'. In particular Fonterra supports the final part of the policy	Retain	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				which states that the purpose of the 'campus hub' is to service employees and the business needs of the Bardowie Industrial Precinct.		
12/3	Future Proof Implementation Committee	Policy 7.3.4.2A	Support in part	The Campus Hub is supported however the size and function of the Campus Hub needs amendment to ensure that it does not adversely affect the commercial hierarchy and the associated RPS policy 6.16(f).	Amend Policy to read: 7.3.4.2A To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct, <u>where these are accessory and secondary to the main industrial purpose of the Precinct.</u>	Accept in part
FS24/1	Waikato Regional Council	Policy 7.3.4.2A	Support	A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2.	12/3 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept in part
FS26/11	Fonterra Limited	Policy 7.3.4.2A	Support	The amendment to the policy is supported, although it has a similar intent but different wording to a submission point from the plan change	12/3 - Allow the relief	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				proponent BIL (18/5). Fonterra supports the intent and broadly the wording of the amendment sought.		
18/5	Bardowie Investments Limited	Policy 7.3.4.2A	Support in part	BIL has proposed amendments to Policy 7.3.4.2A to ensure it enables the appropriate development of the Campus Hub. It is intended that the Campus Hub service both the precinct and the wider industrial area (given the location of the area being on Victoria Road). In addition, BIL is proposing an amendment to make it explicit that the Campus Hub is to be designed to ensure that it does not adversely affect the commercial hierarchy of Cambridge.	Amend Policy 7.3.4.2A as follows: 7.3.4.2A - To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct <u>and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</u>	Accept in part
FS24/4	Waikato Regional Council	Policy 7.3.4.2A	Support	A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2.	18/5 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept in part
FS26/1	Fonterra Limited	Policy 7.3.4.2A	Support	The amendment to the policy is supported, as it states with greater clarity the purpose of the campus hub overlay and the commercial activities	18/5 - Allow the relief	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				within the Bardowie Industrial Precinct. In particular that the campus hub shall not be allowed to impact on the function or vibrancy of the primary commercial centre of Cambridge.		
FS30/3	Henmar Trust	Policy 7.3.4.2A	Support in part	The Campus Hub should be designed to service the employees and the business needs of the Bardowie Industrial Precinct alone. Other Industrial Areas should provide these services within their individual Structure Plan Areas reducing the need for employees to travel to the Bardowie Campus Hub to access these services.	18/5 - Amend Policy 7.3.4.2A to read as follows: "To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.	Accept in part
22/4	Waipa District Council	Policy 7.3.4.2A	Oppose in part	The proposed amendments to Policy 7.3.4.2A are too broad and risks opening the door for direct competition with the Cambridge town centre.	Amend Policy 7.3.4.2A as follows: ' to service employees of the Bardowie Industrial Precinct' ... which deletes the wording ' and business needs' from the policy	Accept in part
FS26/18	Fonterra Limited	Policy 7.3.4.2A	Support in part	The intent of the amendment sought by the submitter is generally supported as Fonterra wish to ensure that the Bardowie Industrial Precinct is developed primarily for industrial purposes.	22/4 - Allow the relief	Accept in part
7/2	Waikato Regional Council	Policy 7.3.4.2A Rule 7.4.1.1(v) Rule 7.4.1.2(c)	Support in part	PC11 identifies that a proportion of the site located within Node 2 will be used for a 'Campus Hub'. The Campus Hub is described within the	Amendments to the policy and rule framework are sought to limit the scale of the Campus Hub, to reflect the scope of the Campus Hub as	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Structure Plan in more detail, with associated Objective 7.3.4 and Policy 7.3.4.2A both seeking to provide for various activities associated with the Campus Hub (retail, commercial services, visitor accommodation, conference centre, child care facilities and a wellness centre) to service employees and business needs of the Bardowie Industrial Precinct.</p> <p>These provisions are supported by details in the associated Structure Plan, which highlight that the scale of the development will not take up all of Node 2, and will avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones (\$19.2.3).</p>	outlined in the Structure Plan.	
FS26/15	Fonterra Limited	Policy 7.3.4.2A Rule 7.4.1.1(v) Rule 7.4.1.2(c)	Support in part	<p>The concerns expressed within the submission point are generally supported. Fonterra wish to ensure that the Bardowie Industrial Precinct is developed for industrial purposes. The plan change proponent BIL has lodged similar submission points that serve to reduce the extent of the campus hub overlay and to limit the extent of commercial development that can occur. These amendments are preferred to those sought by Waikato Regional Council which lack specificity.</p>	7/2 - Allow the relief	Accept in part
11/7	Fonterra Limited	Policy 7.3.4.3 Buffer Areas	Support	<p>The amendment to the policy is supported as it ensures that surrounding rural areas are protected through buffer areas.</p>	Retain	Accept
FS30/29	Henmar Trust	Policy 7.3.4.3 Buffer Areas	Support in part	Policy 7.3.4.3 – Buffer Areas	11/7 - (i) Accept relief sought by submitter,	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Contemporary design requires high standards of amenity by requiring buffer areas on perimeter sites to protect the surrounding rural areas.</p> <p>The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area.</p> <p>To protect adjoining rural zones, Buffer Areas need to be provided on Perimeter Sites in the area, particularly where they adjoin the Rural Zone. Bardowie Industrial Precinct perimeter site should be defined within Part B - Definitions of the District Plan, as has been done for the Hautapu Industrial Park Perimeter Site.</p>	<p>Henmar Trust.</p> <p>(ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan.</p>	
13/6	Henmar Trust	Policy 7.3.4.3 Buffer Areas	Support in part	<p>The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area.</p>	<p>(i) Amend Policy 7.3.4.3 to read as follows.</p> <p>Policy 7.3.4.3 – Buffer Areas</p> <p>To ensure protection of surrounding Rural Areas, by requiring Buffer Areas on Perimeter Sites in the Hautapu Industrial Structural Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (SH1B) and the Cambridge Bypass (Waikato Expressway), <u>and where they adjoin another zone.</u></p> <p><u>(ii) Include the following definition for Bardowie Industrial Precinct perimeter site in Part B – Definitions of the District Plan.</u></p> <p><u>‘Bardowie Industrial Precinct perimeter site’ means those SITES located in the</u></p>	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					<u>Bardowie Industrial Precinct which have a shared boundary with either Victoria Road (SH1B), Cambridge Bypass (Waikato Expressway), or with another zone.</u>	
FS29/4	Bardowie Investments Limited	Policy 7.3.4.3 Buffer Areas	Oppose	<p>Amend Policy 7.3.4.3 to read as follows: Policy 7.3.4.3 – Buffer Areas</p> <p>To ensure protection of surrounding Rural Areas, by requiring Buffer Areas on Perimeter Sites in the Hautapu Industrial Structural Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (SH1B) and the Cambridge Bypass (Waikato Expressway), and where they adjoin another zone. Include the following definition for Bardowie Industrial Precinct perimeter site in Part B – Definitions of the District Plan.</p> <p>‘Bardowie Industrial Precinct perimeter site’ means those SITES located in the Bardowie Industrial Precinct which have a shared boundary with either Victoria Road (SH1B), Cambridge Bypass (Waikato Expressway), or with another zone. While BIL agrees that the Rural Zone should not be the buffer to the Industrial Zone. the amendments to the policy by the submitter are unnecessary given that the intent of the policy is to protect the rural area through the use of buffer areas within the industrial sites. Similarly, in the context of the Hautapu Industrial Structure Plan area and the Bardowie Industrial Precinct Structure Plan area, the only</p>	13/6 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				adjoining zone is rural – the introduction of “and where they adjoin another zone” is unnecessary (as there is not other zone that they adjoin). The definition of the Bardowie Industrial Precinct perimeter site is unnecessary and not supported by BIL. There is no real resource management purpose for including a new definition as the area is defined by way of mapping as part of the Structure Plan.		
18/6	Bardowie Investments Limited	Policies 7.3.4.3 and 7.3.4.4	Support	BIL supports the proposed amendments	Retain as notified.	Accept
FS30/4	Henmar Trust	Policies 7.3.4.3 and 7.3.4.4	Support in part	<p>Policy 7.3.4.3 – Buffer Areas</p> <p>Contemporary design requires high standards of amenity by requiring buffer areas on perimeter sites to protect the surrounding rural areas.</p> <p>The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area.</p> <p>To protect adjoining rural zones, Buffer Areas need to be provided on Perimeter Sites in the area, particularly where they adjoin the Rural Zone. Bardowie Industrial Precinct perimeter site should be defined within Part B - Definitions of the District Plan, as has been done for the Hautapu Industrial Park Perimeter Site.</p> <p>Policy 7.3.4.4 - Infrastructure</p> <p>Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters</p>	18/6 - i) Accept the relief sought by the submitter, Henmar Trust. ii) Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure. Over time, provision of public infrastructure will be required to service the entire C8 Growth Cell, and that by entering into a Development Agreement with the Bardowie Industrial Precinct, this will enable further development to proceed in Growth Cell C8. The submitter would like the Council to ensure that public infrastructure extends right to the boundary of the adjoining land to the north owned by the submitter, Henmar Trust.</p>		
11/8	Fonterra Limited	Policy 7.3.4.4 Infrastructure	Support	The amendment to the policy is supported as it provides a robust framework for managing infrastructure servicing in the wider structure plan area.	Retain	Accept in part
FS30/30	Henmar Trust	Policy 7.3.4.4	Support in part	<p>Policy 7.3.4.4 - Infrastructure Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure. Over time, provision of public infrastructure will be required to service the entire C8 Growth Cell, and that by entering into a Development Agreement with the Bardowie Industrial Precinct, this will enable further development to proceed in Growth Cell C8. The submitter would like the Council</p>	11/8 - Accept relief sought by submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				to ensure that public infrastructure extends right to the boundary of the adjoining land to the north owned by the submitter, Henmar Trust.		
13/7	Henmar Trust	Policy 7.3.4.4 Infrastructure	Support in part	Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure.	Amend Policy 7.3.4.4 to read as follows. Policy 7.3.4.4 – Infrastructure To avoid compromising the ability of the area as a whole (<u>including Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan</u>) to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area, and the Bardowie Industrial Precinct Structure Plan Area and <u>any other Structure Plan Areas located within Growth Cell C8 as currently identified as Appendix S1 in the Waipa District Plan.</u>	Accept in part
FS29/5	Bardowie Investments Limited	Policy 7.3.4.4 Infrastructure	Oppose	Amend Policy 7.3.4.4 to read as follows: Policy 7.3.4.4 – Infrastructure To avoid compromising the ability of the area as a whole (including Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan) to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area, and the Bardowie Industrial Precinct Structure Plan Area and any other Structure Plan Areas located within Growth	13/7 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Cell C8 as currently identified as Appendix S1 in the Waipa District Plan. BIL considers that this submission point is out of scope. A development agreement will be prepared, however it is not appropriate that BIL is required to fund the servicing of land outside of the plan change area. The obligation to do so falls upon the landowner and the Waipa District Council. The approach of BIL in formulating the Plan Change is to not foreclose the opportunity for the development of neighbouring land, however it is not BIL's responsibility to provide all the necessary services to other landowners and land areas. Specific measures have been included in the plan change which are intended to facilitate the development of neighbouring land, including road connections.		
11/9	Fonterra Limited	Policy 7.3.4.5A Infrastructure	Support	The policy is supported as it provides the policy framework to support Objective 7.3.4, in respect of landscaping and fencing.	Retain	Accept
FS30/31	Henmar Trust	Policy 7.3.4.5A	Support in part	Have recommended several amendments to Urban Design and Landscape Guidelines.	11/9 - Accept proposed amendments to the Urban Design and Landscape Guidelines, by submitter, Henmar Trust.	Reject
13/8	Henmar Trust	Policy 7.3.4.5A Infrastructure	Support in part	Have recommended several amendments to Urban Design and Landscape Guidelines.	Council accept Policy 7.3.4.5A provided Council accept submitters proposed amendments to the Urban Design and Landscape Guidelines.	Reject
18/7	Bardowie Investments Limited	Policy 7.3.4.5A Infrastructure	Support	BIL supports the inclusion of a new policy to ensure that landscaping and fencing within the Plan Change area are	Retain as Notified	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				designed to achieve overall consistency with the Structure Plan guidelines.		
FS30/5	Henmar Trust	Policy 7.3.4.5.A	Support in part	Have recommended several amendments to Urban Design and Landscape Guidelines.	18/7 - Council accept proposed amendments to the Urban Design and Landscape Guidelines by submitter, Henmar Trust.	Reject
11/10	Fonterra Limited	Deletion of Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	The three policies relate to former proposals for the land subject to PC 11, and are being effectively superseded. Their deletion is supported.	Retain	Accept
18/8	Bardowie Investments Limited	Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	BIL supports the deletion of the provisions in relation to the Hautapu Industrial area to the east of Victoria Road and those in relation to the Hautapu Motorway Service Centre.	Delete the provisions as notified	Accept
13/9	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support	Relocatable buildings can adversely affect the character and visual amenity of an area and are not considered appropriate in the Bardowie Industrial Precinct.	Accept Rule 7.4.1.1(m) as notified.	Accept
13/10	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	Reject the permitted activity provisions for stormwater ponds and water treatment facilities.	(ii) Amend Rule 7.4.1.1(s) to read as follows: 7.4.1.1 Permitted Activities (s) Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area, until such time as a development agreement has been signed and is in place.	Reject
FS29/6	Bardowie Investments Limited	Rule 7.4.1.1 Permitted Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to	13/10 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.		
FS30/57	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	Summary of submissions did not include point (i) of the relief sought by the submitter. Point (i) of the relief sought to reject Rule 7.4.1.1(u).	13/10 - Accept the relief sought by the submitter, Henmar Trust.	Reject
13/11	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive. Wellness centre should be defined within the Definitions Sections.	7.4.1.1 Permitted Activities (v) The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19): (i) Child care and preschool facilities (ii) Wellness centre (iv) Offices with GFA of less than 200m2 (except as provided for by Rule 7.4.1.1(l)) (v) Any other retail activity with a GFA less than 200m2. Include the following definition in Part B – Definitions of the District Plan. 'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.	Accept in part
FS29/7	Bardowie Investments Limited	Rule 7.4.1.1 Permitted Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The	13/11 - Disallow submission	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.		
11/13	Fonterra Limited	Deletion of Rule 7.4.1.1(u)	Support	The deletion of (u) regarding the Motorway Service Centre is supported.	Retain	Accept
11/14	Fonterra Limited	New Rule 7.4.1.1(u)	Support	The insertion of a new Rule 7.4.1.1 (u) as a permitted activity is supported, in particular the provision for 'farming' and 'spray irrigation of dairy factory wastewater', as these are two existing activities conducted on the land, that given the staging of the Bardowie Industrial Precinct, need to continue to be provided for.	Retain	Accept
FS28/2	Te Whakakakiten ga o Waikato Incorporated	New Rule 7.4.1.1(u)	Oppose	Waikato-Tainui oppose this submission point, as spray irrigation of dairy wastewater should not be listed as a Permitted Activity as the environmental effects should be assessed at the time of application.	11/14 - Clarification is sought as to why irrigation of dairy wastewater is listed, given the consenting responsibilities sit with Waikato Regional Council.	Reject
FS30/32	Henmar Trust	New Rule 7.4.1.1(u)	Oppose	(i) Providing for these activities as a Permitted Activity means that Council will not be able to firstly determine whether consent should be granted, and secondly if consent if granted, impose consent conditions that would avoid, remedy or mitigate any actual or potential adverse environmental effects that would be more than minor (including monitoring and consent review conditions). (ii) Providing for these activities as a	11/14 - Accept the relief sought by the submitter, Henmar Trust.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Permitted Activity means that these activities would not be subject to monitoring.</p> <p>(iii) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p> <p>(iv) Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area.</p> <p>(v) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area.</p> <p>(vi) Unclear what a water treatment facility is, and without greater detail on the scale and operation should not be provided for as a permitted activity.</p> <p>(vii) Farming activities within the Hautapu Industrial Structure Plan Area and Bond Road North Industrial Structure Plan Area are provided for as a permitted activity in Rule 7.4.1.1(s) of the Waipa District Plan. For consistency and clarity in the interpretation of the District Plan it is recommended that this rule be amended to include the proposed Bardowie Industrial Precinct Structure Plan Area.</p> <p>(viii) Spray irrigation of dairy factory wastewater is not an activity that you would expect to find in an Industrial Area and therefore should not be provided for as a permitted activity.</p> <p>(ix) The applicants</p>		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>have applied for a private plan change to rezone the land to Industrial indicating that their intention is to undertake Industrial activities.</p> <p>(x) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights.</p> <p>(xi) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties.</p> <p>(xii) Innovation and Advanced Technology Activities is extremely broad and could include activities where any actual or potential adverse environmental effects would be more than minor.</p>		
11/11	Fonterra Limited	Rule 7.4.1.1(f)	Support	The permitted activity rule for 'cafés and takeaways' is supported.	Retain	Accept
18/9	Bardowie Investments Limited	Rule 7.4.1.1 (f) and (m)	Support	BIL supports the proposed amendments.	Retain as notified	Accept
11/12	Fonterra Limited	Rule 7.4.1.1(m)	Support	The rule regarding relocated buildings is supported.	Retain	Accept
7/3	Waikato Regional Council	Rule 7.4.1.1(u)	Support in part	<p>Stormwater ponds and/or facilities are listed as a permitted activity with the PC11 area in the rule. This statement should be qualified to say they need to be designed in accordance with the appropriate technical report (i.e. a catchment management plan or other similar approved document).</p> <p>All stormwater management systems within the plan change area will need to be designed in accordance with Waikato Regional Council's Waikato</p>	Amend Rule 7.4.1.1(u) to clarify that a stormwater pond and/or facility needs to be designed in accordance with an appropriate technical report or by a suitably qualified professional, and that resource consent would be required for Waikato Regional Council.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Stormwater Management Guideline and Waikato Stormwater Runoff Modelling Guideline. The stormwater management systems will need to be designed to ensure post-development hydrology remains as close to pre-development hydrology as possible. the stormwater management systems will also need to be designed to avoid or mitigate adverse effects on the receiving effects on the receiving environment including the Mangaone Stream and the groundwater aquifer. Specific investigations undertaken by appropriate experts will be required to demonstrate that the above can be achieved. Regional consents for stormwater discharges from the plan change area will be required. <i>(summarised submission)</i></p>		
FS26/16	Fonterra Limited	Policy 7.4.1.1(u)	Support	<p>Stormwater discharges into the Mangaone Stream from the Bardowie Industrial Precinct need to be designed and consented according to the provisions of the Waikato Regional Plan. Fonterra wish to ensure that industrial discharges into the Mangaone Stream are suitably assessed for adverse environmental effects as it will affect the interests of downstream users such as Fonterra.</p>	7/3 - Allow the relief	Accept
FS30/67	Henmar Trust	Rule 7.4.1.1(u)	Support in part	<p>Stormwater ponds and/or facilities should not be a permitted activity in the District Plan and should require resource consent from the District and Regional</p>	7/3 - Accept relief sort by submitter, Henmar Trust.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Councils. Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8. Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area. Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area.</p>		
FS30/68	Henmar Trust	Rule 7.4.1.1(u)	Support	<p>Waikato Regional Council submission made the following comments regarding drainage: "The Plan Change 11 area is located within the WRC administered Hautapu Drainage Area and drains to the Mangaone Stream. Stormwater management within the plan change area needs to be designed to avoid or mitigate adverse effects on the drainage area in terms of flooding effects, increase in runoff volumes and associated potential erosion and scour effects. WRC's levels of service for the drainage area must not be adversely affected, nor the downstream landowners within the drainage area be burdened with additional operation and maintenance costs as result of the proposed development in the plan change area. WRC's level of service for drainage areas is "To provide reliable water table</p>	7/3 - Accept relief sort by submitter, Henmar Trust.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>management on land within drainage [areas] for the purpose of maintaining pastoral production." Also "The drainage system is designed to provide a consistent standard of drainage throughout the individual drainage areas. The drainage standard relates to removal of surface water only. The adopted standard has been observed to remove ponding from a storm with a 10% probability of occurring in any one year (the 10% Annual Exceedance Probability (AEP) event or '10 year storm') within three days. The intention of this standard is to prevent significance pasture damage."</p> <p>The Drainage Manager in the Waikato Regional Council Integrated Catchment Management Directorate will need to be consulted on the proposed stormwater management system within the Plan Change 11 area for ICM review and approval."</p> <p>The Mangaone Stream runs through the submitters property and often ponds within the area adjacent to Victoria Road, as the culvert under Victoria Road is located too high.</p> <p>Agree that stormwater ponds and/or facilities have the potential to adversely affect adjoining properties and it is on this basis, along with the reasons outlined above, that the submitter requests that they are not provided for as a permitted activity.</p>		
18/10	Bardowie Investments Limited	Rule 7.4.1.1 (u)	Support	BIL supports the deletion of the rule in relation to the Hautapu Motorway	Delete the provisions as notified	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Service Centre.		
18/11	Bardowie Investments Limited	New Rule 7.4.1.1(u)	Support in part	<p>BIL supports the inclusion of this rule that permits activities within the Bardowie Industrial Precinct. However, some minor amendments are required to ensure the type of activities that fit within the precinct vision are explicitly provided for. It is therefore considered appropriate that a new permitted activity clause be included in new Rule 7.4.11 (u) authorising innovation and advanced technology industries/activities to locate in the Bardowie Industrial Precinct. A definition of "Innovation and Advanced Technology Activities" has been proposed to support the inclusion.</p> <p>BIL also seeks the inclusion motor vehicle and marine (boat) sale facilities as part of the permitted activity rule. It is proposed that these activities are limited to a site area of no more than 7,000 m2 to be a permitted activity.</p> <p>BIL considers that these activities are not inappropriate in an industrial area and are consistent with the type of activities envisioned for the precinct.</p>	<p>Amend Rule 7.4.1.1 (u) as follows: <u>In addition to 7.4.1.1 (a) – (t), within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</u> (i) Stormwater ponds and/or facilities; (ii) Water treatment facilities; (iii) Farming activities; and (iv) Spray Irrigation of dairy factory wastewater. <u>(v) Innovation and Advanced Technology Activities; and</u> <u>(vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m2.</u></p>	Accept in part
FS26/2	Fonterra Limited	Rule 7.4.1.1(u)	Support	<p>The amendment to the rule is supported as the additional activities are considered to be generally suitable for an industrial location. Fonterra consider it important that the Bardowie Industrial Precinct is developed as an industrial precinct, with suitable limitations placed on the scale and type of non-industrial uses allowed.</p>	18/11 - Allow the relief	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
FS30/6	Henmar Trust	New Rule 7.4.11(u)	Oppose	<p>(i) Providing for these activities as a Permitted Activity means that Council will not be able to firstly determine whether consent should be granted, and secondly if consent if granted, impose consent conditions that would avoid, remedy or mitigate any actual or potential adverse environmental effects that would be more than minor (including monitoring and consent review conditions).</p> <p>(ii) Providing for these activities as a Permitted Activity means that these activities would not be subject to monitoring.</p> <p>(iii) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p> <p>(iv) Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area.</p> <p>(v) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area.</p> <p>(vi) Unclear what a water treatment facility is, and without greater detail on the scale and operation should not be provided for as a permitted activity.</p> <p>(vii) Farming activities within the Hautapu Industrial Structure Plan Area and Bond Road North Industrial Structure Plan Area are provided for as a permitted activity in</p>	18/11 - Amend 7.4.1.1(a)-(t)	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Rule 7.4.1.1(s) of the Waipa District Plan. For consistency and clarity in the interpretation of the District Plan it is recommended that this rule be amended to include the proposed Bardowie Industrial Precinct Structure Plan Area.</p> <p>(viii) Spray irrigation of dairy factory wastewater is not an activity that you would expect to find in an Industrial Area and therefore should not be provided for as a permitted activity.</p> <p>(ix) The applicants have applied for a private plan change to rezone the land to Industrial indicating that their intention is to undertake Industrial activities.</p> <p>(x) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights.</p> <p>(xi) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties.</p> <p>(xii) Innovation and Advanced Technology Activities is extremely broad and could include activities where any actual or potential adverse environmental effects would be more than minor, and should not be provided for as a permitted activity. Any such activity should be subject to the resource consent process where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse</p>		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				environmental effects would be no more than minor, including monitoring and consent review conditions.		
11/15	Fonterra Limited	Rule 7.4.1.1(v)	Support	The proposed rule provides for several non-industrial land uses within the 'campus hub' only. Fonterra support these activities being restricted to the 'campus hub' area only as reverse sensitivity issues would arise if these activities were enabled through the entirety of the Bardowie Industrial Precinct.	Retain	Accept in part
FS30/33	Henmar Trust	Rule 7.4.1.1(v)	Support in part	Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive. An activity with such a broad interpretation and with the potential to create adverse environmental effects that would be more than minor, should not be provided as a permitted activity. Any such activity should be subject to the resource consent process where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse environmental effects would be no more than minor, including monitoring and consent review conditions. Wellness centre should be defined within the Definitions Sections.	11/15 - Accept relief sought by submitter, Henmar Trust.	Accept in part
18/12	Bardowie Investments Limited	New Rule 7.4.1.1(v)	Support in part	BIL supports the intent of this the proposed rule, however through consultation with interested parties, BIL has proposed amendments to clarify the intent of (v) in	Amend Rule 7.4.1.1 (v) as follows: <u>In addition to 7.4.1.1 (a) – (u),</u> the following activities are permitted activities within the Campus Hub of the Bardowie Industrial	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>relation to retail activities.</p> <p>BIL has therefore proposed amendments to this rule to make it explicit that the maximum combined ground floor area for retail activities (not already provided for by way of the existing Industrial Zone rules) within the Campus Hub is 400m². As the rule is currently written, and the fact that the spatial area of the Campus Hub has not been defined, the entire extent of Node 2 could be developed in retail activities not exceeding 200m² (each activity). This was not the intention of BIL when developing Proposed Plan Change 11</p> <p>BIL also requires an amendment to this rule to ensure that licenced premises (as defined in the Waipa District Plan) can operate within the Campus Hub.</p> <p>BIL has proposed an amendment to this rule to enable education facilities (in addition to childcare and preschool facilities) to establish and located within the Campus Hub of the Bardowie Industrial Precinct. This inclusion is considered appropriate as this type of activity is not out of character with the other activities proposed to be included in the Campus Hub (offices, small scale retail, wellness centre, visitor accommodation, childcare facilities etc).</p> <p>BIL also notes that the extent of the Campus Hub is proposed to be refined (the extent has been refined to 5.5 hectares of the site</p>	<p>Precinct (Appendix S19):</p> <ul style="list-style-type: none"> (i) Child care and preschool facilities; (ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan); (iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan); (iv) Offices with a <u>ground floor GFA</u> of less than 200m² (except as provided for by Rule 7.4.1.1(l)); (v) Any other retail activities <u>not otherwise provided for in Rule 7.4.1.1</u> with a <u>maximum combined ground floor GFA</u> of less no <u>more</u> than <u>2400m² within the Campus Hub</u>; (vi) <u>A Licenced Premise with a ground floor GFA of no more than 350 m²; and</u> (vii) <u>Education Facilities</u> <p>BIL is also proposing amendments to the Structure Plan to refine the spatial extent of the Campus Hub (which limits the activities to a much smaller area than currently provided for),</p>	

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				that adjoins Laurent Road) and is discussed subsequently in this submission.		
FS24/7	Waikato Regional Council	New Rule 7.4.11(v)	Oppose	<p>The submitter is seeking to refine the extent of the proposed Campus Hub to 5.5ha in area and scope of nonindustrial activities within the Campus Hub.</p> <p>WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2. The Structure Plan highlights that the Campus Hub is proposed to service employees and businesses in the Bardowie Industrial Precinct. Additional work is still required to justify the extent of the Campus Hub, and give effect to Policy 6.16 of the WRPS.</p>	18/12 - Reject the submission point based on insufficient information, and seek further informatijon to justify/calculate the extent and types of activities required in the Campus Hub.	Accept in part
FS26/3	Fonterra Limited	Rule 7.4.1.1(v)	Support	<p>The amendments to the rule, and in particular to clause (v) within the rule regarding retail activities, are supported.</p> <p>Inserting a limitation on the maximum combined gross floor area for retail activities within the campus hub of 400m2 provides an important safeguard to ensure that the precinct does develop as an industrial precinct, and not a commercial or mixed use precinct. Providing for education facilities and licensed premises within the precinct is also appropriate, particularly given the reduction in the extent of the campus overlay and its location.</p>	18/12 - Allow the relief	Accept in part
FS30/7	Henmar Trust	New rule 7.4.11(v)	Oppose	Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban	18/12 - (i) Amend Rule 7.4.1.1(v) (ii) Include the following definition in Part B – Definitions of	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Design and Landscaping Guidelines is indecisive. An activity with such a broad interpretation and with the potential to create adverse environmental effects that would be more than minor, should not be provided as a permitted activity. Any such activity should be subject to the resource consent process where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse environmental effects would be no more than minor, including monitoring and consent review conditions.</p> <p>The proposed Bardowie Industrial Precinct is not considered to be an appropriate location for Education Facilities. Wellness centre should be defined within the Definitions Sections.</p>	<p>the District Plan. 'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.</p>	
13/12	Henmar Trust	Rule 7.4.1.2 Controlled Activities	Support in part	<p>Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a proposal of this nature.</p>	<p>Reject Rule 7.4.1.2 as notified.</p> <p>Accept submitters amendments to Rule 7.4.1.2 as shown</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking. ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. ▪ Traffic, including effects on the surrounding network. ▪ Landscaping. ▪ Visual Effects. ▪ Infrastructure. <p>These matters will be considered in accordance with the assessment criteria in Section 21."</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
FS29/8	Bardowie Investments Limited	Rule 7.4.1.2 Controlled Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/12 - Disallow submission	Reject
11/16	Fonterra Limited	Rule 7.4.1.2(a)	Support	The proposed amendment to the rule is supported as it maintains consistency between Hautapu industrial locations, and makes reasonable provision for cafes and takeaway premises.	Retain.	Accept
18/13	Bardowie Investments Limited	Rules 7.4.1.2 (a), (c) – deleted and (c) - new	Support	BIL supports the proposed changes. BIL considers that controlled activity status for visitor accommodation and conference facilities within the Campus Hub of the Bardowie Industrial Precinct is appropriate, particularly as this submission is seeking to refine (reduce) the extent of the Campus Hub.	Retain as notified	Accept in part
FS30/8	Henmar Trust	Rules 7.4.1.2 (a), (c) – deleted and (c) - new	Support in part	Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a	18/13 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				proposal of this nature.		
11/17	Fonterra Limited	Deletion of Rule 7.4.1.2(c)	Support	It is agreed that the rule is being superseded by Plan Change 11.	Delete Rule 7.4.1.2(a)	Accept
11/18	Fonterra Limited	New Rule 7.4.1.2(c)	Support	The proposed rule provides for 'visitor accommodation facilities' and 'conference facilities' within the 'campus hub' as a controlled activity. Fonterra support these activities being restricted to the 'campus hub' area only as reverse sensitivity issues would arise if these activities were enabled through the entirety of the Bardowie Industrial Precinct.	Retain.	Accept in part
FS30/34	Henmar Trust	New Rule 7.4.1.2(c)	Support in part	Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a proposal of this nature.	11/18 - Accept relief sought by submitter, Henmar Trust.	Accept in part
13/13	Henmar Trust	Rule 7.4.1.3 Restricted Discretionary Activities	Support in part	This rule does not address the actual or potential adverse effects on the Rural Zone.	Assessment will be restricted to the following matters: <ul style="list-style-type: none"> • <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u> • Adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. Advice Note: This rule addresses the potential effects on the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site <u>and the potential effects of discharges to air on the local</u>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					<u>environment, adjoining properties, _____ and adjoining zones.</u>	
FS29/9	Bardowie Investments Limited	Rule 7.4.1.3 Restricted Discretionary Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/13 - Disallow submission	Accept in part
11/20	Fonterra Limited	New Rule 7.4.1.3(f)	Support	The proposed rule is supported as any activity that requires an air discharge consent from Waikato Regional Council, can potentially have a detrimental impact on the activities of the Hautapu Site in terms of significant food safety implications.	Retain.	Accept in part
FS30/35	Henmar Trust	New rule 7.4.1.3(f)	Support in part	This rule does not address the actual or potential adverse effects on the local environment, adjoining properties or adjoining zones. It is considered that the adjoining property to the north, owned by the submitter, would be a potentially affected party and that any adverse effects on this adjoining property due to the discharge of contaminants and/or odour to air should be considered in the assessment of an activity of this nature.	11/20 - Accept relief sought by submitter, Henmar Trust.	Accept in part
11/19	Fonterra Limited	Deletion of Rule 7.4.1.3(f)	Support	It is agreed that the rule is being superseded by Plan	Delete Rule 7.4.1.3(f)	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Change 11.		
18/14	Bardowie Investments Limited	Rules 7.4.1.3 (f), and (f) - new	Support	BIL supports the proposed changes.	Retain as notified	Accept in part
FS30/9	Henmar Trust	Rules 7.4.1.3 (f), and (f) - new	Oppose	This rule does not address the actual or potential adverse effects on the local environment, adjoining properties or adjoining zones. It is considered that the adjoining property to the north, owned by the submitter, would be a potentially affected party and that any adverse effects on this adjoining property due to the discharge of contaminants and/or odour to air should be considered in the assessment of an activity of this nature.	18/14 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part
11/21	Fonterra Limited	Rule 7.4.1.4(a)	Support	The amendments to the rule are necessary for clarity.	Retain.	Accept
FS30/36	Henmar Trust	Rule 7.4.1.4(a)	Support in part	Activities within all of the proposed nodes that cannot dispose of stormwater on-site should be provided for as a Discretionary Activity.	11/21 - Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.	Reject
18/15	Bardowie Investments Limited	Rule 7.4.1.4(a)	Support	BIL supports the proposed changes.	Retain as notified	Accept
FS30/10	Henmar Trust	Rule 7.4.1.4(a)	Support in part	Activities within all of the proposed nodes that cannot dispose of stormwater on-site should be provided for as a Discretionary Activity.	18/15 - Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.	Reject
13/14	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support	Agree that these activities should be non-complying.	Retain Rule 7.4.1.5 as notified.	Accept
13/15	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support in part	Given the sensitive nature of the surrounding area and the prominence of the site in relation to road corridors and other land use, additional activities should be identified as non-complying activities.	Accept submitters proposed amendments to Rule 7.4.1.5 as shown below. 7.4.1.5 – Non-complying Activities (p) Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area. (a) Bitumen plants; (b) Incineration	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					activities; (c) Concrete batching plants; and (d) Relocated buildings; (e) Demolition yards; (f) Recycling depots/facilities; (g) Use, creation or storage of radioactive materials; (h) Hazardous facility; (i) The storage and/or use of trade waste; (j) Power generation activities; and (k) Heavy industrial activities.	
FS29/10	Bardowie Investments Limited	Rule 7.4.1.5 Non-Complying Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/15 - Disallow submission	Accept
FS30/58	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support	The Bardowie Industrial Precinct is to be zoned General Industrial catering for Light to Medium Industrial Activities. The submitter has requested that Heavy Industrial Activities be provided for as a non-complying activity. Believe that General Industrial, Light Industrial, Medium Industrial and Heavy Industrial Activities need to be defined within the District Plan.	13/15 - Define General Industrial, Light Industrial, Medium Industrial and Heavy Industrial Activities need to be defined within the Waipa District Plan.	Reject
18/16	Bardowie Investments Limited	Rule 7.4.1.5 (b), (c), (d), (e), (g), (h), (j),	Support	BIL supports the proposed changes.	Retain as notified	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		(l) and (p)				
FS30/11	Henmar Trust	Rule 7.4.1.5(b), (c), (e), (g), (h), (j), (l) and (p)	Support in part	<p>(i) The proposed Bardowie Industrial Precinct Structure Plan Area is considered to be located in a sensitive location.</p> <p>(ii) Due to the sensitive location of the proposed Industrial Precinct and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.</p> <p>(iii) Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> • demolition yards; • recycling depots / facilities; • use or storage of radioactive materials; • Hazardous facility; • The storage and/or reused of trade waste; • Power generation activities; • heavy industrial activities within the Bardowie Industrial Precinct are considered to be incompatible with the rural zoned land to the north and the local environment, and have the potential to create adverse environmental effects that would be more than minor. <p>(iv) The proposed Plan</p>	18/16 - (i) Accept the relief sought by submitter, Henmar Trust. (ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Change states that the Bardowie Industrial Precinct will be used for light to medium industrial activities. Therefore, appropriate to identify heavy industrial activities as non-complying activities. The different levels of industrial activities need to be defined in the Waipa District Plan.		
11/23	Fonterra Limited	Rule 7.4.1.5 (p)	Support	The rule is strongly supported as bitumen plants, incineration activities and concrete batching plants are all likely to generate significant effects on Fonterra's Hautapu Site operations in terms of food safety implications. This is a critical issue for Fonterra.	Retain.	Accept
FS30/37	Henmar Trust	Rule 7.4.1.5(p)	Support in part	<p>(i) The proposed Bardowie Industrial Precinct Structure Plan Area is considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> • Adjoining land zoned Rural. • Its location on Victoria Road (SH1B), the main route into Cambridge. The prominent position of the proposed Industrial Precinct means that development in this location affects the setting for the character and visual amenity of Cambridge town and the Hautapu District. • Its location adjacent to the Hautapu Cemetery, a sacred site. • Its proximity to the Hautapu Dairy Manufacturing Site. • Its close proximity to the Cambridge North Residential and Deferred Residential Zones. • Its location adjoining the Cambridge Bypass 	11/23 - (i) Accept the relief sought by submitter, Henmar Trust. (ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>(Waikato Expressway). The elevated nature of the Waikato Expressway is this location means that any activities undertaken within the proposed Bardowie Industrial Precinct Structure Plan Area will be highly visible.</p> <p>(ii) Due to the sensitive location of the proposed Industrial Precinct and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.</p> <p>(iii) Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> • demolition yards; • recycling depots/facilities; • use or storage of radioactive materials; • Hazardous facility; • The storage and/or reused of trade waste; • Power generation activities; • heavy industrial activities within the Bardowie Industrial Precinct are considered to be incompatible with the rural zoned land to the north and the local environment, and have the potential to create 		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				adverse environmental effects that would be more than minor. (iv) The proposed Plan Change states that the Bardowie Industrial Precinct will be used for light to medium industrial activities. Therefore, appropriate to identify heavy industrial activities as non-complying activities. Different levels of industrial activities need to be defined in the Waipa District Plan.		
11/22	Fonterra Limited	Rule 7.4.1.5(b), (c), (e), (g), (h), (j) and (l)	Support	The amendments are all strongly supported as being necessary to ensure the rule framework functions effectively. The listed non-complying activities all have potential to generate significant reverse sensitivity issues in respect of the Hautapu Site and other industrial activities, and need to remain restricted to within the 'campus hub' only to avoid such effects.	Retain.	Accept
11/24	Fonterra Limited	Rule 7.4.2.1	Support	The 25m minimum building setback from State Highway 1 is generally supported.	Retain.	Accept
18/17	Bardowie Investments Limited	Rule 7.4.2.1	Support	BIL considers 5 metres to be an appropriate setback from road boundaries except for Stage Highway 1 where the setback should be 25 metres.	Retain as notified	Accept
11/25	Fonterra Limited	Rule 7.4.2.4A	Support	The 15m minimum building setback from the Mangaone Stream is generally supported.	Retain.	Accept
18/18	Bardowie Investments Limited	Rule 7.4.2.4A	Support	BIL supports the inclusion of a new rule in relation to setbacks from the Mangaone Stream.	Retain as notified	Accept
18/20	Bardowie Investments Limited	Rule 7.4.2.4A	Support	BIL supports the inclusion of this rule for Nodes 1 and 2 of the Bardowie Industrial Precinct.	Retain as notified	Accept
FS30/13	Henmar Trust	Rule 7.4.2.10 - 7.4.2.13	Support in part	To ensure a high quality development where any actual or potential adverse	18/20 - Accept the relief sought by the submitter, Henmar Trust.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. If any of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area fail to comply, they should be required to obtain resource consent.		
11/26	Fonterra Limited	Rule 7.4.2.5 Height	Support	The 10m maximum height within 40m of State Highway 1 and Victoria Road is generally supported.	Retain.	Accept in part
FS30/38	Henmar Trust	Rule 7.4.2.5	Support in part	The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres. The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard. Laurent Road is the closest road to the application site and should be included in the rule.	11/26 - Amend Rule 7.4.2.5 Height	Accept in part
13/16	Henmar Trust	Rule 7.4.2.5	Support	The proposed	Rule 7.4.2.5 Height	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		Height	in part	Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.	7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be: (h) Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road <u>and/or adjoining zone</u> within the Bardowie Industrial Precinct	
FS29/11	Bardowie Investments Limited	Rule 7.4.2.5 Height	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/16 - Disallow submission	Accept
FS30/59	Henmar Trust	Rule 7.4.2.5 Height	Support	The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres. The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum	13/16 - Amend Rule 7.4.2.5 Height.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard. Laurent Road is the closest road to the application site and should be included in the rule.		
18/19	Bardowie Investments Limited	Rule 7.4.2.5 Height	Support	Given the scale of the buildings in the southern part of the Bardowie Industrial Precinct, a bespoke setback / height rule is supported.	Retain as notified	Accept in part
FS30/12	Henmar Trust	Rule 7.4.2.5	Support in part	The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres. The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard. Laurent Road is the closest road to the application site and should be included in the rule.	18/19 - Amend Rule 7.4.2.5 .	Accept in part
11/27	Fonterra Limited	Rule 7.4.2.8A	Support	The rule provides a mechanism to link effectively with the Urban Design and Landscape Guidelines.	Retain.	Accept
FS30/39	Henmar Trust	Rule 7.4.2.8A	Support in part	To ensure a high quality development where any actual or potential adverse	11/27 - Accept relief sought by submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. If any of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area fail to comply, they should be required to obtain resource consent.		
11/28	Fonterra Limited	Rule 7.4.2.10 – 7.4.2.13	Support	The rules provide a robust set of provisions relating to landscaping and screening within the precinct and are supported.	Retain.	Accept in part
FS30/40	Henmar Trust	Rule 7.4.2.10 - 7.4.2.13	Support in part	(i) Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties. (ii) For clarity and usability of the District Plan we request that the minimum landscaping depth for the Bardowie Industrial Precinct Structure Plan Area should be specified within this rule, as has been for the Hautapu Industrial Structure Plan Area. (iii) Additionally, roof equipment/attachments have the potential to create adverse visual effects and therefore request that a rule relating to this be included in the District Plan. (iv) The proposed advice note, provides for specific or minor non-compliances with the Design and Landscape Guidelines	11/28 - Accept relief sought by submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				as of right, without the need to apply for resource consent. This is considered to be inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules. The proposed advice note undermines the intention of the Urban Design and Landscape Guidelines.		
18/21	Bardowie Investments Limited	Rule 7.4.2.10 - 7.4.2.13	Support	BIL supports the proposed amendments to Rules 7.4.2.10 – 7.4.2.13 in relation to landscaping and screening.	Retain as notified	Accept in part
FS30/14	Henmar Trust	Rule 7.4.2.14	Support in part	<p>(i) Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties.</p> <p>(ii) For clarity and usability of the District Plan we request that the minimum landscaping depth for the Bardowie Industrial Precinct Structure Plan Area should be specified within this rule, as has been for the Hautapu Industrial Structure Plan Area.</p> <p>(iii) Additionally, roof equipment/attachments have the potential to create adverse visual effects and therefore request that a rule relating to this be included in the District Plan.</p> <p>(iv) The proposed advice note, provides for specific or minor non-compliances with the Design and Landscape Guidelines as of right, without the need to apply for resource consent. This is considered to be</p>	18/21 - Accept the relief sought by Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules. The proposed advice note undermines the intention of the Urban Design and Landscape Guidelines.		
13/17	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support in part	To ensure a high quality development where any actual or potential adverse effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.	7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A, <u>Node 1B</u> , and Node 2, and <u>Node 3</u> shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. Activities that fail to comply with Rules 7.4.2.7, and 7.4.2.8 and 7.4.2.8A will require a resource consent for a restricted discretionary activity with the direction being restricted over: <ul style="list-style-type: none"> • Visibility of the public entrance of the building from the road; and • Visual effects, in the Hautapu Industrial Structure Plan Area. And • <u>Visual effect, in the Bardowie Industrial Precinct Structure Plan Area, and adjoining zones.</u> 	Accept
FS29/12	Bardowie Investments Limited	Rule 7.4.2.13 Landscaping and screening	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The	13/17 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.</p>		
13/18	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support in part	<p>Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties. The proposed rule requires additional provisions to protect the Rural Zone. The existing advice note should be deleted regarding non-compliances with the Urban Design and Landscape Guidelines.</p>	<p>Amend Rule 7.4.2.13 as follows: (d) Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area <u>and landscaping must meet the following minimum depths:</u> i. <u>Where adjoining a road 2.5m deep amenity planting strip</u> ii. <u>On perimeter sites adjoining another zone a 5m deep screening planting strip is required, screening Industrial buildings and associated activities.</u> (e) <u>Within the Bardowie Industrial Precinct Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from an adjoining property, another zone, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, solar panels, communication equipment etc, is to be screened from</u></p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					(f) any zone other than Industrial, road or other public place utilising roof forms or parapets that integrate with the overall design of the building. Advice Note: [Delete]	
FS29/13	Bardowie Investments Limited	Rule 7.4.2.13 Landscaping and screening	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/18 - Disallow submission	Reject
FS30/60	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support	Formatting error in the summary of submissions.	13/18 - i) Amend Rule 7.4.2.13 - Landscaping and screening. ii) Accept relief sought by the submitter, Henmar Trust.	Accept in part
18/22	Bardowie Investments Limited	Rule 7.4.2.14	Support	BIL supports the inclusion of a new rule in relation to building colour in the Bardowie Industrial Precinct.	Retain as notified	Accept
11/29	Fonterra Limited	Rule 7.4.2.14A	Support	The rules provide a robust mechanism to enforce the paint colour standards within the Urban Design and Landscape Guidelines.	Retain.	Accept
FS30/41	Henmar Trust	Rule 7.4.2.14A	Oppose	Building materials and finishes have the potential to create adverse visual effects (including those from reflectivity) that are more than minor. The Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area fail to address the	11/29 - Amend Rule 7.4.2.14A – Building Colour	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				reflectivity of materials and finishes.		
13/19	Henmar Trust	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Support in part	Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural. Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitters property.	Amend Rules as follows: Rule 7.4.2.15 Provided that for the Bond Road North Industrial Structure Plan Area <u>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</u> the provisions of Rule 7.4.2.16 shall apply. Rule 7.4.2.16 Within the Bond Road North Industrial Structure Plan Area <u>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</u> all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits: Rule 7.4.2.16A [Delete Advice Note at end of rule]	Accept in part
FS29/14	Bardowie Investments Limited	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/19 - Disallow submission	Reject
18/23	Bardowie Investments Limited	Rules 7.4.2.15 and 7.4.2.16A	Support	BIL supports the inclusion of new provisions in respect of noise within Node 1A and Node 2 of the Bardowie Industrial Precinct. In addition, it is appropriate that	Retain Rules 7.4.2.15 & 7.4.2.16A as notified.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				noise sensitive activities within the Campus Hub are required to be acoustically treated to avoid any potential noise related reverse sensitivity issues.		
FS30/15	Henmar Trust	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Oppose	<p>Noise: Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity. Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural. Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property. The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets specific noise standards within the boundary of any property zoned Rural. The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15. However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural. To protect the submitter's property</p>	18/23 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct Structure Plan Area and have been included in proposed Rule 7.4.2.16A.</p> <p>Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16.</p> <p>It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.</p>		
11/30	Fonterra Limited	Rule 7.4.2.16A	Support	The rule provides a robust set of noise provisions for activities within the industrial precinct and are supported.	Retain.	Accept in part
FS30/42	Henmar Trust	Rule 7.4.2.14A	Oppose	<p>Noise: Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity.</p> <p>Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural.</p>	11/30 - Accept relief sought by submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property.</p> <p>The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets specific noise standards within the boundary of any property zoned Rural.</p> <p>The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</p> <p>However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural.</p> <p>To protect the submitters property from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct</p>		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Structure Plan Area and have been included in proposed Rule 7.4.2.16A. Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16. It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.</p>		
22/7	Waipa District Council	Rule 7.4.2.16A	Oppose in part	<p>Council is concerned about making additions and exceptions to the standard noise rules for specific development sites.</p>	<p>Consider adopting the existing noise provisions for industrial sites and if not, amend Rule 7.4.2.16A to refer to the boundary of a Residential site, not the notional boundary.</p>	Accept in part
FS30/71	Henmar Trust	Rule 7.4.2.16A	Oppose	<p>Noise: Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity. Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural. Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property. The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets</p>	<p>22/7 - Accept relief sort by submitter, Henmar Trust.</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>specific noise standards within the boundary of any property zoned Rural. The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</p> <p>However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural.</p> <p>To protect the submitters property from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct Structure Plan Area and have been included in proposed Rule 7.4.2.16A.</p> <p>Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16.</p> <p>It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for</p>		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.		
11/31	Fonterra Limited	Rule 7.4.2.16B	Support	This rule is strongly supported as it requires that noise sensitive activities (visitor accommodation, conference facilities, child care facilities and offices) must have suitable noise insulation to meet a specific level from industrial uses in the vicinity. The 30dBA internal noise standard is strongly supported also as a suitable standard for avoiding reverse sensitivity effects.	Retain.	Accept
FS27/2	New Zealand Transport Agency	Rule 7.4.2.16B	Support	The Transport Agency supports acoustic treatment of noise sensitive activities.	11/31 - For Proposed Rule 7.4.2.16B to be retained.	Accept
18/24	Bardowie Investments Limited	Rule 7.4.2.16B	Support	BIL has proposed an amendment to Rule 7.4.2.16B to reflect the revised location of the Campus Hub (now extending into Node 1A and having the extent reduced in Node 2).	Amend Rule 7.4.2.16B as follows: 7.4.2.16B The following noise sensitive activities located within the Campus Hub (Node 2 as shown on the <u>Bardowie Industrial Precinct Structure Plan</u>) of the Bardowie Industrial Precinct Structure Plan Area shall incorporate appropriate acoustic treatment to ensure that a noise level not exceeding 30dBA (Ldn) is achieved inside the buildings those activities occur in: (a) Visitor Accommodation (b) Conference facilities (c) Child care facilities (d) Offices	Accept
FS26/4	Fonterra Limited	Rule 7.4.2.16B	Support	The amendment to the rule to reflect the altered location and extent of the campus hub overlay is supported as it maintains the clarity of the provision.	18/24 - Allow the relief	Accept
11/32	Fonterra Limited	Rule 7.5.2.25A	Support	The signage rule is generally supported.	Retain.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
FS27/3	New Zealand Transport Agency	Rule 7.5.2.25A	Oppose	The Transport Agency does not support signage of 20m2 which can be viewed from the State Highway.	11/32 - No signage to be visible from SH1 Cambridge Bypass (in keeping with Rule 7.4.2.25(b) for the Hautapu Industrial Structure Plan Area).	Accept in part
18/25	Bardowie Investments Limited	Rule 7.4.2.25A	Support	BIL supports the inclusion of new rules in relation to signage within the Bardowie Industrial Precinct.	Retain as notified	Accept in part
11/33	Fonterra Limited	Rule 7.4.2.31A Developer Agreement	Support	The rule requiring a development agreement to be in place prior to development occurring, is strongly supported to ensure the orderly 'roll out' of development, in accordance with the capacity of infrastructure networks to service that development.	Retain.	Accept
FS30/43	Henmar Trust	Rule 7.4.2.31A	Support in part	The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial. The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities. The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all	11/33 - Amend 7.4.2.31A.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>		
12/5	Future Proof Implementation Committee	Rule 7.4.2.31A Developer Agreement	Support	Future Proof supports the amendments to Rule 7.4.2.31A	Retain	Accept
FS30/51	Henmar Trust	Rule 7.4.2.31A	Support in part	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken</p>	12/5 - Amend 7.4.2.31A.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>		
13/20	Henmar Trust	Rule 7.4.2.31A Developer Agreement	Support in part	<p>The servicing of the submitters property needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p>	<p>Reject Rule 7.4.2.31A as notified.</p> <p>Accept submitters proposed amendments to Rules 7.4.2.31A as shown.</p> <p>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost of the</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					<p>developer. <u>The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u></p>	
FS29/19	Bardowie Investments Limited	Rule 7.4.2.31A Developer Agreements	Oppose	<p>Reject Rule 7.4.2.31A as notified.</p> <p>Accept submitters proposed amendments to Rules 7.4.2.31A as shown.</p> <p>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer. The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the</p>	13/20 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>manner that the reserve contribution will be offset against the reserve land to be vested. The amendments proposed by the submitter are out of scope and not supported by BIL. This Plan Change is necessary to rezone the Bardowie Industrial Precinct, not the submitters land (however, the plan change will not foreclose the possibility of developing and servicing the northern area). As previously stated, it is not appropriate for BIL to fund the servicing of the submitters land. The submitter, should they wish to develop their land for industrial purposes, will need to undertake a plan change and structure plan process, and enter into a development agreement to fund the servicing of their land. The Waipa District Council will be aware of the submitter's development objectives, so the services will be sized appropriately once a master planning process has been undertaken. There is adequate timing for this to occur, given the staging of the development of the Bardowie Industrial Precinct and the associated timing of land release. BIL will fund its contribution (necessary to develop the Precinct) and the submitter will be required to fund (at the appropriate point in time) for their specific allocation of servicing. The amendment in relation to reserves is not</p>		

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				appropriate in the context of PC 11.		
FS30/61	Henmar Trust	Rule 7.4.2.31A Developer Agreements	Support	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu</p>	13/20 - Amend 7.4.2.31A.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Industrial Structure Plan Area. Request that this is written into the appropriate legislation to ensure that it is given effect to.		
18/26	Bardowie Investments Limited	Rule 7.4.2.31A Developer Agreement	Support	BIL supports the inclusion of a new rule in respect of development being allowed to commence after a development agreement is signed (or otherwise approved by the Waipa District Council).	Retain as notified	Accept
FS30/16	Henmar Trust	Rule 7.4.2.31A	Support in part	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this</p>	18/26 - Amend Rule 7.4.2.31A.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point. Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>		
11/34	Fonterra Limited	Rule 7.4.2.33 Minimum Parking Requirements	Support	The parking rule is supported.	Retain.	Accept
18/27	Bardowie Investments Limited	Rule 7.4.2.33 Minimum Parking Requirements	Support	Given the scale of the buildings in Node 1A and Node 2 of the Bardowie Industrial Precinct, relative to the number of employees a bespoke parking rule is considered to be appropriate.	Retain as notified	Accept
11/35	Fonterra Limited	Rule 7.4.2.34 Stormwater Management	Support	The stormwater management rule is supported, as a suitable means to avoid downstream flooding and/or erosion. The Fonterra Hautapu site is downstream of the Bardowie Industrial Precinct and therefore this is of high significance to Fonterra.	Retain.	Accept
FS30/44	Henmar Trust	Rule 7.4.2.34	Support in part	<p>Rule 7.4.2.34 does not provide for Node 1A and Node 2. All of the proposed Nodes should dispose of stormwater on-site. The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The District Plan provides flexibility regarding lot size and</p>	11/35 - Accept relief sought by submitter, Henmar Trust.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>site coverage to enable compliance.</p> <p>Failure to disposed of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.</p>		
13/21	Henmar Trust	Rule 7.4.2.34 Stormwater Management	Oppose	<p>Rule 7.4.2.34 does not provide for Node 1A and Node 2.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.</p>	<p>Reject Rule 7.4.2.34 as notified. and amend Rule 7.4.2.34 as follows:</p> <p>7.4.2.34 On site soakage shall be provided for within each site in <u>Node 1A</u>, Node 1B, <u>Node 2</u>, and Node 3 of the Bardowie Industrial Precinct Structure Plan Area to take all runoff from a two-year annual recurrence interval (ARI) rainfall event (up to 72- hour duration).</p>	Reject
FS29/15	Bardowie Investments Limited	Rule 7.4.2.34 Stormwater Management	Oppose	<p>Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the</p>	13/21 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				amendments proposed by the submitter.		
FS30/62	Henmar Trust	Rule 7.4.2.34 Stormwater Management	Support	Summary of submissions left off the last paragraph.	13/21 - Ensure the last paragraph is included: Activities that fail to comply with this rule will require a resource consent for a discretionary activity.	Accept
18/28	Bardowie Investments Limited	Rule 7.4.2.34 Stormwater Management	Support	BIL supports the inclusion of this new rule.	Retain as notified	Accept
FS30/17	Henmar Trust	Rule 7.4.2.34	Support in part	<p>Rule 7.4.2.34 does not provide for Node 1A and Node 2.</p> <p>All of the proposed Nodes should dispose of stormwater on-site. The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The Waipa District Plan provides flexibility regarding lot size and site coverage to enable compliance. Failure to dispose of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.</p>	18/28 - Accept the relief sought by the submitter, Henmar Trust.	Reject

Section 14 – Deferred Zone

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
11/36	Fonterra Limited	Deletion of Policy 14.3.1.8	Support	The policy is no longer necessary as no part of the Bardowie Industrial Precinct will retain a deferred zoning. The policies framework within Section 7 Industrial	Delete Policy 14.3.1.8.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Zone would now supersede this policy.		
18/29	Bardowie Investments Limited	Policy 14.3.1.8	Support	BIL supports the deletion of the provisions relating to the Hautapu Industrial: East of Victoria Road.	Delete the provisions as notified.	Accept

Section 15 – Infrastructure, Hazards, Development and Subdivision

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	My submission is (summary):	Decision requested	Recommendation
11/37	Fonterra Limited	Rule 15.4.2.65	Support	The amendment to the rule is supported, as is the approach of incorporating the structure plan and associated Urban Design and Landscape Guidelines as Appendix S19. The rule provides the enforcement mechanism for the structure plan through requiring all development and subdivision to be in 'general accordance' with the requirements of the structure plan. The removal of the references to the Motorway Service Centre Area is also supported as being unnecessary.	Retain.	Accept
18/30	Bardowie Investments Limited	Rule 15.4.2.65	Support	BIL supports the requirement for development within the Bardowie Industrial Precinct to be designed in general accordance with the requirements of the Structure Plan that has been prepared as part of Proposed Plan Change 11.	Retain as notified	Accept

Section 20 – Health and General Amenity

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
11/38	Fonterra Limited	Rule 20.4.2.8 Discharge	Support	The amendment to the rule is supported, as a	Retain.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		Consent		suitable means to avoid contaminants entering the Mangaone Stream. The Hautapu Site is downstream of the Bardowie Industrial Precinct and therefore this is of high significance to Fonterra.		
FS30/45	Henmar Trust	Rule 20.4.2.8	Oppose	<p>Obtaining a resource consent from the Waikato Regional Council may create an exemption to this rule. The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply so there is no adverse effects on the ground water or Mangaone Stream. The Waipa District Plan provides flexibility regarding lot size and site coverage to enable compliance.</p> <p>Failure to disposed of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.</p>	11/38 - Amend Rule 20.4.2.8.	Reject
13/22	Henmar Trust	Rule 20.4.2.8 Discharge	Oppose	Obtaining a resource consent from the	Reject Rule 20.4.2.8 as notified.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		Consent		Waikato Regional Council may create an exemption to this rule. The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area. S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.	Retain Rule 20.4.2.8 as currently exists.	
FS29/16	Bardowie Investments Limited	Rule 20.4.2.8 Discharge Consent	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/22 - Disallow submission	Accept
18/31	Bardowie Investments Limited	Rule 20.4.2.8 Discharge Consent	Support	BIL supports the proposed changes.	Retain as notified	Accept
FS30/18	Henmar Trust	Rule 20.4.2.8	Oppose	Obtaining a resource consent from the Waikato Regional Council may create an exemption to this rule. The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The District Plan provides flexibility	18/31 - Amend Rule 20.4.2.8.	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>regarding lot size and site coverage to enable compliance.</p> <p>Failure to dispose of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.</p> <p>The submitter's property shares the same water table and considers it essential that stormwater disposal is designed to ensure that no contaminants leach into the ground water.</p>		

Section 21 – Assessment Criteria and Information Requirements

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
11/39	Fonterra Limited	Amendments to Assessment Criteria	Support	<p>The various amendments to matters of control and restricted discretion in Section 21 are generally supported, as being necessary to support the Section 7 Industrial Zone rule amendments. In particular Fonterra strongly supports the proposed new 21.1.7.16 as it requires</p>	Retain the proposed new 21.1.7.16.	Accept in part and pending further evidence on RDA rule

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				assessment of impacts on the Hautapu Dairy Manufacturing Site.		
FS30/46	Henmar Trust	Amendments to Assessment Criteria	Support in part	<p>21.1.7.3 Need to consider the servicing of the whole area, including the adjoining property to the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</p> <p>21.1.7.6 Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.</p> <p>21.1.7.16 Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.</p>	11/39 - Accept relief sought by submitter, Henmar Trust, to 21.1.7.3, 21.1.7.6, and 21.1.7.16.	Accept in part and pending further evidence on RDA rule
13/23	Henmar Trust	21.1.7 Industrial Zones Controlled Activities	Support in part	Need to consider the servicing of the whole area, including the adjoining property to the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.	<p>Reject Assessment Criteria 21.1.7.3 as notified.</p> <p>Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown.</p> <p>(b) <u>Compliance</u> with the site layout shown in the Structure Plan, including the positioning of any proposed roads <u>and location of services</u>; and</p> <p>(c) Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping;</p> <p>(d) <u>Compliance with any requirements identified in the Structure Plan in relation to infrastructure or service provision</u>; and</p> <p>(e) <u>Construction of any proposed roads or services to comply with the requirements</u></p>	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					of the Waipa District Council Development and Subdivision Manual.	
FS29/17	Bardowie Investments Limited	21.1.7 Industrial Zones Controlled Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/23 - Disallow submission	Accept
13/24	Henmar Trust	21.1.7 Industrial Zones Restricted Discretionary Activities	Support in part	Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.	Reject Assessment Criteria 21.1.7.6 as notified. Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown. 21.1.7 Industrial Zone Restricted Discretionary Activities 21.1.7.6 Building and site layout (c) The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone <u>and adjoining zones.</u> <u>(d) The extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.</u> <u>(e) Within the Bardowie Industrial Precinct Structure Plan Area the extent to which developments, address flood risks and effects of the development on the Mangaone Stream.</u>	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
FS29/18	Bardowie Investments Limited	21.1.7 Industrial Zones Restricted Discretionary Activities	Oppose	Various amendments are south to the rule framework of PC11. The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL relocation. The amendments proposed by the submitter are not appropriate and not accepted by BIL. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.	13/24 - Disallow submission	Accept
13/25	Henmar Trust	21.1.7 Industrial Zones Restricted Discretionary Activities	Support in part	Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.	Reject Assessment Criteria 21.1.7.16 as notified. Accept submitters proposed amendments to Assessment Criteria 21.1.7.16 Restricted Discretionary Activities 21.1.7.16 Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council. (a) The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site. (b) <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u>	Reject
18/32	Bardowie Investments Limited	21.1.7.1, 21.1.7.3, 21.1.7.6, 21.1.7.7 and 21.1.7.16	Support	BIL supports the proposed changes as notified.	Retain as notified	Accept in part
FS30/19	Henmar Trust	21.1.7.1, 21.1.7.3, 21.1.7.6, 21.1.7.7 and 21.1.7.16	Support in part	21.1.7.3 Need to consider the servicing of the whole area, including the adjoining property to	18/32 - Accept relief sought by the submitter, Henmar Trust, to 21.1.73, 21.1.7.6, and	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</p> <p>21.1.7.6 Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.</p> <p>21.1.7.16 Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.</p>	21.1.7.16.	

Appendix S1 – Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
11/40	Fonterra Limited	Retention of Extent of C8 Industrial Growth Cell	Support	Fonterra support the proposed change to Appendix S1, insofar as it provides certainty to all parties as to the intended extent of the C8 industrial growth cell (re-named C10 in the Waipa 2050 District Growth Strategy (2017) and referred to as C10 within Plan Change 5).	Retain.	Accept
FS30/47	Henmar Trust	Retention of Extent of C8 Industrial Growth Cell	Support	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.	11/40 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.	Accept
12/6	Future Proof Implementation Committee	C8 Growth Cell	Support	Future Proof generally supports the amendments to Appendix S1	Retain	Accept
FS30/52	Henmar Trust	C8 Growth Cell	Support in part	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the	12/6 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Waipa District Plan. To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.		
13/1	Henmar Trust	C8 Growth Cell	Support in part	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	Council retain the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan, within the District Plan.	Accept
FS30/54	Henmar Trust	C8 Growth Cell	Support	Request that amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. Request that any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	13/1 - Accept relief sort by submitter, Henmar Trust.	Accept
13/35	Henmar Trust	C8 Growth Cells	Support	To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.	Council to accept Proposed Plan Change 11 to maintain the entire area of Growth Cell C8 for future Industrial development.	Accept
18/33	Bardowie Investments Limited	C8 Growth Cells	Support	BIL supports the retention of the extent of the C8 industrial Growth Cell as currently provided for in Appendix S1. If, and to the extent that Plan Change 5 changes the area in that industrial growth cell, Proposed Plan Change 11 seeks to reinstate the entire extent of Growth Cell C8 with the only change being to rename it to "C10"	Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.	Accept
FS30/20	Henmar Trust	Appendix S1 Growth Cells	Support	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	18/33 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.	Accept

Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
12/7	Future Proof Implementation Committee	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	The Campus Hub overlay needs review.	Retain with amendments to give effect to submission point.	Accept
FS24/2	Waikato Regional Council	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2.	12/7 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept
FS26/13	Fonterra Limited	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	The submission point is supported, as Fonterra is similarly concerned that the Bardowie Industrial Precinct should be developed as an industrial precinct. Commercial development allowed should be ancillary to the industrial purpose of the precinct. The plan change proponent has lodged a similar submission point (18/38) to reduce the extent of the campus hub overlay which is supported as an outcome.	12/7 - Allow the relief	Accept
11/41	Fonterra Limited	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	The contents of the proposed Appendix S19 are generally supported as it provides a robust framework in support of the objectives, policies and rules relating to the Industrial Zone and Bardowie Industrial Precinct. Fonterra is however concerned that the extent of the 'campus hub' overlay shown on the structure	Amend the structure plan diagram within Appendix S19 to significantly reduce the extent of the 'campus hub' overlay, or incorporate other mechanisms through the policy and rule framework to limit the actual extent of the 'campus' hub within the Bardowie Precinct.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>plan diagram is too large and seeks a reduction of the extent of the overlay. In particular the purpose of the overlay should be to provide for an element of commercial land use to serve local need generated by industrial premises within the Bardowie Industrial Precinct only, and not serve wider commercial needs. Fonterra's concern with the extent of the overlay is that large-scale commercial activity could generate potential reverse sensitivity effects in respect of the Hautapu Site, and also fundamentally alter the Bardowie Industrial Precinct from industrial to a mixed industrial/commercial growth cell. This is particularly so given the absence of other mechanisms within the plan change to limit the extent of commercial development that occurs within the 'campus hub' overlay (and also outside it).</p>		
FS30/48	Henmar Trust	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	<p>The proposed Structure Plan and Urban Design and Landscaping Guidelines as notified by PC11 and as otherwise amended by BIL submission:</p> <ul style="list-style-type: none"> (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental 	<p>11/41 - (i) Accept amendments sought in submission and further submission by submitter, Henmar Trust. (ii) Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan.</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>effects on adjoining properties and adjoining zones.</p> <p>(iv) Fails to comply with the objectives and policies of the Waipa District Plan.</p> <p>(v) Lacks detail regarding;</p> <p>(a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11;</p> <p>(b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3;</p> <p>(g) proposed reserve areas; and</p> <p>(h) proposed wetlands.</p>		
22/3	Waipa District Council	Campus Hub	Oppose in part	The relationship between the APL buildings and land use needs to be clarified in relation to the Campus Hub overlay which covers the whole of Node 2.	The structure plan should be clearer in showing the location of the Campus Hub and the APL premises and land use. An appropriate commercial assessment should be provided for any commercial activities within the Campus Hub.	Accept
FS24/6	Waikato Regional Council	Campus Hub	Support	A refinement is sought to reflect the intention	22/3 - Support the submission point to	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2.</p>	amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	
18/34	Bardowie Investments Limited	General	Support	BIL supports the inclusion of a Structure Plan and Urban Design and Landscaping Guidelines to enable appropriate development within the Bardowie Industrial Precinct.	Retain the Structure Plan and Urban Design and Landscape Guidelines as notified, expect where refinements are proposed in this submission.	Accept in part
FS30/21	Henmar Trust	General support	Support in part	<p>The proposed Structure Plan and Urban Design and Landscaping Guidelines as notified by PC11 and as otherwise amended by BIL submission:</p> <p>(i) Is ad hoc development.</p> <p>(ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan.</p> <p>(iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones.</p> <p>(iv) Fails to comply with the objectives and policies of the Waipa District Plan.</p> <p>(v) Lacks detail regarding;</p> <p>(a) site Layout for the Campus Hub within</p>	18/34 - i) Accept relief sort by the submitter, Henmar Trust. ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11;</p> <p>(b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3; and</p> <p>(g) proposed reserve areas.</p>		
22/2	Waipa District Council	General Arrangement Figure	Oppose in part	The area of the campus hub is significant and further refinement of the nature and scale of activities within this area is required.	The Campus Hub overlay should be amended to indicate more specifically the location and size of the hub.	Accept
FS24/5	Waikato Regional Council	General Arrangement Figure	Support	<p>A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub.</p> <p>WRC has an interest in the relief sought, as it has raised an issue with the extent of the</p>	22/2 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Campus Hub and nonindustrial activities in its submission point 7/2.		
FS26/17	Fonterra Limited	General Arrangement Figure	Support	The reduction of the extent of the campus hub overlay is supported. It is noted however that the plan change proponent BIL has responded to this issue within their own submission with a reduction in the extent of the campus hub overlay and amendments to provisions.	22/2 - Allow the relief	Accept
18/35	Bardowie Investments Limited	S19.2.3	Support in part	This paragraph of the proposed Appendix S19 (the Structure Plan) needs to be amended to reflect the revised location of the Campus Hub, and the proposed amendments to the Campus Hub permitted activity rule.	Amend the paragraph as follows: S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes (including a licenced premise), education and child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub (as shown spatially on the Structure Plan) will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones. As the configuration of Node 2 has not been determined the location of the Campus Hub is not spatially defined, however the location of it will be within the Node 2 area.	Reject
FS24/8	Waikato Regional Council	S19.2.3	Oppose	The submitter is seeking to refine the extent of the proposed Campus Hub to 5.5ha in area and scope of nonindustrial activities within the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the	18/35 - Reject the submission point based on insufficient information, and seek further informatijon to justify/calculate the extent and types of activities required in the Campus Hub.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Campus Hub and nonindustrial activities in its submission point 7/2. The Structure Plan highlights that the Campus Hub is proposed to service employees and businesses in the Bardowie Industrial Precinct. Additional work is still required to justify the extent of the Campus Hub, and give effect to Policy 6.16 of the WRPS.		
FS26/5	Fonterra Limited	Structure Plan	Support	The amended wording of the provision is supported as it reflects the altered location and extent of the campus hub overlay, and the amendment will serve to enhance the clarity of the provision through linking to the structure plan diagram that displays spatially the campus hub overlay.	18/35 - Allow the relief	Reject
FS30/22	Henmar Trust	S19.2.3	Support in part	The Bardowie Industrial Precinct is not considered to be an appropriate location for Education Facilities.	18/35 - Amend S19.2.3.	Accept in part
18/36	Bardowie Investments Limited	S19.2.12 Water Supply	Support in part	A minor typo needs to be corrected in this paragraph.	Amend the paragraph as follows: S19.2.12 There is appropriate allocation in the wastewater network to service the Bardowie Industrial Precinct.	Accept
18/37	Bardowie Investments Limited	S19.2.15 Wastewater	Support in part	A minor typo needs to be corrected in this paragraph.	Amend the paragraph as follows: S19.2.15 There is appropriate allocation in the <u>wastewater</u> network to service the Bardowie Industrial Precinct.	Accept
13/26	Henmar Trust	S19.2.16 Transport	Support in part	Support that right turn bay created prior to industrial activities occurring. The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights.	Amend to read as follows: Transport S19.2.16 A right turn bay adequate for Nodes 1A and 2 at the southern access point should be created prior to industrial activities occurring. A right turn bay can accommodate up to 45 hectares of typical industrial	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	development, but not the whole Bardowie Industrial Precinct Structure Plan Area without long queues and delays. The intersection should be formed with enough space to provide traffic signals if required for the subsequent development of Node 2. <u>The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights.</u>	
FS29/20	Bardowie Investments Limited	S19.2.16 Transport	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.	13/26 - Disallow submission	Reject
13/27	Henmar Trust	S19.2.17 Transport	Support in part	Access to Laurent Road from Node 1B is operating at the moment, but the intersection of Laurent Road and Victoria Road	Delete. Addressed through proposed amendments to S19.2.19.	Accept in part, ie new clauses are required regarding the capacity of the northern access and potential removal of

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>is not suitable for handling all of the traffic from Node 1B. It is for this reason that it is likely a large percentage of the traffic involved with Node 1B will use the right turn bay at the southern access point until a major intersection with lights, providing connectivity between the Industrial areas, at the junction of Hannon, Hautapu, Victoria and Laurent Roads is created.</p> <p>The focus should be on developing a major intersection with lights connecting all the Industrial Areas involving Hannon, Hautapu, Victoria and Laurent Roads.</p> <p>Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p>		southern access.
FS29/21	Bardowie Investments Limited	S19.2.17 Transport	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule</p>	13/27 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				framework and our opposition to the proposed amendments.		
13/28	Henmar Trust	S19.2.18 Transport	Support in part	Support that right turn bay created prior to industrial activities occurring. The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	Delete. Addressed through proposed amendments to S19.2.19.	Accept in part
FS29/22	Bardowie Investments Limited	S19.2.18 Transport	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.	13/28 - Disallow submission	Reject
13/29	Henmar Trust	S19.2.19 Transport	Support in part	No development should occur in Node 1B other than that which is subject to resource consent), Node 2, and Node 3	Amend to read as follows: Transport S19.2.19 No development shall occur in <u>Node 1B</u> (other than that which	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				until connectivity with the surrounding transport network has been formed to service the entire area.	<u>is subject to resource consent), Node 2, and Node 3</u> until connectivity with the surrounding transport network has been formed to service the general industrial area.	
FS29/23	Bardowie Investments Limited	S19.2.19 Transport	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/29 - Disallow submission	Accept
13/30	Henmar Trust	S19.2.20 Transport	Support in part	<p>Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p> <p>It is considered desirable to design and construct this access while the proposed Bardowie Industrial Precinct Structure Plan Area is primarily a greenfield site.</p> <p>Waiting for 3 of the 4 proposed Nodes to be developed prior to consideration of the crucial intersection servicing the greater Hautapu Industrial</p>	Reject	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Area does not enable flexibility, but actually reduces flexibility.		
FS29/24	Bardowie Investments Limited	S19.2.20 Transport	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/30 - Disallow submission	Accept
13/31	Henmar Trust	S19.2.21 Transport	Support in part	<p>The Proposed Bardowie Industrial Precinct Structural Plan Area has no connectivity to the adjoining land to the north, owned by the submitter, which is identified as being part of Growth Cell C8.</p>	<p>Reject S19.2.21 as notified. Accept submitters amendments. S19.2.21 The Structure Plan shows roading connectivity to the <u>north and east</u>, beyond the Bardowie Industrial Precinct. This potential future connection to the <u>north and east</u> is shown on the Structure Plan to have the ability to provide <u>services and transport access to the north and east</u> as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.</p>	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
FS29/37	Bardowie Investments Limited	S19.2.21 Transport	Support in part	<p>Oppose the lack of traffic connectivity to the adjoining land to the north, owned by the submitter. BIL has designed the Structure Plan so as to ensure connectivity of the adjoining land to the Bardowie Industrial Precinct is provided for.</p> <p>BIL is proposed to accept the relief sought in part through providing a connectivity line on the Structure Plan (see Appendix A of this further submission). The submitter is proposing two connection points, however the provision of two points of connection is opposed by BIL on the basis that only one connection is necessary.</p>	13/31 - Allow in part	Accept
13/32	Henmar Trust	S19.2.22 Electricity	Support in part	<p>Support on the condition that electrical services are buried underground.</p>	<p>Reject S19.2.22 as notified. Accept submitters amendments.</p> <p>S19.2.22 <u>Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct, and all electrical services within the Bardowie Industrial Precinct Structure Plan Area will be underground.</u></p>	Accept in part
FS29/25	Bardowie Investments Limited	S19.2.22 Electricity	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the</p>	13/32 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>		
13/33	Henmar Trust	S19.2.26 Structure Plan	Support in part	<p>Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p>	<p>(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.</p> <p>(ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan.</p> <p><i>(Submitters amendments are illustrated on the plan in Appendix 1 of this document)</i></p>	Accept in part
FS29/38	Bardowie Investments Limited	S19.2.22 Electricity	Support in part	<p>Oppose the lack of traffic connectivity to the adjoining land to the north, owned by the submitter. BIL has designed the Structure Plan so as to ensure connectivity of the adjoining land to the Bardowie Industrial Precinct is provided for.</p> <p>BIL is proposed to accept the relief sought in part through providing a connectivity line on the Structure Plan (see Appendix A of this further submission). The submitter is proposing two connection points, however the provision of two points of connection is opposed by BIL on the basis that only one connection is necessary.</p>	13/33 - Allow in part	Accept
13/34	Henmar Trust	S19.2.6 Interpretation	Oppose	S19.2.6 provides for specific or minor non-compliances with the Design and Landscape	Reject S19.2.6	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Guidelines as of right, without the need to apply for resource consent. This is considered to be inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules.		
FS29/26	Bardowie Investments Limited	S19.2.6 Interpretation	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/34 - Disallow submission	Reject
13/37	Henmar Trust	2 Access and Movement Loading and Servicing	Support in part	<p>Loading and services areas need to be screened from adjoining zones as well as from the surrounding streets.</p>	<p>Amend to read as follows:</p> <p>2. ACCESS AND MOVEMENT Loading and Servicing</p> <p>2.16 Boundary treatment should provide adequate screening of the loading and service areas from the</p>	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					surrounding streets, including the Waikato Expressway, <u>and adjoining zones.</u>	
13/36	Henmar Trust	2 Access and Movement Pedestrian and Cyclist Network	Support in part	Should be to the whole Industrial Precinct, not just the Campus Hub and Growth Cell C8 as identified in Appendix S1 of the Waipa District Plan.	Amend to read as follows: 2. ACCESS AND MOVEMENT Pedestrian and Cyclist Network Design Objectives ➤ To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area, <u>including access to Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. Design Guidelines 2.9 Facilitate connectivity between the wider Hautapu Industrial Area, the Bardowie Industrial Precinct, and Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</u>	Accept in part, insofar as primary connections need to be shown on Structure Plan
FS29/27	Bardowie Investments Limited	2 Access and Movement Pedestrian and Cyclist Network	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule	13/36 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				framework and our opposition to the proposed amendments.		
13/38	Henmar Trust	2 Access and Movement Car parking Layout and Design	Support in part	Couldn't see where the central focus area was illustrated on the proposed Structure Plan	Request clarification of what the central focus area is and where it is located on the Structure Plan.	Accept, this should refer to Campus Hub
13/39	Henmar Trust	3 Building Layout	Support in part	Need to site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and adjoining zones).	Amend to read as follows: 3. BUILDING LAYOUT Setbacks Design Objectives ➤ To provide a clear and legible front entrance that is visible from the street. ➤ To site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and adjoining zones).	Accept
13/43	Henmar Trust	4 Building Heights	Support in part	The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.	Amend to read to as follow: 4. BUILDING FORM Building Heights Node 1B and Node 3 4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road <u>and/or adjoining zone</u> where the height limit is 10 metres. 4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street <u>and/or adjoining zone</u> to relate to the pedestrian scale.	Reject
FS29/31	Bardowie Investments Limited	4 Building Heights	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.	13/43 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.		
13/44	Henmar Trust	4 Building Form	Support in part	Need to minimise adverse visual effects on adjoining properties as well as from the street.	Amend to read as follows: 4. BUILDING FORM 4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, <u>solar panels, communication equipment</u> etc, is to be screened from adjoining streets <u>and adjoining properties</u> and areas utilising roof forms or parapets that	Accept
FS29/32	Bardowie Investments Limited	4 Building Form	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the	13/44 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>		
13/40	Henmar Trust	4 Built Form	Support in part	No need to single out Node 3. Should apply to all proposed Nodes.	<p>Amend to read as follow:</p> <p>BUILT FORM Street Address</p> <p>4.5 Where practicable (i.e. where there are no locational/functional, sizing constraints on building orientation), orientate buildings to take advantage of a northern aspect to maximise opportunities for passive solar heating and cooling (particularly in Node 3).</p>	Reject
FS29/28	Bardowie Investments Limited	4 Built Form	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our</p>	13/40 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				opposition to the proposed amendments.		
13/41	Henmar Trust	4 Built Form	Support in part	Seek to protect the amenity (including visual amenity) of adjoining zones and properties.	Amended to read as follows: BUILT FORM Building Design Design Objectives <ul style="list-style-type: none"> ➤ To reinforce the rural character of the local area through appropriate built form and landscape elements. ➤ To provide buildings that facilitate visual interest and variety in form and appearance. ➤ <u>To provide buildings and structures that are designed to protect the amenity (including visual amenity) of adjoining zones, neighbouring properties and the local environment.</u> ➤ To provide practical building forms that meet the purpose of the industry or business. ➤ To encourage building design that is environmentally sensitive. Design Guidelines 4.6 Avoid excessive blank walls, 4.7 Large expanses of building walls that are visible from the street <u>adjoining zones, and adjoining properties</u> should be broken up or otherwise detailed to reduce the scale and increase interest.	Accept in part
FS29/29	Bardowie Investments Limited	4 Built Form	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has	13/41 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>		
13/42	Henmar Trust	4 Built Form	Support in part	<p>Materials, colours and finishes can sometimes be reflective causing adverse amenity effects.</p> <p>Due to the sensitive location of the proposed Bardowie Industrial Precinct Structure Plan Area it is essential that any materials, colours and finishes of buildings and/or structures utilised within this area are non-reflective.</p>	<p>Amend to read as follows:</p> <p>4. BUILDING FORM Materials Finishes and Colours</p> <ul style="list-style-type: none"> ➤ To provide co-ordinated palette of colours, materials and finishes. ➤ <u>To provide colours, materials and finishes that are non-reflective.</u> ➤ To provide materials that are durable and robust. 	Accept in part, change recommended to 4.11.
FS29/30	Bardowie Investments Limited	4 Built Form	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome</p>	13/42 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.		
FS30/63	Henmar Trust	4 Built Form	Support	Summary of submissions left off the last paragraph.	13/42 - Ensure that the first bullet point is included: To provide colours, materials and finishes that are compatible with the character of the Cambridge area.	Reject
13/45	Henmar Trust	5 Landscaping	Support in part	Where adjoins Rural land needs to provide screening, not just amenity planting (i.e. shrubs and one tree).	Amend to read as follows: 5. LANDSCAPING Landscaped Setbacks – Node 1B and Node 3 5.3 A 5m <u>screening and amenity planting strip will be provide from housing on neighbouring rural zoned properties.</u> <u>5.3 A The screening planting strip will provide solid plantings to screen the Industrial buildings and associated activities from adjoining rural zoned properties.</u> 5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street, <u>adjoining zone and adjoining property.</u>	Accept
FS29/33	Bardowie Investments Limited	5 Landscaping	Oppose	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to	13/45 - Disallow submission	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>		
13/46	Henmar Trust	5 Landscaping	Support in part	<p>Want to prohibit the use of cement board or similar products, razor wire, and barbed wire to protect the visual amenity of the environment.</p>	<p>Amend design guideline 5.23 to read as follows:</p> <p>5. LANDSCAPING Fencing Design</p> <p>5.24 Razor wire and barbed wire are to be avoided. <u>Razor wire, barbed wire, fibrolite, or similar cement board products are prohibited.</u></p>	Reject
FS29/34	Bardowie Investments Limited	5 Landscaping	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints.</p> <p>Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/46 - Disallow submission	Accept
13/47	Henmar Trust	7	Support	The sensitive location	Amend as follows:	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		Sustainability	in part	of the proposed Bardowie Industrial Precinct means that a centralised recycling facility would be likely to create adverse environmental effects that would be more than minor, and is not considered to be an appropriate location for a recycling facility. Additionally, due the sensitive location and high visibility of the proposed Industrial Precinct it is considered that it is not a suitable location for the development, operation, use and maintenance of renewable energy technologies such as battery and wind generation.	<p>7. SUSTAINABILITY</p> <p>7.6 Facilitate the use of both passive and active alternative energy systems.</p> <p>7.9 Facilitate and promote the use of appropriate waste management practices, including the promotion of recycling (i.e. through the development of a centralised recycling facility within the Bardowie Industrial Precinct).</p> <p>7.10 Enable and encourage the development, operation, use and maintenance of individual and small scale renewable energy technologies, including solar, batteries and small-scale wind generation.</p>	
FS29/35	Bardowie Investments Limited	7 Sustainability	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/47 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
13/48	Henmar Trust	8 Safety and Security	Support in part	Concern regarding light spill onto adjoining rural zone.	Amend to include: 8. SAFETY AND SECURITY <u>8.4 Ensure there is no light spill onto adjoining rural zoned properties.</u>	Reject (Covered by Rule 20.4.2.2 of District Plan)
FS29/36	Bardowie Investments Limited	8 Safety and Security	Oppose	<p>Various amendments to the Structure Plan and Urban Design and Landscape Guidelines. BIL has developed the structure plan to meets is vision for the precinct, and to reflect local conditions and constraints. Therefore, BIL supports the Structure Plan as notified, and as amended by the BIL primary submission. Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practicable option to the two points of access so in this regard, BIL does not support the amendments proposed. We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	13/48 - Disallow submission	Accept
18/38	Bardowie Investments Limited	Structure Plan	Support in part	<p>BIL supports the "Structure Plan" for the Bardowie Industrial Structure Plan. However, as a result of receiving feedback regarding the Campus Hub, BIL is proposing the adoption of a revised Structure Plan showing the refined extent of the Campus Hub.</p>	<p>Amend the Structure Plan as shown in Appendix B of this submission. And Make any consequential amendments as necessary throughout PC11 and including the proposed Appendix S19 – Bardowie Industrial Precinct Structure Plan to reflect the revised location of the Campus Hub (not being wholly within Node 2 and extending into Node 1A). Change from "within Stage 2" to "as</p>	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					shown on the Bardowie Industrial Precinct Structure Plan". <i>(Submitters amendments are illustrated on the plan in Appendix 2 of this document)</i>	
FS24/9	Waikato Regional Council	Structure Plan	Oppose	The submitter is seeking to refine the extent of the proposed Campus Hub to 5.5ha in area and scope of nonindustrial activities within the Campus Hub. WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and nonindustrial activities in its submission point 7/2. The Structure Plan highlights that the Campus Hub is proposed to service employees and businesses in the Bardowie Industrial Precinct. Additional work is still required to justify the extent of the Campus Hub, and give effect to Policy 6.16 of the WRPS.	18/38 - Reject the submission point based on insufficient information, and seek further information to justify/calculate the extent and types of activities required in the Campus Hub.	Accept in part
FS26/6	Fonterra Limited	Structure Plan	Support	The amendment to the structure plan diagram to reduce the extent of the campus hub overlay to 5.5 hectares and locate it alongside Laurent Road is supported. The amendment to the structure plan diagram provides greater certainty that the Bardowie Industrial Precinct will be predominantly developed for industrial purposes, as per the stated intent of the plan change.	18/38 - Allow the relief	Accept in part
FS30/23	Henmar Trust	Structure Plan	Support in part	Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	18/38 - Accept relief sought by the submitter, Henmar Trust.	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
				<p>Additionally, proposed Structure Plan fails to detail the following:</p> <p>(i) Site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11.</p> <p>(ii) Site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal).</p> <p>(iii) Details of the northern vehicle access off Victoria Road (SH1B).</p> <p>(iv) Details of the southern vehicle access off Victoria Road (SH 1B).</p> <p>(v) Pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8.</p> <p>(vi) Landscaping areas within Nodes 1A, 1B, 2, and 3.</p> <p>(vii) Proposed reserve areas.</p> <p>(viii) Proposed Wetland areas.</p>		
13/3	Henmar Trust	Transportation - Connectivity to other land	Oppose in part	Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	<p>(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.</p> <p>ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan.</p> <p>(iii) Request that additional information be shown and detailed on the proposed Structure Plan including access and connectivity linkages, landscaping and proposed reserves:</p>	Accept in part
FS30/56	Henmar Trust	Transportatio	Support	Summary of	13/3 - (i) Reject	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		n - Connectivity to other land		Submissions didn't include some of the relief sought. Submission by Ngaati Kokori-Kahukura referred to the creation of two proposed wetlands during the early stages of development. These wetland areas need to be illustrated on the Bardowie Industrial Precinct Structure Plan.	Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified. (ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. (iii) Request that the following information be shown and detailed on the proposed Structure Plan: (a) Site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11. (b) Site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal). (c) Details of the northern vehicle access off Victoria Road (SH1B). (d) Details of the southern vehicle access off Victoria Road (SH 1B). (e) Pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8. (f) Landscaping areas within Nodes 1A, 1B, 2, and 3. (g) Proposed reserve areas. (h) Proposed wetlands. (i) Buffer Areas.	
22/5	Waipa District Council	Transportation - Northern Access	Support in part	The design solution for the northern access requires further consideration.	The details of the northern access will need to be agreed with Council transport staff.	Accept
FS27/5	New Zealand Transport Agency	Transportation - Northern Access	Support	The design solution for the northern access requires further consideration.	22/5 - For the design of the northern access to be agreed with the Transport Agency.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
					Additionally, when the Stage 2 Intersection is provided the Stage 1 intersection should be reviewed and possibly modified to provide a higher level of safety.	
FS30/69	Henmar Trust	Transportation - northern access	Support in part	Agree that the design solution for the northern access requires further consideration and that all affected parties should be included in this process.	22/5 - That the design solution for the northern access be prioritised and that all affected parties are included in the process.	Accept
18/39	Bardowie Investments Limited	Urban Design Guidelines	Support	BIL supports the intent of the Urban Design and Landscape Guidelines, and inclusion of them within the Waipa District Plan. It is acknowledged that these may be refined during the First Schedule process to accommodate the optimal design outcomes.	Retain the intent of the Urban and Landscape Guideline, and any further refinements determine to be necessary to accommodate the optimal environmental design outcomes.	Accept in part
FS30/24	Henmar Trust	Urban Design Guidelines	Support in part	The proposed Urban Design Guidelines as notified by PC11: (i) Fail to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (ii) Fail to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iii) Fail to comply with the objectives and policies of the Waipa District Plan.	18/39 - Accept relief sought by the submitter, Henmar Trust.	Accept in part
22/6	Waipa District Council	Water Supply for fire fighting	Support in part	The structure plan does not address water requirements for fire fighting purposes. The Council water supply has constraints and any proposed development will need to provide water supply design and capacity for fire fighting.	Make amendments to S19.2.10 to include details of how firefighting needs of the proposed development of the industrial precinct are to be addressed.	Accept
FS30/70	Henmar Trust	Water Supply	Support	Details of how	22/6 - Accept relief	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Reason for Submission	Decision requested	Recommendation
		for fire fighting		firefighting needs of the proposed development of the industrial precinct should be addressed and included in the District Plan.	sought.	