

Submissions to Private Plan Change 11 – Bardowie Industrial Precinct

Submissions 1 - 23

September / 2018

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Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in ALL sections of this form.
Submissions close 5pm Friday, 7 September 2018

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Geoffrey John Laurent
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	P.O. Box 522 Cambridge 3450
Email (optional):	[REDACTED]

How would you like us to contact you?

By post

By email

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	11, Bardawie Industrial Precinct.

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input checked="" type="radio"/> I am <input type="radio"/> I am not	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition



Please complete the reverse side of this form

4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input checked="" type="radio"/> I SUPPORT	
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	


6 My submission is: (please include the reasons for your view)

I fully support the proposal. Extra industrial land is needed urgently in this area.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

Approve the plan change as submitted.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 13/8/18
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COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Ogle Enterprises Ltd.
Contact name if different from above:	Neville Ogle
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	P.O. Box 1156 Cambridge
Email (optional):	[REDACTED]

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2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	11 - Change Bardowie Industrial Precinct

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input type="radio"/> I am <input checked="" type="radio"/> I am not	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition



Please complete the reverse side of this form

4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes
 No


5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input checked="" type="radio"/> I SUPPORT	
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 13/08/2018
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COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Jonathan C Brewer.
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	40 SWAYNE ROAD CAMBRIDGE 3434.
Email (optional):	

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2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	Private Plan Change Bardowie Industrial Precinct Hawkeby.

3 Trade competition	
Select one	<input type="radio"/> I could gain an advantage in trade competition through this submission. <input checked="" type="radio"/> I could not
Select one	<input type="radio"/> I am directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition <input checked="" type="radio"/> I am not



Please complete the reverse side of this form

4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input checked="" type="radio"/> I SUPPORT	
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)

Support the submission, as the development of Cambridge is being severely restrained by lack of industrial land.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

That suitable access points to this area be made along with the development of traffic roundabouts to access Heron Road / State Highway 1 B.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 14/8/18
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Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Andrew Giltrap - Giltrap Buildings Ltd
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	Box 760 Cambridge
Email (optional):	[REDACTED]

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By post

By email

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2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 - Rezoning of 3847 Cambridge Road)	

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input type="radio"/> I am <input checked="" type="radio"/> I am not	directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

Please complete the reverse side of this form




4

4 Attendance at Council hearing		
Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		<input type="radio"/> Yes <input type="radio"/> No

5 The specific provisions of the plan change my submission relates to are: (give details)	
Select one	<input checked="" type="radio"/> I SUPPORT <input type="radio"/> I SUPPORT IN PART <input type="radio"/> I OPPOSE

6 My submission is: (please include the reasons for your view)
We support this proposed plan change

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)	
Signature of submitter: (or person authorised to sign on behalf of submitter)	 Dated 24/8/18

RECEIVED
29 AUG 2013
BY: DJel

5



Plan Change on Waipa District Plan Submission Form

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COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

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Submissions close 5pm Friday, 7 September 2018

1 Submitter details	
Full name of submitter:	Stephen John Brown
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	PO Box 434, Cambridge
Email (optional):	[REDACTED]
How would you like us to contact you?	
By post <input type="radio"/>	
By email <input checked="" type="radio"/>	

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2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 - Rezoning of 3847 Cambridge Road)	Bardowie PLAN CHANGE 11

3 Trade competition			
Select one	<input type="radio"/>	I could	gain an advantage in trade competition through this submission.
	<input checked="" type="radio"/>	I could not	
Select one	<input type="radio"/>	I am	directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
	<input checked="" type="radio"/>	I am not	



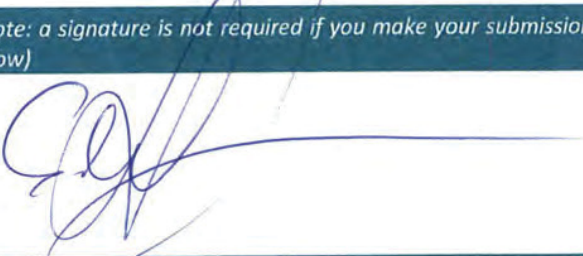
Please complete the reverse side of this form

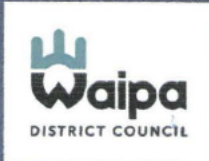
4 Attendance at Council hearing		
Select one	<input checked="" type="radio"/> I do	If required - I am happy to attend. wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.		<input checked="" type="radio"/> Yes <input type="radio"/> No

5 The specific provisions of the plan change my submission relates to are: (give details)		
Select one	<input checked="" type="radio"/> I SUPPORT	I have no objection to the concept of the Bardowie proposal provided that it does adversely affect the council proposal of Plan Change 6 ie the rezoning of the rural/ and deferred industrial land that is between Allwill Drive and Peak Rd - on Hautapu Rd.
	<input type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)	
<p>My submission is that I wish the area, as described above, to be rezoned to industrial use. I purchased land in that area some time ago to allow my company to expand--Branderson Homes--and this was my preferred location.</p> <p>The expansion may not now take place but I wish to develop the block (143 Hautapu Rd) into smaller Lots that will be suitable for small commercial businesses and hence take some pressure from the carters Flat area.</p> <p>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 descibed), I have no objection to the Bardowie Proposal.</p>	

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)	
Please rezone the area to the East of Peake Rd, and South of Hautapu Rd, to Industrial.	

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)	
Signature of submitter: (or person authorised to sign on behalf of submitter)	 Dated 27/8/2018



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COUNCIL USE ONLY	
Submission number:	
Date received	29/8/18
Document ref:	

1 Submitter details	
Full name of submitter:	Delwyn Smith
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	308 e Hautapu Rd RD1 Cambridge 3493
Email (optional):	[REDACTED]

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3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input checked="" type="radio"/> I am <input type="radio"/> I am not	directly affected by an effect of the subject matter that - (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/> I SUPPORT
	<input type="radio"/> I SUPPORT IN PART
	<input checked="" type="radio"/> I OPPOSE

6 My submission is: (please include the reasons for your view)

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 a 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. Not has water-supply. Cambridge is already at the top of its water take and groundwater is used by many in area.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

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 will be considered in transport plan

④ noise will be controlled, to be safe for workers/residents.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)

AD Smith

Dated 20-08-18

Submission by

Waikato Regional Council

Proposed Private Plan Change 11 to the Waipa District Plan

1.0 SUBMITTER DETAILS

Waikato Regional Council

Contact person: Andrew Tester (Senior Policy Advisor – Policy Implementation)

Email: [REDACTED]

Phone: [REDACTED]

Post: Private Bag 3038, Waikato Mail Centre, Hamilton 3240

I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

- (a) does not adversely affect the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

2.0 FURTHER INFORMATION AND HEARINGS

- 2.1 WRC wishes to be heard at the hearings for Plan Change 11 in support of this submission and is prepared to consider a joint submission with others making a similar submission.
- 2.2 WRC could not gain an advantage in trade competition through this submission.

3.0 INTRODUCTION

- 3.1 Waikato Regional Council (WRC) appreciates the opportunity to make a submission to Proposed Plan Change 11. WRC's primary interest is in relation to the Waikato Regional Policy Statement (RPS). District Plans, including Plan Changes such as this one, are required to give effect to the RPS (RMA s75(3)(c)).
- 3.2 In this case, the key areas of interest relate to land use patterns, managing non-industrial activities in the Industrial Zone, and stormwater/drainage considerations.
- 3.3 The plan change is supported in principle, subject to the amendments set out in the table below.

4.0 SUBMISSION ON PROPOSED PLAN CHANGE 6 – HAUTAPU STRUCTURE PLAN

Provision	Support/ Oppose	Submission	Relief sought
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 (Waipa District Council Proposed Plan Change 6), which would made an area of approximately 100 hectares of land available for industrial development. Plan Change 11 seeks to add an additional 56.7 hectares of industrial land at Hautapu. If approved, these two plan changes would bring the total amount of land available for industrial development at Hautapu to almost 157 hectares. This figure exceeds the 96 hectares 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 WRPS' Section 6A Development Principles.</p> <p>Supporting the alternative land release criteria in Implementation Method 6.14.3, the material provided with Plan Change 11 identifies the following:</p> <p>a. While the Proposed Plan Change 6 land to the west provides for additional industrial land, approximately 50 hectares is privately owned and current unavailable for development;</p>	Retain as notified (subject to any specific relief identified below).

		<p>b. Recent analysis by Future Proof and Waipa District Council to meet requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) has highlighted that there is likely to be a shortage of industrial land in the area in the long-term, and that the area identified in the WRPS is insufficient (note that the WRPS is required to be amended to incorporate the NPS-UDC requirements);</p> <p>c. The Plan Change 11 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 this 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 Waipa District Council and the developer to ensure that the costs of infrastructure to service the development can be managed. As discussed further below, concern regarding the management of stormwater has been identified, and a submission point is included to capture this.</p> <p>Based on the abovementioned detail the criteria for alternative land release are largely being met.</p>	
<p>Campus hub related provisions, including, but not limited to:</p> <ul style="list-style-type: none"> - Policy 7.3.4.2A - Rule 7.4.1.1(v) - Rule 7.4.1.2 (c) 	Support in part	<p>Plan Change 11 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 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 (S19.2.3).</p>	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 outlined in the Structure Plan.

<p>Stormwater ponds and/or facilities:</p> <p>-Rule 7.4.1.1(u)</p>	<p>Support with amendments</p>	<p>Stormwater ponds and/or facilities are listed as a permitted activity with the Plan Change 11 area in this 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 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 environment including the Mangaone Stream and the groundwater aquifer.</p> <p>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.</p>	<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 from Waikato Regional Council.</p>
<p>Whole of PC11: drainage</p>	<p>To note.</p>	<p>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.</p> <p>WRC's level of service for drainage areas is <i>"To provide reliable water table management on land within drainage [areas] for the purpose of maintaining pastoral production."</i> Also <i>"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</i></p>	<p>To note. No specific amendments sought.</p>

		<p><i>Exceedance Probability (AEP) event or '10 year storm' within three days. The intention of this standard is to prevent significant pasture damage."</i></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>	
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Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	ANGLSEA PROPERTIES LIMITED
Contact name if different from above:	LOUISE FEATHERS
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	PO BOX 1462 HAMILTON 3240
Email (optional):	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	#11 Bardowie Industrial Precinct

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input type="radio"/> I am <input checked="" type="radio"/> I am not	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

Please complete the reverse side of this form

4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/> I SUPPORT	SEE ATTACHED
	<input checked="" type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

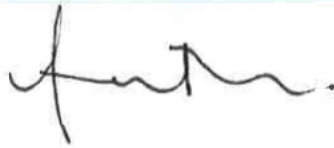
6 My submission is: (please include the reasons for your view)

SEE ATTACHED

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

APPROVAL.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 4/9/18
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4th September 2018

Wayne Allan
 Planning and Regulatory Manager
 Waipa District Council
 Private Bag 2402
 Te Awamutu 3840

By Email: submissions@waipadc.govt.nz

Cc: [REDACTED]

Dear Mr. Allan

**Plan Change 11 – Bardowie Industrial Precinct
 Submission by Anglesea Properties Limited**

Please accept this letter and the attached Form 5 as a submission to Plan Change 11 – Bardowie Industrial Precinct, as proposed by Bardowie Investments Limited.

With respect to Form 5 items 5 and 6, we provide the following submission detail:

Anglesea Properties Limited support the mixed use approach taken in the Bardowie Structure Plan. The Industrial Precinct represents a modern attitude towards town planning, compared to the traditional specific use zone planning approach. It represents progress and adaptability, allowing businesses and communities to diversity, to better meet their economic and well being needs.

The planning provisions proposed are well detailed and seek to ensure that adverse effects are managed. We consider this a good example which demonstrates how mixed use activities can co-exist in close proximity to each other.

Mixed use environments allow symbiotic synergies to be created between businesses, particularly when there is a large population supporting those businesses. Such mixed use has the potential to improve the economic efficiency of those businesses. It also has the potential to improve the wellbeing and productivity of employees, through the provision of facilities which assist in the day to day living of those employees. Both economic efficiency and staff wellbeing will have flow on wider community benefits to Cambridge.

This same mixed use model could be transferred to an existing or developing suburban area, where mixed use activities could be assimilated into fringe residential areas particularly on key sites, key arterials, or key corners, subject to demonstration that residential amenity and character can be maintained or enhanced.

We also support the recognition that Bardowie have given to the location as being a prime entrance to Cambridge. The proposed urban design guidelines and landscaping requirements will ensure that the site is developed to a high quality urban environment reflecting Cambridge's 'leafiness' and strong character, rather than just being another industrial development. This locality, on both sides of the expressway along Victoria Road is a gateway to Cambridge, with busy roading and with potential for attracting people into Cambridge. Any development should address the road, be developed with high quality building architecture, diversity in activity and include both destination and 'shared trip' businesses to encourage a diverse range of people to exit the motorway. The provision of a high quality urban environment as proposed by Bardowie will enhance this gateway to Cambridge and we support this being a landowner in the vicinity.

While we do not wish to be heard, we would be happy to discuss this submission with Council if so desired.

Yours faithfully



Louise Feathers (BRP, MNZPI, MRMLA)
Director - Louise Feathers Planning Limited

**SUBMISSION ON PROPOSED PRIVATE PLAN CHANGE 11 (BARDOWIE INDUSTRIAL PRECINCT)
TO THE WAIPA DISTRICT PLAN PURSUANT TO CLAUSE 6 OF THE FIRST SCHEDULE OF THE
RESOURCE MANAGEMENT ACT 1991**

To: Waipa District Council (*the Council*)
Private Bag 2402
Te Awamutu 3840
E-Mail: submissions@waipadc.govt.nz

Submitter: Hefin Lloyd Davies (*the Submitter*)
c/- Southern Trailers
PO Box 257
Cambridge 3450

Address for Service: BURTON PLANNING CONSULTANTS LIMITED
Level 1, 2-8 Northcroft Street
PO Box 33-817, Takapuna,
AUCKLAND 0740

Attention: Georgina McPherson

Phone: [REDACTED]

Fax: [REDACTED]

Email: [REDACTED]

File ref: 18j043

1.0 INTRODUCTION

- 1.1 The Submitter is the owner of three properties located immediately opposite the proposed Bardowie Industrial Precinct, being 151, 167 and 183a Victoria Road, Cambridge, and is, therefore, directly affected by Proposed Private Plan Change 11 – Bardowie Industrial Precinct (“**PC11**”). The location of the Submitter’s properties in relation to the proposed Bardowie Industrial Precinct is illustrated in **Attachment A**.
- 1.2 **The Submitter wishes to be heard in support of this submission.**
- 1.3 **If others make a similar submission, the Submitter would be prepared to consider presenting a joint case at any hearing.**
- 1.4 **The Submitter could not gain an advantage in trade competition through this submission.**
- 1.5 **The Submitter is directly affected by an effect of the subject matter that –**
- a. **Adversely affects the environment; and**
 - b. **Does not relate to trade competition or the effects of trade competition.**

2.0 SUBMISSION

- 2.1 The Submitter supports the intent of PC11 to enable development of land that is earmarked for future industrial use in the Waipa District Plan, as Growth Cell ‘C8’. However, the Submitter opposes PC11 to the extent that it may result in unacceptable or unexpected effects on the Submitter’s properties, and which have not been adequately identified, considered, and/or avoided, remedied or mitigated;
- 2.2 Without limiting the generality of the submission, the following reasons for the submission are set out below:
- 2.3 **Relationship to Proposed Plan Change 6 – Hautapu Structure Plan (“PC6”)**
- 2.4 The Submitter’s properties are located on the western side of Victoria Road within an area identified as the Hautapu Structure Plan in the Waipa District Plan.
- 2.5 PC11 has been drafted such that changes are proposed to a number of provisions that apply to the Hautapu Structure Plan as well as the proposed Bardowie Industrial Precinct.
- 2.6 The Hautapu Structure Plan is subject to a separate plan change process (PC6) which is at a relatively advanced stage of the process and which the Submitter has participated in. The Submitter seeks to ensure that any changes to provisions applying to the Hautapu Structure Plan that are proposed either directly or indirectly as a result of PC11, either reflect and incorporate the decisions on PC6 relating to the Hautapu Structure Plan, or that no changes are made to plan provisions that affect the Hautapu Structure Plan area (i.e. the plan is only amended insofar as the provisions subject of PC11 affect the proposed Bardowie Industrial Precinct only).

9

2.7 The Submitter would not want to see a situation whereby this plan change (PC11) inadvertently made further (unacceptable) changes to provisions that are subject to PC6.

2.8 Traffic

2.9 New access points will need to be developed to link the proposed Bardowie Industrial Precinct to the surrounding road network. The proposed Structure Plan¹ and supporting Transportation Assessment² indicate that the exact location and configuration of the new access points is yet to be confirmed. However, preferred locations are identified. This includes two access points from Victoria Road, the southernmost of which is immediately north of the Submitter's property at 183A Victoria Road, as illustrated in the potential layout options below (refer Figure 1).

2.10 This southern access point is earmarked as the first to be developed and is intended to serve the first two stages of development – up to 45ha of typical industrial development.

2.11 PC11 documents indicate that the design would initially involve a right turn bay and flush median to provide continuity with the rest of the corridor. Provision would be made to accommodate future traffic signals if required.

2.12 Prior to development in stage 2 (the campus hub), the Structure Plan indicates that a Traffic Impact Assessment will be required to determine when / whether traffic signals are required.

2.13 The second, northern, access point to Victoria Road would then be required prior to any development in stage 3.

2.14 The Transportation Assessment indicates that at full development, the 56.7ha of land subject to PC11 will generate around 12,000 vehicles per day, with most of these expected to travel south down Victoria Road, past the Submitter's property, to the Waikato Expressway. However, it goes on to state that with staged development and opening of the north access point in the future, the traffic volume at the south access is unlikely to reach these levels.

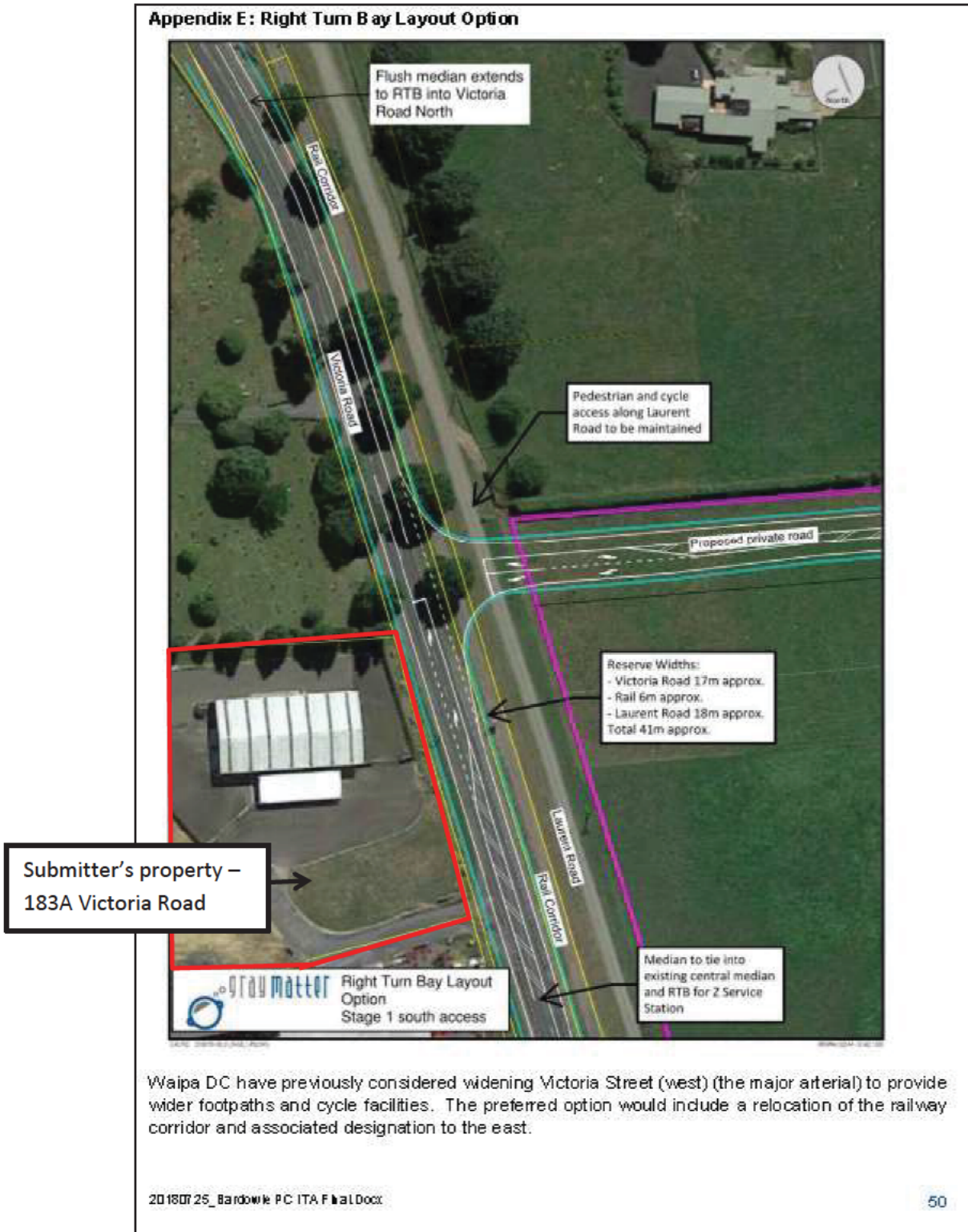
2.15 Notwithstanding this, PC 11 will result in a significant volume of traffic using the proposed new access point adjacent to the Submitter's property. This, along with proposed changes to the roading layout in front of the Submitter's property, may result in significant adverse effects including in terms of accessibility, vehicle safety and/or visibility. The potential adverse effects on the Submitter's property have been inadequately identified, considered, and/or avoided, remedied or mitigated.

¹ Proposed Appendix S19 - Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines

² Proposed Plan Change 11 to the Waipa District Plan – Bardowie Industrial Precinct, Integrated Transport Assessment, prepared by Gray Matter

2.16 As such, the preferred location for the proposed southern access point to Victoria Road is opposed.

Figure 1: Potential Layout Options in relation to Submitter’s property



Source: Appendix E of Integrated Transport Assessment, prepared by Gray Matter

9

3.0 DECISION SOUGHT FROM COUNCIL

3.1 The submitter seeks the following decision:

A. Give effect to the submission by making amendments to PC11, which will address the concerns raised in this submission, including but not limited to:

- (i) Ensure that any changes to provisions subject to PC11 that apply to the Hautapu Structure Plan as well as the proposed Bardowie Industrial Precinct, reflect and incorporate the decisions on PC6 relating to the Hautapu Structure Plan and/or that changes made to plan provisions affect the provisions relevant to the Bardowie Industrial Precinct only and not provisions relevant to the Hautapu Structure Plan.
- (ii) Specifically consider the traffic effects on the Submitter's property at 183A Victoria Road and alter / relocate the proposed southern access point to Victoria Road if and as required to ensure that traffic effects on the Submitter's property at 183A Victoria Road are adequately avoided, remedied or mitigated.

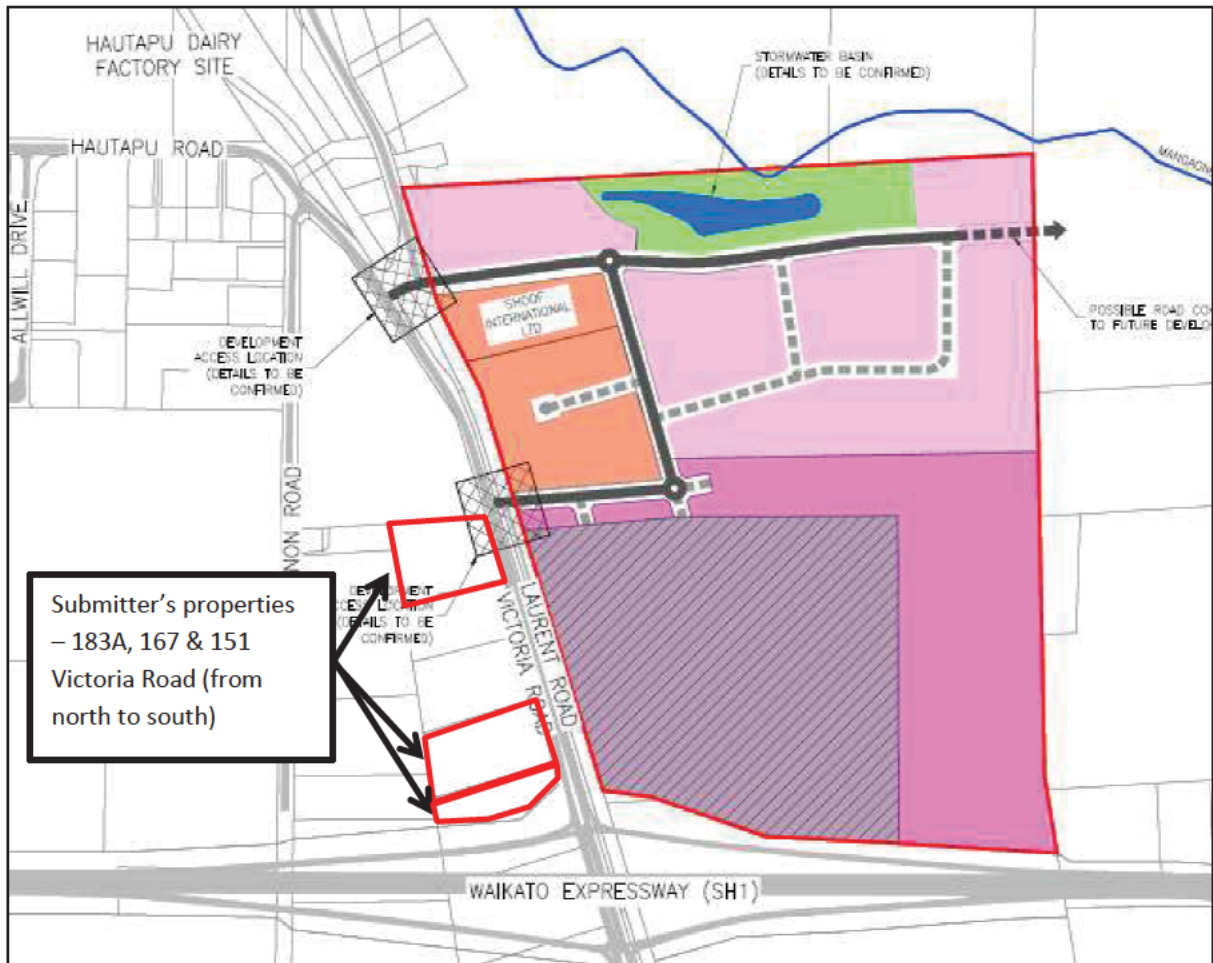
Signature of person authorised to sign on behalf of the Submitter

Georgina McPherson

Principal Planner

Date: 7 September 2018

Attachment A: Location of Submitter's properties in relation to proposed Bardowie Industrial Precinct



Source: Proposed Plan Change 11 to the Waipa District Plan Bardowie Industrial Precinct – Structure Plan General Arrangement

FORM 5

SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION UNDER CLAUSE 6 OF THE FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

To: Waipa District Council

Submission on: Proposed Plan Change 11

Name of submitter: Fire and Emergency New Zealand

Address for service: C/- Beca Ltd
PO Box 448
Hamilton 3240

Attention: Stephanie Dean

Phone: [REDACTED]

Email: [REDACTED]

This is a submission on the Proposed Plan Change 11 (PC11) of the Waipa District Plan.

This submission on PC11 for the Waipa District Council is made on behalf of Fire and Emergency New Zealand (FENZ). The Fire and Emergency New Zealand Act 2017 (FENZ Act) provides for the establishment of Fire and Emergency from 1 July 2017. FENZ was created from the previous New Zealand Fire Service Commission, the New Zealand Fire Service, the National Rural Fire Authority, and 38 other Rural Fire Authorities. The FENZ Act, among other matters, replaced the two existing previous governing acts (the Fire Service Act 1975 and the Forest and Rural Fire Act 1977) to create a single, unified fire services organisation for New Zealand. The FENZ Act establishes the governance, management and operational arrangements for protecting life and property from fire and other emergencies in New Zealand.

This submission is with the aim of enabling FENZ to carry out its requirements under the FENZ Act more effectively in the protection of lives, property and the surrounding environment. This formal submission talks to the matters relating to activities required to be undertaken to enable effective emergency response and to provide for the health and safety of people and communities in the Waipa District.

FENZ recognises the importance of the proposed PC11 in setting the planning framework for enabling and managing future development in the Hautapu area.

The purpose of the Resource Management Act 1991 (the RMA) is to promote the sustainable management of natural and physical resources, which includes enabling people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.

FENZ's role includes promoting fire safety and fire prevention, and extinguishing fires. The proposed PC11 provides an opportunity to better facilitate these activities, by including appropriate

rules which will enable people and communities to provide for their health and safety with regard to fire safety, fire prevention and fire extinction.

Adequate water supply and access for firefighting activities

The provision for adequate water supply is critical. It is important to FENZ that any new subdivision or land use that does not have access to a reticulated water supply has access to an adequate firefighting water supply of some kind. This essential emergency supply will provide for the health, safety and wellbeing of people and the wider community, and therefore achieves the purpose of the RMA.

The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice) is a non-mandatory New Zealand Standard that sets out the requirements for firefighting water and access. The Code of Practice ensures a consistent approach throughout New Zealand and enables FENZ to operate effectively and efficiently in a fire emergency. The Code of Practice provides techniques to define a sufficient firefighting water supply that may vary according to the circumstances and is based on an assessment of the minimum water supplies needed to fight a fire and to limit fire spread according to each different building's fire hazards. The firefighting water supply required to address the fire hazard may be established by use of tables within the Code, or by calculation. The Code of Practice is written to provide flexibility as to how the firefighting water supplies can be provided.

Adequate access to both the source of a fire and a firefighting water supply is also essential to the efficient operation of FENZ. The requirements for firefighting access are set out in the Code of Practice and further detailed in FENZ's 'Emergency Vehicle Access Guidelines' (May 2015).

A fire appliance requires, as a minimum, access which is 4 metres in width and 4 metres in height clearance, with a maximum gradient of 1 in 5 (and accompanying transition ramps).

Summary

FENZ considers that the best way to provide a consistent approach to mitigating the actual and potential effects of fire across the region (rather than just the notified applications for resource consents) is to include specific standards in District Plans.

FENZ therefore seeks that these requirements are met for new developments and subdivision in circumstances where fire appliance access to a property is necessary in order to efficiently and effectively extinguish a fire.

Existing Waipa District Plan Provisions:

The Waipa District Plan specifically provides for firefighting provision and references the Code of Practise in ***Part E – District Wide Provisions Section 15 – Infrastructure, Hazards, Development and Subdivision*** throughout both the Zone policies and the rules. These specifically being:

- Policy 15.3.3.1 h)
- Policy 15.3.17.1 h)
- Rule 15.4.2.4
- Rule 15.4.2.16 c)
- Rule 15.4.2.20 b)

PC11 as it stands has no implications on these existing district wide policies and rules that safeguard the provision for firefighting water supply and access for new developments and subdivision.

Fonterra Limited
92A Russley Road
CHRISTCHURCH 8042

6 September 2018

Waipa District Council
Private Bag 2402
TE AWAMUTU 3840

Dear Sir / Madam

RE: FONTERRA SUBMISSIONS ON PROPOSED PLAN CHANGE 11 - BARDOWIE INDUSTRIAL PRECINCT

Fonterra Limited (Fonterra) appreciates the opportunity to comment on Proposed Plan Change 11 – Bardowie Industrial Precinct (PC 11).

Fonterra generally supports the direction and contents of PC 11.

Fonterra is a significant landowner in the vicinity of the Bardowie Industrial Precinct, including the Fonterra Hautapu Dairy Manufacturing Site (Hautapu Site) which is located a short distance to the northwest of the plan change area. The Hautapu Site is a regionally significant activity, and a key manufacturing asset for Fonterra. Fonterra, therefore has a significant interest in the plan change.

If you have any questions or would like further information, please do not hesitate to contact Craig Sharman, Beca Limited on [REDACTED] or via email [REDACTED]

Yours sincerely

A handwritten signature in blue ink that reads "BBuckley".

Brigid Buckley

National Policy Manager – Global Operations
FONTERRA CO-OPERATIVE GROUP LIMITED

- 1.3. Fonterra retains significant landholdings to the east and north-east of the Bardowie Industrial Precinct (the Precinct) being the balance of the Bardowie Farm, as well as being the owner and operator of the Hautapu Dairy Manufacturing Site (Hautapu Site) to the north-west. Together, these facilities are critical for the efficient and effective manufacture of milk into saleable product, and the associated treatment and discharge of wastewater to land.
- 1.4. Fonterra's primary interests in PC 11 are to ensure that the establishment of 'sensitive land uses' that will potentially create reverse sensitivity effects that could impact on the operation of the Hautapu Site, and from the irrigation of process wastewater onto the balance of the Bardowie Farm, are avoided. Fonterra also wishes to avoid the establishment of industrial land uses that rely on significant discharges to air within proximity of its Hautapu assets, and in particular those that adversely impact on the operation of the Hautapu Site, and the safe manufacture of food products.
- 1.5. As noted in Appendix G to the PC 11 document, the sale and purchase of the Precinct land included the creation of a 'no complaint' and 'no objection' covenant on the Computer Freehold Register (Certificate of Title). Whilst this provides Fonterra with a level of protection from reverse sensitivity issues, this is a private agreement between the vendor and the purchaser. Fonterra therefore remains highly interested in the provisions being incorporated into the Waipa District Plan through PC 11 to protect its activities and operations.
- 1.6. Fonterra is concerned that the scale of the 'campus hub' overlay at 16.3 hectares appears well beyond what is required to serve local need. Whilst Fonterra recognises that an industrial precinct the size of that proposed will need to incorporate an element of commercial land use, and that not all of the 'campus hub' will be in commercial land use, Fonterra would be concerned if the purpose of the commercial element became to serve a broader commercial market as this could substantially alter the land use mix within the precinct. Fonterra wishes to ensure that surrounding land use remains compatible with the Hautapu Site, and therefore seeks that the Bardowie Industrial Precinct is primarily an industrial growth cell, with the extent of commercial use limited to primarily serving local need. The provisions need to provide mechanisms to ensure that this is the case.
- 1.7. In general the amendments sought through PC 11 to Section 7 – Industrial Zone, and the various other sections of the Waipa District Plan, are considered to establish a robust framework of provisions. In Fonterra's submissions (refer to **Attachment A**), Fonterra is seeking to ensure that the PC 11 provisions provide an effective means of avoiding any potential reverse sensitivity effects, or allowing incompatible industrial activities that could adversely impact on the operations of Fonterra to establish in close proximity of its manufacturing activities. Importantly in this regard, the applicant has located the 'campus hub' well outside of the Dairy Manufacturing Noise Contour (Rule 7.4.2.20) as shown on the Planning Maps, and some 650 metres from the boundary of the Hautapu Site. Largely Fonterra's submission points are in support of the proposed provisions, and subject to retention of those provisions through the statutory process, Fonterra's interests will be safeguarded.

2. FONTERRA IN THE WAIPA DISTRICT

- 2.1. Fonterra has two manufacturing sites in the Waipa District, being Te Awamutu and Hautapu. Hautapu is in close proximity to the Bardowie Industrial Precinct, and therefore PC 11 is of great interest to Fonterra.
- 2.2. The Hautapu Site is of regional significance, being a major employer both directly and indirectly, and in terms of their relationship to the rural economy and the vitality of established business centres. Manufacturing activities at the site rely on the availability of key infrastructure including wastewater treatment and discharge facilities which includes access to large areas of suitable land for irrigation. The balance of the Bardowie farm to the east and north-east of the Bardowie Industrial Precinct is therefore critical to the on-going operation of the Hautapu Site.

- 2.3. Wastewater irrigation on the Bardowie farm is subject to resource consents issued under both the Waikato Regional Plan and Waipa District Plan. These include the discharge of process wastewater to land, and the discharge of odour associated with the irrigation activities. .
- 2.4. The operation and development of regionally significant industry is specifically provided for through Policy 4.4 of the Waikato Regional Policy Statement (RPS). Development Principles set out in Section 6A of the RPS also direct development away from regionally significant industry, and aim to avoid incompatible land uses. This general direction is given effect through the existing objectives, policies and rules of the Waipa District Plan. Fonterra's submission points are aimed at ensuring that the development of the Bardowie Industrial Precinct is consistent with strategic direction.

3. SPECIFIC SUBMISSION POINTS

- 3.1. Fonterra's specific submission points are provided in **Attachment A**.
- 3.2. In respect of all of those submission points in **Attachment A**, Fonterra seeks:
 - Where specific wording has been proposed, words or provisions to similar effect;
 - All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, including any necessary changes to the Planning Maps, and including any cross references in other chapters; and
 - All further relief that are considered necessary to give effect to the concerns described above and in **Attachment A** to follow, and any changes required to give effect to the Waikato Regional Policy Statement.

4. OVERALL CONCLUSION

- 4.1. In relation to the provisions that Fonterra has raised concerns about, those provisions require amendment because without amendment, those provisions:
 - Will not promote sustainable management of resources, will not achieve the purpose of the RMA;
 - are contrary to Part 2 and other provisions of the RMA;
 - will not enable the social and economic well-being of the community;
 - will not meet the reasonably foreseeable needs of future generations;
 - will not achieve integrated management of the effects of use, development or protection of land and associated resources of the Waipa District;
 - will not enable the efficient use and development of Fonterra's assets and operations, and of those resources; and
 - do not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions in relation to other means.
- 4.2. Fonterra could not gain an advantage in trade competition through this submission.
- 4.3. Fonterra does which to be heard in support of this submission.

- 4.4. If others are making a similar submission, Fonterra will consider presenting a joint case with them at the hearing.

Dated: 6 September 2018



Brigid Buckley

National Policy Manager – Global Operations

FONTERRA CO-OPERATIVE GROUP LIMITED

11

ATTACHMENT A: FONTERRA LIMITED'S SUBMISSIONS ON THE PROPOSED PLAN CHANGE 11 - BARDOWIE INDUSTRIAL PRECINCT

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
SECTION 7 – INDUSTRIAL ZONE					
1	Issue 7.2.11	10	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.
2	Issue 7.2.12	10	Support	Development agreements provide a mechanism to ensure the orderly utilisation of infrastructure networks and are therefore supported.	Retain.
3	Objective 7.3.4	14	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.
4	Policy 7.3.4.1A	14	Support	The new policy is supported as it provides a robust policy link with the Urban Design and Landscape Guidelines.	Retain.
5	Policy 7.3.4.2A	14	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 which states that the purpose of the 'campus hub' is to service employees and the business needs of the Bardowie Industrial Precinct.	Retain.
6	Policy 7.3.4.3	15	Support	The amendment to the policy is supported as it ensures that surrounding rural areas are protected through buffer areas.	Retain.
7	Policy 7.3.4.4	15	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.
8	Policy 7.3.4.5A	15	Support	The policy is supported as it provides the policy framework to support Objective 7.3.4, in respect of landscaping and fencing.	Retain.
9	Deletion of Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	15 - 16	Support	The three policies relate to former proposals for the land subject to PC 11, and are being effectively superseded. Their deletion is supported.	Delete Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8.

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
10	Rule 7.4.1.1(f)	19	Support	The permitted activity rule for 'café's and takeaways' is supported.	Retain.
11	Rule 7.4.1.1 (m)	19	Support	The rule regarding relocated buildings is supported.	Retain.
12	Deletion of Rule 7.4.1.1 (u)	20	Support	The deletion of (u) regarding the Motorway Service Centre is supported.	Retain.
13	Rule 7.4.1.1 (u)	20	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.
14	Rule 7.4.1.1 (v)	20	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.
15	Rule 7.4.1.2(a)	21	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.
16	Deletion of Rule 7.4.1.2(c)	21	Support	It is agreed that the rule is being superseded by Plan Change 11.	Delete Rule 7.4.1.2(a)
17	New Rule 7.4.1.2(c)	21	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.
18	Deletion of Rule 7.4.1.3(f)	23	Support	It is agreed that the rule is being superseded by Plan Change 11.	Delete Rule 7.4.1.3(f)
19	New Rule 7.4.1.3(f)	23	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.
20	Rule 7.4.1.4(a)	23	Support	The amendments to the rule are necessary for clarity.	Retain.

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
21	Rule 7.4.1.5 (b), (c), (e), (g), (h), (j) and (l)	23	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.
22	Rule 7.4.1.5 (p)	24	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.
23	Rule 7.4.2.1	25	Support	The 25m minimum building setback from State Highway 1 is generally supported.	Retain.
24	Rule 7.4.2.4A	26	Support	The 15m minimum building setback from the Mangaone Stream is generally supported.	Retain.
25	Rule 7.4.2.5	27	Support	The 10m maximum height within 40m of State Highway 1 and Victoria Road is generally supported.	Retain.
26	Rule 7.4.2.8A	28	Support	The rule provides a mechanism to link effectively with the Urban Design and Landscape Guidelines.	Retain.
27	Rule 7.4.2.10 – 7.4.2.13	29	Support	The rules provide a robust set of provisions relating to landscaping and screening within the precinct and are supported.	Retain.
28	Rule 7.4.2.14A	31	Support	The rules provide a robust mechanism to enforce the paint colour standards within the Urban Design and Landscape Guidelines.	Retain.
29	Rule 7.4.2.16A	32	Support	The rule provides a robust set of noise provisions for activities within the industrial precinct and are supported.	Retain.
30	Rule 7.4.2.16B	32	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.
31	Rule 7.5.2.25A	38	Support	The signage rule is generally supported.	Retain.

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
32	Rule 7.4.2.31A	40	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.
33	Rule 7.4.2.33	42	Support	The parking rule is supported.	Retain.
34	Rule 7.4.2.34	42	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.
SECTION 14 – DEFERRED ZONE					
35	Deletion of Policy 14.3.1.8	43	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 Zone would now supersede this policy.	Delete Policy 14.3.1.8.
SECTION 15 – INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION					
36	Rule 15.4.2.65	44	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.
SECTION 20 – HEALTH AND GENERAL AMENITY					
37	Rule 20.4.2.8	46	Support	The amendment to the rule is supported, as a 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.	Retain.
SECTION 21 – ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS					

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
38	Amendments to Assessment Criteria	48 - 52	Support	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 assessment of impacts on the Hautapu Dairy Manufacturing Site.	Retain the proposed new 21.1.7.16.
APPENDIX S1 – GROWTH CELLS, STAGING, PRECONDITIONS FOR RELEASE AND INFRASTRUCTURE REQUIREMENTS					
39	Retention of Extent of C8 Industrial Growth Cell	53	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.
NEW APPENDIX S19 – BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN					
40	Appendix S19 - Bardowie Industrial Precinct Structure Plan	55	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 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).	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.
PLANNING MAPS					
41	Revised Planning Maps 4, 22, 23 and 24	94 - 109	Support	The proposed amendments to planning maps 4, 22, 23 and 24 to rezone land from Deferred Industrial Zone and Rural Zone to Industrial Zone; to remove the	Retain.

REF	PROVISION	PAGE	SUPPORT / OPPOSE	FONTERRA'S COMMENTS	RELIEF SOUGHT
				existing 'Specialist Dairy Industrial Area' notation; and to remove the 'Indicative Motorway Service Centre Area' notation, are all supported as necessary to provide a robust planning framework in conjunction with the other Plan Change 11 amendments.	



Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details

Full name of submitter:	Future Proof Implementation Committee	
Contact name if different from above:	Bill Wasley, Independent Chair, Future Proof Implementation Committee	
Contact phone number(s) (mobile optional):	[REDACTED]	
Postal address: (required)	c/o Bill Wasley, Future Proof Independent Chair P O Box 13231 TAURANGA 3141	How would you like us to contact you? By post <input type="radio"/> By email <input checked="" type="checkbox"/>
Email (optional):	[REDACTED]	

Privacy Act Information - It is a requirement of the legislation for submissions **to be made available to the public.**

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan

Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	Plan Change 11 – Bardowie Industrial Precinct
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3 Trade competition

Select one	<input type="radio"/>	I could	gain an advantage in trade competition through this submission.
	<input checked="" type="checkbox"/>	I could not	
Select one	<input type="radio"/>	I am	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
	<input type="radio"/>	I am not	

4 Attendance at Council hearing			
Select one	<input checked="" type="checkbox"/>	I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="checkbox"/>	I do not	
If others make a similar submission, I will consider presenting a joint case with them at the hearing.			<input type="radio"/> Yes <input type="radio"/> No

5 The specific provisions of the plan change my submission relates to are: (give details)			
Select one	<input type="checkbox"/>	I SUPPORT	
	<input checked="" type="checkbox"/>	I SUPPORT IN PART	
	<input type="checkbox"/>	I OPPOSE	

6 My submission is: (please include the reasons for your view)	
Please see detailed submission attached to this form.	

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

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8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)	
Signature of submitter: (or person authorised to sign on behalf of submitter)	<div style="display: flex; justify-content: space-around;"> Bill Wasley Dated: 6 September 2018 </div>

Submissions must be received by Waipa District Council by 5pm on Friday, 7 September 2018

Specific Feedback

Relevant Provision	Support / Oppose	Reasons	Relief Sought
Whole Plan Change	Support along with further information	Future Proof supports the Plan Change as lifts a deferment and rezones industrial land at a key strategic industrial node as identified in both Future Proof and the Waikato Regional Policy Statement (RPS). Given that a large amount of land in the Hautapu area that was identified as industrial land has yet to be developed, the area proposed for Plan Change 11 should be within the industrial land allocations of the RPS. It is also within the urban limits. However, given that the RPS indicates that the Hautapu industrial land is to be released in accordance with the Waipa 2050 Growth Strategy it would be useful to see some further analysis of the impact on staging and timing as per Table 6-2 of the RPS. The RPS also provides for alternative land release in Method 6.14.3 which would need to be addressed if Plan Change 11 falls outside of the allocations and staging in Table 6-2.	Provide further information around how the development fits with the RPS, in particular the allocations and staging in Table 6-2.
Section 7 – Industrial Zone, 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.
Section 7 – Industrial Zone, policy 7.3.4.2A	Support with amendments	Future Proof supports the need for a Campus Hub which provides commercial services to meet the needs of the Bardowie Industrial Precinct. We do have some concerns about the size of this area and the wide range of activities proposed. At present the Campus Hub makes up almost 30% of the total precinct land area. If	Retain with amendments.

		<p>the centre is too large and provides for activities that would more appropriately be located in Cambridge, then this could undermine the commercial hierarchy as set out in the RPS. Policy 6.16(f) of the RPS requires that commercial development be managed to maintain industrially zoned land for industrial activities unless it is ancillary to those activities.</p> <p>The following amendments are sought:</p> <p><i>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></i></p>	
Section 7 – Industrial Zone, Rules relating to the Campus Hub of the Bardowie Precinct	Support with amendments	Future Proof is of the view that the rules around the size, extent and nature of the activities allowed in the Campus Hub of the Bardowie Precinct need to be strengthened so as not to undermine the Cambridge town centre and to ensure alignment with the RPS.	Retain with amendments
Section 7 – Industrial Zone, Rule 7.4.2.31A	Support	Future Proof supports the rule relating to the need for a Development Agreement to be in place.	Retain.
Appendix S1 - Growth cells, staging, preconditions for release and infrastructure requirements.	Support	Future Proof generally supports the Bardowie Industrial Zone identified in the growth cells.	Retain.

12

Appendix S19 – Bardowie Industrial Precinct Structure Plan	Support with amendments	Future Proof submits that the Campus Hub overlay area identified in the S19.2.26 map should be reviewed. At present it is a very large area that has the potential to undermine the commercial hierarchy as established in the RPS.	Retain with amendments.
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Plan Change on Waipa District Plan Submission Form

Form 5

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Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	HENMAR TRUST.
Contact name if different from above:	MARY BOURKE
Contact phone number(s) (mobile optional):	PLEASE EMAIL
Postal address: (required)	39 BRINKNORTH ROAD, R.O.I, CAMBRIDGE. 3193
Email (optional):	

How would you like us to contact you?

By post

By email

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	PROPOSED PLAN CHANGE 11 BAROONIE INDUSTRIAL PRECINCT

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input checked="" type="radio"/> I am <input type="radio"/> I am not	

Please complete the reverse side of this form

4 Attendance at Council hearing

Select one	<input checked="" type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/> I SUPPORT	
	<input checked="" type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)

PLEASE SEE ATTACHED.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

PLEASE SEE ATTACHED.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)	<p>M. L. Bowler.</p> <p>A TRUSTEE OF THE HENMAR TRUST.</p> <p>Dated 6TH SEPT, 2018</p>
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Proposed Private Plan Change 11 – Bardowie Industrial Precinct

Submission on Plan Change 11 – Bardowie Industrial Precinct

Submitters proposed amendments are shown in *blue italics and blue strikethrough*.

PROVISION	POSITION	REASONS	RELIEF SOUGHT
General	Support in Part	<p>Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <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 imminent that the submitters site will be Industrial.</p>	Council retain the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan, within the District Plan.
General	Oppose in Part	<p>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.</p> <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 imminent 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 submitters property would be suitable for Industrial activities.</p>	Council accept the submitters proposed amendments to Proposed Plan Change 11 – Bardowie Industrial Precinct.

	<p>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.</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> <p>Objective 7.3.3 <i>Amenity values: effects on adjoining sites and areas</i></p> <p><i>To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.</i></p> <p>Policy 7.3.3.1 <i>Visual effect from entrance roads</i></p> <p><i>To ensure buildings and activities contribute to the gateways of Cambridge and Te Awamutu, by requiring landscaping, and screening particularly along the following entrance road:</i></p> <p>(a) <i>Te Awamutu – State Highway 3, Pirongia Road – Alexandra Street and Cambridge Road</i></p> <p>(b) <i>Cambridge – Cambridge Road, State Highway 1 and Victoria Road</i></p> <p>Policy 7.3.3.2 <i>To protect the amenity of surrounding areas by:</i></p>	
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		<p>(a) Maintaining the road boundary setback for buildings; and</p> <p>(b) Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and</p> <p>(c) Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and</p> <p>(d) Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and</p> <p>(e) Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Large Lot Residential Zone or Reserve Zones.</p> <p>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"> • It adjoining Rural zoned land to the north. • 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 (Waikato Expressway). The elevated nature of the Waikato Expressway in this location means than any activities undertaken within the proposed Bardowie Industrial Precinct Structure Plan Area will be highly visible. 	
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		<p>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>New Appendix S19 – Bardowie Industrial Precinct Structure Plan</p>			
<p>New Appendix S19 – Bardowie Industrial Precinct Structure Plan</p>	<p>Support in part/Oppose in part</p>	<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>	<ul style="list-style-type: none"> (i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified. (ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are illustrated on the attached Plan and are detailed below: <ul style="list-style-type: none"> (a) Amend the proposed Structure Plan to identify connectivity to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. (b) Amend the proposed Structure Plan to identify two roads connecting the proposed Industrial Precinct to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. (c) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining property 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>(d) Amend the proposed Structure Plan to identify service connectivity to the adjoining property 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>(iii) Request that the following information be shown and detailed on the proposed Structure Plan:</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.</p>
Section 7: Industrial			
<p>Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas 7.2.11</p>	<p>Support</p>	<p>Agree that the Bardowie Industrial Precinct Structure Plan Area is in a prominent position in a very desirable area.</p>	<p>Accept 7.2.11 as notified.</p>

13

<p>The Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas are located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within the site require a High Standard of Amenity reflecting the prominence of the Area.</p>		<p>Essential that the Contemporary design requires high standards of amenity and servicing.</p>	
<p>Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas 7.2.12 A signed development agreement is required before development can proceed in this these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p>	<p>Support in part/Oppose in part</p>	<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. Ad-hoc development and ad-hoc servicing could be detrimental to the servicing of Growth Cell C8.</p>	<p>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 this these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p>
<p>Policy 7.3.4.3 – Buffer Areas 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).</p>	<p>Support in part/Oppose in part</p>	<p>Contemporary design requires high standards of amenity by requiring buffer areas on perimeter sites to protect the surrounding rural areas. 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. 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>(i) Amend Policy 7.3.4.3 to read as follows. Policy 7.3.4.3 – Buffer Areas 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. (ii) Include the following definition for Bardowie Industrial Precinct perimeter site in Part B – Definitions of the District Plan. <i>‘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.</i></p>

<p>Policy 7.3.4.4 – Infrastructure</p> <p>To avoid compromising the ability of the area as a whole to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area <u>and the Bardowie Industrial Precinct Structure Plan Area.</u></p>	<p>Support in part/Oppose in part</p>	<p>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.</p> <p>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.</p>	<p>Amend Policy 7.3.4.4 to read as follows.</p> <p>Policy 7.3.4.4 – Infrastructure</p> <p>To avoid compromising the ability of the area as a whole <i>(including Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan)</i> 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, <u>and the Bardowie Industrial Precinct Structure Plan Area and any other Structure Plan Areas located within Growth Cell C8 as currently identified as Appendix S1 in the Waipa District Plan.</u></p>
<p><u>Policy 7.3.4.5A To ensure that landscaping and fencing within the Bardowie Industrial Precinct Structure Plan Area is undertaken in overall accordance with the design characteristics and planting requirements specified in the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan.</u></p>	<p>Support in part/Oppose in part</p>	<p>Have recommended several amendments to Urban Design and Landscape Guidelines.</p>	<p>Council accept Policy 7.3.4.5A provided Council accept submitters proposed amendments to the Urban Design and Landscape Guidelines.</p>
<p>Rule 7.4.1.1 Permitted Activities</p> <p>7.4.1.1(m) Relocated buildings, except for those listed in Appendix N1 <u>and except within the Bardowie Industrial Precinct Structure Plan Area.</u></p>	<p>Support</p>	<p>Relocatable buildings can adversely affect the character and visual amenity of an area and are not considered appropriate in the Bardowie Industrial Precinct.</p>	<p>Accept Rule 7.4.1.1(m) as notified.</p>
<p><u>7.4.1.1 Permitted Activities</u></p> <p><u>(u) Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</u></p> <p>(i) <u>Stormwater ponds and/or facilities;</u></p> <p>(ii) <u>Water treatment facilities;</u></p> <p>(iii) <u>Farming activities; and</u></p> <p>(iv) <u>Spray Irrigation of dairy factory wastewater.</u></p>	<p>Support in part/Oppose in part</p>	<p>Proposed Rule to be deleted for the following reasons;</p> <p>(i) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p> <p>(ii) 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>(iii) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from</p>	<p>Reject Rule 7.4.1.1(u) as notified.</p> <p>Accept submitters amendments to Rule 7.4.1.1(u) as shown below:</p> <p>(i) Reject Rule 7.4.1.1(u) as proposed.</p> <p><u>7.4.1.1 Permitted Activities</u></p> <p><u>(u) Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</u></p> <p>(i) Stormwater ponds and/or facilities; and</p> <p>(ii) Water treatment facilities;</p> <p>(iii) (ii) Farming activities; and</p>

		<p>outside the Bardowie Industrial Precinct Structure Plan Area.</p> <p>(iv) 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>(v) 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>(vi) 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>(vii) 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>(viii) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights.</p> <p>(ix) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties.</p>	<p>(iv) <u>Spray irrigation of dairy factory wastewater.</u></p> <p>(ii) Amend Rule 7.4.1.1(s) to read as follows:</p> <p>7.4.1.1 Permitted Activities</p> <p>(s) Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, <i>and the Bardowie Industrial Precinct Structure Plan Area</i>, until such time as a development agreement has been signed and is in place.</p>
<p><u>7.4.1.1 Permitted Activities</u></p> <p><u>(v) The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</u></p> <p>(v) <u>Child care and preschool facilities</u></p> <p>(vi) <u>Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p>	<p>Support in part/Oppose in part</p>	<p>Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive.</p> <p>Wellness centre should be defined within the Definitions Sections.</p>	<p>Reject Rule 7.4.1.1 as notified.</p> <p>Accept submitters amendments to Rule 7.4.1.1 as shown in <i>blue italics and blue strikethrough</i>:</p> <p><u>7.4.1.1 Permitted Activities</u></p> <p><u>(v) The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</u></p>

<p>(vii) <u>Innovation Centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p> <p>(viii) <u>Offices with GFA of less than 200m² (except as provided for by Rule 7.4.1.1(l))</u></p> <p>(ix) <u>Any other retail activity with a GFA less than 200m².</u></p>			<p>(i) <u>Child care and preschool facilities</u></p> <p>(ii) <u>Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p> <p>(iii) <u>Innovation Centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p> <p>(iv) <u>Offices with GFA of less than 200m² (except as provided for by Rule 7.4.1.1(l))</u></p> <p>(v) <u>Any other retail activity with a GFA less than 200m².</u></p> <p>Include the following definition in Part B – Definitions of the District Plan.</p> <p><i>‘Wellness centre’ means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.</i></p>
<p>7.4.1.2 – Controlled Activities</p> <p><u>(c) The following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</u></p> <p>(i) <u>Visitor Accommodation Facilities</u></p> <p>(ii) <u>Conference Facilities</u></p> <p><u>Matters over which Council reserves its control are:</u></p> <ul style="list-style-type: none"> ▪ <u>Parking.</u> ▪ <u>Consistency with the site layout in the Structure Plan.</u> ▪ <u>Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>	<p>Oppose in part/Support in part</p>	<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 in <i>blue italics and blue strikethrough</i>:</p> <p><u>(c) The following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</u></p> <p>(iii) <u>Visitor Accommodation Facilities</u></p> <p>(iv) <u>Conference Facilities</u></p> <p><u>Matters over which Council reserves its control are:</u></p> <ul style="list-style-type: none"> ▪ <u>Parking.</u> ▪ <u>Consistency with the site layout in the Structure Plan.</u> ▪ <u>Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan.</u> ▪ <i>Traffic, including effects on the surrounding network.</i> ▪ <i>Landscaping.</i> ▪ <i>Visual Effects.</i> ▪ <i>Infrastructure.</i> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p>

<p>7.4.1.3 – Restricted Discretionary Activities</p> <p><u>(f) Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <u>Adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><u>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></p>	<p>Support in part/Oppose in part</p>	<p>This rule does not address the actual or potential adverse effects on the Rural Zone.</p> <p>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 to air should be considered in the assessment of an activity of this nature.</p>	<p>Reject Rule 7.4.1.3(f) as notified.</p> <p>Accept submitters proposed amendments to Rule 7.4.1.3(f) as shown in <i>blue italics and blue strikethrough</i>:</p> <p>7.4.1.3 – Restricted Discretionary Activities</p> <p><u>(f) Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <i>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</i> <u>Adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><i>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 and the potential effects of discharges to air on the local environment, adjoining properties, and adjoining zones.</i></p>
<p>7.4.1.5 – Non-Complying Activities</p> <p>(l) Activities (except farming activities), in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area that fail to comply with Rules 7.4.2.30, and 7.4.2.31 and Rule 7.4.2.31A.</p>	<p>Support</p>	<p>Agree that these activities should be non-complying.</p>	<p>Accept Rule 7.4.1.5 as notified.</p>

<p>7.4.1.5 – Non-complying Activities <u>(p) Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area.</u></p> <p><u>(a) Bitumen plants;</u> <u>(b) Incineration activities;</u> <u>(c) Concrete batching plants; and</u> <u>(d) Relocated buildings.</u></p>	<p>Support with amendments</p>	<p>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 (Waikato Expressway). The elevated nature of the Waikato Expressway in this location means that any activities undertaken within the proposed Bardowie Industrial Precinct Structure Plan Area will be highly visible. <p>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>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; 	<p>Reject Rule 7.4.1.5 as notified. Accept submitters proposed amendments to Rule 7.4.1.5 as shown below.</p> <p>7.4.1.5 – Non-complying Activities <u>(p) Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area.</u></p> <p><u>(a) Bitumen plants;</u> <u>(b) Incineration activities;</u> <u>(c) Concrete batching plants; and</u> <u>(d) Relocated buildings;</u> <u>(e) Demolition yards;</u> <u>(f) Recycling depots/facilities;</u> <u>(g) Use, creation or storage of radioactive materials;</u> <u>(h) Hazardous facility;</u> <u>(i) The storage and/or use of trade waste;</u> <u>(j) Power generation activities; and</u> <u>(k) Heavy industrial activities.</u></p>
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		<ul style="list-style-type: none"> 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>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.</p>	
<p>Rule 7.4.2.5 Height</p> <p>7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:</p> <p>(a) Tall Buildings Area 55m</p> <p>(b) Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, <u>except as provided for by (d)</u> 10m</p> <p>(c) Any site within the Bond Road North Industrial Structure Plan area 12.5m</p> <p>(d) <u>Any site within 40 metres of State Highway 1</u></p>	Support in part/Oppose in part	<p>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.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p>	<p>Reject Rule 7.4.2.5 as notified.</p> <p>Accept submitters proposed amendments below.</p> <p>Rule 7.4.2.5 Height</p> <p>7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:</p> <p>(e) Tall Buildings Area 55m</p> <p>(f) Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, <u>except as provided for by (d)</u> 10m</p> <p>(g) Any site within the Bond Road North Industrial Structure Plan area 12.5m</p> <p>(h) <u>Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road and/or adjoining zone within the Bardowie Industrial Precinct</u></p>

<p><u>Cambridge bypass and/or Victoria Road within the Bardowie Industrial Precinct Structure Plan Area. 10m</u></p>			<p><u>Structure Plan Area. 10m</u></p>
<p>Rules – Building and site layout</p> <p>7.4.2.7 Except on rear sites, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site.</p> <p>7.4.2.8 In the Hautapu Industrial Structure Plan Area, parking and loading areas shall be located at the rear or side of buildings. <i>Advice note: Refer to Appendix S5 – Hautapu Structure Plan and Landscape Guidelines for guidance on future industrial development within the Hautapu Industrial Structure Plan Area.</i></p> <p><u>7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A and Node 2 shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.</u></p> <p><u><i>Advice Note: Industrial activities within Node 1B and Node 3 within the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.7.</i></u></p> <p>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:</p> <ul style="list-style-type: none"> • Visibility of the public entrance of the building from the road; and 	<p>Support in part/Oppose in part</p>	<p>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.</p> <p>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.</p>	<p>Reject amendments as notified. Accept submitters amendments.</p> <p>Rules – Building and site layout</p> <p>7.4.2.7 Except on rear sites, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site.</p> <p>7.4.2.8 In the Hautapu Industrial Structure Plan Area, parking and loading areas shall be located at the rear or side of buildings. <i>Advice note: Refer to Appendix S5 – Hautapu Structure Plan and Landscape Guidelines for guidance on future industrial development within the Hautapu Industrial Structure Plan Area.</i></p> <p><u>7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A, Node 1B, and Node 2, and Node 3 shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.</u></p> <p><u><i>Advice Note: Industrial activities within Node 1B and Node 3 within the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.7.</i></u></p> <p>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:</p> <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 only and

<ul style="list-style-type: none"> Visual effects, in the Hautapu Industrial Structure Plan Area only. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>			<ul style="list-style-type: none"> Visual effect, in the Bardowie Industrial Precinct Structure Plan Area, and adjoining zones. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
<p>Rules – Landscaping and screening</p> <p>7.4.2.13 The following rule shall apply in respect of the Bond Road North Industrial Structure Plan Area, <u>and</u> the Hautapu Industrial Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u>:</p> <p>(a) Within the Hautapu Industrial Structure Plan Area the location, type and density of planting shall be in accordance with the Design and Landscaping Guidelines for the Hautapu Industrial Structure Plan Area, and landscaping must meet the following minimum depths:</p> <ol style="list-style-type: none"> Where adjoining a road 2.5m On perimeter sites 5m <p>(b) Within the Hautapu Industrial Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from any zone other than Industrial, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Screening is required to conceal all air conditioning units on roofs visible from any road or other public place.</p> <p>(c) Within the Bond Road North Industrial Structure Plan Area road boundaries and internal site boundaries, where a site adjoins</p>	<p>Support in part/Oppose in part</p>	<p>Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties.</p> <p>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>Additionally, roof clutter has the potential to create adverse visual effects and therefore request that a rule relating to this be included in the District Plan.</p> <p>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 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.</p>	<p>Reject Rule 7.4.2.13 as notified.</p> <p>Accept Rule 7.4.2.13 as amended by submitter.</p> <p>Rules – Landscaping and screening</p> <p>7.4.2.13 The following rule shall apply in respect of the Bond Road North Industrial Structure Plan Area, <u>and</u> the Hautapu Industrial Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u>:</p> <p>(a) Within the Hautapu Industrial Structure Plan Area the location, type and density of planting shall be in accordance with the Design and Landscaping Guidelines for the Hautapu Industrial Structure Plan Area, and landscaping must meet the following minimum depths:</p> <ol style="list-style-type: none"> Where adjoining a road 2.5m On perimeter sites 5m <p>(b) Within the Hautapu Industrial Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from any zone other than Industrial, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Screening is required to conceal all air conditioning units on roofs visible from any road or other public place.</p> <p>(c) Within the Bond Road North Industrial Structure Plan Area road boundaries and internal site boundaries, where a site adjoins any zone other than the Industrial Zone, except for access/egress points, must be landscaped in accordance with the Bond</p>

<p>any zone other than the Industrial Zone, except for access/egress points, must be landscaped in accordance with the Bond Road North Industrial Structure Plan Area (refer Appendix S12).</p> <p>(d) <u>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></p> <p><u>Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In instances where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute non-compliance.</u></p>			<p>Road North Industrial Structure Plan Area (refer Appendix S12).</p> <p>(d) <u>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 and landscaping must meet the following minimum depths:</u></p> <ul style="list-style-type: none"> <u>i. Where adjoining a road 2.5m deep amenity planting strip</u> <u>ii. On perimeter sites adjoining another zone a 5m deep screening planting strip is required, screening Industrial buildings and associated activities.</u> <p><u>(e) 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 any zone other than Industrial, road or other public place utilising roof forms or parapets that integrate with the overall design of the building.</u></p> <p><u>Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In instances where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute non-compliance.</u></p>
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<p>Rules – Noise</p> <p>7.4.2.15 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:</p> <ul style="list-style-type: none"> (a) Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq) (b) Sundays & Public Holidays – 8.00am to 6.00pm – 50dBA(Leq) (c) At all other times – 45dBA(Leq) (d) No single event noise level shall exceed Night time – 10.00pm to 7.00am – 70dBA(Lmax) <p><i>Within the boundary of any site zoned Residential or Large Lot Residential</i></p> <ul style="list-style-type: none"> (e) Monday to Saturday – 7.00am to 10.00pm – 50dBA(Leq) (f) Sundays & Public Holidays – 8.00am to 8.00pm – 50dBA(Leq) (g) At all other times – 45dBA(Leq) (h) No single event noise level shall exceed Night time – 10.00pm to 7.00am – 7-dBA(Lmax) <p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>Provided that for the Bond Road North Industrial Structure Plan Area the provisions of Rule 7.4.2.16 shall apply.</p> <p><u>Provided that for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply.</u></p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and</p>	<p>Support in part/Oppose in part</p>	<p>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> <p>Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitters 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 submitters 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</p>	<p>Reject proposed amendments as notified.</p> <p>Accept submitters proposed amendments to Rules 7.4.2.15, 7.4.2.16, and 7.4.2.16A as shown below.</p> <p>Rules – Noise</p> <p>7.4.2.15 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:</p> <ul style="list-style-type: none"> (a) Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq) (b) Sundays & Public Holidays – 8.00am to 6.00pm – 50dBA(Leq) (c) At all other times – 45dBA(Leq) (d) No single event noise level shall exceed Night time – 10.00pm to 7.00am – 70dBA(Lmax) <p><i>Within the boundary of any site zoned Residential or Large Lot Residential</i></p> <ul style="list-style-type: none"> (e) Monday to Saturday – 7.00am to 10.00pm – 50dBA(Leq) (f) Sundays & Public Holidays – 8.00am to 8.00pm – 50dBA(Leq) (g) At all other times – 45dBA(Leq) (h) No single event noise level shall exceed Night time – 10.00pm to 7.00am – 7-dBA(Lmax) <p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>Provided that for the Bond Road North Industrial Structure Plan Area <i>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</i> the provisions of Rule 7.4.2.16 shall apply.</p> <p><u>Provided that for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply.</u></p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS</p>
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<p>assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p> <p>7.4.2.16 Within the Bond Road North Industrial Structure Plan Area all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits:</p> <p><i>Within the boundary of any site zoned Residential or Large Lot Residential</i></p> <p>(a) Monday to Friday – 7.00am to 10.00pm – 50dBA(Leq)</p> <p>(b) Saturdays – 7.00am to 6.00pm – 50dBA(Leq)</p> <p>(c) At all other times including public holidays – 45dBA(Leq)</p> <p><i>Within the boundary of any site zoned Industrial</i></p> <p>(d) Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq)</p> <p>(e) At all other times including public holidays – 45dBA(Leq)</p> <p><i>Within the boundary of any site zoned Rural</i></p> <p>(f) Monday to Saturday – 7.00am to 7.00pm – 50dBA(Leq)</p> <p>(g) At all other times including public holidays – 35dBA(Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(h) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am – 65dBA(Lmax)</p>		<p>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>	<p>6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p> <p>Rule 7.4.2.16 Within the Bond Road North Industrial Structure Plan Area <i>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</i> all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits:</p> <p><i>Within the boundary of any site zoned Residential or Large Lot Residential</i></p> <p>(a) Monday to Friday – 7.00am to 10.00pm – 50dBA(Leq)</p> <p>(b) Saturdays – 7.00am to 6.00pm – 50dBA(Leq)</p> <p>(c) At all other times including public holidays – 45dBA(Leq)</p> <p><i>Within the boundary of any site zoned Industrial</i></p> <p>(d) Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq)</p> <p>(e) At all other times including public holidays – 45dBA(Leq)</p> <p><i>Within the boundary of any site zoned Rural</i></p> <p>(f) Monday to Saturday – 7.00am to 7.00pm – 50dBA(Leq)</p> <p>(g) At all other times including public holidays – 35dBA(Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(h) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am – 65dBA(Lmax)</p>
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<p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p> <p><u>Rule 7.4.2.16A Within Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:</u></p> <p><u>Within the boundary of any site zoned Residential or Large Lot Residential</u></p> <p>(a) <u>Monday to Friday – 7.00am to 10.00pm – 50dBA(Leq)</u></p> <p>(b) <u>Saturdays – 7.00am to 6.00pm – 50dBA(Leq)</u></p> <p>(c) <u>At all other times including public holidays – 45dBA(Leq)</u></p> <p><u>Within the boundary of any site zoned Industrial</u></p> <p>(d) <u>Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq)</u></p> <p>(e) <u>At all other times including public holidays – 50dBA(Leq)</u></p> <p><u>Within the boundary of any site zoned Rural</u></p>			<p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p> <p><u>Rule 7.4.2.16A Within Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:</u></p> <p><u>Within the boundary of any site zoned Residential or Large Lot Residential</u></p> <p>(a) <u>Monday to Friday – 7.00am to 10.00pm – 50dBA(Leq)</u></p> <p>(b) <u>Saturdays – 7.00am to 6.00pm – 50dBA(Leq)</u></p> <p>(c) <u>At all other times including public holidays – 45dBA(Leq)</u></p> <p><u>Within the boundary of any site zoned Industrial</u></p> <p>(d) <u>Monday to Saturday – 7.00am to 10.00pm – 60dBA(Leq)</u></p> <p>(e) <u>At all other times including public holidays – 50dBA(Leq)</u></p> <p><u>Within the boundary of any site zoned Rural</u></p> <p>(f) <u>Monday to Saturday – 7.00am to 7.00pm – 50dBA(Leq)</u></p> <p>(g) <u>At all other times including public holidays – 45dBA(Leq)</u></p> <p><u>Within all zones the single event noise level</u></p> <p>(h) <u>Within all zones the single event noise level Lmax shall not exceed at night</u></p>
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<p>(f) <u>Monday to Saturday – 7.00am to 7.00pm – 50dBA(Leq)</u></p> <p>(g) <u>At all other times including public holidays – 45dBA(Leq)</u></p> <p><u>Within all zones the single event noise level</u></p> <p>(h) <u>Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am – 70dBA(Lmax)</u></p> <p><u>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</u></p> <p><u>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</u></p> <p><u>Advice Note: Industrial activities within Node 1B Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</u></p>			<p><u>time between the hours of 10.00pm to 7.00am – 70dBA(Lmax)</u></p> <p><u>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</u></p> <p><u>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</u></p> <p><u>Advice Note: Industrial activities within Node 1B Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</u></p>
<p><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p> <p><u>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</u></p>	<p>Support in part/Oppose in part</p>	<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 imminent that the submitters site will be Industrial.</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><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p> <p><u>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until</u></p>

<p><u>Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>		<p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitters 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>Request that this is written into the appropriate legislation to ensure that it is given effect to.</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><u>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.</u></p> <p><i>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.</i></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>
<p><u>Rule – Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area</u></p> <p><u>7.4.2.34 On site soakage shall be provided for within each site in Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area to take all runoff from a two-year annual recurrence interval (ARI) rainfall event (up to 72-hour duration).</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u></p>	<p>Oppose</p>	<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.</p> <p>Accept submitters proposed amendments as shown.</p> <p><u>Rule – Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area</u></p> <p><u>7.4.2.34 On site soakage shall be provided for within each site in Node 1A, Node 1B, Node 2, 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).</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</u></p>
<p>Section 20: Health and General Amenity</p>			

<p>Rule – Maintenance of buildings, sites and infrastructure</p> <p>20.4.2.8 All sites with an impervious area of greater than 1000m² (other than roof areas that drain directly to the stormwater system or to soakage) must install an appropriate stormwater treatment system that adequately treats any actual or potential contaminants and either disposes stormwater to land soakage and/or restricts the discharge rate to the maximum greenfield run off rate for the site <u>unless in accordance with a discharge permit granted by the Waikato Regional Council.</u></p> <p>Advice Note: A resource consent may be required from the Waikato Regional Council for the discharge of contaminants.</p>	<p>Oppose</p>	<p>Obtaining a resource consent from the 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.</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>Reject Rule 20.4.2.8 as notified. Retain Rule 20.4.2.8 as currently exists.</p>
<p>Section 21: Assessment Criteria and Information Requirements</p>			
<p>21.1.7 Industrial Zone</p> <p>Controlled Activities</p> <p>21.1.7.3</p> <p>Any activity listed as a permitted or controlled activity in Table 7.4.1.1 and within the ‘Indicative Motorway Service Area’.</p> <p>Development and subdivision that implements the provisions of any approved development plan including:</p> <p>(a) Compliance with the site layout shown in the development plan, including the positioning of any proposed roads and location of services; and</p> <p>(b) Compliance with any requirements identified in the development plan in relation to infrastructure or service provision; and</p>	<p>Support in part/Oppose in part</p>	<p>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>Reject Assessment Criteria 21.1.7.3 as notified. Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown.</p> <p>21.1.7 Industrial Zone</p> <p>Controlled Activities</p> <p><u>21.7.3</u></p> <p><u>Any activity listed as a controlled activity in Table 7.4.1.2 and within the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.</u></p> <p><u>Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including:</u></p> <p>(a) <u>The number of car parks servicing the activities; and</u></p>

<p>(c) Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual; and</p> <p>(d) Compliance with the standard of amenity described in the development plan including any site or area specific design guidelines, block layouts and landscaping.</p> <p><u>21.1.7.3</u> <u>Any activity listed as a controlled activity in Table 7.4.1.2 and within the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.</u></p> <p><u>Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including:</u></p> <p>(a) <u>The number of car parks servicing the activities; and</u></p> <p>(b) <u>Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and</u></p> <p>(c) <u>Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping.</u></p>			<p>(b) <u>ComplianceConsistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads and location of services; and</u></p> <p>(c) <u>Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping;</u></p> <p>(d) <u>Compliance with any requirements identified in the Structure Plan in relation to infrastructure or service provision; and</u></p> <p>(e) <u>Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual.</u></p>
<p>21.1.7 Industrial Zone Restricted Discretionary Activities 21.1.7.6 Building and site layout</p> <p>(a) Whether the public entrance of the building is visible from the road.</p> <p>(b) The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone.</p> <p>(c) <u>The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone.</u></p>	<p>Support in part/Oppose in part</p>	<p>Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.</p>	<p>Reject Assessment Criteria 21.1.7.6 as notified. Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown.</p> <p>21.1.7 Industrial Zone Restricted Discretionary Activities 21.1.7.6 Building and site layout</p> <p>(a) Whether the public entrance of the building is visible from the road.</p>

			<p>(b) The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone.</p> <p>(c) <u>The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone and adjoining zones.</u></p> <p>(d) <i>The extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.</i></p> <p>(e) <i>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.</i></p>
<p>21.1.7 Industrial Zone Restricted Discretionary Activities <u>21.1.7.16</u> Development plan for listed permitted, controlled, or restricted discretionary activities in the 'Indicative Motorway Service Centre Area'</p> <p><i>The extent to which the development plan provides for the following matters:</i></p> <p>(a) Arrangements to ensure the provision of appropriate water supply, wastewater treatment and disposal and stormwater management to the entirety of the area, including funding (private and/or public).</p> <p>(b) Arrangements to ensure the provision of water supply to the entirety of the area for fire fighting purposes.</p> <p>(c) The design and construction of infrastructure to appropriate standards.</p> <p>(d) Proposals for landscaping and planting to ensure an attractive landscaped frontage to Victoria Road and the Waikato in particular.</p> <p>(e) Mitigation of any retail distribution effects from any of the proposed land uses.</p>	<p>Support in part/Oppose in part</p>	<p>Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.</p>	<p>Reject Assessment Criteria 21.1.7.16 as notified.</p> <p>Accept submitters proposed amendments to Assessment Criteria 21.1.7.16 as shown in <i>blue italics and blue strikethrough</i>:</p> <p>21.1.7 Industrial Zone Restricted Discretionary Activities <u>21.1.7.16</u> <u>Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council.</u></p> <p>(a) <u>The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</u></p> <p>(b) <i>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</i></p>

<p>Note: Standards relating to the design and construction of infrastructure are set out in the Waipa District Council Development and Subdivision Manual.</p> <p><u>21.1.7.16</u> <u>Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council.</u></p> <p>(a) <u>The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</u></p>			
Appendix S19 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines			
<p>Transport S19.2.16</p> <p>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 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.</p>	<p>Support in part/Oppose in part</p>	<p>Support that right turn bay created prior to industrial activities occurring.</p> <p>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.</p> <p>Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p>	<p>Amend to read as follows:</p> <p>Transport S19.2.16</p> <p>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 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.</p> <p><i>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.</i></p>
<p>Transport S19.2.17</p> <p>Node 1B already obtains access via Laurent Road.</p>	<p>Support in part/Oppose in part</p>	<p>Access to Laurent Road from Node 1B is operating at the moment, but the intersection of Laurent Road and Victoria Road is not suitable for handling all of the traffic from Node 1B. It is for this reason</p>	<p>Delete. Addressed through proposed amendments to S19.2.19.</p>

		<p>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>	
<p>Transport S19.2.18</p> <p>Prior to development in Node 2, a Traffic Impact Assessment is required to determine when/whether traffic signals are required.</p>	<p>Support in part/Oppose in part</p>	<p>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.</p> <p>Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p>	<p>Delete. Addressed through proposed amendments to S19.2.19.</p>
<p>Transport S19.2.19</p> <p>No development shall occur in Node 3 until connectivity with the surrounding transport network has been formed to service the general industrial area.</p>	<p>Support in part/Oppose in part</p>	<p>Ad-hoc development could compromise the potential for the entire area to be effectively serviced.</p> <p>To create a successful development the intersection connecting all the Industrial Areas involving Hannon, Hautapu, Victoria and Laurent Roads needs to be designed and constructed prior to the area being developed, rather than after Node 1A, Node 1B, and Node 2 have all been developed.</p> <p>No development should occur in Node 1B (other than that which is subject to resource consent), Node 2, and Node 3 until connectivity with the surrounding transport network has been formed to service the entire area.</p>	<p>Amend to read as follows:</p> <p>Transport S19.2.19</p> <p>No development shall occur in <i>Node 1B (other than that which is subject to resource consent), Node 2, and Node 3</i> until connectivity with the surrounding transport network has been formed to service the general industrial area.</p>

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<p>Transport S19.2.20</p> <p>The configuration and exact location of the connection to the surrounding transport network has not been prescriptively described within the Bardowie Industrial Precinct Structure Plan to enable flexibility in its location and configuration, as this area may not be developed until 2024.</p>	<p>Support in part/Oppose in part</p>	<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 Area does not enable flexibility, but actually reduces flexibility.</p>	<p>Reject</p>
<p>Transport S19.2.21</p> <p>The Structure Plan shows roading connectivity to the east, beyond the Bardowie Industrial Precinct. This potential future connection to the east is shown on the Structure Plan to have the ability to provide transport access to the east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes</p>	<p>Support in part/Oppose in part</p>	<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.</p> <p>Accept submitters amendments.</p> <p>Transport S19.2.21</p> <p>The Structure Plan shows roading connectivity to the <i>north and</i> east, beyond the Bardowie Industrial Precinct. This potential future connection to the <i>north and</i> east is shown on the Structure Plan to have the ability to provide <i>services and</i> transport access to the <i>north and</i> east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.</p>
<p>S19.2.22</p> <p>Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct.</p>	<p>Support in part/Oppose in part</p>	<p>Support on the condition that electrical services are buried underground.</p>	<p>Reject S19.2.22 as notified.</p> <p>Accept submitters amendments.</p> <p>S19.2.22</p> <p>Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct, <i>and all electrical services within the Bardowie Industrial Precinct Structure Plan Area will be underground.</i></p>
<p>Structure Plan S19.2.26</p>	<p>Support in part/Oppose in part</p>	<p>Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and</p>	<p>(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.</p>

<p>The figure below is the Bardowie Industrial Precinct Structure Plan.</p>		<p>located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p>	<p>(ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are illustrated on the attached Plan and are detailed below:</p> <ul style="list-style-type: none"> (a) Amend the proposed Structure Plan to identify connectivity to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. (b) Amend the proposed Structure Plan to identify two roads connecting the proposed Industrial Precinct to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. (c) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. (d) Amend the proposed Structure Plan to identify service connectivity to the adjoining property 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>(iii) Request that the following information be shown and detailed on the proposed Structure Plan:</p> <ul style="list-style-type: none"> (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.
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			<ul style="list-style-type: none"> (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.
<p>Interpretation</p> <p>S19.2.6 Overall consistency with the Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In the instance where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute a non-compliance.</p>	Oppose	<p>S19.2.6 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 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.</p> <p>S19.2.6 undermines the intention of the Urban Design and Landscape Guidelines.</p> <p>If S19.2.6 is accepted, rules within the Urban Design and Landscape Guidelines need to be moved into Section 7 of this District Plan.</p>	Reject S19.2.6
Appendix S1 – Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements			
For the avoidance of doubt, Proposed Plan Change 11 is seeking to retain the entire extent of Industrial Growth Cell C8 which is shown in Appendix S1 in the following figure (with the only change being to rename it to “C10”).	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.

<p>Appendix S1 2.6 Plan Change 11 is seeking the retention of the extent of the C8 Industrial Growth Cell as currently provided for in Appendix S1. If, and to the extent that the Plan Change 5 changes the area in that industrial growth cell, Proposed Plan Change 11 seeks to reinstate the entire extent to of Growth Cell 8 with the only change being to rename it to "C10".</p>	<p>Support</p>	<p>To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.</p>	<p>Council to accept Proposed Plan Change 11 to maintain the entire area of Growth Cell C8 for future Industrial development.</p>
<p>Proposed Urban Design and Landscape Guidelines</p>			
<p>2. ACCESS AND MOVEMENT Pedestrian and Cyclist Network</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area. ➤ To provide good quality walking and cycling facilities within the industrial area. ➤ To provide for separation between pedestrian/cycling pathways and vehicles. <p>Design Guidelines</p> <p>2.1 Facilitate an industrial development that encourages and supports the use of public transportation, walking and cycling.</p> <p>2.2 Provide for clearly defined pedestrian, cyclist and electric cart routes in and around the industrial area.</p> <p>2.3 Maintain clear sight lines at pedestrian and cycling crossings.</p> <p>2.4 Design driveway access to minimise vehicle and pedestrian/cyclist conflicts by</p>	<p>Support in part/Oppose in part</p>	<p>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.</p>	<p>Amend to read as follows;</p> <p>2. ACCESS AND MOVEMENT Pedestrian and Cyclist Network</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area, <i>including access to Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</i> ➤ To provide good quality walking and cycling facilities within the industrial area. ➤ To provide for separation between pedestrian/cycling pathways and vehicles. <p>Design Guidelines</p> <p>2.1 Facilitate an industrial development that encourages and supports the use of public transportation, walking and cycling.</p> <p>2.2 Provide for clearly defined pedestrian, cyclist and electric cart routes in and around the industrial area.</p> <p>2.3 Maintain clear sight lines at pedestrian and cycling crossings.</p>

<p>maintaining clear sight-lines between exiting and entering vehicle and pedestrians.</p> <p>2.5 Provide secure bicycle storage that is close to building entrances to assist in increasing accessibility and provide passive surveillance.</p> <p>2.6 When practical, provide bike storage and change room facilities in, or within close proximity to, the main building to promote the use of cycling.</p> <p>2.7 Enable a separation between pedestrians, cyclists and electric carts from motor vehicles.</p> <p>2.8 Encourage, facilitate and enable the use of non-motorised (e-bikes/electric golf carts) transport when moving between areas and within the Bardowie Industrial Precinct.</p> <p>2.9 Facilitate connectivity between the wider Hautapu Industrial Area and the Bardowie Industrial Precinct Campus Hub.</p>			<p>2.4 Design driveway access to minimise vehicle and pedestrian/cyclist conflicts by maintaining clear sight-lines between exiting and entering vehicle and pedestrians.</p> <p>2.5 Provide secure bicycle storage that is close to building entrances to assist in increasing accessibility and provide passive surveillance.</p> <p>2.6 When practical, provide bike storage and change room facilities in, or within close proximity to, the main building to promote the use of cycling.</p> <p>2.7 Enable a separation between pedestrians, cyclists and electric carts from motor vehicles.</p> <p>2.8 Encourage, facilitate and enable the use of non-motorised (e-bikes/electric golf carts) transport when moving between areas and within the Bardowie Industrial Precinct.</p> <p>2.9 Facilitate connectivity between the wider Hautapu Industrial Area, and the Bardowie Industrial Precinct, Campus Hub and Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</p>
<p>2. ACCESS AND MOVEMENT Loading and Servicing</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide safe and efficient loading and servicing areas for all sites. ➤ To minimise the visual impact of loading bays and service areas when viewed from surrounding public areas. <p>Design Guidelines</p> <p>2.13 Access to loading areas should be where practicable, separated from vehicle access routes.</p> <p>2.14 Loading areas should be designed to allow unobstructed vehicle access and provide</p>	<p>Support in part/Oppose in part</p>	<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>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide safe and efficient loading and servicing areas for all sites. ➤ To minimise the visual impact of loading bays and service areas when viewed from surrounding public areas. <p>Design Guidelines</p> <p>2.13 Access to loading areas should be where practicable, separated from vehicle access routes.</p>

<p>appropriate turning areas and allow for sufficient and safe collection of waste materials.</p> <p>2.15 Provide storage and loading areas of adequate size to avoid the need to use car parks for the temporary storage of goods.</p> <p>2.16 Boundary treatment should provide adequate screening of the loading and service areas from the surrounding streets, including the Waikato Expressway.</p>			<p>2.14 Loading areas should be designed to allow unobstructed vehicle access and provide appropriate turning areas and allow for sufficient and safe collection of waste materials.</p> <p>2.15 Provide storage and loading areas of adequate size to avoid the need to use car parks for the temporary storage of goods.</p> <p>2.16 Boundary treatment should provide adequate screening of the loading and service areas from the surrounding streets, including the Waikato Expressway, <i>and adjoining zones</i>.</p>
<p>2. ACCESS AND MOVEMENT Car Parking Layout and Design</p> <p>Design Guidelines Node 1B and Node 3</p> <p>2.29 Provide on-street car parking (including disabled car parking) adjacent to public open space and amenities, e.g. adjacent to the central focus area as illustrated on within the structure plan.</p>		<p>Couldn't see where the central focus area was illustrated on the proposed Structure Plan.</p>	<p>Request clarification of what the central focus area is and where it is located on the Structure Plan.</p>
<p>3. BUILDING LAYOUT Setbacks</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ 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). <p>Design Guidelines</p> <p>3.1 Front setbacks should be landscaped in accordance with the Landscape Guidelines,</p>	<p>Support in part/Oppose in part</p>	<p>Need to site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and adjoining zones).</p>	<p>Amend to read as follows:</p> <p>3. BUILDING LAYOUT Setbacks</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ 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 <i>and adjoining zones</i>). <p>Design Guidelines</p>

<p>and should not be used to store goods, materials or waste.</p>			<p>3.1 Front setbacks should be landscaped in accordance with the Landscape Guidelines, and should not be used to store goods, materials or waste.</p>
<p>4. BUILT FORM Street Address</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide buildings that are easy for visitors and worker to located. ➤ To create an attractive setting for industrial buildings that support a range of movements, connections and enable safe pedestrian/cyclist access where appropriate. ➤ To provide passive surveillance of surrounding public spaces. <p>Design Guidelines</p> <p>4.1 Ensure offices are clearly visible from the street frontage and visitor parking areas.</p> <p>4.2 Avoid blank, unarticulated walls along the front facades and provide planting where this is unavoidable.</p> <p>4.3 Buildings should be orientated so that the building frontage (i.e. entrance, reception, customer service area) is parallel with the primary street frontage.</p> <p>4.4 If there is an office, showroom, shop, staff recreational space or other such component on site, locate it facing and close to the street with as much glazing as possible.</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>	<p>Support in part/Oppose in part</p>	<p>No need to single out Node 3. Should apply to all proposed Nodes.</p>	<p>Amend to read as follow;</p> <p>BUILT FORM Street Address</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide buildings that are easy for visitors and worker to located. ➤ To create an attractive setting for industrial buildings that support a range of movements, connections and enable safe pedestrian/cyclist access where appropriate. ➤ To provide passive surveillance of surrounding public spaces. <p>Design Guidelines</p> <p>4.1 Ensure offices are clearly visible from the street frontage and visitor parking areas.</p> <p>4.2 Avoid blank, unarticulated walls along the front facades and provide planting where this is unavoidable.</p> <p>4.3 Buildings should be orientated so that the building frontage (i.e. entrance, reception, customer service area) is parallel with the primary street frontage.</p> <p>4.4 If there is an office, showroom, shop, staff recreational space or other such component on site, locate it facing and close to the street with as much glazing as possible.</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>

<p>4. BUILT FORM Building Design</p> <p>Design Objectives</p> <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. ➤ To provide practical building forms that meet the purpose of the industry or business. ➤ To encourage building design that is environmentally sensitive. <p>Design Guidelines</p> <p>4.6 Avoid excessive blank walls.</p> <p>4.7 Large expanses of building walls that are visible from the street should be broken up or otherwise detailed to reduce the scale and increase interest.</p> <p>4.8 Use simple, orthogonal forms that are broken up by contrasting materials, colours and textures.</p>	<p>Support in part/Oppose in part</p>	<p>Seek to protect the amenity (including visual amenity) of adjoining zones and properties.</p>	<p>Amended to read as follows;</p> <p>BUILT FORM Building Design</p> <p>Design Objectives</p> <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. ➤ <i>To provide buildings and structures that are designed to protect the amenity (including visual amenity) of adjoining zones, neighbouring properties and the local environment.</i> ➤ To provide practical building forms that meet the purpose of the industry or business. ➤ To encourage building design that is environmentally sensitive. <p>Design Guidelines</p> <p>4.6 Avoid excessive blank walls,</p> <p>4.7 Large expanses of building walls that are visible from the street <i>adjoining zones, and adjoining properties</i> should be broken up or otherwise detailed to reduce the scale and increase interest.</p> <p>4.8 Use simple, orthogonal forms that are broken up by contrasting materials, colours and textures.</p>
<p>4. BUILDING FORM Materials Finishes and Colours</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide colours, materials and finishes that are compatible with the character of the Cambridge area. 	<p>Support in part/Oppose in part</p>	<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> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide colours, materials and finishes that are compatible with the character of the Cambridge area.

<ul style="list-style-type: none"> ➤ To provide co-ordinated palette of colours, materials and finishes. ➤ To provide materials that are durable and robust. <p>Design Guidelines</p> <p>4.9 Reference materials to be utilised within the Bardowie Industrial Precinct are of neutral theme with strong compositional balances which are encouraged to break down mass of form as a preference to monochromatic bulk.</p> <p>4.10 Natural stone exposed aggregate concrete, steel, zinc, anthracite and stainless steel should be utilised as the primary building finishes where appropriate.</p> <p>4.11 Proportional colour schemes are to be preferentially utilised, with a guiding principle of Primary, Secondary and Accent colourways (Primary = 70%, Secondary = 20%, Accent = 5%.</p> <p>4.12 The Resense BS5252 Group A selections are the preferred (but not required in all instances) colour palette for the Bardowie Industrial Precinct (Appendix A). These colours reflect the primary tonal directions preferred in contemporary design materials such as natural stone, exposed aggregate concrete, steel, zinc, anthracite and stainless steel.</p> <p>4.13 The façade of buildings should be modulated – for example via stepping form, shadow lines and providing glazed areas to articulate building envelope to the extent practicable to break down the sense of bulk form and promote occupant wellness by providing natural light and outlook to natural features.</p>			<ul style="list-style-type: none"> ➤ To provide co-ordinated palette of colours, materials and finishes. ➤ <i>To provide colours, materials and finishes that are non-reflective.</i> ➤ To provide materials that are durable and robust. <p>Design Guidelines</p> <p>4.9 Reference materials to be utilised within the Bardowie Industrial Precinct are of neutral theme with strong compositional balances which are encouraged to break down mass of form as a preference to monochromatic bulk.</p> <p>4.10 Natural stone exposed aggregate concrete, steel, zinc, anthracite and stainless steel should be utilised as the primary building finishes where appropriate.</p> <p>4.11 Proportional colour schemes are to be preferentially utilised, with a guiding principle of Primary, Secondary and Accent colourways (Primary = 70%, Secondary = 20%, Accent = 5%.</p> <p>4.12 The Resense BS5252 Group A selections are the preferred (but not required in all instances) colour palette for the Bardowie Industrial Precinct (Appendix A). These colours reflect the primary tonal directions preferred in contemporary design materials such as natural stone, exposed aggregate concrete, steel, zinc, anthracite and stainless steel.</p> <p>4.13 The façade of buildings should be modulated – for example via stepping form, shadow lines and providing glazed areas to articulate building envelope to the extent practicable to break down the sense of bulk form and promote occupant wellness by providing natural light and outlook to natural features.</p>
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<p>4. BUILDING FORM</p> <p>Building Heights</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide buildings that are appropriately scaled to provide for a variety of industries. ➤ Within Node 1A and Node 2, enable appropriately sized buildings to be developed to enable specialised industry that has functional requirements for large buildings. ➤ Within Node 1B and Node 3, to provide industrial and office buildings that have minimal impact on the surrounding area. <p>Design Guidelines</p> <p>Node 1A and Node 2</p> <p>4.14 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of State Highway 1 (Waikato Expressway) and Victoria Road where the height limit is 10 metres.</p> <p>Node 1B and Node 3</p> <p>4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road where the height limit is 10 metres.</p> <p>4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street to relate to the pedestrian scale.</p> <p>4.17 Taller elements of the building should be recessed from the street.</p> <p>4.18 Buildings should not generally overshadow public footpaths or public open space.</p>	<p>Support in part/Oppose in part</p>	<p>The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land.</p> <p>Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p>	<p>Amend to read to as follow:</p> <p>4. BUILDING FORM</p> <p>Building Heights</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide buildings that are appropriately scaled to provide for a variety of industries. ➤ Within Node 1A and Node 2, enable appropriately sized buildings to be developed to enable specialised industry that has functional requirements for large buildings. ➤ Within Node 1B and Node 3, to provide industrial and office buildings that have minimal impact on the surrounding area. <p>Design Guidelines</p> <p>Node 1A and Node 2</p> <p>4.14 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of State Highway 1 (Waikato Expressway) and Victoria Road where the height limit is 10 metres.</p> <p>Node 1B and Node 3</p> <p>4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road <i>and/or adjoining zone</i> where the height limit is 10 metres.</p> <p>4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street <i>and/or adjoining zone</i> to relate to the pedestrian scale.</p> <p>4.17 Taller elements of the building should be recessed from the street.</p> <p>4.18 Buildings should not generally overshadow public footpaths or public open space.</p>
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<p>4. BUILDING FORM Roof Form</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To integrate the roof form into the overall design of the building. ➤ To ensure roof forms reflect the Industrial function of the building. ➤ To avoid clutter on the roof. <p>Design Guidelines</p> <p>4.19 Roof forms should generally be of a low pitch unless necessitated by the particular industry function. Avoid bulky or highly detailed roof forms.</p> <p>4.20 Utilise roof forms to differentiate between the various elements of the building. This could include the transition between the office/sales area through to the larger buildings behind.</p> <p>4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor etc, is to be screened from adjoining streets and areas utilising roof forms or parapets that integrate with the overall design of the building.</p>	<p>Support in part/Oppose in part</p>	<p>Need to minimise adverse visual effects on adjoining properties as well as from the street.</p>	<p>Amend to read as follows;</p> <p>4. BUILDING FORM Roof Form</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To integrate the roof form into the overall design of the building. ➤ To ensure roof forms reflect the Industrial function of the building. ➤ To avoid clutter on the roof. <p>Design Guidelines</p> <p>4.19 Roof forms should generally be of a low pitch unless necessitated by the particular industry function. Avoid bulky or highly detailed roof forms.</p> <p>4.20 Utilise roof forms to differentiate between the various elements of the building. This could include the transition between the office/sales area through to the larger buildings behind.</p> <p>4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, <i>solar panels, communication equipment</i> etc, is to be screened from adjoining streets <i>and adjoining properties</i> and areas utilising roof forms or parapets that integrate with the overall design of the building.</p>
<p>5. LANDSCAPING Landscaped Setbacks – Node 1B and Node 3</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide landscape design that responds to the characteristics and qualities of the area. ➤ To provide high quality landscaping that enhances the setting of buildings. 	<p>Accept in part/Oppose in part</p>	<p>Where adjoins Rural land needs to provide screening, not just amenity planting (i.e. shrubs and one tree).</p> <p>The whole neighbouring rural property needs to be screened as additional rural dwellings could be erected and it would require planting at a later stage.</p> <p>Additionally, the proposed Industrial buildings and associated activities are not considered compatible</p>	<p>Amend to read as follows;</p> <p>5. LANDSCAPING Landscaped Setbacks – Node 1B and Node 3</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide landscape design that responds to the characteristics and qualities of the area.

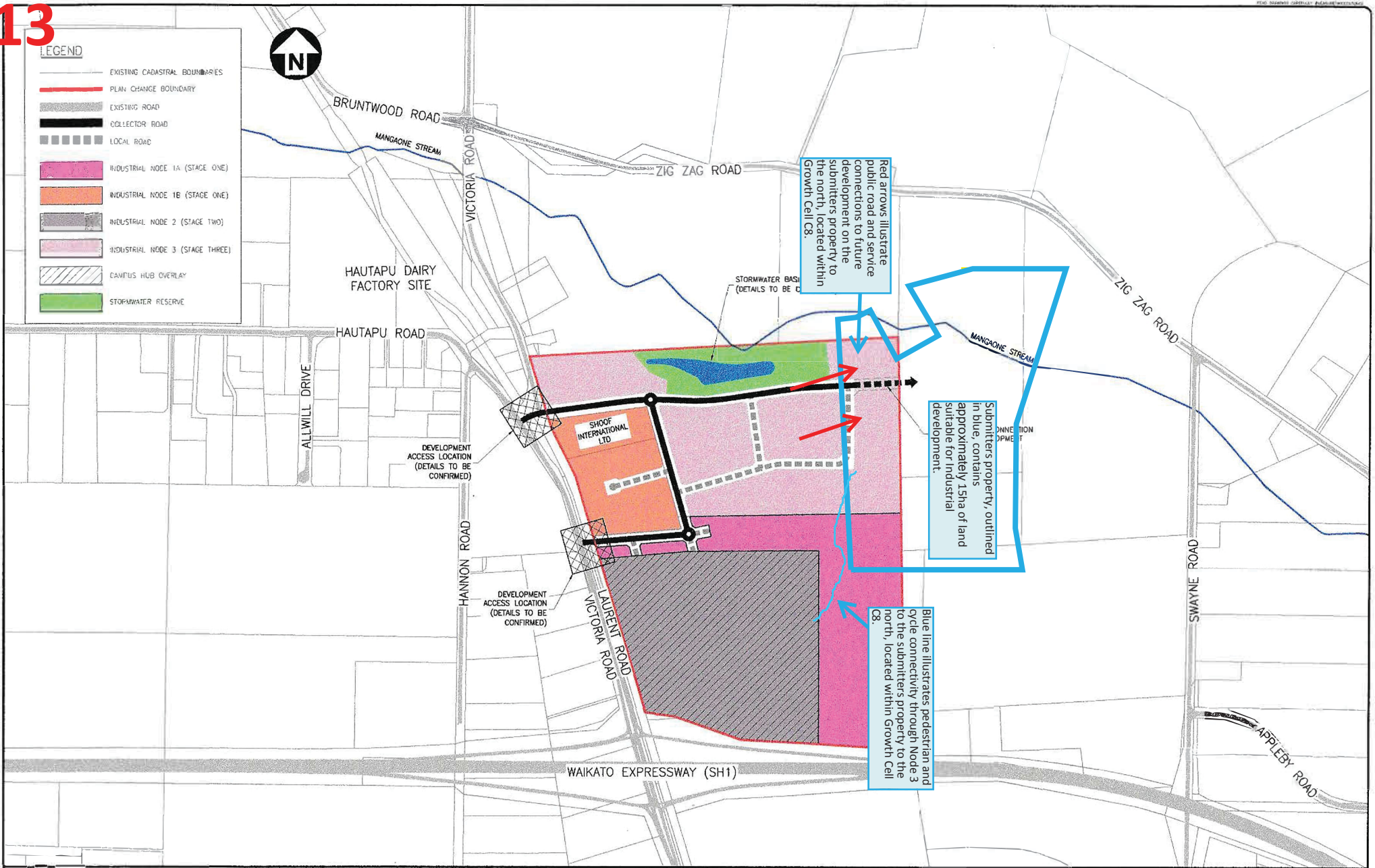
<p>➤ To provide low maintenance landscaping.</p> <p>➤ To facilitate landscape design that promotes sustainable stormwater management and, where possible, promotes positive biodiversity outcomes.</p> <p>Design Guidelines</p> <p>Landscaped Setbacks – Node 1A and Node 2</p> <p>5.1 A 5m amenity planting strip shall be provided along the southern boundary, adjacent to the Waikato Expressway. The purpose of this planting is to provide visual screening between the Expressway and the Structure Plan area. Plant species and design should take into account adjoining planting within the Expressway corridor.</p> <p>5.2 Where appropriate, drainage management measures are to be integrated into amenity areas.</p> <p>Landscaped Setbacks – Node 1B and Node 3</p> <p>5.3 A 5m amenity planting strip will be provide from housing on neighbouring rural zoned properties.</p> <p>5.4 Front and corner sites shall have an amenity planting strip along the entire road boundary to the minimum depth of 2.5m, except for access and egress points.</p> <p>5.5 The amenity planting strip will consist of a combination of groundcovers (i.e. shrubs and/or grass) and trees, with at least one tree planted for every 10m of road frontage.</p> <p>5.6 Where appropriate, drainage management measures are to be integrated into amenity areas.</p>		<p>with livestock and it is considered reasonable to require screening between the two uses.</p>	<p>➤ To provide high quality landscaping that enhances the setting of buildings.</p> <p>➤ To provide low maintenance landscaping.</p> <p>➤ To facilitate landscape design that promotes sustainable stormwater management and, where possible, promotes positive biodiversity outcomes.</p> <p>Design Guidelines</p> <p>Landscaped Setbacks – Node 1A and Node 2</p> <p>5.1 A 5m amenity planting strip shall be provided along the southern boundary, adjacent to the Waikato Expressway. The purpose of this planting is to provide visual screening between the Expressway and the Structure Plan area. Plant species and design should take into account adjoining planting within the Expressway corridor.</p> <p>5.2 Where appropriate, drainage management measures are to be integrated into amenity areas.</p> <p>Landscaped Setbacks – Node 1B and Node 3</p> <p>5.3 A 5m <i>screening and</i> amenity planting strip will be provide from housing on neighbouring rural zoned properties.</p> <p><i>5.3A The screening planting strip will provide solid plantings to screen the Industrial buildings and associated activities from adjoining rural zoned properties.</i></p> <p>5.4 Front and corner sites shall have an amenity planting strip along the entire road boundary to the minimum depth of 2.5m, except for access and egress points.</p> <p>5.5 The amenity planting strip will consist of a combination of groundcovers (i.e. shrubs and/or grass) and trees, with at least one tree planted for every 10m of road frontage.</p> <p>5.6 Where appropriate, drainage management measures are to be integrated into amenity areas.</p>
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<p>5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street.</p> <p>Street Tree Planting – Whole Site</p> <p>...</p>			<p>5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street, <i>adjoining zone and adjoining property</i>.</p> <p>Street Tree Planting – Whole Site</p> <p>...</p>
<p>5. LANDSCAPING</p> <p>Fencing Design</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To ensure the front boundary treatment contributes positively to the appearance of the streetscape and clearly delineates the public and private realms. ➤ To ensure fencing provides for adequate site security. ➤ To ensure fencing is co-ordinated with the design of the building and landscaping. <p>Design Guidelines</p> <p>5.19 Fencing along the front boundary should generally be avoided. Utilise landscaping to delineate the front property boundary. If security fencing is a requirement, it should be setback from the road boundary behind a planting buffer strip.</p> <p>5.20 Where front fencing is required for security purposes, the fence should be:</p> <ul style="list-style-type: none"> ➤ Unobtrusive and not exceed 1.5m in height; ➤ Allow clear views between the street and the business; ➤ Utilise materials and colours appropriate to the location, building and landscape design; and 	<p>Support in part/Oppose in part</p>	<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</p> <p>Fencing Design</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To ensure the front boundary treatment contributes positively to the appearance of the streetscape and clearly delineates the public and private realms. ➤ To ensure fencing provides for adequate site security. ➤ To ensure fencing is co-ordinated with the design of the building and landscaping. <p>Design Guidelines</p> <p>5.19 Fencing along the front boundary should generally be avoided. Utilise landscaping to delineate the front property boundary. If security fencing is a requirement, it should be setback from the road boundary behind a planting buffer strip.</p> <p>5.20 Where front fencing is required for security purposes, the fence should be:</p> <ul style="list-style-type: none"> ➤ Unobtrusive and not exceed 1.5m in height; ➤ Allow clear views between the street and the business; ➤ Utilise materials and colours appropriate to the location, building and landscape design; and ➤ Avoid the use of high and/or solid structures/materials. <p>5.21 If security fencing is required. It should have a high degree of transparency and be constructed in black</p>

<p>➤ Avoid the use of high and/or solid structures/materials.</p> <p>5.21 If security fencing is required. It should have a high degree of transparency and be constructed in black plastic-coated chain link wire or black steel post style. Provide landscaping around the fencing to soften the visual impact.</p> <p>5.22 If security fencing is required along the front boundary, it should be provided at or behind the building line to enable stronger visual and physical connection between the street and building entries.</p> <p>5.23 Where screen fencing is required, it should be designed to integrate with the materials and colours utilised throughout the site.</p> <p>5.24 Razor wire and barbed wire are to be avoided.</p>			<p>plastic-coated chain link wire or black steel post style. Provide landscaping around the fencing to soften the visual impact.</p> <p>5.22 If security fencing is required along the front boundary, it should be provided at or behind the building line to enable stronger visual and physical connection between the street and building entries.</p> <p>5.23 Where screen fencing is required, it should be designed to integrate with the materials and colours utilised throughout the site.</p> <p>5.24 Razor wire and barbed wire are to be avoided. <i>Razor wire, barbed wire, fibrolite, or similar cement board products are prohibited.</i></p>
<p>7. SUSTAINABILITY Sustainability</p> <p>Design Objectives</p> <p>➤ To enable the development of the Bardowie Industrial Precinct, incorporating sustainable development principles.</p> <p>Design Guidelines</p> <p>7.1 Where practicable, retain existing indigenous vegetation.</p> <p>7.2 Utilise open space networks for recreational and exercise opportunities for those working in the precinct.</p> <p>7.3 Investigate the use of vertical gardens and green roofs, where appropriate, for their co-benefits in relation to sound and heat isolation, energy productivity, air quality improvement, heat island reduction and aesthetics/amenity.</p>		<p>The sensitive location 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.</p> <p>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> <p>Passive and active alternative energy systems is too not specific enough.</p> <p>Any actual or potential adverse environmental effects associated with these activities are considered to be greater than minor.</p>	<p>Amend as follows:</p> <p>7. SUSTAINABILITY Sustainability</p> <p>Design Objectives</p> <p>➤ To enable the development of the Bardowie Industrial Precinct, incorporating sustainable development principles.</p> <p>Design Guidelines</p> <p>7.1 Where practicable, retain existing indigenous vegetation.</p> <p>7.2 Utilise open space networks for recreational and exercise opportunities for those working in the precinct.</p> <p>7.3 Investigate the use of vertical gardens and green roofs, where appropriate, for their co-benefits in relation to sound and heat isolation, energy productivity, air quality</p>

<p>7.4 Provide connectivity between open space networks and plantings where appropriate.</p> <p>7.5 Utilisation of effective thermal insulation and material in buildings if practical.</p> <p>7.6 Facilitate the use of both passive and active alternative energy systems.</p> <p>7.7 Promote the efficient use of water, including where practicable the incorporation of rainwater harvesting and grey water re-use processes.</p> <p>7.8 Provide charging station to encourage the use of electric vehicles.</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>			<p>improvement, heat island reduction and aesthetics/amenity.</p> <p>7.4 Provide connectivity between open space networks and plantings where appropriate.</p> <p>7.5 Utilisation of effective thermal insulation and material in buildings if practical.</p> <p>7.6 Facilitate the use of both passive and active alternative energy systems.</p> <p>7.7 Promote the efficient use of water, including where practicable the incorporation of rainwater harvesting and grey water re-use processes.</p> <p>7.8 Provide charging station to encourage the use of electric vehicles.</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>
<p>8. SAFETY AND SECURITY</p> <p>Safety and Security</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide safe accessibility around all site and hours. ➤ To ensure safe movement and connections. <p>Design Guidelines</p> <p>8.1 Ensure appropriate lighting is provided within the Bardowie Industrial Precinct to support the 24 hour operation of some of the industries.</p>	<p>Support in part/Oppose in part</p>	<p>Concern regarding light spill onto adjoining rural zone.</p>	<p>Amend to include:</p> <p>8. SAFETY AND SECURITY</p> <p>Safety and Security</p> <p>Design Objectives</p> <ul style="list-style-type: none"> ➤ To provide safe accessibility around all site and hours. ➤ To ensure safe movement and connections. <p>Design Guidelines</p> <p>8.1 Ensure appropriate lighting is provided within the Bardowie Industrial Precinct to support the 24 hour operation of some of the industries.</p>

<p>8.2 Ensure there is separation between public building entrances and any private service area, storage area or other entrance.</p> <p>8.3 Enable for the establishment and operation of monitored security including CCTV.</p>			<p>8.2 Ensure there is separation between public building entrances and any private service area, storage area or other entrance.</p> <p>8.3 Enable for the establishment and operation of monitored security including CCTV.</p> <p><i>8.4 Ensure there is no light spill onto adjoining rural zoned properties.</i></p>
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PROPOSED PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN
 BARDOWIE INDUSTRIAL PRECINCT

STRUCTURE PLAN
 GENERAL ARRANGEMENT

**SUBMISSION ON THE PROPOSED WAIPA DISTRICT PLAN
Plan Change 11 – Bardowie Industrial Precinct Hautapu**

TO:

Waipa District Council
Private Bag 2402
TE AWAMUTU 3840

07 September 2018

NAME OF SUBMITTER:
KiwiRail Holdings Limited

ADDRESS FOR SERVICE:
Level 1
Wellington Railway Station
Bunny Street
PO Box 593
WELLINGTON 6140
Attention: Pam Butler

Ph: |

Fax: |

Email: |

Dear Sir/Madam,

KiwiRail Holdings Limited (KiwiRail) is the Requiring Authority for land designated for railway purposes throughout the Waipa District. This includes the Cambridge Branch Railway, which provides a freight link between Fonterra's dairy factory at Hautapu and Hamilton. The railway corridor has been retained between Hautapu and Cambridge to enable the option of a future rail link and is designated in the District Plan for this purpose.

Plan Change 11 (PC11) proposes the development of 56.7 hectares of land to the east of the designated Cambridge rail corridor. The Structure Plan proposes two points of road access to/from Victoria Road (State Highway 1B). The northern access is over Victoria Road, where it joins the State Highway 1B, just south of the dairy factory. The southern access is proposed to join Victoria Road, crossing Laurent Road and the railway corridor. Access across the railway corridor could be secured by either a lease, or a grant. These arrangements are not an interest in land in the same manner as a registered easement. Grants, for example, are personal to an owner and can be terminated at any time on three months' notice.

The PC11 proponents have approached KiwiRail to discuss securing a lease/grant across the railway corridor for a southern access way. To date no formal arrangements have been concluded. KiwiRail intends to continue liaising with the parties on this issue.

It should be noted that the Expressway, which lies to the south of the PC11 site, has been grade separated to future proof it for the resumption of rail services to Cambridge. If/when this occurs, new level crossings would be required at each of the Expressway on/off ramps. If the road layout proposed under PC11 were to be in place at this (future) time, there could be four level crossings within a 900metre length of track – i.e. between the northern access way and the Expressway.

Level crossings are acknowledged internationally as introducing risk into the rail and road networks. Controlling the location of level crossings is required to reduce these risks. Elsewhere, KiwiRail are endeavouring to reduce the number of level crossings through closure and grade separation.

The PC 11 proponents indicate that the southern access would be developed first, towards the end of this year (starting work on 1 December 2018), while the northern access would not be developed until about 2024. It is intended that both accesses would be vested in the road controlling authority.

The proposed southern access from the PC11 area to Victoria Road over the railway affects land owned and designated by KiwiRail. KiwiRail is concerned about the management of traffic if/when rail services resume and the southern access way to Victoria Road is closed.

The northern access way is rail over road and owned by the Waipa District Council. If/when rail services resume, this crossing would need to be upgraded to appropriate safety standards. The Integrated Transport Assessment (ITA) provides little consideration of the potential effects of the resumption of services and the potential loss of the southern access way on the capacity of the northern access. KiwiRail considers that these issues should have been considered as part of the Transport Assessment and in the other submitted PC11 documents.

KiwiRail has concerns about the effects of PC11 on its railway corridor and on the potential future traffic movements in and around the locality and considers that these have not been adequately addressed. Protecting the designated railway corridor to enable its future safe and efficient operation is sustainable management of transport resources, and consistent with the purpose of the Resource Management Act 1991. In its current form PC11 does not give effect to, and will not achieve, the District Plan's objectives and policies relating to network utilities such as rail, and is contrary to Part II and other provisions of the Act.

KiwiRail's concerns about PC11 can be summarised as:

- If a temporary grant or lease is arranged for the interim use of the southern access road, what impact would its closure have on traffic movements within, and to and from the site, including any impact on the northern access way
- if a lease or grant is arranged how the temporary status of the arrangement for access is communicated and its closure anticipated within PC11 provisions so that the community is aware of the potential for future changes

- an assessment of the traffic design requirements in relation to the northern access design, including its capacity to accommodate both the re-introduction of rail services and longer term traffic movements

Relief sought

- a. KiwiRail's primary relief is that all references to the proposed southern road access road be deleted;
- or
- b. KiwiRail's secondary relief is that, should an agreement be reached which allows for the use of the railway corridor for a southern access way (including appropriate arrangements for the resumption of rail services and alternative access arrangements), that PC11 incorporates appropriate measures to provide for that event.

Should you have any queries or wish to discuss this matter further, please feel free to contact me at the details provided at the top of this letter.

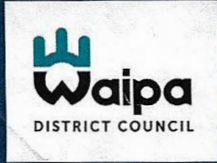
KiwiRail could not gain an advantage in trade competition through this submission.

KiwiRail wishes to speak to our submission, and are also happy to provide any further detail should this be required by Council in relation to the matters raised.



Pam Butler
Senior RMA Advisor
KiwiRail

06 September 2018



Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	TRANSANO DEVELOPMENTS 2009 LTD
Contact name if different from above:	KEVIN HONISS
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	P.O. BOX 7006 HAMILTON
Email (optional):	[REDACTED]

How would you like us to contact you?

By post

By email

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input checked="" type="radio"/> I am <input checked="" type="radio"/> I am not	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

Please complete the reverse side of this form



4 Attendance at Council hearing

Select one	<input type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input checked="" type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing. Yes No


5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/> I SUPPORT	ALL FOR INDUSTRIAL
	<input checked="" type="radio"/> I SUPPORT IN PART	
	<input type="radio"/> I OPPOSE	

6 My submission is: (please include the reasons for your view)

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)	DRANSARD 2009 (LTD) 	Dated
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7th September 2018

PROPOSED PRIVATE PLAN CHANGE 11, BARDOWIE INDUSTRIAL PRECINCT, HAUTAPU

In general, we support the plan change!

Cambridge has a shortage of employment, industrial land and Hautapu seems to be a logical area given its proximity to existing industrial uses, the main state highway and also close to existing rail network which is a future proof option.

Given its proximity to the centre of town being only a 12-minute cycle ride away with residential close by with more affordable housing options available in the future with climate change becoming ever more relevant live working and play in close proximity makes for future proofing industrial areas – also not to forget the health benefits of being able to walk and cycle to work.

For Cambridge it also helps enable a brown field rejuvenation of Carters Flat given its close proximity to the CBD. Industrial areas in the past tendered to be the next to CBDs.

It makes better sense for a master plan to encourage mixed use developments of this area.

This would become a future Brownfields growth cell.

The 16-hectare campus hub area seems large, I don't understand this in relation to the town centre and other commercial areas.

Regards



Kevin Honiss

Transland Developments 2009 Ltd

Ngaati Koroki-Kahukura
1121 Maungatautari Road
RD3 Cambridge

6 September 2018

Waipaa District Council
Private Bag 2402
Te Awamutu 3840

RE: Proposed Private Plan Change 11 – Bardowie Precinct

E te rangatira o te Kaunihera o Waipaa, teenaa koe,

Please accept this submission on behalf of Ngaati Koroki-Kahukura for Proposed Private Plan Change 11 – Bardowie Precinct.

Ngaati Koroki-Kahukura

Ko Maungatautari too maatou maunga	Our mountain is Maungatautari
Ko Waikato too maatou awa tuupuna	Our ancestral river is Waikato
Ko Ngaati Koroki-Kahukura maatou	We are Ngaati Koroki Kahukura
Ko Maungatautari, ko Poohara ouu maatou marae	Our marae are Maungatautari and Poohara

The ancestral tribal rohe of Ngaati Koroki-Kahukura spans from Southern Hamilton City, following the Waikato River to the northern end of Lake Arapuni, inland to western Te Awamutu and through again to southern Hamilton City encompassing Mount Maungatautari and many kaainga settlements.

Proposed Private Plan Change 11: Bardowie Industrial Precinct, is situated within the tribal area of Ngaati Koroki-Kahukura.

Ngaati Koroki-Kahukura is thankful for this opportunity to present a submission to Proposed Private Plan Change 11 - Bardowie Industrial Precinct.

Ngaati Koroki-Kahukura **conditionally supports** the application.

Proposed Private Plan Change 11 – Bardowie Industrial Precinct

Ngaati Koroki-Kahukura understand that the purpose of Proposed Private Plan Change 11 (Plan Change 11) is to re-zone 56.7 hectares of land at Hautapu to Industrial Zone (referred to as the “Bardowie Industrial Precinct”). Thirty hectares of the land is currently zoned Deferred Industrial Zone, with the balance (26.7 hectares) currently being zoned Rural Zone in the Waipaa District Plan. Apart from a small portion of occupied lands, the site is predominately used by Fonterra Limited for spray irrigation of dairy factory wastewater generated from the nearby Hautapu Dairy Manufacturing Site. There will be three stages to the development of the Bardowie Industrial Precinct, which have been divided into defined ‘Nodes’. The ‘Nodes’ include:

- Node 1A - 12.5 hectares – Window manufacturing and associated activities.

- Node 1B – 5.2 hectares – Land currently owned by Shoof Properties Limited and partially occupied by Shoof International Limited.
- Node 2 - 16.3 hectares – Window manufacturing and associated activities, including the Campus Hub.
- Node 3 – 22.7 hectares – General industrial activities that are designed in accordance with the urban design guidelines and private covenants (general industrial).

Engagement

Bardowie Investments Limited (the Applicant), through BCD Group Limited, engaged with Ngaati Koroki-Kahukura and Waikato-Tainui in June 2018. The Plan Change 11 proposal was presented to the workshop attendees which was followed by a site visit. Following that initial engagement, various information to support the Applicant's proposal were provided to the Iwi in attendance, as well as Ngaati Hauaa at a later date. Ngaati Koroki-Kahukura note that this initial engagement, and communications thereafter, have been adequate. Representatives of BCD Group Ltd have since been informed that Ngaati Koroki-Kahukura require the following:

- Continuation of meaningful engagement;
- Development of a relationship arrangement, between taangata 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.

Recommendations for the Proposed Plan Change 11 – Bardowie Industrial Precinct

Without providing greater detail, support for Plan Change 11 is subject to the following agreements and conditions:

1. The Applicant, as a long term partner, shall develop a partnership agreement with Ngaati Koroki-Kahukura;
2. The tikanga (customary protocols) of associated Iwi, in particular, Ngaati Koroki-Kahukura, Ngaati Hauaa and Waikato-Tainui, must be upheld at all times. Guidance will be provided by these named Iwi;
3. All aspects of the application and proposed developments must clearly demonstrate environmental improvements, or 'betterment', as required under Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River). This includes:
 - a. Achieving stormwater neutrality at all stages of development and operation, and using the best available stormwater treatment systems prior to discharge to wetlands;
 - b. Creation of the two proposed wetlands during the earliest stages of development;
 - c. Water capture and reuse systems must be a requirement for all activities within the Precinct. Encouragement to do so, or to require enhancement is no longer adequate; and
 - d. All planting used on site should be sourced locally to maintain the whakapapa (genealogical) connection to the whenua (land).

4. Recognising that there are multiple 'Borrow Pits' on site, Ngaati Koroki-Kahukura require that kaitiaki be present, while soil is being disturbed and removed, to maintain cultural integrity of any discoveries. All newly found taonga (artefacts) are the cultural and physical property of Iwi, at point of discovery.
5. A 'Cultural Expression' plan shall be agreed between the Iwi and the Applicant. This should include resourcing for the creation of tangible designs that represents the significance of the area to Iwi.
6. Employment opportunities for Iwi and the local community should be a priority.
7. Providing for the rights and interests of Ngaati Koroki-Kahukura, to freshwater.
8. Ngaati Koroki-Kahukura further supports the following points as provided by Waikato-Tainui:
 - a. that the inclusion of spray irrigation of dairy factory wastewater should not be recognised as a Permitted Activity;
 - b. that the development of these lands should not impact on the quantity of allocated lands for growth, identified by Future Proof and subsequently the Waikato Regional Policy Statement;
 - c. support for the Transport Assessment attached to the Proposed Plan Change, to accommodate public transport for each stage of development as the benefits of public transport are significant for both the environment and the social benefits of improving access to employment opportunities.

Further detail will be presented in a statement by Ngaati Koroki-Kahukura, which will be included in the Section 42A report, prepared by the Council for public release in November 2018.

Conclusion

Ngaati Koroki-Kahukura will continue to engage with the Applicant to progress the conditions in this submission. Further details to this submission will be provided in a Ngaati Koroki-Kahukura Statement to be included in the Section 42A Council Report in early November 2018. Ngaati Koroki-Kahukura conditionally supports Proposed Private Plan Change 11 – Bardowie Industrial Precinct.

We **wish to be heard** in support of this submission.

Ngaa mihi



Poto Davies

Kaitiaki

Ngaati Koroki-Kahukura



Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

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Submission number:	
Date received	
Document ref:	

Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

1 Submitter details	
Full name of submitter:	Lance Vervoort Acting Chief Executive Hamilton City Council
Contact name if different from above:	Attn: Loren Brown
Contact phone number(s) (mobile optional):	██████████
Postal address: (required)	Hamilton City Council Private Bag 3010 Hamilton, 3240
Email (optional):	_____

How would you like us to contact you?

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By email

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Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 This is a submission on the following proposed plan change to the Waipa District Plan

Plan Change Number and Name: (e.g. #1 – Rezoning of 3847 Cambridge Road)	
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3 Trade competition

Select one	<input type="radio"/>	I could	gain an advantage in trade competition through this submission.
	<input checked="" type="checkbox"/>	I could not	
Select one	<input checked="" type="checkbox"/>	I am	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition
	<input type="radio"/>	I am not	

4 Attendance at Council hearing

Select one	<input checked="" type="checkbox"/>	I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/>	I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/>	I SUPPORT	Policy 7.3.4.2A Permitted activities 7.4.1.1(v) 14.3.1.8 Deferred Zone
	<input checked="" type="checkbox"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

6 My submission is: (please include the reasons for your view)

See attachment below.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

See attachment below

8 **Signature of submitter** *(note: a signature is not required if you make your submission by electronic means, however please type your name below)*

Signature of submitter:
*(or person authorised to
sign on behalf of
submitter)*



Lance Vervoort
Acting Chief Executive

Dated 7/9/18



Private Bag 3010
Hamilton 3240
New Zealand

TEL 07 838 6699
FAX 07 838 6599
EMAIL info@hcc.govt.nz
hamilton.govt.nz

Submission by

Hamilton City Council

**PROPOSED PRIVATE PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN -
BARDOWIE INDUSTRIAL PRECINCT, HAUTAPU**

7 September 2018

1.0 INTRODUCTION

- 1.1 Hamilton City Council (HCC) welcomes the opportunity to make a submission to Proposed Private Plan Change 11 to the Waipa District Plan - Bardowie Industrial Precinct, Hautapu.
- 1.2 The proposal involves industrial rezoning within Hautapu, one of the sub-regions identified Strategic Industrial Nodes, and as such the proposal is generally supported.
- 1.3 However, as a Future Proof partner, HCC is committed to implementing the settlement pattern and principles contained in the Future Proof Strategy. Elements of the proposal either need to be amended or more thoroughly considered in the plan change, to ensure a decision that is consistent with the regional and sub-regional planning frameworks.

2.0 PROPOSAL AND LOCATION

- 2.1 The location of the site is north of Cambridge near the Hautapu Dairy Factory. It is located to the east of Victoria Road and to the north of the Waikato Expressway at Hautapu. It is separate from the Hautapu Structure Plan area, which is located to the west of Victoria Road.
- 2.2 The proposal would rezone 30ha of Deferred Industrial Zone and 26.7ha of Rural Zone land to Industrial Zone, a total of 56.7 land to be brought forward and rezoned as Industrial land.
- 2.3 The proposal includes:
 - Node 1A: 12.5ha – Window manufacturing and associated activities (APL).
 - Node 1B: 5.2ha – Shoof (existing).
 - Node 2: 16.3ha – Window manufacturing and associated activities, including the Campus Hub (at this stage the applicant states that they do not know how much of the 16.3 ha the associated activities will take up).
 - Node 3: 22.7ha – General industrial activities.

- 2.4 An existing motorway service centre provision is to be deleted.
- 2.5 As mentioned, Hautapu is one of the sub-region's Strategic Industrial Nodes and, as such, HCC supports the principle of the industrial zoning. These Strategic Industrial Nodes are important to serve the industrial needs of not only Waipa, but the wider Future Proof sub-region, where industrial land demands are projected to grow. In this instance, the proposal which is based on the needs of a large Waikato company and another established business, is welcomed.

3.0 CAMPUS HUB

- 3.1 In addition to the industrial hubs, the proposal includes a campus hub as described in table 7.4.1.1. This lists the proposed permitted activities in each of the areas. 7.4.1.1 (v) allows as a permitted activity the following activities:

- (I) *Child care and preschool facilities*
- (II) *Wellness centre*
- (III) *Innovation centre*
- (IV) *Offices with a GFA of less than 200m²*
- (V) *Any other retail activity with a GFA of /less than 200m²*

- 3.2 The proposal therefore allows for non-ancillary office and retail spaces in the Campus Hub. This is contrary to the industrial objectives in the Waikato Regional Policy Statement (RPS) and the Waipa District Plan, which both seek to strongly control non-ancillary retail and office uses in industrial zones. Hamilton City's own District Plan also contains provisions that protect industrial land for industrial purposes.
- 3.3 In relation to the retail uses, no justification has been provided in the plan change as to why the minimum gross floor area should be 200m², when in the rest of the industrial zone (in wider Waipa) it is 60m², and there is no clear mechanism to limit the maximum retail floor area, should a resource consent application be made for non-ancillary retail above 200m².
- 3.4 Additionally, the plan change will create a location for general office space, not ancillary offices connected with other uses on the site. The plan change documents that the proposal will fill a gap in the Cambridge office market.
- 3.5 While the plan change describes that the scale of the Campus Hub and associated activities will be designed to ensure they do not adversely affect the Cambridge town centre, there are no provisions that would ensure this. At present, some or all of the 16ha Campus Hub could be utilised for retail and offices. Such a large provision could impact not only on the industrial land supply in a Strategic Industrial Node but also the viability and health of Cambridge or other centres, including Hamilton.
- 3.6 **Relief Sought:** In the absence of any supporting information (such as Retail Impact Assessment or other commercial assessments), any non-ancillary office and/or retail space should be treated with caution. At the least, the limits on retail and office floor space should be introduced as per the existing Waipa District Plan industrial provisions.
- 3.7 However, expert reports and subsequent assessments should be provided before the proposals proceed any further. These would include an assessment of the viability and vitality of the centres identified in the commercial centres hierarchy of the RPS.

3.8 The following changes are 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”

4.0 INDUSTRIAL LAND RELEASE

- 4.1. While the principle of a large industrial zone in the area is supported, we still need to give effect to the planning framework set by the RPS. The RPS puts in place a staging and allocation which identifies 96ha of industrial land in Hautapu out to 2061.
- 4.2. In the current proposals, there is no clear rule framework to ensure that the amount of industrial land zoned is commensurate with the RPS industrial land provisions. At present, there is the Hautapu Structure Plan, which would rezone approximately 100ha of land, added to this current proposal of 56.7ha. In total, this is nearly 70ha above the expectations of the RPS.
- 4.3. **Relief sought:** 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.
- 4.4. The provisions of Waipa’s own plan change and sub-regional land supply/demand data needs to be addressed and considered in the assessment of proposals. Such findings should provide more comfort that, sub-regionally, we are not over-supplying the industrial land market, which may have impacts on other industrial nodes in the sub-region.

5.0 FURTHER INFORMATION AND HEARINGS

- 5.1. Should Waipa District Council require clarification of the points raised in this submission, or further information, please contact Loren Brown (Principal Planner, Economic Growth and Planning) on 07 838 6860 , email Loren.Brown@hcc.govt.nz in the first instance.
- 5.2. Hamilton City Council **does wish to speak** to Waipa District Council at the hearings in support of this submission.

Yours faithfully



Lance Vervoort
ACTING CHIEF EXECUTIVE

SUBMISSION BY BARDOWIE INVESTMENTS LIMITED

ON

**Proposed Plan Change 11 to the
Waipa District Plan**

Bardowie Industrial Precinct

7 September 2018

To: Waipa District Council
Private Bag 2402
Te Awamutu 3840
submissions@waipadc.govt.nz

Date: 7 September 2018

Name: Bardowie Investments Limited

Contact: Mark Chrisp (on behalf of Bardowie Investments Limited)
Mitchell Daysh Limited
PO Box 1307
Hamilton 3240

Phone: _____

E-mail: _____

Address for Service: As above

1. INTRODUCTION

Bardowie Investments Limited (“**BIL**”) welcomes the opportunity to submit on Proposed Plan Change 11 (Bardowie Industrial Precinct) to the Waipa District Plan (“**PC 11**”). BIL is the proponent of the Private Plan Change, the owner of the land associated with the Bardowie Industrial Precinct and the future developer of the land.

BIL wishes to be heard in support of this submission. BIL does not gain an advantage in trade competition through this submission.

I am authorised to make this submission on behalf of BIL.

2. BARDOWIE INVESTMENT’S SUBMISSION

BIL’s specific submission points are provided in Appendix A. In respect of all those submission points, BIL seeks:

- That Proposed Plan Change 11 is made operative in the same or similar form as notified (subject to the modifications outlined in Appendix A).
- Where specific wording has been proposed, words or provisions to similar effect;
- All necessary and consequential amendments, including any amendments to the provisions themselves or to other provisions linked to those provisions submitted on, and including any cross references in other chapters; and
- All further relief that are considered necessary to give effect to the proposed amendments described in the table in Appendix A.

3. CONCLUSION

BIL considers that, as a whole, and subject to the modifications and refinements in this submission, Proposed Plan Change 11:

- Promotes sustainable management of resources and therefore achieves the purpose of the RMA;
- Is not contrary to Part 2 or other provisions of the RMA;
- Enables the social and economic well-being of the community;
- Meets the reasonably foreseeable needs of future generations;
- Achieves the integrated management of the effects of use, development or protection of land and associated resources of the Waipa District.
- Represents the most appropriate means of exercising the Council’s functions, having regard to the efficiency and effectiveness of the provisions in relation to other means.

On behalf of Bardowie Investments Limited



Mark Chrisp
Director – Mitchell Daysh Limited



APPENDIX A – BARDOWIE INVESTMENT LIMITED’S SPECIFIC SUBMISSION POINTS

Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike-through] or wording to similar effect
Whole Plan Change	Support	BIL supports the whole of Proposed Plan Change 11 in relation to the objectives, policies, 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.
Section 7 – Industrial Zone			
Issues 7.2.11 & 7.2.12	Support	BIL supports the amendments to Issues 7.2.11 & 7.2.12 as proposed.	Retain as notified.
Objective 7.3.4	Support	BIL supports the proposed amendments to Objective 7.3.4.	Retain as notified.
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.
Policy 7.3.4.2A	Support with Amendments	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>
Policies 7.3.4.3 & 7.3.4.4	Support	BIL supports the proposed amendments	Retain as notified.
Policy 7.3.4.5A	Support	BIL supports the inclusion of a new policy to ensure that landscaping and fencing within the Plan Change area are designed to achieve overall consistency with the Structure Plan guidelines.	Retain as notified.
Policies 7.3.4.6, 7.3.4.7 & 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.



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
Rule 7.4.1.1 (f) and (m)	Support	BIL supports the proposed amendments.	Retain as notified.
Rule 7.4.1.1 (u)	Support	BIL supports the deletion of the rule in relation to the Hautapu Motorway Service Centre.	Delete the provision as notified.
New Rule 7.4.1.1 (u)	Support with Amendments	<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 7.4.11 (u) as follows:</p> <p><u>In addition to 7.4.1.1 (a) – (t), w</u>Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> (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>
New Rule 7.4.1.1 (v)	Support with Amendments	<p>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 relation to retail activities.</p> <p>BIL has therefore proposed amendments to this rule to make it explicit that the maximum <u>combined</u> 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>Amend Rule 7.4.11 (v) as follows:</p> <p><u>In addition to 7.4.1.1 (a) – (u), T</u>the following activities are permitted activities within the Campus Hub of the Bardowie Industrial 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) <u>Any o</u>Other retail activities <u>not otherwise provided for in Rule 7.4.1.1</u> with a <u>maximum combined ground floor GFA of less no more than 2400m² within the Campus Hub;</u>



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
		<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 that adjoins Laurent Road) and is discussed subsequently in this submission.</p>	<p>(vi) <u>A Licenced Premise with a ground floor GFA of no more than 350 m²; and</u></p> <p>(vii) <u>Education Facilities</u></p> <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>
Rules 7.4.1.2 (a), (c) – deleted and (c) - new	Support	BIL supports the proposed changes. BIL also 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.
Rules 7.4.1.3 (f) – deleted and (f)- new	Support	BIL supports the proposed changes.	Retain as notified.
Rule 7.4.1.4 (a)	Support	BIL supports the proposed changes.	Retain as notified.
Rule 7.4.1.5 (b), (c), (d), (e), (g), (h), (j), (l) and (p)	Support	BIL supports the proposed changes.	Retain as notified.
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.
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.
Rule 7.4.2.5	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.



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
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.
Rules 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.
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.
Rules 7.4.2.15, 7.4.2.16A and 7.4.2.16B	Support	<p>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 noise sensitive activities within the Campus Hub are required to be acoustically treated to avoid any potential noise related reverse sensitivity issues.</p> <p>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).</p>	<p>Retain Rules 7.4.2.15 & 7.4.2.16A as notified.</p> <p>Amend Rule 7.4.2.16B as follows:</p> <p>7.4.2.16B The following noise sensitive activities located within the Campus Hub (Node 2 as shown on the Bardowie Industrial Precinct Structure Plan) 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:</p> <ul style="list-style-type: none"> (a) Visitor Accommodation (b) Conference facilities (c) Child care facilities (d) Offices
Rule 7.4.25A	Support	BIL supports the inclusion of new rules in relation to signage within the Bardowie Industrial Precinct.	Retain as notified.
Rule 7.4.2.31A	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.
Rule 7.4.2.33	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.
Rule 7.4.2.34	Support	BIL supports the inclusion of this new rule.	Retain as notified.



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
Section 14 – Deferred Zone			
Policy 14.3.1.8	Support	BIL supports the deletion of the provisions relating to the Hautapu Industrial: East of Victoria Road.	Delete the provision as proposed.
Section 15 – Infrastructure, Hazards, Development and Subdivision			
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.
Section 20 – Health and General Amenity			
Rule 20.4.2.8	Support	BIL supports the proposed changes.	Retain as notified.
Section 21 – Assessment Criteria and Information Requirements			
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.
Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements			
Extent of the C8 Growth Cell	Support the inclusion of the growth cell	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.
Bardowie Industrial Structure Plan and Urban Design and Landscape Guidelines			
Whole Structure Plan and guidelines	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, except where refinements are proposed in this submission.
S19.2.3	Support with Amendments	This paragraph of the proposed Appendix S19 (the Structure Plan) needs to be amended to reflect the revised location of the Campus	Amend the paragraph as follows:



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
		Hub, and the proposed amendments to the Campus Hub permitted activity rule.	S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes (<u>including a licenced premise</u>), <u>education and</u> child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub (<u>as shown spatially on the Structure Plan</u>) 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.
			Amend the paragraph as follows:
S19.2.12	Support with Amendments	A minor typo needs to be corrected in this paragraph.	S19.2.12 There is appropriate allocation in the waste water network to service the Bardowie Industrial Precinct.
S19.2.15	Support with Amendments	A minor typo needs to be corrected in this paragraph.	S19.2.15 There is appropriate allocation in the waste water supply network to service the Bardowie Industrial Precinct.
Structure Plan	Support with Amendments	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.	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 shown on the Bardowie Industrial Precinct Structure Plan”.
Urban Design and Landscape 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.

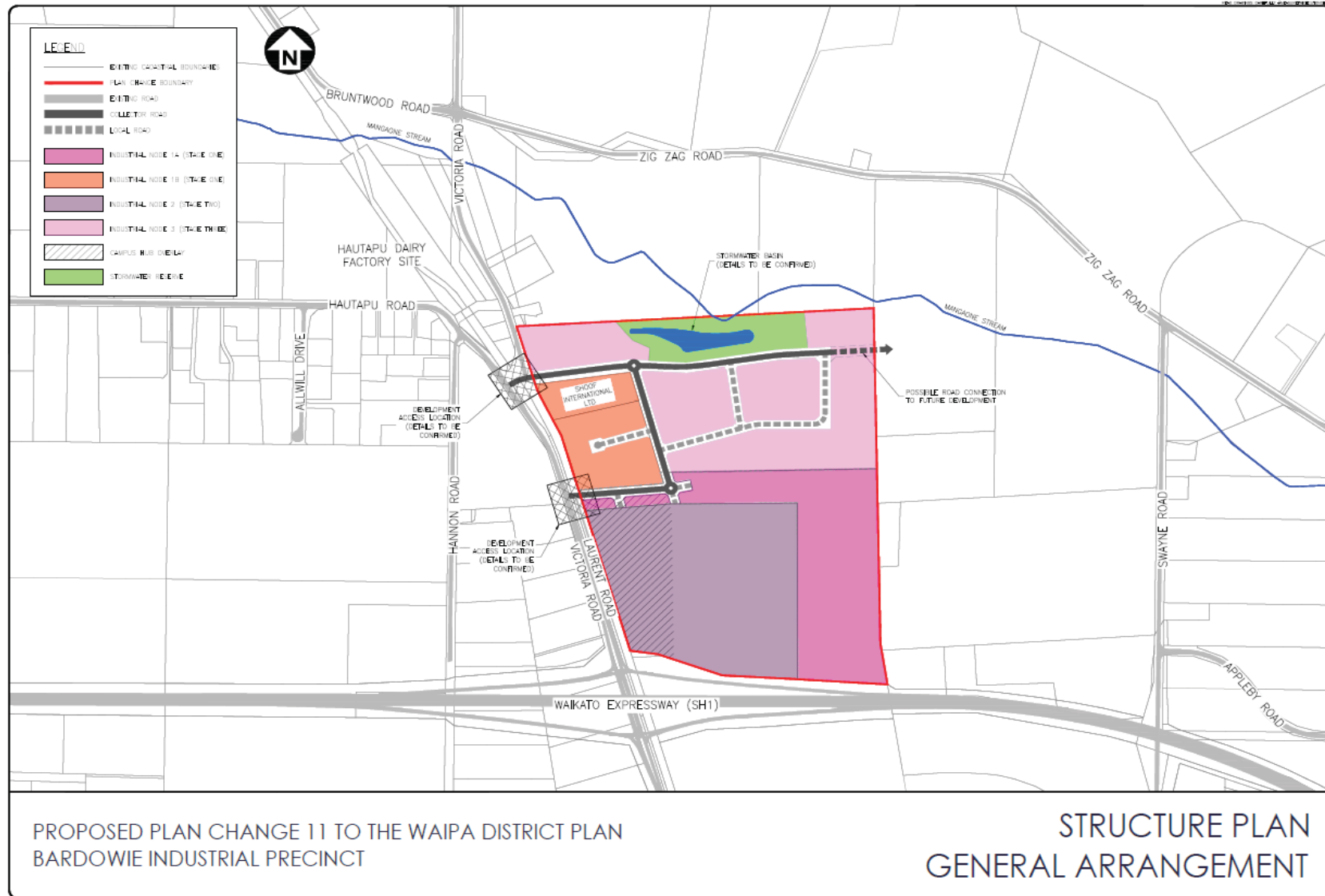
Zone and Policy Maps



Plan Change Provision	Support/ Oppose	Submission	Relief Sought [New text shown as <u>underlined</u> and deleted text shown as strike through] or wording to similar effect
Map 4 – Zone Map 4 – Policy Map 22 – Zone Map 22 – Policy Map 23 – Zone Map 23 – Policy Map 24 – Zone Map 24 - Policy	Support	BIL supports the replacement of existing zone and policy maps with new maps to facilitate the rezoning and subsequent industrial development within the Bardowie Industrial Precinct.	Retain the replaced / new maps as notified.
Definitions			
New definition – Innovation and Advanced Technology Activities	Support the inclusion of a new definition.	<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.</p> <p>As the definition is specific to the Bardowie Industrial Precinct (in that it is only referenced in this context) there are no district wide implications of inserting this new definition.</p>	<p>Insert a new definition into the Waipa District Plan, as follows:</p> <p><u>Innovation and Advanced Technology Activities– Includes all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management, and activities required to serve those activities.</u></p>

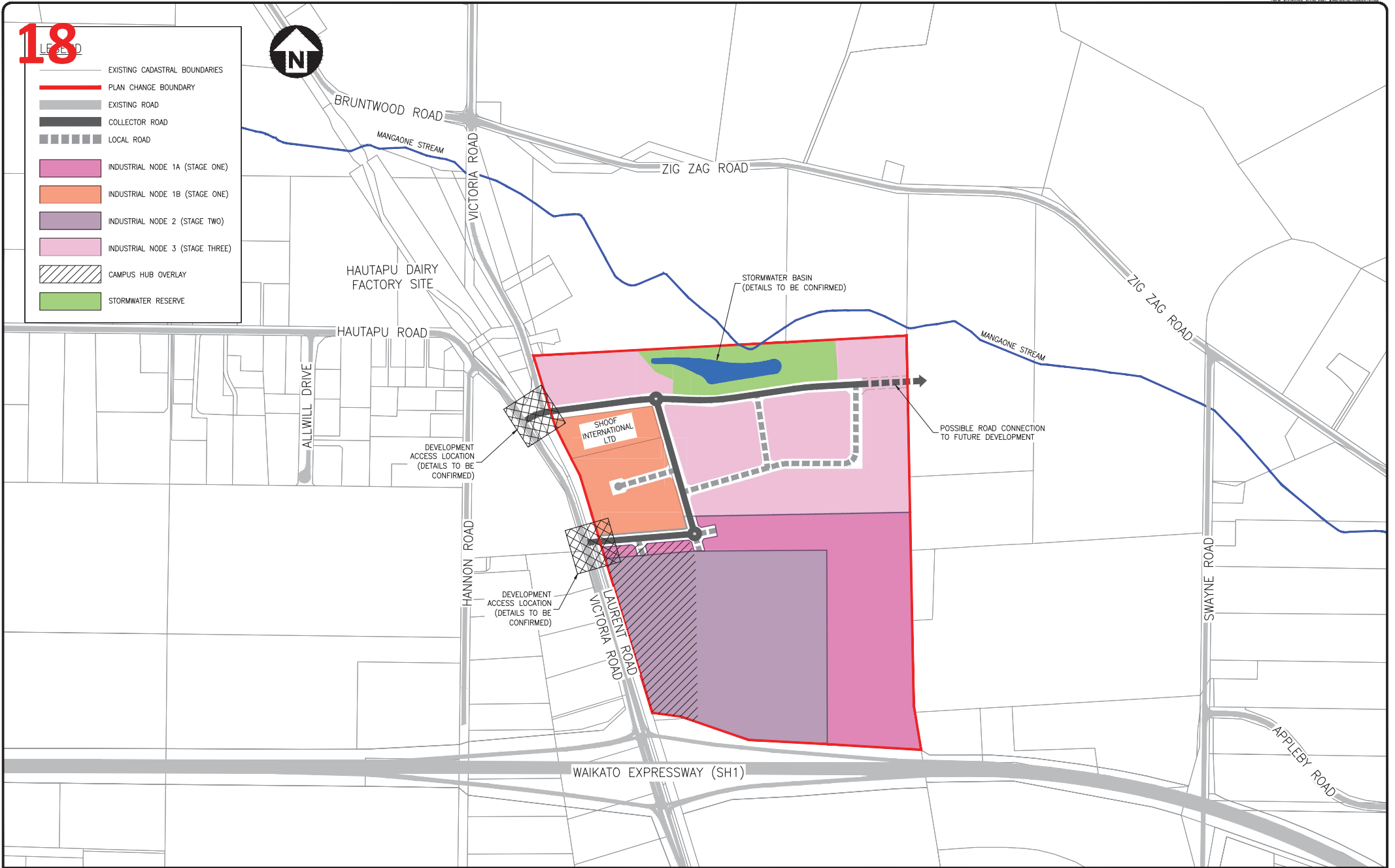


APPENDIX B – REFINED BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN



18

- EXISTING CADASTRAL BOUNDARIES
- PLAN CHANGE BOUNDARY
- EXISTING ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- INDUSTRIAL NODE 1A (STAGE ONE)
- INDUSTRIAL NODE 1B (STAGE ONE)
- INDUSTRIAL NODE 2 (STAGE TWO)
- INDUSTRIAL NODE 3 (STAGE THREE)
- CAMPUS HUB OVERLAY
- STORMWATER RESERVE



PROPOSED PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN
 BARDOWIE INDUSTRIAL PRECINCT
118

STRUCTURE PLAN
 GENERAL ARRANGEMENT



07/09/2018

File ref: LA054

Waipa District Council,
Private Bag 2402,
Te Awamutu,
3840.

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO NOTIFIED PRIVATE PLAN CHANGE 11: BARDOWIE INDUSTRIAL PRECINCT, HAUTAPU

The proposed private plan change request seeks to amend the Waipa District Plan by:

- Rezoning 30ha of deferred Industrial Zone and 26.7ha of Rural Zone land to Industrial Zone;
- Within the Industrial Zone, provision of 16.3 ha for a Campus Hub which will provide an area for visitor accommodation, conference facilities, healthcare and childcare facilities, offices and retail activities;
- Implementation of specific urban design guidelines;
- Reduced area of 10m height restriction around the external boundaries of the site;
- Deleting existing provisions for Motorway Service Centre Area and Deferred Rule zone mechanisms;
- Amendments to the rule mechanisms controlling noise and signage; and
- Specific staging conditions for development across the precinct including integration with infrastructure provision and supply.

TO: WAIPA DISTRICT COUNCIL

FROM: HERITAGE NEW ZEALAND POUHERE TAONGA

1. **This is a submission on the following notified Private Plan Change 11: Bardowie Industrial Precinct, Hautapu**

The proposed private plan change request seeks to amend the Waipa District Plan by:

- Rezoning 30ha of deferred Industrial Zone and 26.7ha of Rural Zone land to Industrial Zone;
- Within the Industrial Zone, provision of 16.3 ha for a Campus Hub which will provide an area for visitor accommodation, conference facilities, healthcare and childcare facilities, offices and retail activities;
- Implementation of specific urban design guidelines;
- Reduced area of 10m height restriction around the external boundaries of the site;
- Deleting existing provisions for Motorway Service Centre Area and Deferred Rule zone mechanisms;
- Amendments to the rule mechanisms controlling noise and signage; and

- Specific staging conditions for development across the precinct including integration with infrastructure provision and supply.

2. Heritage New Zealand could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

The proposal will result in earthworks, which in the event of unrecorded archaeology being present has the potential to damage the finite archaeological resource.

4. Heritage New Zealand's submission is:

There is a possibility that the proposed activity could have adverse effects on historic heritage, in particular archaeology both recorded and unrecorded. Heritage New Zealand Pouhere Taonga (Heritage New Zealand) supports the proposed activities subject to the appropriate ongoing management of historic heritage, in particular archaeology.

5. The reasons for Heritage New Zealand's position are as follows:

Heritage New Zealand is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. Heritage New Zealand is New Zealand's lead historic heritage agency. The Heritage New Zealand Pouhere Taonga Act 2014 protects both recorded and unrecorded archaeology.

The Resource Management Act requires that the protection of historic heritage should be *recognised and provided for* as a Matter of National Importance (Section 6(f)). As the earthworks have the potential to destroy historic heritage, it is important that any earthworks follow an accidental discovery protocol, to limit adverse effects on this finite resource.

Heritage New Zealand has reviewed the Plan Change Application, in particular Archaeological Assessment by Clough & Associates Ltd, Entitled Proposed Plan Change 11 to the Waipa District Plan- Bardowie Industrial Precinct: Archaeological Assessment, Prepared for Bardowie Investments Ltd, dated 24 July 2018.

The archaeological assessment confirms for the most part the presence of recorded archaeology on the site, advises of the likelihood of additional archaeology in the vicinity of the recorded sites and advises of the potential for "additional subsurface archaeological features to be present elsewhere, especially as much of the ground has been modified by agricultural and other activities, which would have obscured surface evidence" Executive summary Page ii).

The archaeological assessment notes three archaeological sites that have been previously recorded within the Plan Change area, being archaeological sites S15/474, S15/475 and S15/476. Heritage New Zealand considers these sites are representative of gardening soils which are recognised as a rapidly diminishing finite resource within the Waipa District and therefore worthy of preservation. It is worth noting that relatively little is known about Polynesian horticultural sites in New Zealand, including this type of site characterised by, among other things, the deliberate modification of soils.



Plan Change on Waipa District Plan Submission Form

Form 5

Clause 6 of the First Schedule to the Resource Management Act 1991

Send to: Waipa District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Fax: 07 872 0033 | Web: www.waipadc.govt.nz | Email: submissions@waipadc.govt.nz

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Note: You must fill in **ALL** sections of this form.
Submissions close **5pm Friday, 7 September 2018**

COUNCIL USE ONLY	
Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Cambridge Community Board
Contact name if different from above:	Mike Pettit, Chair
Contact phone number(s) <i>(mobile optional):</i>	██████████
Postal address: <i>(required)</i>	Waipa District Council Private Bag 2402 Te Awamutu 3840
Email <i>(optional):</i>	████████████████████

How would you like us to contact	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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2 This is a submission on the following proposed plan change to the Waipa District Plan	
Plan Change Number and Name: <i>(e.g. #1 – Rezoning of 3847 Cambridge Road)</i>	Plan Change 11 – Bardowie Industrial Precinct

3 Trade competition		
Select one	<input type="radio"/> I could <input checked="" type="radio"/> I could not	gain an advantage in trade competition through this submission.
Select one	<input type="radio"/> I am <input checked="" type="radio"/> I am not	directly affected by an effect of the subject matter that– (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition

4 Attendance at Council hearing

Select one	<input checked="" type="radio"/> I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	<input type="radio"/> I do not	

If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Yes
 No

5 The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input checked="" type="radio"/> I SUPPORT	Support - "Rezoning 30ha of deferred industrial zone and 26.7ha of rural zone land to industrial zone. Oppose in part – "within the industrial zone, provision of 16.3ha for a 'Campus Hub' which will provide an area for visitor accommodation, conference facilities, healthcare and childcare facilities, offices and retail activities."
	<input type="radio"/> I SUPPORT IN PART	
	<input checked="" type="radio"/> I OPPOSE in part	

6 My submission is: (please include the reasons for your view)

Please see attached pages (TRIM18098345)

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 7 September 2018
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Submissions must be received by Waipa District Council
by 5pm on Friday, 7 September 2018

Name of Submitter: Cambridge Community Board
 Contact Name: Mike Pettit, Chair of Cambridge Community Board
 Contact Phone No.: [REDACTED]
 Postal Address: Waipa District Council, 23 Wilson Street, Cambridge
 Contact email: [REDACTED]

This is a submission on the following plan change:

Plan Change 11 - Bardowie Industrial Precinct

Trade Competition:

Cambridge Community Board could not gain advantage in trade competition through this submission.

Cambridge Community Board is not directly affected by any effect of the subject matter that:

- a. adversely affects the environment, and
- b. does not relate to trade competition or the effects of trade competition.

Attendance at Council hearing:

Cambridge Community Board does wish to be heard in support of this submission.

Specific provisions of the plan change the submission relates to:

Cambridge Community Board supports in part the plan change, specifically:

1. SUPPORT for “Rezoning 30ha of Deferred Industrial Zone and 26.7ha of rural Zone land to Industrial Zone”;
2. OPPOSE IN PART for “Within the Industrial Zone, provision of 16.3ha for a 'Campus Hub' which will provide an area for visitor accommodation, conference facilities, healthcare and childcare facilities, offices and retail activities”;

1 SUPPORT for “Rezoning 30ha of Deferred Industrial Zone and 26.7ha of rural Zone land to Industrial Zone”

We support this change because:

- A. It will have a positive impact on broader Cambridge growth opportunities in all four aspects identified as critical by the Cambridge Community Board’s Cambridge Growth Strategy committee (Further explanation of the 4 key aspects (liveability, visitability, investability and workability) are in the attached Appendix 1):
 1. Liveability - How attractive is it for people to live here?
 2. Visitability - How attractive is it for people to choose to visit here?
 3. Investability - How attractive is it for people to invest here?
 4. Workability - How attractive is it for people to live here and find work?

The provision of a designated industrial park will provide impetus for substantial business investment (*investability*). The intention of APL to establish within this industrial precinct will act as a strong cornerstone to attract other similar businesses. APL have predicted that eventually they will engage a 600 strong workforce adding to local employment opportunities for Cambridge residents. Future business investment in the precinct will add further to employment openings (*workability*). Increased commercial industrial activity in Cambridge will see an increase in corporate and business/trade activity recognised by the developers by the intention of incorporating visitor accommodation within the associated campus (*visitability*). The impact of investability, workability and visitability will all contribute to improving the position of Cambridge as a sought after residential location (*liveability*).

B. This plan change to enable the Bardowie Industrial Precinct will further stimulate growth

Building Consent statistics from Waipa District Council are showing consistent and sustained growth in population of Cambridge and Maungatautari wards. It is estimated that currently Cambridge is enjoying growth at a rate higher than other districts within Waikato, and considerably higher than the New Zealand average.

C. The availability of quality industrial land in the Bardowie Precinct with its staged release through 2021 and 2024 could result in a strong investment proposition for industrial businesses who are currently in Carters Flat.

This could provide a positive domino effect:

- industrial businesses relocating from Carters Flat to Bardowie would free up land (in Carters Flat) for commercial and retail
- commercial businesses relocating from existing CBD to Carters Flat would free up much needed inner town retail.

As Cambridge continues to grow, there will be increasing demand for retail and commercial. There will also be employment growth from these new business investments adding to the demand for retail and commercial.

The Cambridge Community Board has discussed the long term re-positioning of Cambridge CBD as the triangle formed by the existing CBD, Lakewood and Carters Flat.

2. **OPPOSE IN PART for “Within the Industrial Zone, provision of 16.3ha for a 'Campus Hub' which will provide an area for visitor accommodation, conference facilities, healthcare and childcare facilities, offices and retail activities”**

The plan change identifies that it intends that the precinct incorporates a modern, fully self-serviced campus, that will include cafe, child care facilities, a wellness centre, visitor accommodation, conference facilities, and retail activities. It is understood that this campus would extend over 16.3 hectares.

The Cambridge Community Board would be concerned if there was substantial development of retail on this site because of the impact on the commercial hierarchy of Cambridge (retail bleed), given that 16.3 hectares is about half the size of the existing central CBD.

The Cambridge Community Board recently adopted a 'Cambridge Charter' as proposed by the Cambridge Growth Strategy Committee. It supported the "The Magic that is Cambridge" which is reflected by the following characteristics.

Cambridge is:

- A vibrant town centre – the Heart of Cambridge – with a quality historical ambience;
- A well planned town with wide tree lined streets, linked to an extensive network of well used green spaces, encouraging walking and cycling as preferred methods of local travel;
- A diverse, open and inclusive community that is safe, friendly and accessible;
- A unique town green belt offering a valued public recreational reserve for the good of all residents;
- A diverse and resilient local economy which is innovative and internationally focussed, encouraging employment;
- An international hub for high performance sport and events which is recognised and supported;
- A high performing primary and secondary education sector supported by quality educational facilities;
- A proud community where our heritage, ecological sites and taonga are respected;
- An exciting community where the entrances to the town are designed to reflect the vibrancy of Cambridge.

Highest of that list of characteristics is the strength and vitality of the existing 'high street' retail centre.

In the 16.3 hectare 'Campus Hub' identified in the Plan Change, Cambridge Community Board does not want to see a retail park established of a scope that could have considerable negative impact on the commercial hierarchy of the town.

Accordingly, The Cambridge Community Board would suggest the following amendments to the Plan Change:

1. That further definition of the spatial extent of the Campus area particularly in regard to any retail areas be required.
2. That the Campus Area featuring supportive commercial and retail activities be limited to 2½ hectares.
3. That designated retail activities be limited to units up to 400 square metres.
4. That the combined area of retail units including service areas be limited to a total 1¼ hectares or 50% of the total Campus area.

Conclusion

The Cambridge Community Board welcomes this development and congratulates Bardowie Investments Limited on the foresight to establish this Industrial Precinct. It also looks forward to welcoming APL and its directors and staff to the Community of Cambridge



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Submission number:	
Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Cambridge Chamber of Commerce Inc (Tania Wltheford, CEO)
Contact name if different from above:	
Contact phone number(s) (mobile optional):	██████████
Postal address: (required)	PO Box 492, Cambridge 3450
Email (optional):	_____

How would you like us to contact you?

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	<input checked="" type="radio"/>	I am not	

Please complete the reverse side of this form

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Yes
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Select one	<input checked="" type="radio"/>	I SUPPORT	
	<input type="radio"/>	I SUPPORT IN PART	
	<input type="radio"/>	I OPPOSE	

6 My submission is: (please include the reasons for your view)

Excellent for job creation in Cambridge

Opens up the opportunity that has not been able to be realised to date, for other investment/opportunities and to aid business attraction.

The campus approach may well ease some of the pressure on space in the CBD and support other emerging industry sectors making Cambridge home and add additional stock and facilities for accommodation/tourism.

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

We are pleased to support the proposal however seek information/confirmation that careful consideration has been given to the connectivity to the existing CBD and how this relates to and is part of the town concept plan considerations.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter: (or person authorised to sign on behalf of submitter)		Dated 7/09/2018
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Date received	
Document ref:	

1 Submitter details	
Full name of submitter:	Waipa District Council
Contact name if different from above:	David Totman
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	Waipa District Council 101 Bank St P. Bag 2402 Te Awamutu 3840
Email (optional):	[REDACTED]

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 Yes

 No

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Select one	<input type="radio"/>	I SUPPORT
	<input checked="" type="radio"/>	I SUPPORT IN PART
	<input type="radio"/>	I OPPOSE

6 My submission is: (please include the reasons for your view)

See attached

7 I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

See attached

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Signature of submitter:
(or person authorised to sign
on behalf of submitter)

D. Te

Dated 7/9/18.

Submission on Private Plan Change 11 – Bardowie Industrial Precinct Structure Plan Hautapu (Waipa District Plan)

Prepared by Waipa District Council

Introduction

Waipa District Council appreciates the opportunity to make a submission to the Proposed Private Plan Change 11 to the Waipa District Council – Bardowie Industrial Precinct Structure Plan, Hautapu.

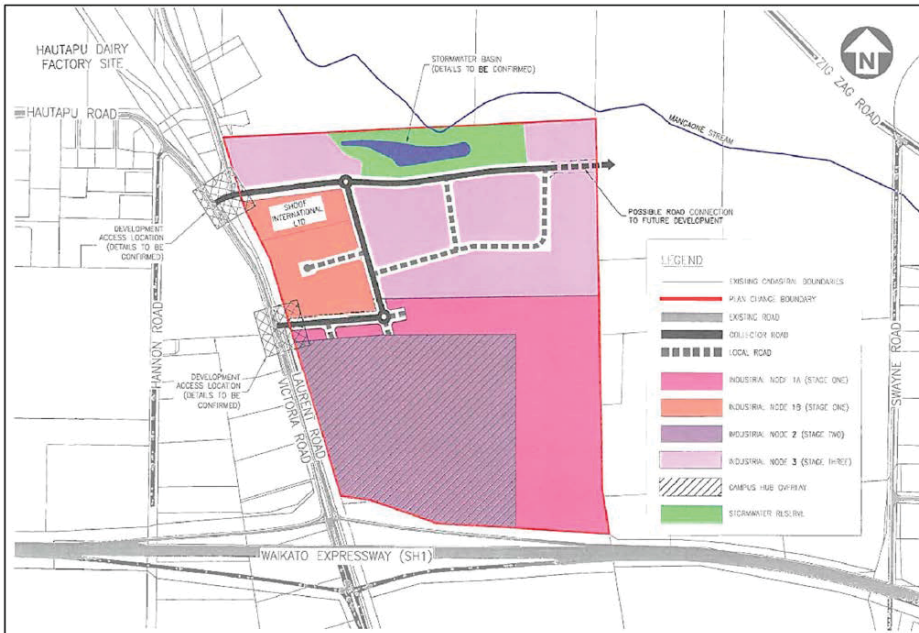
The purpose of Proposed Plan Change 11 is to re-zone 56.7 hectares of land at Hautapu to Industrial Zone (referred to as the “Bardowie Industrial Precinct”). Thirty hectares of the land is currently zoned Deferred Industrial Zone in the Waipa District Plan and the remaining 26.7 hectares is zoned Rural Zone.

Apart from the land owned and occupied by Shoof International Ltd, the site is predominately used by Fonterra Ltd for spray irrigation of dairy factory wastewater from the nearby Hautapu Dairy Manufacturing Site (and associated rural activities).

The Proposal

Proposed Plan Change 11 is driven by a proposal to consolidate the plants and offices of Architectural Profiles Ltd (APL), which are currently located across a number of different sites in Hamilton. It is proposed to relocate the APL operation from Hamilton to the proposed new Bardowie Industrial Precinct (see Figure 1 below)

Figure 1. Location of the proposed Bardowie Industrial Precinct north of Cambridge



The Bardowie Industrial Precinct would become a new industrial zone to the east of the existing Hautapu industrial area and north of Cambridge and the Waikato Expressway (see Figure 1 above). The APL operation would use 28.8 hectares of the site and Shoof Industries a further 5.2 hectares with the remaining 22.7 hectares proposed to become available for other industries to establish in subject to a sequenced staging of development and private covenants.

Proposed Industrial Activities

Proposed Plan Change 11 intends to enable a light to medium industrial precinct to develop in an area identified in the Waikato Regional Policy Statement as a Strategic Industrial Node. The Bardowie Industrial Precinct is proposed to be a contemporary industrial development. The proposal envisages the industrial precinct to include an industrial 'campus' that will have a cafe, child care facilities a wellness centre, visitor accommodation and conference facilities providing Cambridge with a new employment hub.

The Bardowie Industrial Precinct is divided into four development nodes that are available for development at different times (subject to private land release agreements), as follows:

Node 1A - 12.5 hectares - Window manufacturing and associated activities.

Node 1B - 5.2 hectares - Land currently owned by Shoof Properties Limited and partially occupied by Shoof International Limited.

Node 2 - 16.3 hectares - Window manufacturing and associated activities, including the Campus Hub.

Node 3 - 22.7 hectares - General industrial activities that are designed in accordance with proposed urban design guidelines and private covenants.

The Waipa District Council Submission

At an overall level, the Council supports the proposed industrial development of an enlarged growth cell C10 east of Hautapu centred on the establishment of the APL window manufacturing operation. The Council is also confident that APL will build to a high standard of design that is exemplary of a modern industrial manufacturing facility. There are however some aspects of the proposed plan change that the Council has some concerns over and which are set out in the following table of submission points. The table also describes the amendments or further information sought.

Submission Points

No.	Plan Change ref	Support/ oppose	Submission point	Relief sought with amendments shown in underline for additions and strikeout for deletions
1	Appendix S19.2.26 Structure Plan General Arrangement Figure	Oppose in part	The Structure Plan figure shows a 'Campus Hub Overlay' in hatched lines over the entire Node 2 (Stage 2) area. This is a significantly large area of 16.3 hectares	The 'Campus Hub Overlay' overlay should be amended to indicate more specifically the location and size of the 'hub'.

No.	Plan Change ref	Support/ oppose	Submission point	Relief sought with amendments shown in underline for additions and strikeout for deletions
			that the proposed plan change envisages to provide for both window manufacturing and the campus hub activities. No further detail is provided as to how the area would be allocated between these uses.	
2	Appendix S19.2	Oppose in part	The Campus Hub and window manufacturing are proposed to share the Node 2 (Stage 2) area. While it said in the Executive Summary to the Plan Change that APL will be using a total 28.8ha of the industrial precinct across Nodes 1 & 2 (comprising 12.5ha and 16.3ha) for window manufacturing implying that APL would be using all the land in both Nodes 1 and 2. At the same time the Campus Hub overlay covers all of Node 2 and provides for the development of ancillary activities such as cafes, child care facilities, a wellness centre, conference facilities and visitor accommodation. The overlapping allocation is confusing and should be better clarified.	The structure plan in Appendix S19.2 should be clearer in showing the location of the 'Campus Hub' in relation to APL's activities and include a rationale for the Hub supported by an appropriate commercial assessment.
3	Proposed Policy 7.3.4.2A and Appendix S19.2.8 Structure Plan Urban Design Guidelines 6 Campus Hub	Oppose in part	The proposed Policy 7.3.4.2A ends with ' <u>...to service employees and the business needs of the Bardowie Industrial Precinct</u> '. The urban design guidelines in 6 refer to 'servicing the needs of employees and visitors.' It is considered that the policy	Amend Policy 7.3.4.2A as follows: ' <u>...to service employees of the Bardowie Industrial Precinct</u> '

No.	Plan Change ref	Support/ oppose	Submission point	Relief sought with amendments shown in underline for additions and strikeout for deletions
			is cast too wide and risks opening the door for direct competition with the Cambridge town centre.	
4	Appendix S19.2.26 Structure Plan General Arrangement Figure – Northern collector road access	Support in part	There is currently a level of uncertainty as to preferred design solution for this northern collector road access.	The details of this proposed northern collector road access will need to be designed and agreed to in conjunction with Council transport staff. Alt
5	Water Supply S19.2.10	Support in part	The structure plan doesn't address water requirements for firefighting purposes. There are and will remain constraints in the Council's water supply that will require any proposed development in the precinct to make provision on-site for a water supply adequacy for firefighting purposes	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.
6	Rules Noise – 7.4.2.16A	Oppose in part	The Council is concerned about the proposed introduction of a new set of noise rules just for the Bardowie Industrial Precinct and questions whether the existing District Plan rules are not appropriate? The proposed new rule for residential and large lot boundaries reads as follows: <u>Within the notional boundary of any site zoned Residential or Large Lot Residential</u> a. <u>Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)</u> b. <u>Saturdays - 7.00am to 6.00pm - 50dBA (Leq)</u> c. <u>At all other times</u>	Consider rather adopting existing District Plan Rules than introducing a new Noise Rule 7.4.2.16A. If not then amend the rule to read <u>Within the boundary of any site zoned Residential...</u>

No.	Plan Change ref	Support/ oppose	Submission point	Relief sought with amendments shown in underline for additions and strikeout for deletions
			<p><u>including public holidays - 45dBA (Leq)</u></p> <p>The concern is that the rule uses notional boundary rather than boundary.</p>	

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23



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Submission number:	
Date received:	
Document ref:	

1 Submitter details	
Full name of submitter:	Jennie Grainsford
Contact name if different from above:	
Contact phone number(s) (mobile optional):	[REDACTED]
Postal address: (required)	94 Princes Street Cambridge
Email (optional):	[REDACTED]
How would you like us to contact you?	
By post	<input type="radio"/>
By email	<input checked="" type="radio"/>

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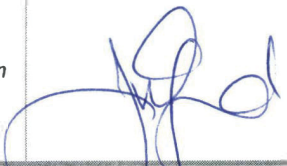
I can see advantages for a Conference Centre & accommodation. However, as retail activity goes - do we really need to split the town further. Please no more sushi, pizza places...

7 I seek the following decision/s from Council: (give precise details - e.g. what you would like the wording of a specific provision (or map) to be changed to)

I think council needs to be very prudent about what will be allowed in this area.

8 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter:
(or person authorised to sign on behalf of submitter)



Dated 7 September 2018