

DECISION REPORT ON PRIVATE PLAN
CHANGE 11 TO THE OPERATIVE WAIPA
DISTRICT PLAN:

BARDOWIE INDUSTRIAL PRECINCT,
HAUTAPU

14 December 2018

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Part 1 - Decision Report

1.1 Introduction and Decision

- 1.1.1 This decision report contains Waipa District Council's decision under Clause 10 of the First Schedule of the Resource Management Act 1991 on Private Plan Change 11 to the Waipa District Plan (the Plan Change).
- 1.1.2 The Plan Change was lodged by Bardowie Investments Limited (BIL) and seeks to rezone 56.7ha of land at Hautapu to Industrial Zone. A notable part of the hearings process was the refinement of the Plan Change provisions in response to submissions and the Council S.42A report. BIL has been proactive in addressing the matters raised through the plan process and the key issues were largely resolved by the close of the hearing.
- 1.1.3 Decisions on the plan change including those changes to be made as a result of submissions have been addressed in the appended S.32AA report – Part 4 of this decision report. This evaluation report considers only those changes made in response to submissions to the provisions that were notified. It considers how changes to the provisions are an alternative to those provisions notified, whether they will be efficient and effective in achieving the objectives of the plan and includes a brief cost/benefit analysis. The evaluation report is required to be undertaken at a level of detail that corresponds to the scale and significance of the changes made.

Decision

- 1.1.4 Private Plan Change 11 by Bardowie Investments Limited to the Waipa District Plan is **Approved** pursuant to Clause 10 of the First Schedule of the Resource Management Act 1991, with the decisions on submissions and further submission set out in Part 2 and the final amendments adopted to the Waipa District Plan set out in Part 3 of this decision.

1.2 Format of Decision Report

- 1.2.1 This decision report contains four parts which are set out as follows:
- Part 1: Decision on the Plan Change and Submissions and Further Submissions
 - Part 2: Table of Decisions on Individual Submission and Further Submission Points.
 - Part 3: Track Change version of District Plan Amendments
 - Part 4: Section 32AA Report

1.3 Hearing

- 1.3.1 Plan Change 11 was heard by the Hearing Panel on 19 and 23 November 2018. The panel members of the Hearing Panel were Bruce Thomas (Chairperson), Clare St Pierre, Liz Stolwyk and Lee Tane (Iwi representative).
- 1.3.2 The following record of attendances and submissions is provided as a minute of the hearing:

Day 1 – 19 November 2018

Applicant:

- Lachlan Muldowney – Opening Legal Submissions of Counsel for Bardowie Investments Limited
- Craig Vincent – Chief Executive Officer of Architectural Profiles Ltd (APL) – Statement of Evidence
- Geoff Laurent – Managing Director of Shoof International Ltd – Statement of Evidence
- Mark Chrisp – Mitchell Daysh Ltd, Director and Principal Environmental Planner – Statement of Evidence
- Michael Copeland – Managing Director of Brown, Copeland and Company Ltd, Consulting Economists – Statement of Evidence
- Liam McCaffrey (Engineering) – Statement of Evidence
- Alasdair Gray – Gray Matter Ltd, Civil / Transportation Engineer – Statement of Evidence
- Abbie Fowler – Mitchell Daysh Ltd, Resource Management Consultant – Statement of Evidence

Submitters

- Craig Sharman – Team Leader, Beca Hamilton Planning Team and Zarah Willemsen Environment Manager, Hautapu on behalf of Fonterra – Statement of Evidence
- Mary Bourke – Trustee of the Henmar Trust – Statement of Evidence
- Louise Bourke – Planning Consultant and beneficiary of the Henmar Trust Property – Statement of Evidence
- Kelly Bouzaid – Cambridge Chamber of Commerce Verbal Submission
- John Bishop – Cambridge Community Board Verbal Submission

Waipa District Council Team:

- Wayne Allan – Manager Planning & Regulatory
- Todd Whittaker – Director of Planning Works Ltd, Consultant Planner

- Richard Bax – Acting Manager - Infrastructure Development
- Bryan Hudson – Manager Roading
- David Totman – Principal Policy Advisor – Observer Role

Tabled Evidence:

- Heritage New Zealand Pouhere Taonga – Letter dated 8 November 2018
- Waikato Regional Council – Letter dated 15 November 2018
- KiwiRail – Letter dated 8 November 2018

Day 2 – 23 November 2018

Further Tabled Evidence:

- Hamilton City Council letter dated 22 November 2018
- Memorandum from Mitchell Daysh to Hamilton City Council and Waikato Regional Council dated 14 November 2018

Waipa District Council Team:

- Todd Whittaker on behalf of Waipa District Council evidence includes:
 - Section 42A planning report dated 5 November 2018;
 - Statement of Evidence dated 22 November 2018;
 - Opus Transportation Review dated 12 November 2018;
 - Meeting Agreement on Submission Points between BIL, Henmar Trust and Waipa District Council dated 20 November 2018

Applicant:

- Lachlan Muldowney - Closing Legal Submissions of Counsel for Bardowie Investments Limited dated 23 November 2018 including:
 - Proposed Plan Change 11 – Section 32AA Evaluation
 - Proposed Plan Change 11 – Final Version
 - Proposed Plan Change 11 – Final Version (Mark Up)
 - Final Structure Plan Amendments – Updated Version
 - Supplementary Statement of Evidence of Liam McCaffrey for Bardowie Investments Ltd

1.3.3 The Hearing Panel acknowledges the signed agreement which was received from BIL, the Henmar Trust and Council staff. This agreement was reached following a meeting between these parties which was held between the first and final day of the hearing. The Hearing Panel wishes to commend the parties in adopting this constructive process to reach a consensus and mutual position on the outstanding matters which were originally raised in submission from the Henmar Trust.

1.4 Overview of Plan Change 11

1.4.1 Bardowie Investments Limited (BIL) has lodged a private plan change to enable a new Industrial Zone at Hautapu. The plan change area is located to the east of Victoria Road and contains approximately 56.7ha.

1.4.2 The current zoning of the site is Deferred Industrial Zone and Rural Zone. The whole site is located within the C10 growth cell which has recently been confirmed following the Council decisions on Plan Change 5.

1.4.3 The plan change will enable APL Limited (which is a major aluminium windows and door manufacturer) to consolidate their administration, sales, manufacturing and distribution sites in Hamilton and amalgamate and relocate these activities to Hautapu. The proposed APL site will be the first development stage of the proposed industrial precinct created by the plan change site.

1.4.4 The primary components of the Plan Change (as notified) were:

- Rezoning 30ha of Deferred Industrial and 26.7ha of Rural land to Industrial Zone;
- Within the Industrial Zone, provision of a ‘Campus Hub’ to 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 the 10m height restriction around the external boundaries of the site;
- Uplifting of provisions for ‘Motorway Service Centre Area’ and Deferred Zone rule mechanisms;
- Amendments to the policy and activity status provisions specific to the proposed precinct;
- Amendments to the rule mechanisms controlling noise and signage;

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

- Reinstatement of the original C8 Growth Cell (if required).

1.4.5 The Hearing Panel notes that BIL proposed a number of changes to the Plan Change in response to submissions and matters raised by in the Council S.42A report. These changes were subject to evidence received at the hearing and are discussed as part of decision on each topic area.

1.4.6 The Structure Plan for the Bardowie Industry Precinct which was amended through the hearings process and which has been adopted by the Hearing Panel as part of its decision on the Plan Change is shown in Figure 1 (over page).

1.5 Submissions and Further Submissions

1.5.1 A total of 23 submissions and 7 further submission were received to the Plan Change. The submissions and further submissions were grouped into topic areas by Council staff as part of the S.42A planning report and this decision report will adopt this same format. The topic areas are:

- Whole of Plan Change Submissions
- Section 7 (of the District Plan) – Industrial Zone
- Section 14 – Deferred Zone
- Section 15 – Infrastructure, Hazards, Development and Subdivision
- Section 20 – Health and General Amenity
- Section 21 – Assessment Criteria and Information Requirements
- Appendix S1 – Growth Cells, Staging and Preconditions for Release and Infrastructure Requirements
- Appendix S19 – Bardowie Industrial Precinct Structure Plan

1.6 Statutory and Policy Context

Resource Management Act 1991 (RMA)

1.6.1 The purpose of the RMA is set out in section 5 and is to promote the sustainable management of natural and physical resources. Sustainable management means:

Managing the use, development and protection of natural and physical resources in a way and at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

1.6.2 In the context of this report the natural resources of the District include the land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all physical resources including infrastructure. The careful management of these resources is vital in order to enable the community to provide for their social and economic well-being in an appropriate way and at an appropriate rate. In order to achieve this purpose it is necessary to manage the pattern of land use and the provision of infrastructure, as well as environmental effects.

1.6.3 Under section 32 of the RMA Council must examine whether the objectives of the proposal and its provisions are the most appropriate way for achieving the purpose of the Act. This assessment was set out in the ‘Section 32 Report’ that supported the proposed plan change at the time of notification. Pursuant to section 32AA of

the Act a further evaluation will be taken in support of the release of decisions on the proposed plan change. The Hearing Panel's Section 32AA report on Plan Change 11 is provided as Part 4 of the Decision Report.

- 1.6.4 Section 6 of the Act requires all persons exercising functions and powers under the Act in relation to managing the use, development, and protection of natural and physical resources, to recognise and provide for matters of national importance. It is considered that the plan change is consistent with Section 6.
- 1.6.5 Section 7 of the Act identifies other matters that particular regard is to be given to. As set out in the section 32 report, those matters of key relevance to the plan change include '(a) kaitiakitanga', '(b) the efficient use and development of natural and physical resources', '(c) the maintenance and enhancement of amenity values' and '(i) the effects of climate change'. It is considered that the plan change is not inconsistent with these matters.
- 1.6.6 Section 8 of the Act requires that the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) be taken into account during decision-making. Local tangata whenua have been engaged over the course of the development of the plan change and their feedback is summarised in the section 32 report. Overall it is considered the principles of the Treaty have been taken into account.
- 1.6.7 The purpose of a District Plan (Section 76) is to assist councils to carry out their functions in order to achieve the purpose of the Act. The functions of district councils are listed in Section 31 of the Act and include:
- Integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the District.
 - The control of any actual or potential effects of the use, development, or protection of land.
 - The purpose and contents of the plan change are consistent with the purpose of a district plan pursuant to section 76 of the Act.

National Policy Statement on Urban Development Capacity

- 1.6.8 The National Policy Statement on Urban Development Capacity 2016 (NPS UDC) directs local authorities to provide sufficient development capacity in their resource management plans, supported by infrastructure, to meet demand for housing and business space, based on whether the local authority is considered 'high growth', 'medium growth' or simply the 'rest of New Zealand'. Waipa District Council is classified as 'high growth' and as such all policies are relevant to Waipa District.
- 1.6.9 The NPS UDC was developed by the Ministry for the Environment and the Ministry of Business, Innovation and Employment. The plan change seeks to provide for the NPS UDC by increasing the land available for industrial development in accordance with the NPS UDC and industrial demand projections within the Future Proof Sub-regional Growth Strategy and the Waipa 2050 District Growth Strategy projections.

Operative Waikato Regional Policy Statement

- 1.6.10 Section 75 of the Act requires district plans to give effect to any relevant Regional Policy Statement. Regional Policy Statements are required to achieve the purpose of the Act by providing an overview of the resource management issues of the region, and policies and methods to achieve integrated management of the natural and physical resources.
- 1.6.11 The alignment of the Plan Change with the Waikato Regional Policy Statement, particularly Objective 3.12 - *Development of the Built Environment* and Policy 6.14 *Adopting the Future Proof land use pattern*.

Te Ture Whaimana o Te Awa o Waikato – Waikato River Vision and Strategy

- 1.6.12 Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River was developed by the Waikato River Guardians Establishment Committee, iwi and communities of the Waikato River catchment. The Waikato River co-management legislation (Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act)) establishes the Vision and Strategy in law. The Vision and Strategy is the primary direction setting document for the Waikato River including its catchment which includes most of the Waipā District.
- 1.6.13 The Vision and Strategy is deemed to be part of the Waikato Regional Policy Statement (and therefore must be given effect to by the district plan).
- 1.6.14 Council has joint management agreements in place with several iwi that have rohe within the district. BIL has discussed and provided information on the draft plan change in accordance with the joint management agreements and the Schedule 1 process of the RMA.

1.7 Whole of Plan Change Submissions

Introduction

- 1.7.1 A number of submissions were lodged to the Plan Change providing general views on the merits of the proposal and in many instances these submissions were linked to more specific submission points on the particular changes proposed by BIL.
- 1.7.2 For the purpose of this topic discussion and analysis, seven subtopics have been identified and will be discussed separately. These are:
- General Submissions in Support
 - General Submissions in Support (Qualified by issue)
 - Scale and Function of the Campus Hub
 - Traffic Generation, Access and Road Network
 - Roading and Service Connections to Other Growth Cell Properties

- Potential Effects on Surrounding Land Use and Properties
- Cultural and Heritage effects

General Submissions in Support

- 1.7.3 Submissions were received from Laurent [Sub:1], Ogle Enterprises Limited [Sub:2], Giltrap Buildings Limited [Sub:4], BIL [Sub:13], Cambridge Chamber of Commerce, and Anglesea Properties Limited [Sub:8] supporting the Plan Change with generic reasons and discussion on industrial land supply and the positive benefits associated with employment and economic development.
- 1.7.4 There were further submissions from the Henmar Trust [FS:30] which presented a wide range of submission points in support and in opposition to the Plan Change. Fonterra [FS:26] has also made a further submission which provides general support and identifies specific matters which are of interest to them including reverse sensitivity and the need to ensure that the precinct is predominantly focused on industrial activities.
- 1.7.5 The original submissions are accepted in part by the Hearing Panel subject to the amendments to the Plan Change as resolved in this report. The Hearing Panel recognises and supports the broad benefits in terms of industrial land supply and economic development that will arise from the development of the Bardowie Industrial Precinct.

General Submissions In Support (Qualified by Issue)

- 1.7.6 A number of submissions were received that provide general support for the Plan Change however specific topic or issues are identified which qualify the general submission point. In many cases these issues are subject to more detailed submissions to specific parts of the Plan Change.
- 1.7.7 As these matters are considered to be key matters for determination, this report will address each of these in turn and the subsequent discussions on the detailed submission points will refer back to these matters to avoid duplication of the decision.

Alignment of the Plan Change with the Regional Policy Statement(RPS) and Existing Growth Cells

- 1.7.8 Hamilton City Council (HCC) [Sub:17], Future Proof [Sub:12], the Waikato Regional Council (WRC) [Sub:07] and the Henmar Trust [FS:30] all originally raised queries in relation to the alignment of the Plan Change with the provisions of the Regional Policy Statement (RPS). In some cases, further analysis and assessment was requested in relation to the timing and staging of the proposed industrial land release. None of these submitters sustained these submission points or opposition to the Plan Change through the hearings process and tabled evidence was received from Hamilton City Council (HCC) [Sub:17], Future Proof [Sub:12], the Waikato Regional Council (WRC) [Sub:07] endorsing the plan change.

- 1.7.9 BIL has lodged further submissions and also provided additional material and evidence to support the analysis of the Plan Change and its alignment to the RPS.
- 1.7.10 The provisions of the RPS are significant in that they set the regional direction for growth and development across the Waikato region. Importantly, the District Plan is subservient to the RPS and the District Plan must give effect to the RPS¹.

Waikato Regional Policy Statement

- 1.7.11 It is appropriate to outline some of the key provisions from the RPS:

Policy 6.1 Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

- a) has regard to the principles in section 6A;*
- b) recognises and addresses potential cumulative effects of subdivision, use and development;*
- c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
- d) has regard to the existing built environment.*

Policy 6.14 Adopting Future Proof land use pattern

Within the Future Proof area:

...

- c) new industrial development should predominantly be located in the strategic industrial nodes in Table 6-2 (section 6D) and in accordance with the indicative timings in that table except where alternative land release and timing is demonstrated to meet the criteria in Method 6.14.3;*
- d) other industrial development should only occur within the Urban Limits indicated on Map 6.2 (section 6C), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes in Table 6-2 (section 6D) shall be provided for as appropriate in district plans;*
- e) new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 6-2 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 6-2;*
- f) new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the arterial function of the road network, and on other infrastructure;*
- g) where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern; and*

- 1.7.12 The RPS provides Development Principles (Rule 6A) and tables that provide figures for land supply across the region.

¹ S.73(3)c of the RMA

Table 6-2: Future Proof industrial land allocation

Strategic Industrial Nodes located in Central Future Proof area (based on gross developable area) ¹	Industrial land allocation and staging (ha)			Total Allocation
	2010 to 2021	2021 to 2041	2041 to 2061	2010 to 2061 (ha)
Rotokauri	85	90	90	265
Ruakura	80	115 ²	210 ²	405
Te Rapa North	14	46	25	85
Horotiu	56	84	10	150
Hamilton Airport	74	50	0	124
Huntly and Rotowaro	8	8	7	23
Hautapu	20	30	46	96
TOTAL HA	337	423	388	1148

¹ Gross Developable Area includes land for building footprint, parking, landscaping, open space, bulk and location requirements and land for infrastructure including roads, stormwater and wastewater facilities.

²Development beyond the 2021 period is subject to completion of the Waikato Expressway.

1.7.13 The RPS also includes the following provision:

Hautapu

The land identified for the Hautapu Industrial Node is the land specified in the Waipa 2050 Growth Strategy (2009).

Plan Change 5

1.7.14 Plan Change 5 was notified in March 2018 and the hearings were recently completed. Plan Change 5 sought to adopt the outcomes of the Waipa 2050 Growth Strategy review completed in 2017 which considered the sequencing of growth cells in the Waipa District. Based on population and household projections and industrial land supply, sufficient land was identified to meet housing and industrial demand prior to 2035, and then to meet demand beyond 2035.

1.7.15 Through this process, the allocation of industrial land at Hautapu was considered and while there was an original proposal to reduce the earlier C8 Growth Cell, this was subsequently reversed and Waipa District Council has confirmed the C10 Growth Cell in accordance with Figure 2.

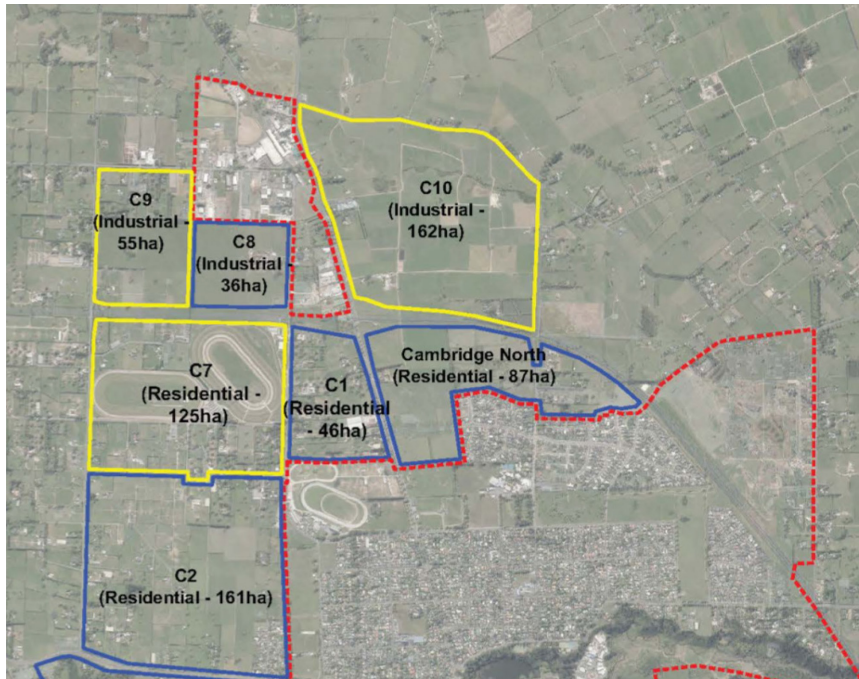
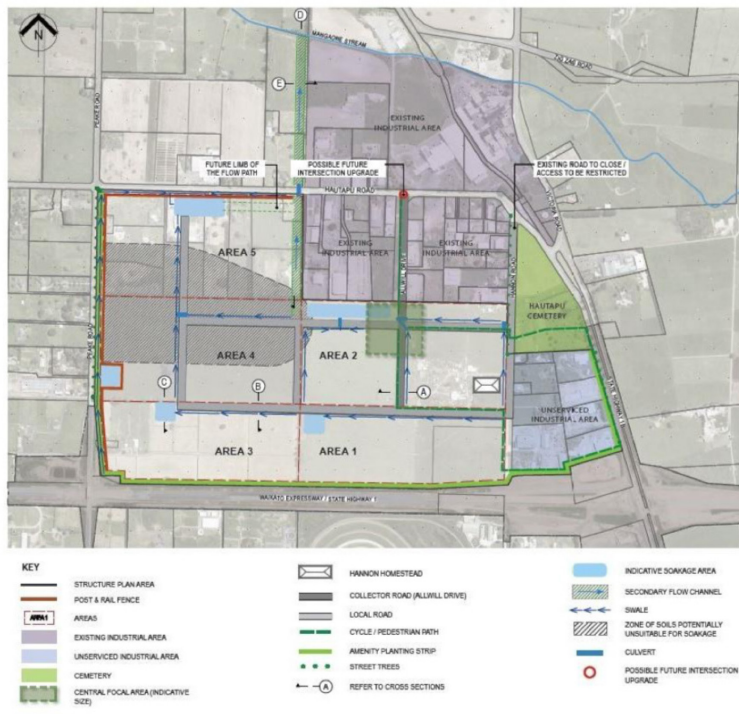


Figure 2: Updated C10 Growth Cell from Plan Change 5 decision.

Plan Change 6

1.7.16 Associated with Plan Change 5 and the provision of industrial land at Hautapu is Plan Change 6 *Hautapu Industrial Structure Plan*. This plan change provides a structure plan for Growth Cells C8 and C9.



HAUTAPU STRUCTURE PLAN
HAUTAPU STRUCTURE PLAN

Figure 3: Hautapu Structure Plan – Plan Change 6

- 1.7.17 Plan Change 6 provides a Structure plan for the Hautapu industrial area west of Victoria Road with the area to the east of Victoria Road remaining as a Deferred Industrial Zone.
- 1.7.18 The provisions of the RPS and the Waipa District Council for industrial land supply give context to the pressures of high growth communities and the need for the planning and strategic documents to ensure that sufficient land supply is available. The regional and district planning frameworks must be responsive to ongoing analysis of population projections, changes in terms of landowner engagement in the land development process, a dynamic and evolving supply and demand analysis for infrastructure and services and also the planning frameworks must be both proactive and reactive to market drivers including landowners and/or developers who wish to promote industrial development within the District.
- 1.7.19 The Hearing Panel considers that Waipa District Council's decision to reinstate the updated C10 Growth Cell (updated C10 Growth Cell) should take precedence over the now current Waipa 2050 Strategy.
- 1.7.20 As discussed above, the District Plan is subservient to the Waikato RPS and the District Plan must give effect to the higher order planning framework. To achieve this, the Plan Change needs to demonstrate that it is either consistent with the existing industrial allocations outlined in Table 6-2 or alternatively it will need to '... demonstrate consistency with the principles of the Future Proof land use pattern – Policy 6.14(g) of the RPS.
- 1.7.21 The Plan Change seeks to rezone 56.7ha of land at Hautapu to Industrial with the whole of this area located within the updated C10 Growth Cell. Approximately 30ha of this area is shown as Growth Cell C10 in the now current Waipa 2050 Strategy which also shows a total land supply of 121ha across Growth Cells C8 (revised - 36ha), C9 (55ha) and C10 (30ha).
- 1.7.22 The Waikato RPS provides for a total industrial land allocation at Hautapu of 96ha out to 2061. As Plan Change 6 has recently adopted a Structure Plan for the new Growth Cell C8 and C9 which provides a total of 91ha, then the additional 56.7ha of industrial land proposed by the Plan Change will provide a total industrial land allocation of 147.7ha.
- 1.7.23 BIL is seeking an operative Industrial Zone for the whole 56.7ha noting that there will be staging and infrastructure preconditions for Stage 2 and 3 of the development. Plan Change 6 provides for a Deferred Zone over Growth Cell C9 and therefore the area of the new Growth Cell C8 (36ha) and PCC11 (57.6) provides a theoretical land supply available of 93.6ha whereas the Waikato RPS only allocates 50ha of industrial land supply out to 2041.
- 1.7.24 The Hearing Panel accepts the evidence that the Plan Change is not consistent with Table 6-2 of the Waikato RPS given the total industrial land allocation proposed by the Plan Change. As such, the principles of the Future Proof land use pattern need to be considered in accordance with Policy 6.14(g).

- 1.7.25 The Hearing Panel has determined that the Plan Change is capable of being developed in a manner which is consistent with the principles of the Future Proof land use pattern and is therefore consistent with Policy 6.14 (g). Key factors supporting this decision are;
- The Future Proof partners now support the Plan Change;
 - The proposed industrial precinct is located within an identified Hautapu Strategic node;
 - The evidence to Plan Change 5 refers to new information which has affected the assumptions used to support the now current Waipa 2050 Strategy and that the identified land allocations in the strategy need to be updated and reviewed;
 - A significant amount of work has been undertaken in terms of infrastructure and servicing requirements for the proposed precinct, the potential developments needs of the updated C10 Growth Cell, and implications for other growth nodes;
 - The environmental effects in terms of landscape, cultural and heritage values, and ecological habitats can be mitigated and will be no more than minor; and
 - The urban design guide proposed by BIL will provide a high standard of urban form and development.
- 1.7.26 The submissions regarding the RPS are accepted insofar as additional assessment was required and the alignment of the Plan Change with the RPS has been justified and is supported by professional planning evidence and by the Future Proof partners.

The Plan Change And Existing Growth Cells

- 1.7.27 Two submitters, Brown [Sub:5] and Davies [Sub:9], commented on the Bardowie Plan Change and its relationship to the other growth cells including the recent changes which were subject to Plan Change 5 and Plan Change 6.
- 1.7.28 It is considered that the scope of the Plan Change does not extend to revisiting the other growth cells in terms of their zoning or Structure Plan provisions.
- 1.7.29 The Hearing Panel accepts in part the submissions seeking the approval of the Bardowie Plan Change subject to no negative effects on the Plan Change 5 and Plan Change 6 decisions. This is to recognise the need for consistency and integration of planning and infrastructure frameworks across the growth cells which the Hearing Panel is satisfied have been incorporated into the Plan Change provisions.

Scale and Function of Campus Hub

- 1.7.30 The scale and function of the Campus Hub attracted a significant amount of submissions with general concerns being expressed about the scale and function of the Campus Hub and potential issues with the commercial hierarchy of the

Cambridge town centre. Submissions on this topic were received from BIL [Sub:18], Transland Developments Limited (Sub:15), Waipa District Council [Sub:22], Gainsford [Sub:23], Cambridge Community Board [Sub:20], Future Proof [Sub:12], Hamilton City Council [Sub:17], Fonterra [Sub:11], Smith [Sub:6] the Henmar Trust [Sub:13] and the Waikato Regional Council [Sub:7]. Further submissions were also received from the original submitters.

- 1.7.31 It is notable that none of the submitters who raised issues with the Campus Hub provided evidence against the final provisions which BIL proposed through their own submissions and also through the additional material which was provided in response to submitter concerns. Indeed, the Hearing Panel heard overwhelming support for the Plan Change and the Campus Hub from the Cambridge Community Board and the Cambridge Chamber of Commerce.
- 1.7.32 The final set of planning provisions for the Campus Hub presented to the Hearing Panel included:
- Changes to the objective and policy framework to recognise the function of the Campus Hub as not just serving the industrial precinct but with a clear directive that any development within the Campus Hub cannot impact on the function and vibrancy of the primary commercial centre of Cambridge;
 - An area of 5.5ha dedicated to the Campus Hub;
 - Limitation of future visitor accommodation and conference centre to one activity each;
 - Change of status for Offices (not ancillary to a Permitted Activity) to be Restricted Discretionary and new assessment criteria;
 - A limit on other retail to a combined maximum of 400m² GFA;
 - A requirement for all development within the Campus Hub to comply with the Bardowie Urban Design Guide.
- 1.7.33 The Hearing Panel is satisfied that the limitations of retail to a combined area of 400m² GFA will address any retail issues with the commercial hierarchy.
- 1.7.34 The Hearing Panel has considered whether there should be additional rule provisions to provide more certainty to the scale and nature of future activities within the Campus Hub. The Hearing Panel is mindful for example that there is no floor area or limitation on the visitor accommodation /conference centre proposal and there is no provision for maximum coverage or a defined area of public space across the 5.5ha area Campus Hub. The Hearing Panel is satisfied that the proposed objective and policy framework provides a clear directive for the scale of future office activities and it has placed significant weight on the provisions within the Structure Plan Bardowie Urban Design Guide which refers to open space and maximising the attractiveness of Campus Hub. In addition, very strong submissions from BIL were received that this area will be developed to the highest standards of contemporary urban design.

- 1.7.35 The Hearing Panel has determined that the objective, policy, rule framework and provisions of the Structure Plan and Bardowie Urban Design Guide are appropriate as set out in the final evidence from BIL and which have been adopted in Part 3 of this decision report.
- 1.7.36 The original submissions and further submission that raised concerns with the Campus Hub are largely accepted and the Hearing Panel is satisfied that these concerns have been addressed through the amendments to the Campus Hub provisions as determined and accepted by this decision. The Hearing Panel is also satisfied that the Campus Hub provisions are consistent with the policy provisions set out in the RPS and the District Plan regarding the commercial hierarchy including, in particular, Policy 6.16 *Commercial development in the Future Proof area* of the RPS.

Traffic Generation, Access and Road Network

- 1.7.37 Originally, a number of submitters raised concerns and questions around access for the proposed precinct including impacts on existing property access. Kiwi Rail [Sub:14] raised specific issues with the southern access and the need to retain options for the future reinstatement of rail along the existing rail corridor between the subject site and Victoria Road. Brewer [Sub:3] supported the plan change but sought assurance that appropriate intersections including a roundabout at Hannon Road be developed for the area. Davies [Sub:9] was originally concerned about the impacts of the proposed southern access on the properties on the western side of Victoria Road and that the effects on these properties have not been adequately addressed.
- 1.7.38 Further Submissions on access were also lodged from Davies [FS:25], the NZ Transport Agency [FS:27], the Henmar Trust [FS:30].
- 1.7.39 As part of the plan change assessment, BIL has prepared an Integrated Transport Assessment² and has also undertaken further consultation with stakeholders including Waipa District Council, the NZ Transport Agency and surrounding landowners.
- 1.7.40 The ITA has reviewed the capacity and function of the surrounding roading network, the nature of future, land use activities and associated traffic generation for the precinct, and other growth nodes and future traffic volumes. The ITA has assessed the total traffic generation from the proposed 56.7ha industrial precinct to be approximately 12,000 vehicles per day (vpd) and has then assessed various options to provide road connections to the precinct. The preferred option essentially provides for a northern access which is adjacent to the Hautapu/Victoria/Laurent Road intersection and a southern access opposite the Hautapu cemetery. The proposed southern access serves the initial stages of the development with the northern access to provide the main future access including capacity for future development within the updated C10 growth cell.

² Graymatter, Proposed Plan Change 11, Integrated Transport Assessment, dated 25 July 2018.

- 1.7.41 The location, design and staging of the road intersections and connections have been subject to further assessment to refine the most appropriate traffic solutions. This assessment has included:
- Recognising and providing for future use of the railway corridor between Laurent and Victoria Road and the need to gain Kiwi Rail approval for the Southern Access to be constructed;
 - Provision for all access into the precinct to revert to the northern access should the southern access be closed;
 - Having regard to the potential industrial development across the entire updated C10 Growth Cell without having any certainty over timing and future road connections to Zig Zag Road and Swayne Road;
 - The specific design and intersection configuration for the northern access with connections to Hautapu Road, Victoria Road, Laurent Road and SH1B (north);
 - Identifying the appropriate timing of intersection upgrade based on future industrial land uptake and actual traffic generation;
 - Consideration of roading and service corridors to adjoining land holdings within the updated C10 Growth Cell.
- 1.7.42 Of particular importance was the correspondence received from Kiwi Rail dated 18 November 2018 confirming that *good progress* has been made with the License to Occupy agreement and that Kiwi Rail are comfortable with the Structure Plan provisions for the alternative use of the northern entrance. In addition, the Hearing Panel received evidence from Council staff that they were satisfied with the BIL assessment of access options which included an independent peer review. Council staff were assured that appropriate design options for both the northern and southern access, including any future need to close the southern access have been provided and that these can be further refined through the further masterplan and detailed concept design process.
- 1.7.43 The Hearing Panel is satisfied with the technical work completed by BIL and the supporting evidence from Council staff that access to the precinct can be designed and constructed to ensure safe and efficient access and that this can be integrated with the existing road network, rail way corridor and other property access.
- 1.7.44 The Hearing Panel determines that the issues of access raised in the original submissions have merit and these can be accepted or accepted in part with the Hearing Panel being satisfied that these have also been resolved through the amendments to the Structure Plan and the submitter updates received as part of the hearing.

Roading and Service Connections for Other Growth Cell Properties

- 1.7.45 The 56.7ha of Industrial Zone within the proposed Bardowie Industrial precinct is located within the updated C10 Growth Cell which covers a total land area of approximately 162ha. It is understood a constraints analysis for the development potential for the remainder of the C10 Growth Cell has not been completed and it is anticipated that a further 60-80ha of industrial development may be available.
- 1.7.46 The Henmar Trust own 15ha of land immediate adjoining the proposed precinct in the north western corner. The Henmar Trust made comprehensive submissions [Sub:13] and [FS:30] to the Plan Change across a wide number of issues. One of the key themes in their submission is the lack of connection for roading and infrastructure services to other land with the updated C10 Growth Cell. The Henmar Trust also provide general support for the Plan Change.
- 1.7.47 BIL originally made further submission [FS:29] which largely opposed the submissions lodged by the Henmar Trust however BIL has also amended the Structure Plan to provide a possible connection corridor to the Henmar Trust property.
- 1.7.48 On the final day of the hearing, the Hearing Panel received a signed agreement dated 20 November 2018 between BIL, the Henmar Trust and Council staff which set out an agreement between the parties on all the outstanding matters which the Henmar Trust had raised on the first day of the hearing.
- 1.7.49 With regards to the Structure Plan and connectivity to the other areas within the C10 Growth Cell, amendments have been made to clarify the purpose and timing of the requisite connections and also that these will be subject to a master plan process. As these amendments have been provided to the Hearing Panel with agreement of the parties, the Hearing Panel adopts these into the final Structure Plan as set out in Part 3 of this decision report.
- 1.7.50 The submissions from the Henmar Trust are accepted in part with the relief being that set out in the agreed statement.

Potential Effects on Surrounding Land Use and Properties.

- 1.7.51 Various submissions were lodged regarding potential effects of other land use activities located around the proposed industrial precinct.
- 1.7.52 Smith [Sub:6] raised concerns over any water takes and how this may affect their bore water supply and they also address the amenity of the area and provisions for public transport. Fonterra [Sub:11] and [FS:26] generally supports the plan change however they seek assurance that the development of the precinct will not interfere or have reverse sensitivity effects on the Hautapu Dairy Manufacturing Site. The Henmar Trust [Sub:13] and [FS:30] lodged extensive submissions regarding potential effects from the industrial precinct and they have sought amendments to the District Plan performance standards as well as to the Structure Plan and proposed Urban Design Guide.

- 1.7.53 Any additional water take will need a resource consent from the regional council and the infrastructure work completed by BIL is premised on public supply and reticulation being developed for the precinct. On this basis, the Hearing Panel does not consider there are any issues with regards to water take that would compromise the Plan Change from gaining approval.
- 1.7.54 The submissions from Fonterra and the Henmar Trust raise valid issues and as previously discussed, these matters are raised in the context of general support for the plan change. The specific submission points regarding rule mechanisms are addressed in Section 9 of this report. It is recommended that the general submissions from Fonterra and the Henmar Trust be accepted in part.

Cultural and Heritage Effects

- 1.7.55 Ngaati Kokori-Kahukura [Sub:16] lodged a submission in conditional support for the Plan Change which acknowledged the consultation with BIL and with an request for further meaningful engagement as part of the development of the precinct. Specific conditions were sought for betterment of the Waikato River, recognition of protocols for earthworks around the identified borrow pits and accidental discovery and the opportunity for Ngaati Koroki-Kahukura to prepare a Cultural Expression Plan. Ngaati Koroki-Kahukura are opposed to spray irrigation (from the dairy factory) being a Permitted Activity.
- 1.7.56 This submission was supported by further submissions from Te Whakakakitenga o Waikato Incorporated [FS:28] and the Henmar Trust [FS:30].
- 1.7.57 The Hearing Panel notes that the Ngaati Koroki-Kahukura submission states that further details on cultural matters and progress with the conditions will be presented as part of the hearings process however no such further submissions were received.
- 1.7.58 BIL did provide further evidence on the positive relationship they have with tangata whenua with reference to ongoing meetings, a karakia which was undertaken as part of the commencement of earthworks, site monitoring and the further work which is underway to finalise a Memorandum of Understanding (MOU).
- 1.7.59 Based on the evidence and submissions received, the Hearing Panel is satisfied that there are no cultural matters which are outstanding and that would have a negative bearing on our decision to grant the Plan Change. The Hearing Panel also notes that further consultation with Ngaati Koroki-Kahukura will be undertaken as part of any discharge consents. With regards to the MOU, the Hearing Panel is comfortable that this matter can be progressed between the parties and it is not required to be addressed in the Structure Plan.
- 1.7.60 Turning to the Permitted Activity status for spray irrigation, it is understood that regional council consents exist for Fonterra to use the site and this is also recognised within the Deferred Zone provisions for the site (Policy 14.3.1.8). As this use could continue subject to any regional plan provisions and consents without

the Plan Change, the Hearing Panel is not satisfied that the proposed Permitted Activity status should be withdrawn. It is noted however, that the spray irrigation of the Bardowie site will be phased out as the full extent of the site is acquired by BIL.

- 1.7.61 The submission from Heritage NZ (Sub:19) acknowledged the archaeological report which was prepared for the plan change and the borrow pits which were identified on the site. The Heritage NZ submission states that the archaeological sites are a rapidly diminishing finite resource and they recommend that the sites are avoided at the time of development and that their location and protection is included in the Structure Plan framework.
- 1.7.62 In response to the Council S.42A planning report, Heritage NZ provided further correspondence dated 8 November 2018 which confirmed their preference for the sites to be included in the District Plan and provided reference to the statutory provisions of the Heritage New Zealand Pouhere Taonga Act 2014.
- 1.7.63 BIL has provided amendments to the Structure Plan to recognise that additional archaeological sites may be located on sites in addition to those specifically listed in the District Plan and BIL has also proposed the inclusion advice note from the Heritage NZ letter.
- 1.7.64 The Hearing Panel considers that the BIL response is appropriate taking into account that BIL is likely to apply for an authority to modify or destroy the identified sites in the future development stages of the Bardowie Industrial Precinct.

Firefighting

- 1.7.65 Fire and Emergency NZ [Sub:10] support the plan change on the basis that there are no change proposed to the existing rule mechanisms for firefighting. This is supported by the Henmar Trust [FS:30].
- 1.7.66 The submission is accepted as there are no changes proposed to the District Plan rules regarding firefighting standards. It is noted that BIL and Council staff have provided amendments to the Structure Plan to address firefighting flow and capacity for the Bardowie Industrial Precinct.

1.8 Section 7 – Industrial Zone

Overview

- 1.8.1 Section 7 of the District Plan contains the main provisions for Industrial areas within the District. The Plan Change proposes a number of amendments to Section 7 to recognise and establish the planning framework for the industrial precinct. In addition, BIL propose specific provisions that enable and manage the type and scale of industrial activities proposed within the precinct.

- 1.8.2 The proposed changes to Section 7 are quite detailed and have been subject to a number of submissions and amendments in the lead up to the hearing and then during the course of the hearings process.
- 1.8.3 The Hearing Panel notes that by the close of the hearing, there were no substantive matters which were subject to contested evidence presented by BIL or Council staff although the Council planning evidence did highlight the need for us to carefully consider the provisions for the Campus Hub including the proposed height limits.

Issue Statements

- 1.8.4 The *Issues Statements* set out the key resource management issues for that particular zone and also discuss cross-zone issues. The Plan Change proposes amendments to the Issues Statements to recognise that the Bardowie Industrial Precinct will form part of the Hautapu industrial area, that this is a prominent area and that high standards of amenity are required.
- 1.8.5 These provisions have been supported by Fonterra [Sub:11], and BIL [Sub:18]. The Henmar Trust [Sub:13] [FS:28] only supports in part the changes to Issue 7.2.12 and they originally raised concerns with the potential for ad hoc development to occur. The original Henmar Trust submission was opposed by BIL [FS:29].
- 1.8.6 The Hearing Panel determines that the proposed amendments to the Issues Statements as notified are appropriate and no other changes are required. As such, the original Henmar Trust submission is rejected and the other submissions accepted.

Objectives and Policies

- 1.8.7 The objectives and policies have a very important role in providing guidance for the implementation of the rule mechanisms and also providing the overarching framework for any resource consents that are required for activities that do not comply with the rule mechanisms.
- 1.8.8 The Plan Change proposes a number of changes to the objectives and policies to recognise the Bardowie Industrial Precinct including provisions for the proposed Campus Hub and the Bardowie Urban Design Guide. In some cases the proposed changes are only administrative in that the existing provisions need amendment to refer to the new Industrial Zone and there are also some provisions which need to be deleted.
- 1.8.9 The Hearing Panel acknowledges the evolution and amendments of the objectives and policies in response to submissions and matters raised in the Council s42A planning report. The final key objective and policies for the Bardowie Industrial Precinct which have been presented to the Hearing Panel are as follows:

7.3.4 *Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area ~~Industrial Area east of Victoria Road~~ occurs in a manner that:*

- (a) *Is visually attractive and has landscaping ~~a visual character~~ that reflects Cambridge's character; and*
- (b) *Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area ~~and a Campus Hub within the Bardowie Industrial Precinct Structure Plan Area~~ with a reserve and retail activities and commercial services that principally meet the needs of workers; and*
- (c) *Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and*
- (d) *Is co-ordinated with infrastructure provision; and*
- (e) *Contributes to the development of a 'gateway' to Cambridge; and*
- (f) *Is ~~staged to~~ aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement.*
- (g) *Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.*

(new) 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.~~

(a) consists of appropriately scaled retail activities and commercial services; and/or

(b) services the employees and business needs of the Bardowie Industrial Precinct; and/or

(c) is consistent with the provisions of the Bardowie Industrial Structure Plan.

Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.

Policy - Buffer areas

7.3.4.3 *To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites in the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (SH1B) and the Cambridge Bypass (Waikato Expressway).*

Policy - Infrastructure

7.3.4.4 *To avoid compromising the ability of the area as a whole, including identified growth cells, to be effectively serviced and to manage the planned provision of public infrastructure, by requiring a A development agreement ~~to shall~~ be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.*

Policy – Landscaping

(new) 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.

- 1.8.10 The final amendments are in response to submissions from Waikato Regional Council [Sub:07], Waipa District Council [Sub:22], Future Proof [Sub:12], Hamilton City Council [Sub:17], Fonterra [Sub:11], Cambridge Chamber of Commerce [Sub:21], Cambridge Community Board [Sub:20], Henmar Trust and [Sub:13 & FS:30].
- 1.8.11 The Hearing Panel determines that the above objective and policies, as well as the other amendments set out in Part 3 of this decision, are appropriate provisions to give effect to the sustainable management purpose of the Resource Management Act 1991. The Hearing Panel determines that the policy framework will ensure that the Bardowie Precinct can be developed in an appropriate and efficient manner while ensuring that any adverse effects on the commercial centre and other properties are avoided or mitigated.

Rule Mechanisms

- 1.8.12 The Plan Change proposes a number of amendments and deletions to the rule mechanisms in order that industrial activities can be established within the proposed Bardowie Industrial Precinct. While a number of generic rule provisions for industrial activities are retained, BIL are also proposing a bespoke set of additional plan mechanisms which they consider are necessary and appropriate to development within this area.
- 1.8.13 The Hearing Panel acknowledges the amendments and changes to the rule mechanisms that were developed in response to the submissions and the Council S.42A planning report. The final set of provisions presented by BIL were largely uncontested and there were only a few matters which the Hearing Panel needed to determine in response to the evidence received. The following sections discuss the specific changes to the rule mechanisms.

Activity Status Tables – Permitted Activities

- 1.8.14 The changes proposed by BIL are:
- Amendment to Rule 7.4.1(m) to exclude provision for relocatable buildings within the precinct;
 - Removal of reference to motorway service centre and associated rules;
 - A new rule to enable additional activities within the precinct with the final amendments being;
Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:
(i) Stormwater ponds and/or facilities;

- ~~(ii)~~ ~~Water treatment facilities;~~
- ~~(iii)~~ (ii) Farming activities; and
- ~~(iv)~~ (iii) Spray Irrigation of dairy factory wastewater until 31 March 2024;
- (iv) Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and
- (vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m².

Advisory Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.

- New rule to enable additional activities within the Campus Hub.

In addition to 7.4.1.1(a) – (u), The the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct ~~(Appendix S19)~~:

- ~~(i)~~ (i) Child care and preschool facilities;
- ~~(ii)~~ (ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan);
- ~~(iii)~~ (iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan);
- ~~(iv)~~ Offices with a GFA of less than 200m² (except as provided for by Rule 7.4.1.1(f))
- ~~(v)~~(iv) Any ~~o~~ Other retail activities ~~o~~ not otherwise provided for in Rule 7.4.1.1 (e) with a maximum combined GFA of less-no more than 2 400m² within the Campus Hub;
- (v) A licenced premise with a ground floor GFA of no more than 350m²; and
- (vi) Education facilities.

1.8.15 The Hearing Panel accepts that the above provisions are appropriate and will provide the most efficient rule mechanisms to give effect to the policies of the District Plan and the new provisions for the Bardowie Industrial Precinct. In making this decision, the Hearing Panel has determined:

- The amendments to remove the provisions for relocatable buildings and the motorway service centre are appropriate as these activities are not required within the Bardowie Industrial Precinct;
- The provisions for the Bardowie Industrial Precinct should recognise and continue to provide for existing farming and spray irrigation activities;
- The provisions for Innovation and Technology Activities and vehicle sales yards are appropriate for this area with the performance standards for development in the Bardowie Precinct ensuring that any off site effects will be mitigated; and
- With regards to the Campus Hub and following our assessment and decision on the Campus Hub provisions set out in Section 8.4 of this decision, the Hearing Panel is satisfied that the provisions and limitation on the scale and nature of activities are appropriate taking into account the size and location of the Campus Hub.

1.8.16 The Hearing Panel decisions on the individual submission points are set out in Part 2 of this decision.

Activity Status Tables – Controlled Activities

1.8.17 The changes proposed by BIL are:

- Exemption from the restrictions for cafes and takeaway outlets in relation to the Campus Hub (Rule 7.4.1.2(a));
- Deletion of provisions for motorway service centre (Rule 7.4.1.2(c)); and
- New Rule for visitor accommodation and conference facilities within the Campus Hub.

1.8.18 Fonterra [Sub:11] and BIL [Sub:18] support of the first two amendments. These matters are consequential amendments following any decision on the Campus Hub and motorway service centre and can be supported.

1.8.19 The proposed provisions for visitor accommodation and conference facilities are subject to submission in support from BIL [Sub:18], and support in part from Fonterra [Sub:11] and the Henmar Trust [Sub:13]. Fonterra supports the provisions as long as they are restricted to the area of the Campus Hub to avoid reverse sensitivity effects. The Henmar Trust consider that the assessment criteria should be extended to include traffic, landscaping, visual effects, and Infrastructure.

1.8.20 The scale and function of the Campus Hub have previously been discussed. The Hearing Panel determines that the amendments to the Controlled Activity rule mechanisms are appropriate with the individual submission points determined in accordance with our decisions set out in Part 2.

Activity Status Tables – Restricted Discretionary Activities

1.8.21 The changes proposed by BIL are:

- Deletion of provisions for motorway service centre (Rule 7.4.1.3(f));
- New Rule for any activities that require an air discharge consent from the Waikato Regional Council (New Rule 7.4.1.3(f)); and
- New Rule to classify any office activities a Restricted Discretionary activity including new assessment criteria.

1.8.22 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18]. The Henmar Trust [Sub:13] partially supports the new air discharge rule however they also consider that any adverse effects on the surrounding area should be assessed, and not just the dairy manufacturing site. Through the agreement reached between the parties, the Henmar Trust no longer sought changes to extend the scope of the rule.

1.8.23 Fonterra provided submissions to the Hearing Panel on the context of the air discharge rule and the Hearing Panel accepts that this rule can serve to provide a

further level of protection to the dairy manufacturing site. The rule amendments were also endorsed by Council staff.

- 1.8.24 The amendment to the activity status for office activities is a significant amendment and the Hearing Panel considers that this is an important change to ensure that any future office activities will not negatively impact the existing commercial centre of Cambridge.
- 1.8.25 The Hearing Panel determines that the amendments to the Restricted Discretionary Activity rule mechanisms are appropriate with the individual submission points determined in accordance with our decisions set out in Part 2.

Activity Status Tables –Discretionary Activities

- 1.8.26 The changes proposed by BIL are amendments to Rule 7.4.1.4 to include specific reference to any activity which does not comply with the new rules for building setback from water bodies, parking requirements and stormwater management. If any activity does not meet these new rule standards, then Rule 7.4.1.4 will default the activity to a Discretionary Activity.
- 1.8.27 The changes have been supported by Fonterra [Sub:11] and BIL [Sub:18].
- 1.8.28 The Hearing Panel has determined that the proposed changes are appropriate and align the provisions of Plan Change with the existing rule mechanisms and framework. The individual submission points determined in accordance with our decisions set out in Part 2.

Activity Status Tables – Non-Complying Activities

- 1.8.29 The changes proposed to Rule 7.4.1.5 are mostly administrative and are consequential changes arising from the rules proposed by BIL to Rules 7.4.1.1 to 7.4.1.4. BIL propose a new rule to exclude certain industry as follows:

Notwithstanding Rule 7.4.1.3 (f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area.

- (a) Bitumen plants;*
- (b) Incineration activities;*
- (c) Concrete batching plants; and*
- (d) Relocated buildings*

- 1.8.30 The changes to Rule 7.4.1.5 are supported in submissions from BIL [Sub:18] Fonterra [Sub:11] and the the Henmar Trust [Sub:13]. The Henmar Trust originally sought additional activities to be listed as a non-complying activity however this was resolved through the agreement reached between the parties.
- 1.8.31 The Hearing Panel has determined that the proposed changes are appropriate and align the provisions of Plan Change with the existing rule mechanisms and framework. The individual submission points are determined in accordance with our decisions set out in Part2.

Performance Standards – Setbacks and Height

- 1.8.32 The changes proposed by BIL are:
- A specific set back rule for buildings from SH1 of 25m (Rule 7.4.2.1(d));
 - A specific set back of buildings from the Mangaone Stream of 15m (Rule 7.4.2.4); and
 - A maximum height of 10m for any buildings within 40m of SH1 or Victoria Road.
- 1.8.33 With respect to the height rule, the standard maximum height for the Industrial Zone is 20m and there are additional rules in the District Plan imposing a maximum 10m height within 100m of SH1, Victoria Road and the Hautapu Cemetery. As such the Plan Change is proposing a dispensation from the existing 10m height rule to a reduced corridor. It is also noted that Policy 7.3.4 refers to adverse effects on surrounding rural properties and the Hautapu Cemetery.
- 1.8.34 The Hearing Panel has specifically considered whether the 10m height rule should apply from the Victoria Road boundary or from the Laurent Road boundary. The Hearing Panel has determined that the Victoria Road boundary is appropriate taking into account the provisions of the Bardowie Urban Design Guide and the submission and evidence from BIL that this area will have very high amenity and urban design outcomes. In making this decision, the Hearing Panel notes that there are no parties with objection to the height limits.
- 1.8.35 The Henmar Trust originally requested a reduction of building height along the interface boundary. Such controls can provide definitive limits on the scale and location of bulk form. Through the agreement reached between the parties, the height reduction was no longer requested and additional provisions for landscaping and screening were adopted into the Bardowie Design Guide.
- 1.8.36 The Hearing Panel is satisfied with this outcome noting that the common boundary is located on the southern side of the Henmar Trust land. The Hearing Panel has also provided recognition of the existing Deferred Zone status of the subject site and that the Henmar Trust land is located within the C10 Growth Cell.

Performance Standards – Site layout and Landscaping and Building Colour

- 1.8.37 Rule 7.4.2.7 to 7.4.2.14 of the District Plan provide a series of rule regarding building layout, landscaping, and building colour. BIL has proposed a series of amendments to incorporate the proposed industrial precinct into the rule mechanism with emphasis on the proposed Bardowie Urban Design and Landscape Guidelines.
- 1.8.38 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18]. The Henmar Trust partially supported the changes with a number of further amendments sought. These were resolved through the signed agreement presented by the parties to the Hearing Panel.

1.8.39 The Hearing Panel is satisfied with the submissions and evidence received including the signed agreement between BIL, the Henmar Trust and Council that the performance standards for the site layout, landscaping and building form are appropriate. The final plan provisions are set out in Part 3 of this decision report.

Performance Standards – Noise

1.8.40 Rule 7.4.2.15 and Rule 7.4.2.16 set out the controls and rule provisions for noise from industrial zones. BIL originally proposed specific rule provisions for Node 1A and 2 (new Rule 7.4.2.16A) and also mandatory provisions for acoustic insulation for noise sensitive activities (new Rule 7.4.2.16A B).

1.8.41 The proposed changes were supported by Fonterra [Sub:11] and BIL [Sub:18] with BIL seeking a minor change to new Rule 7.4.2.16B to clarify that the acoustic insulation is only relevant to activities within the Campus Hub given that these are not otherwise to be provided as permitted activities across the remainder of the proposed precinct.

1.8.42 The Henmar Trust [Sub:13] [FS:30] supported the inclusion of noise rules however they originally opposed the specific standards proposed by BIL. Waipa District Council [Sub:22] made a submission that they would prefer industrial noise standards to apply consistency across all industrial areas and that the proposed introduction of the notional boundary for noise measurement should be deleted.

1.8.43 The NZ Transport Agency [FS:27] supported the submissions to retain the acoustic insulation standards for noise sensitive activities.

1.8.44 BIL are seeking specific noise standards for Node 1A and 2 to recognise the 24/7 operation of the APL manufacturing plant and process and they also consider that the surrounding environment which includes frontages to road corridors and low density rural environment justifies bespoke noise provisions.

1.8.45 As part of the Council S42A planning report, an amended set of noise provisions were proposed for the Bardowie Industrial Precinct which adopted a notional boundary method for the Rural Zone and which set specific day time, night time and maximum noise levels for the whole of the Bardowie Industrial Precinct. The provisions for noise sensitive activities were retained. The amendments proposed by Council staff were adopted and supported by BIL and also by the Henmar Trust and no other parties contesting the final set of noise provisions.

1.8.46 Based on the evidence and submission received, the Hearing Panel is satisfied that the final set of noise standards for the Bardowie Industrial Precinct as set out in Part 3 of this decision report are appropriate and that these will give effect to the District Plan policies.

Performance Standards – Signage

- 1.8.47 BIL proposed a new rule for signage in the Bardowie Industrial Precinct.
- 1.8.48 This rule was subject to submissions in support from BIL [Sub:18] and Fonterra [Sub:11]. The NZ Transport Agency lodged a further submission opposing the 20m signage provision and seeking that no signage is visible from the Cambridge bypass (which is consistent with Rule 7.4.2.25(b) for the Hautapu Structure Plan area). The Henmar Trust [FS:30] partly supported the signage provisions.
- 1.8.49 With respect to the NZ Transport Agency further submission, BIL reached agreement on wording to the sign rule including set back provisions from the Waikato Expressway and the type of signage that would be permitted.
- 1.8.50 BIL has also provided some other minor amendments to clarify the implementation of the sign rule.
- 1.8.51 Based on the evidence and submission received, the Hearing Panel is satisfied that the sign rule for the Bardowie Industrial Precinct as set out in Part 3 of this decision report is appropriate and that it will give effect to the District Plan policies.

Rules – Developer Agreement

- 1.8.52 BIL has proposed a new Rule 7.4.2.31A in relation to a developer agreement. The use of developer agreements is a standard approach promoted in the District Plan which enables developers and Council to critical assess the infrastructure requirements for any development site in conjunction with Council asset management plans for upgrade works and the infrastructure demand for other growth nodes. The developer agreement process will provide details around the timing and staging of infrastructure supply and importantly the respective funding allocations works and anticipated reimbursement models through development contributions.
- 1.8.53 The proposed changes were supported by Fonterra [Sub:11] Future Proof [Sub:12] and BIL [Sub:18]. The Henmar Trust [Sub:13] [FS:30] partially supported the changes however additional wording was originally requested in terms of the servicing of the remainder of the updated C10 Growth Cell.
- 1.8.54 Further submissions were lodged by BIL [FS:29] opposing the submission from the Henmar Trust submission and from the Henmar Trust [FS:30] opposing the submissions supporting the original wording. Again, these matters were resolved between the parties and there was no contested evidence at the close of the hearing.
- 1.8.55 The Hearing Panel determines that the wording of Rule 7.4.2.31A as originally notified is appropriate and does not require further amendment in terms of C10 Growth Cell. BIL has amended the Structure Plan to provide a road corridor to the Henmar Trust property boundary which provides a key transport and infrastructure corridor option. With regards to the future development of the remainder of the

updated C10 growth cell, while there will be consideration of the overall infrastructure requirements for the growth cell, there is currently no certainty over the timing, extent or nature of any future industrial development that may occur. Any developer agreement will also need to consider impacts on other growth cells. While reference to the updated C10 Growth Cell is not necessary in the rule mechanism, the Hearing Panel has determined specific amendments for the Structure Plan.

- 1.8.56 The Hearing Panel does consider that an assessment of reserve land should be included in the developer agreement process and this aligns with other rule mechanism in the District Plan. The final rule provisions is included in Part 3 with the submission points determined in accordance with part 2 of this decision report.

Rules – Car Parking

- 1.8.57 BIL has proposed a new Rule 7.4.2.33 to set a specific car parking requirement for the large industrial buildings (10,000m² plus) within Node 1A and 2. This requires a car park for each FTE employee as an alternative to the standard ratio of one car park per 100m² of GFA. Given the scale of the APL buildings and the nature of the manufacturing process, the proposed rule is considered appropriate and necessary.
- 1.8.58 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18].
- 1.8.59 The Hearing Panel determines that these changes are appropriate.

Rules – Storm water Design

- 1.8.60 BIL has proposed a new Rule 7.4.2.34 to require on-site for Node 1B and 3 to cater for a two-year annual recurrence interval rainfall event up to 72 hour duration.
- 1.8.61 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18] with the Henmar Trust originally seeking that all of the storm water should be disposed of on-site. This submission was opposed by BIL [FS:29]. The issue of storm water disposal was specifically addressed in the meeting between the parties and was resolved through the agreement reached and received by the Hearing Panel.
- 1.8.62 The Hearing Panel received evidence from Council staff that appropriate three waters infrastructure and servicing solutions are available and that the technical work completed by BIL and reviewed by the Council's project team provides sufficient confidence to allow the plan change to be granted. A critical next step will be the discussions and negotiations between Council and BIL to establish a developer agreement for the precinct and this process has already commenced.
- 1.8.63 The Hearing Panel has determined that the proposed rule is appropriate and no changes are required. The Hearing Panel also notes that there have been a number of technical changes to the Structure Plan which support the assessment of infrastructure supply and servicing.

1.9 Section 14 – Deferred Zone

- 1.9.1 The Plan Change proposes changes to Section 14 which are consequential and administrative. Currently Rule 14.3.1.8 refers to the Deferred Zone of part of the subject site and this rule is proposed to be deleted as it will be redundant if the new zoning and structure plan are accepted.
- 1.9.2 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18].
- 1.9.3 The Hearing Panel has determined that the changes are appropriate.

1.10 Section 15 – Infrastructure, Hazards, Development and Subdivision

- 1.10.1 Consequential and administrative changes are proposed to Rule 15.4.2.65 to embed the Bardowie Industrial Precinct Structure Plan into the District Plan rule framework.
- 1.10.2 The Plan Change proposes changes to Section 14 which are purely consequential and administrative. Currently Rule 14.3.1.8 refers to the Deferred Zone of part of the subject site and this rule is proposed to be deleted as it will be redundant if the new zoning and structure plan are accepted.
- 1.10.3 The proposed changes are supported by Fonterra [Sub:11] and BIL [Sub:18].
- 1.10.4 The Hearing Panel has determined that the changes are appropriate.

1.11 Section 20 – Health and General Amenity

- 1.11.1 The Plan Change proposes an amendment to Rule 20.4.2.8 to recognise that an exemption to the storm water performance standard is permissible where a discharge permit has been granted by the regional council.
- 1.11.2 The proposed changes were supported by Fonterra [Sub:11] and BIL [Sub:18]. The change was originally opposed by the Henmar Trust [Sub:13] [FS:30] who were concerned about flooding and stormwater effects from the proposed development. This matter was resolved through the agreement between the parties.
- 1.11.3 The Hearing Panel has determined that the changes to Rule 20.4.2.8 are appropriate and reflect the reality of many sites. Large development sites will often manage stormwater utilising ground soakage and on site storage for minor rain events with larger events attenuated and then discharged to existing stormwater networks and/or natural water courses. Any discharge consent application to the regional council will need to be assessed in accordance with the provisions of the Regional Plan and affected parties will be identified in accordance with the statutory provisions of the RMA.

1.12 Section 21 – Assessment Criteria and Information Requirements

- 1.12.1 The Plan Change proposes a number of changes to the assessment criteria based upon the specific rule changes which are sought to the provisions in Section 7 of the District Plan.
- 1.12.2 The proposed changes to Section 21 are generally supported by Fonterra [Sub:11] and BIL [Sub:18] with Fonterra strongly supporting the new proposed Rule 21.1.7.16 which relates to activities requiring an air discharge. The changes are partly supported by the Henmar Trust [Sub:13] and [FS:30] with further assessment criteria requested.
- 1.12.3 By the close of the hearing, there was no contested evidence in relation to the assessment criteria including the new assessment criteria for office activities proposed within the Campus Hub. The Hearing Panel has determined that the changes to Section 21 are appropriate

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

- 1.13.1 The Plan Change originally proposed the reinstatement of the C10 Growth Cell. This has been addressed by Council in its decision on Plan Change 5 and therefore does not require any further determination by the Hearing Panel.
- 1.13.2 The proposal to reinstate the updated C10 Growth Cell is supported by Fonterra [Sub:11], Future Proof [Sub:12], the Henmar Trust [Sub:13] and BIL [Sub:18]. The Henmar Trust [FS:30] qualify their support based on inclusion of the relief sought in their submissions and further submissions.
- 1.13.3 The Hearing Panel accepts these submissions insofar as the C10 Growth Cell has been reinstated.

1.14 Appendix S19 – Bardowie Industrial Precinct Structure Plan.

- 1.14.1 In accordance with the District Plan format, the Plan Change proposes a Structure Plan statement and plan to establish the main principles and framework for development within the precinct including transport connections and infrastructure supply. In addition, the Structure Plan sets in place the Urban Design guidelines.
- 1.14.2 This section was subject to numerous submission points with many canvassing issues that have already been raised in earlier submission. As with the submissions on the District Plan provisions, there was no contested evidence on the Structure Plan and the Urban Design by the close of the hearing and the Hearing Panel therefore adopts the final Structure Plan and Design Guide provisions as presented by BIL which include the agreements reached with the Henmar Trust and endorsed by Council staff.

Part 2 - Table of Decisions on Individual Submission and Further Submission Points

Notes to accompany the Decision of the Hearing Panel on Private Plan Change 11.

The following table provides the Hearing Panel decisions on each of the original submission and further submission points. It was a notable feature of the hearing that there were very few matters that were still in contention at the close of the hearing. The Hearing Panel acknowledges the work undertaken by BIL and the parties to the hearing to refine the Plan Change to accommodate the matters raised in submissions and through the Council S.42A report.

None of the submitters withdrew their original submissions or further submissions and as such the Hearing Panel is obliged to provide a decision on each of the original submission points. These decisions take into account the additional evidence presented to the Hearing Panel, the tabled correspondence and submission and the agreement reached between BIL, the Henmar Trust and Council staff.

Whole of Plan Change

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
14/1	KiwiRail Holdings Limited	Access and Rail Corridor	Oppose in part	The southern access be deleted; or As a secondary relief, if an agreement is reached for a temporary southern access, then the plan change incorporates specific measures to provide for the future closure of the southern access and measure for the future impacts and operation of the northern access.	Accept secondary relief.
FS25/1	Hefin Lloyd Davies	Access and Rail Corridor	Support	14/1 - Accept the submission point and make the changes sought.	Accept in part
FS27/4	New Zealand Transport Agency	Access and Rail Corridor	Support in part	14/1 - More consideration of both the short term and long term traffic impacts future proofing rail connectivity.	Accept, this was completed with further assessment from BIL and technical reviews by Council staff.
FS30/65	Henmar Trust	Access and Rail Corridor	Support	14/1 - Accept relief sought.	Accept insofar that provisions has been made to safeguard the railway corridor.
17/2	Hamilton City Council	Alignment to RPS	Support in part	Adequate rules and policies should be included to ensure alignment with the RPS; OR that the proponent of the plan change make an assessment of the alternative land release criteria contained in the RPS, including any expert reports that may be required to satisfy this requirement.	Accept in part, this matter was fully assessed through the hearings process and the Regulatory Committee was satisfied with the alignment of the Plan Change with the alternative release policies.
15/1	Transland Developments 2009 Ltd	Campus Hub	Support in part	Support plan change, all for Industrial.	Accept in part, the scale and function of the Campus Hub was refined through the hearings process.
1/1	Geoffrey Laurent	General	Support	Approve the plan change as submitted.	Accept in part with the final Plan Change provisions evolving from the notified provisions to address matters raised in submissions and the S.42A report.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
2/1	Ogle Enterprises Ltd	General	Support	No decision requested.	Accept in part, with the final Plan Change provisions evolving from the notified provisions to address matters raised in submissions and the S.42A report.
3/1	Jonathan Brewer	General	Support	That suitable access points to this area be made along with the development of traffic roundabouts to access Hannon Rd / State Highway 1B.	Accept in part, the additional provision of industrial land is supported with concept designs identified for access to the existing roading network.
<i>FS30/64</i>	<i>Henmar Trust</i>	<i>General</i>	<i>Support</i>	<i>3/1 - Accept relief sought.</i>	<i>Accept in part</i>
4/1	Giltrap Buildings Ltd	General	Support	No decision requested.	Accept in part with the final Plan Change provisions evolving from the notified provisions to address matters raised in submissions and the S.42A report
5/1	Stephen Brown	General	Support	Please rezone the area to the East of Peake Road and South of Hautapu Road to Industrial.	Accept in part, the provisions for the Bardowie Industrial precinct will ensure that it is integrated with other growth cells
6/1	Delwyn Smith	General	Oppose	As I share the same water table and we only have bore water, I would like: 1 - That water take from groundwater, not impinge on existing bores, whether in Waipa or Waikato District Council. 2 - Amenity value needs to remain high, with large trees and green space. 3 - Public transport for workers with be considered in transport plan. 4 - Noise will be controlled to be safe for workers / residents.	Accept in part, any issues with the water table and water takes will be addressed by the regional council. The other matters have been addressed by the final Plan Change provisions adopted by the Hearing Panel.
8/1	Anglesea Properties Limited	General	Support in part	Approve Plan Change	Accept in part with the final Plan Change provisions evolving from the notified provisions to address matters raised in submissions and the S.42A report.
11/1	Fonterra Limited	General	Support in part	Amendments to plan change as detailed in following submission points.	Accept in part, the final Plan provisions include provisions to protect the Hautapu Dairy manufacturing Site.
<i>FS30/27</i>	<i>Henmar Trust</i>	<i>General</i>	<i>Support in part</i>	<i>11/1 - Amend Rule 7.2.1.2. Accept relief sort by the submitter, Henmar Trust.</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
12/1	Future Proof Implementation Committee	General	Support in part	Provide additional analysis of the staging of the precinct and the RPS (Table 6-2)	Accept in part, noting that Future Proof endorsed the Plan Change with the additional amendments and information provided by BIL.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS30/49	Henmar Trust	General		12/1 - The submitter would like to know the implication of rezoning 56.7 hectares of land (26.7ha of which is zoned Rural) to Industrial on their property.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/1	Bardowie Investments Limited	General	Support	Retain the objectives, policies, rules, maps, Structure Plan and Section 32 Analysis to enable the development of the Bardowie Industrial Precinct, except where otherwise requested by this submission.	Accept in part, a number of amendments were adopted in the final set of Plan Change provisions
FS30/1	Henmar Trust	General Support	Support in part	18/1 - Amend rule 7.2.1.2. Accept relief sought by Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
21/1	Cambridge Chamber of Commerce	General	Support	Support Plan Change and seeks information on the connectivity to the existing CBD.	Accept in part, with amendments made to the final set of Plan Change provisions for the Campus Hub.
FS26/8	Fonterra Limited	General Support	Support in part	21/1 - Allow the relief	Accept in part
22/1	Waipa District Council	General	Support in part	Support Plan Change with amendments to give effect the submission.	Accept in part with amendments made to the final set of Plan Change provisions
23/1	Jennie Gainsford	General	Support in part	I think Council needs to be very prudent about what will be allowed in this area.	Accept in part with amendments made to the final set of Plan Change provisions for the Campus Hub.
10/1	Fire and Emergency NZ	General - Existing Fire Provisions within District Plan	Support	Approve plan change.	Accepted
FS30/26	Henmar Trust	General - Existing Fire Provisions within District Plan	Support in part	10/1 - Retain relevant provisions within the District Plan as requested by submitter, Fire and Emergency NZ.	Accept
9/1	Hefin Davies	General - Plan Change 6	Oppose in part	Amendments to plan change which address submission points	Accept in part, additional assessment provided to address original concerns raised by submitter
9/2	Hefin Davies	General - Traffic	Oppose in part	Amendments to plan change which address submission points	Accept in part, additional assessment provided to address original concerns raised by submitter
FS27/1	New Zealand Transport Agency	General Traffic	Support	9/2 - The proposed intersection design should be subject of a road safety audit to determine if there are any safety issues, taking into consideration existing access ways.	Accept in part
FS30/53	Henmar Trust	General Traffic	Support	9/2 - More detailed analysis of the best possible access	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<i>options to service the whole Bardowie Industrial Precinct Structure Plan Area (as it will all be zoned Industrial, not deferred Industrial) and the submitters (Henmar Trust) property located within Growth Cell C8.</i>	
16/1	Ngaati Kokori-Kahukura	Iwi engagement and Cultural matters	Support in part	Retain with amendments to give effect the submission.	Accept in part, evidence was received which demonstrated that the BIL was continuing to engage with Ngaati Koroki-Kahukura and that a MOU was being prepared.
FS28/1	<i>Te Whakakakitenga o Waikato Incorporated</i>	<i>Iwi engagement and Cultural matters</i>	<i>Support</i>	<i>16/1 - Amend Plan Change 11 as proposed by Ngati Koroki-Kahukura.</i>	<i>Accept in part</i>
FS30/66	Henmar Trust	<i>Iwi engagement and Cultural matters</i>	<i>Support in part</i>	<i>16/1 - (i) Accept relief by the submitter, Henmar Trust. (ii) The two proposed wetlands to be illustrated on the Bardowie Industrial Precinct Structure Plan. (iii) Deletion of spray irrigation of dairy factory wastewater from the Permitted Activities Rules.</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
19/1	Heritage New Zealand	Provisions for recognising and protecting archaeological sites	Support in part	That the planning maps are updated to show the identified sites; and A site development plan is prepared to ensure that future development avoids the identified sites and that this plan becomes part of the structure plan.	Accept in part, changes adopted to the Structure Plan
20/1	Cambridge Community Board	Rezoning of land to Industrial Zone	Support	Approve the rezoning to Industrial Zone.	Accept with amendments made to the final set of Plan Change provisions in response to submissions.
FS26/9	<i>Fonterra Limited</i>	<i>Rezoning of land to Industrial Zone</i>	<i>Support</i>	<i>20/1 - Allow the relief</i>	<i>Accept</i>
13/2	Henmar Trust	Transportation - Connectivity to other land	Oppose in part	Council accept the submitters proposed amendments to Proposed Plan Change 11 – Bardowie Industrial Precinct.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/1	<i>Bardowie Investments Limited</i>	<i>Transportation - Connectivity to other land</i>	<i>Support in part</i>	<i>13/2 - Allow in part</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
FS29/2	<i>Bardowie Investments Limited</i>	<i>Transportation - Connectivity to other land</i>	<i>Oppose</i>	<i>13/2 - Disallow submission</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
FS30/55	Henmar Trust	Transportation - Connectivity to	Support	13/2 - Amend Rule 7.2.1.2. Accept relief sort by	Accept in part with relief granted in accordance with

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
		<i>other land</i>		<i>submitter, Henmar Trust.</i>	<i>the agreements reached between BIL, the Henmar Trust and Council staff.</i>
7/1	Waikato Regional Council	Zoning of the site for industrial development and use	Support	Retain as notified (subject to any specific relief identified below).	Accept in part, additional analysis and evidence received and the Hearing Panel is satisfied that the Plan Change aligns with the alternative land release policies of the RPS.

Part B – Definitions

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
18/41	Bardowie Investments Limited	Definitions	Support in part	Insert a new definition into the Waipa District Plan, as follows: <u>Innovation and Advanced Technology Activities– Includes all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not 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>	Accepted with final changes adopted into the Structure Plan for the definition.
<i>FS26/7</i>	<i>Fonterra Limited</i>	<i>Definitions</i>	<i>Support</i>	<i>18/41 - Allow the relief</i>	<i>Accepted with final changes adopted into the Structure Plan for the definition.</i>
<i>FS30/25</i>	<i>Henmar Trust</i>	<i>Definitions</i>	<i>Oppose</i>	<i>18/41 - Reject.</i>	<i>Accepted with final changes adopted into the Structure Plan for the definition.</i>

Section 7 – Industrial Zone

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/2	Fonterra Limited	Issue 7.2.11	Support	Retain	Accept
13/4	Henmar Trust	Issue 7.2.11	Support	Retain as notified	Accept
11/3	Fonterra Limited	Issue 7.2.12	Support	Retain	Accept
<i>FS30/28</i>	<i>Henmar Trust</i>	<i>Issue 7.2.12</i>	<i>Support in part</i>	<i>11/3 - Accept relief sought by submitter, Henmar Trust.</i>	<i>Reject changes to Issue Statement, however changes have been made to the Structure Plan for servicing and connectivity to the the C10 Growth Cell</i>

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
13/5	Henmar Trust	Issue 7.2.12	Support in part	Amend to read as follows: Hautapu Industrial Structure Plan, and Bardowie Industrial Precinct Structure Plan Areas <u>and any other Structure Plan Areas located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</u> 7.2.12 A signed development agreement is required before development can proceed in <u>these</u> locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	Reject
FS29/3	Bardowie Investments Limited	Issue 7.2.12	Oppose	13/5 - Disallow submission	Accept
18/2	Bardowie Investments Limited	Issues 7.2.11 and 7.2.12	Support	Retain as notified.	Accept
FS30/2	Henmar Trust	Issues 7.2.11 and 7.2.12	Support in part	18/2 - Amend Policy 7.3.4.2A. Accept the relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
12/4	Future Proof Implementation Committee	Campus Hub	Support in part	Retain with amendments to give effect to submission point.	Accept, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS26/12	Fonterra Limited	Section 7 Rule for Campus Hub	Support	12/4 - Allow the relief	Accept
FS30/50	Henmar Trust	Section 7 Rule for Campus Hub	Support	12/4 - Support relief sought.	Accept
17/1	Hamilton City Council	Campus Hub	Support in part	Changes Suggested; The amount of land within the Campus Zone be reduced to provide for 'ancillary' retail and offices only; The permitted activity table be amended to provide a maximum floor area for retail of 60m ² ; 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	Accept in part, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				cafes and lunch bars ...to service employees and the business needs of the Bardowie Industrial Precinct"	
FS24/3	Waikato Regional Council	Campus Hub	Support	17/1 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept
FS26/14	Fonterra Limited	Campus Hub	Support in part	17/1 - Allow the relief	Accept
20/2	Cambridge Community Board	Campus Hub	Oppose in part	The following amendments are recommended; That further definition of the spatial extent of the Campus area particularly in regard to any retail areas be required, That the Campus area featuring supportive commercial and retail activities be limited to 2 1/2 hectares, That designated retail activities be limited to units up to 400 square metres, That the combined area of retail units including service areas be limited to 1 1/4 hectares or 50% of the total Campus Area.	Accept, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS26/10	Fonterra Limited	Campus Hub	Support in part	20/2 - Allow the relief	Accept in part
11/4	Fonterra Limited	Objective 7.3.4	Support	Retain	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
18/3	Bardowie Investments Limited	Objective 7.3.4	Support	Retain as notified.	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
12/2	Future Proof Implementation Committee	Policy 7.3.4	Support	Retain Policy 7.4.3	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
11/5	Fonterra Limited	Policy 7.3.4.1A	Support	Retain	Accept
18/4	Bardowie Investments Limited	Policy 7.3.4.1A	Support	Retain as notified.	Accept
11/6	Fonterra Limited	Policy 7.3.4.2A	Support	Retain	Accept
12/3	Future Proof Implementation Committee	Policy 7.3.4.2A	Support in part	Amend Policy to read: 7.3.4.2A To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				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>	
FS24/1	Waikato Regional Council	Policy 7.3.4.2A	Support	12/3 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept in part
FS26/11	Fonterra Limited	Policy 7.3.4.2A	Support	12/3 - Allow the relief	Accept in part
18/5	Bardowie Investments Limited	Policy 7.3.4.2A	Support in part	Amend Policy 7.3.4.2A as follows: 7.3.4.2A - To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct <u>and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</u>	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
FS24/4	Waikato Regional Council	Policy 7.3.4.2A	Support	18/5 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept in part
FS26/1	Fonterra Limited	Policy 7.3.4.2A	Support	18/5 - Allow the relief	Accept in part
FS30/3	Henmar Trust	Policy 7.3.4.2A	Support in part	18/5 - Amend Policy 7.3.4.2A to read as follows:	Accept in part.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<i>"To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</i>	
22/4	Waipa District Council	Policy 7.3.4.2A	Oppose in part	Amend Policy 7.3.4.2A as follows: ' to service employees of the Bardowie Industrial Precinct' ... which deletes the wording ' and business needs' from the policy	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
FS26/18	Fonterra Limited	Policy 7.3.4.2A	Support in part	22/4 - Allow the relief	Accept in part
7/2	Waikato Regional Council	Policy 7.3.4.2A Rule 7.4.1.1(v) Rule 7.4.1.2(c)	Support in part	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.	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
FS26/15	Fonterra Limited	Policy 7.3.4.2A Rule 7.4.1.1(v) Rule 7.4.1.2(c)	Support in part	7/2 - Allow the relief	Accept in part
11/7	Fonterra Limited	Policy 7.3.4.3 Buffer Areas	Support	Retain	Accept
FS30/29	Henmar Trust	Policy 7.3.4.3 Buffer Areas	Support in part	11/7 - (i) Accept relief sought by submitter, Henmar Trust. (ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/6	Henmar Trust	Policy 7.3.4.3 Buffer Areas	Support in part	(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), <u>and where they adjoin another zone.</u>	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				(ii) <u>Include the following definition for Bardowie Industrial Precinct perimeter site in Part B – Definitions of the District Plan.</u> <u>'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.</u>	
FS29/4	Bardowie Investments Limited	Policy 7.3.4.3 Buffer Areas	Oppose	13/6 - Disallow submission	Accept
18/6	Bardowie Investments Limited	Policies 7.3.4.3 and 7.3.4.4	Support	Retain as notified.	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
FS30/4	Henmar Trust	Policies 7.3.4.3 and 7.3.4.4	Support in part	18/6 - i) <i>Accept the relief sought by the submitter, Henmar Trust.</i> ii) <i>Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan.</i>	<i>Reject specific submission points however relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
11/8	Fonterra Limited	Policy 7.3.4.4 Infrastructure	Support	Retain	Accept in part, amendments were adopted to the objective and policy provisions in response to submissions.
FS30/30	Henmar Trust	Policy 7.3.4.4	Support in part	11/8 - <i>Accept relief sought by submitter, Henmar Trust.</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
13/7	Henmar Trust	Policy 7.3.4.4 Infrastructure	Support in part	Amend Policy 7.3.4.4 to read as follows. Policy 7.3.4.4 – Infrastructure To avoid compromising the ability of the area as a whole <u>(including Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan)</u> to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and any other Structure Plan Areas located within Growth Cell C8 as currently identified as Appendix S1 in the Waipa District Plan.</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

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FS29/5	Bardowie Investments Limited	Policy 7.3.4.4 Infrastructure	Oppose	13/7 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/9	Fonterra Limited	Policy 7.3.4.5A Infrastructure	Support	Retain	Accept
FS30/31	Henmar Trust	Policy 7.3.4.5A	Support in part	11/9 - Accept proposed amendments to the Urban Design and Landscape Guidelines, by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/8	Henmar Trust	Policy 7.3.4.5A Infrastructure	Support in part	Council accept Policy 7.3.4.5A provided Council accept submitters proposed amendments to the Urban Design and Landscape Guidelines.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/7	Bardowie Investments Limited	Policy 7.3.4.5A Infrastructure	Support	Retain as Notified	Accept
FS30/5	Henmar Trust	Policy 7.3.4.5.A	Support in part	18/7 - Council accept proposed amendments to the Urban Design and Landscape Guidelines by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/10	Fonterra Limited	Deletion of Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	Retain	Accept
18/8	Bardowie Investments Limited	Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	Delete the provisions as notified	Accept
13/9	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support	Accept Rule 7.4.1.1(m) as notified.	Accept
13/10	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	(ii) Amend Rule 7.4.1.1(s) to read as follows: 7.4.1.1 Permitted Activities (s) Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area, until such time as a development agreement has been signed and is in place.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/6	Bardowie Investments Limited	Rule 7.4.1.1 Permitted Activities	Oppose	13/10 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/57	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	13/10 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/11	Henmar Trust	Rule 7.4.1.1 Permitted Activities	Support in part	7.4.1.1 Permitted Activities (v) The following activities are permitted activities	Accept in part with relief granted in accordance with the agreements reached

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19): (i) Child care and preschool facilities (ii) Wellness centre (iv) Offices with GFA of less than 200m ² (except as provided for by Rule 7.4.1.1(l)) (v) Any other retail activity with a GFA less than 200m ² . Include the following definition in Part B – Definitions of the District Plan. 'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.	between BIL, the Henmar Trust and Council staff.
FS29/7	Bardowie Investments Limited	Rule 7.4.1.1 Permitted Activities	Oppose	13/11 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/13	Fonterra Limited	Deletion of Rule 7.4.1.1(u)	Support	Retain	Accept
11/14	Fonterra Limited	New Rule 7.4.1.1(u)	Support	Retain	Accept
FS28/2	Te Whakakakitenga o Waikato Incorporated	New Rule 7.4.1.1(u)	Oppose	11/14 - Clarification is sought as to why irrigation of dairy wastewater is listed, given the consenting responsibilities sit with Waikato Regional Council.	Reject, the spray irrigation activity is already occurring on the site and will be phased out with the development of the precinct.
FS30/32	Henmar Trust	New Rule 7.4.1.1(u)	Oppose	11/14 - Accept the relief sought by the submitter, Henmar Trust.	Reject, the spray irrigation activity is already occurring on the site and will be phased out with the development of the precinct. Other matters - Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/11	Fonterra Limited	Rule 7.4.1.1(f)	Support	Retain	Accept
18/9	Bardowie Investments Limited	Rule 7.4.1.1 (f) and (m)	Support	Retain as notified	Accept
11/12	Fonterra Limited	Rule 7.4.1.1(m)	Support	Retain	Accept
7/3	Waikato Regional Council	Rule 7.4.1.1(u)	Support in part	Amend Rule 7.4.1.1(u) to clarify that a stormwater pond and/or facility needs to be designed in accordance with an appropriate technical report or by a suitably qualified professional, and that resource consent would be required for Waikato Regional Council.	Accept, implementation note has been adopted into the rule provision.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS26/16	Fonterra Limited	Policy 7.4.1.1(u)	Support	7/3 - Allow the relief	Accept
FS30/67	Henmar Trust	Rule 7.4.1.1(u)	Support in part	7/3 - Accept relief sort by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/68	Henmar Trust	Rule 7.4.1.1(u)	Support	7/3 - Accept relief sort by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/10	Bardowie Investments Limited	Rule 7.4.1.1 (u)	Support	Delete the provisions as notified	Accept
18/11	Bardowie Investments Limited	New Rule 7.4.1.1(u)	Support in part	Amend Rule 7.4.1.1 (u) as follows: <u>In addition to 7.4.1.1 (a) – (t),</u> within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: (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>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS26/2	Fonterra Limited	Rule 7.4.1.1(u)	Support	18/11 - Allow the relief	Accept in part
FS30/6	Henmar Trust	New Rule 7.4.11(u)	Oppose	18/11 - Amend 7.4.1.1(a)-(t)	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/15	Fonterra Limited	Rule 7.4.1.1(v)	Support	Retain	Accept
FS30/33	Henmar Trust	Rule 7.4.1.1(v)	Support in part	11/15 - Accept relief sought by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/12	Bardowie Investments Limited	New Rule 7.4.1.1(v)	Support in part	Amend Rule 7.4.1.1 (v) as follows: <u>In addition to 7.4.1.1 (a) – (u),</u> the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19): (i) Child care and preschool facilities; (ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan); (iii) Innovation centre (as	Accept in part, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<p>defined in the Bardowie Industrial Precinct Structure Plan);</p> <p>(iv) Offices with a <u>ground floor GFA</u> of less than 200m² (except as provided for by Rule 7.4.1.1(l));</p> <p>(v) Any <u>Other</u> retail activities <u>not otherwise provided for</u> in Rule 7.4.1.1 with a <u>maximum combined ground floor GFA</u> of less no more than 2400m² within the <u>Campus Hub</u>;</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>	
FS24/7	Waikato Regional Council	New Rule 7.4.11(v)	Oppose	18/12 - Reject the submission point based on insufficient information, and seek further information to justify/calculate the extent and types of activities required in the Campus Hub.	Accept in part
FS26/3	Fonterra Limited	Rule 7.4.1.1(v)	Support	18/12 - Allow the relief	Accept in part
FS30/7	Henmar Trust	New rule 7.4.11(v)	Oppose	18/12 - (i) Amend Rule 7.4.1.1(v) (ii) Include the following definition in Part B – Definitions of the District Plan. 'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.	Accept in part
13/12	Henmar Trust	Rule 7.4.1.2 Controlled Activities	Support in part	<p>Reject Rule 7.4.1.2 as notified.</p> <p>Accept submitters amendments to Rule 7.4.1.2 as shown</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking. ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. ▪ Traffic, including effects on the surrounding network. 	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<ul style="list-style-type: none"> ▪ Landscaping. ▪ Visual Effects. ▪ Infrastructure. These matters will be considered in accordance with the assessment criteria in Section 21."	
FS29/8	Bardowie Investments Limited	Rule 7.4.1.2 Controlled Activities	Oppose	13/12 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/16	Fonterra Limited	Rule 7.4.1.2(a)	Support	Retain.	Accept
18/13	Bardowie Investments Limited	Rules 7.4.1.2 (a), (c) – deleted and (c) - new	Support	Retain as notified	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/8	Henmar Trust	Rules 7.4.1.2 (a), (c) – deleted and (c) - new	Support in part	18/13 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/17	Fonterra Limited	Deletion of Rule 7.4.1.2(c)	Support	Delete Rule 7.4.1.2(a)	Accept
11/18	Fonterra Limited	New Rule 7.4.1.2(c)	Support	Retain.	Accept in part, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS30/34	Henmar Trust	New Rule 7.4.1.2(c)	Support in part	11/18 - Accept relief sought by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/13	Henmar Trust	Rule 7.4.1.3 Restricted Discretionary Activities	Support in part	Assessment will be restricted to the following matters: <ul style="list-style-type: none"> • <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u> • Adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. Advice Note: This rule addresses the potential effects on the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site <u>and the potential effects of discharges to air on the local environment, adjoining</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<u>properties, and adjoining zones.</u>	
FS29/9	Bardowie Investments Limited	Rule 7.4.1.3 Restricted Discretionary Activities	Oppose	13/13 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/20	Fonterra Limited	New Rule 7.4.1.3(f)	Support	Retain.	Accept
FS30/35	Henmar Trust	New rule 7.4.1.3(f)	Support in part	11/20 - Accept relief sought by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/19	Fonterra Limited	Deletion of Rule 7.4.1.3(f)	Support	Delete Rule 7.4.1.3(f)	Accept
18/14	Bardowie Investments Limited	Rules 7.4.1.3 (f), and (f) - new	Support	Retain as notified	Accept in part
FS30/9	Henmar Trust	Rules 7.4.1.3 (f), and (f) - new	Oppose	18/14 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/21	Fonterra Limited	Rule 7.4.1.4(a)	Support	Retain.	Accept
FS30/36	Henmar Trust	Rule 7.4.1.4(a)	Support in part	11/21 - Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.	Reject
18/15	Bardowie Investments Limited	Rule 7.4.1.4(a)	Support	Retain as notified	Accept
FS30/10	Henmar Trust	Rule 7.4.1.4(a)	Support in part	18/15 - Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.	Reject
13/14	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support	Retain Rule 7.4.1.5 as notified.	Accept
13/15	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support in part	Accept submitters proposed amendments to Rule 7.4.1.5 as shown below. 7.4.1.5 – Non-complying Activities (p) Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area. (a) Bitumen plants; (b) Incineration activities; (c) Concrete batching plants; and (d) Relocated buildings; (e) Demolition yards; (f) Recycling depots/facilities; (g) Use, creation or storage of radioactive materials; (h) Hazardous facility; (i) The storage and/or use of trade waste;	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				(j) Power generation activities; and (k) Heavy industrial activities.	
FS29/10	Bardowie Investments Limited	Rule 7.4.1.5 Non-Complying Activities	Oppose	13/15 - Disallow submission	Accept
FS30/58	Henmar Trust	Rule 7.4.1.5 Non-Complying Activities	Support	13/15 - Define General Industrial, Light Industrial, Medium Industrial and Heavy Industrial Activities need to be defined within the Waipa District Plan.	Reject
18/16	Bardowie Investments Limited	Rule 7.4.1.5 (b), (c), (d), (e), (g), (h), (j), (l) and (p)	Support	Retain as notified	Accept
FS30/11	Henmar Trust	Rule 7.4.1.5(b), (c), (e), (g), (h), (j), (l) and (p)	Support in part	18/16 - (i) Accept the relief sought by submitter, Henmar Trust. (ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.	Reject
11/23	Fonterra Limited	Rule 7.4.1.5 (p)	Support	Retain.	Accept
FS30/37	Henmar Trust	Rule 7.4.1.5(p)	Support in part	11/23 - (i) Accept the relief sought by submitter, Henmar Trust. (ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/22	Fonterra Limited	Rule 7.4.1.5(b), (c), (e), (g), (h), (j) and (l)	Support	Retain.	Accept
11/24	Fonterra Limited	Rule 7.4.2.1	Support	Retain.	Accept
18/17	Bardowie Investments Limited	Rule 7.4.2.1	Support	Retain as notified	Accept
11/25	Fonterra Limited	Rule 7.4.2.4A	Support	Retain.	Accept
18/18	Bardowie Investments Limited	Rule 7.4.2.4A	Support	Retain as notified	Accept
18/20	Bardowie Investments Limited	Rule 7.4.2.4A	Support	Retain as notified	Accept
FS30/13	Henmar Trust	Rule 7.4.2.10 - 7.4.2.13	Support in part	18/20 - Accept the relief sought by the submitter, Henmar Trust.	Accept
11/26	Fonterra Limited	Rule 7.4.2.5 Height	Support	Retain.	Accept in part
FS30/38	Henmar Trust	Rule 7.4.2.5	Support in part	11/26 - Amend Rule 7.4.2.5 Height	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/16	Henmar Trust	Rule 7.4.2.5 Height	Support in part	Rule 7.4.2.5 Height 7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be: (h) Any site within 40 metres of State Highway 1	Reject, agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				Cambridge bypass and/or Victoria Road <u>and/or adjoining zone</u> within the Bardowie Industrial Precinct	
FS29/11	Bardowie Investments Limited	Rule 7.4.2.5 Height	Oppose	13/16 - Disallow submission	Accept
FS30/59	Henmar Trust	Rule 7.4.2.5 Height	Support	13/16 - Amend Rule 7.4.2.5 Height.	Reject
18/19	Bardowie Investments Limited	Rule 7.4.2.5 Height	Support	Retain as notified	Accept
FS30/12	Henmar Trust	Rule 7.4.2.5	Support in part	18/19 - Amend Rule 7.4.2.5 .	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/27	Fonterra Limited	Rule 7.4.2.8A	Support	Retain.	Accept
FS30/39	Henmar Trust	Rule 7.4.2.8A	Support in part	11/27 - Accept relief sought by submitter, Henmar Trust.	Accept in part
11/28	Fonterra Limited	Rule 7.4.2.10 – 7.4.2.13	Support	Retain.	Accept in part
FS30/40	Henmar Trust	Rule 7.4.2.10 - 7.4.2.13	Support in part	11/28 - Accept relief sought by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/21	Bardowie Investments Limited	Rule 7.4.2.10 - 7.4.2.13	Support	Retain as notified	Accept in part
FS30/14	Henmar Trust	Rule 7.4.2.14	Support in part	18/21 - Accept the relief sought by Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/17	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support in part	7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A, <u>Node 1B</u> , and Node 2, and <u>Node 3</u> shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. Activities that fail to comply with Rules 7.4.2.7, and 7.4.2.8 and 7.4.2.8A will require a resource consent for a restricted discretionary activity with the direction being restricted over: <ul style="list-style-type: none"> • Visibility of the public entrance of the building from the road; and • Visual effects, in the Hautapu Industrial Structure Plan Area. And • Visual effect, in the <u>Bardowie Industrial Precinct Structure Plan Area, and</u> 	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<u>adjoining zones.</u>	
FS29/12	Bardowie Investments Limited	Rule 7.4.2.13 Landscaping and screening	Oppose	13/17 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/18	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support in part	Amend Rule 7.4.2.13 as follows: (d) Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area <u>and landscaping must meet the following minimum depths:</u> i. Where adjoining a road <u>2.5m deep amenity planting strip</u> ii. On perimeter sites <u>adjoining another zone a 5m deep screening planting strip is required, screening Industrial buildings and associated activities.</u> <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</u> <u>(f) any zone other than Industrial, road or other public place utilising roof forms or parapets that integrate with the overall design of the building.</u> <u>Advice Note: [Delete]</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/13	Bardowie Investments Limited	Rule 7.4.2.13 Landscaping and screening	Oppose	13/18 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/60	Henmar Trust	Rule 7.4.2.13 Landscaping and screening	Support	13/18 - i) Amend Rule 7.4.2.13 - Landscaping and screening. ii) Accept relief	Accept in part

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<i>sought by the submitter, Henmar Trust.</i>	
18/22	Bardowie Investments Limited	Rule 7.4.2.14	Support	Retain as notified	Accept
11/29	Fonterra Limited	Rule 7.4.2.14A	Support	Retain.	Accept
FS30/41	Henmar Trust	Rule 7.4.2.14A	Oppose	11/29 - Amend Rule 7.4.2.14A – Building Colour	Accept
13/19	Henmar Trust	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Support in part	Amend Rules as follows: Rule 7.4.2.15 Provided that for the Bond Road North Industrial Structure Plan Area <u>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</u> the provisions of Rule 7.4.2.16 shall apply. Rule 7.4.2.16 Within the Bond Road North Industrial Structure Plan Area <u>and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area</u> all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits: Rule 7.4.2.16A [Delete Advice Note at end of rule]	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/14	Bardowie Investments Limited	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Oppose	13/19 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/23	Bardowie Investments Limited	Rules 7.4.2.15 and 7.4.2.16A	Support	Retain Rules 7.4.2.15 & 7.4.2.16A as notified.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/15	Henmar Trust	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Oppose	18/23 - Accept the relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/30	Fonterra Limited	Rule 7.4.2.16A	Support	Retain.	Accept in part, changes adopted to the noise provisions in response to other submissions.
FS30/42	Henmar Trust	Rule 7.4.2.14A	Oppose	11/30 - Accept relief sought by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
22/7	Waipa District Council	Rule 7.4.2.16A	Oppose in part	Consider adopting the existing noise provisions for industrial sites and if not, amend Rule 7.4.2.16A to refer to the boundary of a Residential site, not the notional boundary.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS30/71	Henmar Trust	Rule 7.4.2.16A	Oppose	22/7 - Accept relief sort by submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/31	Fonterra Limited	Rule 7.4.2.16B	Support	Retain.	Accept
FS27/2	New Zealand Transport Agency	Rule 7.4.2.16B	Support	11/31 - For Proposed Rule 7.4.2.16B to be retained.	Accept
18/24	Bardowie Investments Limited	Rule 7.4.2.16B	Support	Amend Rule 7.4.2.16B as follows: 7.4.2.16B The following noise sensitive activities located within the Campus Hub (Node 2 as shown on the <u>Bardowie Industrial Precinct Structure Plan</u>) of the Bardowie Industrial Precinct Structure Plan Area shall incorporate appropriate acoustic treatment to ensure that a noise level not exceeding 30dBA (Ldn) is achieved inside the buildings those activities occur in: (a) Visitor Accommodation (b) Conference facilities (c) Child care facilities (d) Offices	Accept
FS26/4	Fonterra Limited	Rule 7.4.2.16B	Support	18/24 - Allow the relief	Accept
11/32	Fonterra Limited	Rule 7.5.2.25A	Support	Retain.	Accept in part
FS27/3	New Zealand Transport Agency	Rule 7.5.2.25A	Oppose	11/32 - No signage to be visible from SH1 Cambridge Bypass (in keeping with Rule 7.4.2.25(b) for the Hautapu Industrial Structure Plan Area).	Accept in part
18/25	Bardowie Investments Limited	Rule 7.4.2.25A	Support	Retain as notified	Accept in part
11/33	Fonterra Limited	Rule 7.4.2.31A Developer Agreement	Support	Retain.	Accept
FS30/43	Henmar Trust	Rule 7.4.2.31A	Support in part	11/33 - Amend 7.4.2.31A.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
12/5	Future Proof Implementation Committee	Rule 7.4.2.31A Developer Agreement	Support	Retain	Accept
FS30/51	Henmar Trust	Rule 7.4.2.31A	Support in part	12/5 - Amend 7.4.2.31A.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/20	Henmar Trust	Rule 7.4.2.31A Developer Agreement	Support in part	Reject Rule 7.4.2.31A as notified. Accept submitters proposed amendments to Rules 7.4.2.31A as shown. 7.4.2.31A No development	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer. <u>The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u>	
FS29/19	Bardowie Investments Limited	Rule 7.4.2.31A Developer Agreements	Oppose	13/20 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/61	Henmar Trust	Rule 7.4.2.31A Developer Agreements	Support	13/20 - Amend 7.4.2.31A.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/26	Bardowie Investments Limited	Rule 7.4.2.31A Developer Agreement	Support	Retain as notified	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/16	Henmar Trust	Rule 7.4.2.31A	Support in part	18/26 - Amend Rule 7.4.2.31A.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
11/34	Fonterra Limited	Rule 7.4.2.33 Minimum Parking Requirements	Support	Retain.	Accept
18/27	Bardowie Investments Limited	Rule 7.4.2.33 Minimum Parking Requirements	Support	Retain as notified	Accept
11/35	Fonterra Limited	Rule 7.4.2.34 Stormwater Management	Support	Retain.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS30/44	Henmar Trust	Rule 7.4.2.34	Support in part	11/35 - Accept relief sought by submitter, Henmar Trust.	Reject
13/21	Henmar Trust	Rule 7.4.2.34 Stormwater Management	Oppose	Reject Rule 7.4.2.34 as notified. and amend Rule 7.4.2.34 as follows: 7.4.2.34 On site soakage shall be provided for within each site in <u>Node 1A</u> , Node 1B, <u>Node 2</u> , and Node 3 of the Bardowie Industrial Precinct Structure Plan Area to take all runoff from a two-year annual recurrence interval (ARI) rainfall event (up to 72-hour duration).	Reject
FS29/15	Bardowie Investments Limited	Rule 7.4.2.34 Stormwater Management	Oppose	13/21 - Disallow submission	Accept
FS30/62	Henmar Trust	Rule 7.4.2.34 Stormwater Management	Support	13/21 - Ensure the last paragraph is included: Activities that fail to comply with this rule will require a resource consent for a discretionary activity.	Accept
18/28	Bardowie Investments Limited	Rule 7.4.2.34 Stormwater Management	Support	Retain as notified	Accept
FS30/17	Henmar Trust	Rule 7.4.2.34	Support in part	18/28 - Accept the relief sought by the submitter, Henmar Trust.	Reject

Section 14 – Deferred Zone

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/36	Fonterra Limited	Deletion of Policy 14.3.1.8	Support	Delete Policy 14.3.1.8.	Accept
18/29	Bardowie Investments Limited	Policy 14.3.1.8	Support	Delete the provisions as notified.	Accept

Section 15 – Infrastructure, Hazards, Development and Subdivision

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/37	Fonterra Limited	Rule 15.4.2.65	Support	Retain.	Accept
18/30	Bardowie Investments Limited	Rule 15.4.2.65	Support	Retain as notified	Accept

Section 20 – Health and General Amenity

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/38	Fonterra Limited	Rule 20.4.2.8 Discharge Consent	Support	Retain.	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS30/45	Henmar Trust	Rule 20.4.2.8	Oppose	11/38 - Amend Rule 20.4.2.8.	Reject
13/22	Henmar Trust	Rule 20.4.2.8 Discharge Consent	Oppose	Reject Rule 20.4.2.8 as notified. Retain Rule 20.4.2.8 as currently exists.	Reject
FS29/16	Bardowie Investments Limited	Rule 20.4.2.8 Discharge Consent	Oppose	13/22 - Disallow submission	Accept
18/31	Bardowie Investments Limited	Rule 20.4.2.8 Discharge Consent	Support	Retain as notified	Accept
FS30/18	Henmar Trust	Rule 20.4.2.8	Oppose	18/31 - Amend Rule 20.4.2.8.	Reject

Section 21 – Assessment Criteria and Information Requirements

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/39	Fonterra Limited	Amendments to Assessment Criteria	Support	Retain the proposed new 21.1.7.16.	Accept
FS30/46	Henmar Trust	Amendments to Assessment Criteria	Support in part	11/39 - Accept relief sought by submitter, Henmar Trust, to 21.1.7.3, 21.1.7.6, and 21.1.7.16.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/23	Henmar Trust	21.1.7 Industrial Zones Controlled Activities	Support in part	Reject Assessment Criteria 21.1.7.3 as notified. Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown. (b) <u>Compliance</u> with the site layout shown in the Structure Plan, including the positioning of any proposed roads <u>and location of services</u> ; and (c) Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping; (d) <u>Compliance with any requirements identified in the Structure Plan in relation to infrastructure or service provision</u> ; and (e) <u>Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual.</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/17	Bardowie Investments Limited	21.1.7 Industrial Zones Controlled Activities	Oppose	13/23 - Disallow submission	Accept
13/24	Henmar Trust	21.1.7 Industrial Zones Restricted Discretionary	Support in part	Reject Assessment Criteria 21.1.7.6 as notified. Accept submitters proposed	Reject in accordance with the agreements reached between BIL, the Henmar

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
		Activities		<p>amendments to Assessment Criteria 21.7.3 as shown.</p> <p>21.1.7 Industrial Zone Restricted Discretionary Activities</p> <p>21.1.7.6 Building and site layout</p> <p>(c) The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone <u>and adjoining zones.</u></p> <p><u>(d) The extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.</u></p> <p><u>(e) Within the Bardowie Industrial Precinct Structure Plan Area the extent to which developments, address flood risks and effects of the development on the Mangaone Stream.</u></p>	Trust and Council staff.
FS29/18	Bardowie Investments Limited	21.1.7 Industrial Zones Restricted Discretionary Activities	Oppose	13/24 - Disallow submission	Accept
13/25	Henmar Trust	21.1.7 Industrial Zones Restricted Discretionary Activities	Support in part	<p>Reject Assessment Criteria 21.1.7.16 as notified.</p> <p>Accept submitters proposed amendments to Assessment Criteria 21.1.7.16 Restricted Discretionary Activities</p> <p>21.1.7.16 Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council.</p> <p>(a) The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</p> <p><u>(b) Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u></p>	Reject in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
18/32	Bardowie Investments Limited	21.1.7.1, 21.1.7.3, 21.1.7.6, 21.1.7.7 and 21.1.7.16	Support	Retain as notified	Accept in part, with additional amendments adopted from the changes to the Campus Hub.
FS30/19	Henmar Trust	21.1.7.1, 21.1.7.3, 21.1.7.6, 21.1.7.7 and 21.1.7.16	Support in part	18/32 - Accept relief sought by the submitter, Henmar Trust, to 21.1.7.3, 21.1.7.6, and 21.1.7.16.	Reject

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

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
11/40	Fonterra Limited	Retention of Extent of C8 Industrial Growth Cell	Support	Retain.	Accept
FS30/47	Henmar Trust	<i>Retention of Extent of C8 Industrial Growth Cell</i>	<i>Support</i>	<i>11/40 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.</i>	<i>Accept</i>
12/6	Future Proof Implementation Committee	C8 Growth Cell	Support	Retain	Accept
FS30/52	Henmar Trust	<i>C8 Growth Cell</i>	<i>Support in part</i>	<i>12/6 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.</i>	<i>Accept</i>
13/1	Henmar Trust	C8 Growth Cell	Support in part	Council retain the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan, within the District Plan.	Accept
FS30/54	Henmar Trust	<i>C8 Growth Cell</i>	<i>Support</i>	<i>13/1 - Accept relief sort by submitter, Henmar Trust.</i>	<i>Accept</i>
13/35	Henmar Trust	C8 Growth Cells	Support	Council to accept Proposed Plan Change 11 to maintain the entire area of Growth Cell C8 for future Industrial development.	Accept
18/33	Bardowie Investments Limited	C8 Growth Cells	Support	Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.	Accept
FS30/20	Henmar Trust	<i>Appendix S1 Growth Cells</i>	<i>Support</i>	<i>18/33 - Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.</i>	<i>Accept</i>

Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
12/7	Future Proof Implementation Committee	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	Retain with amendments to give effect to submission point.	Accept, specific changes have been adopted for the Campus Hub provisions including the objective , policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS24/2	Waikato Regional Council	<i>Appendix S19 - Bardowie Industrial Precinct Structure Plan</i>	<i>Support</i>	<i>12/7 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.</i>	<i>Accept</i>

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
FS26/13	Fonterra Limited	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	12/7 - Allow the relief	Accept
11/41	Fonterra Limited	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	Amend the structure plan diagram within Appendix S19 to significantly reduce the extent of the 'campus hub' overlay, or incorporate other mechanisms through the policy and rule framework to limit the actual extent of the 'campus' hub within the Bardowie Precinct.	Accept in part, specific changes have been adopted for the Campus Hub provisions including the objective, policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS30/48	Henmar Trust	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	11/41 - (i) Accept amendments sought in submission and further submission by submitter, Henmar Trust. (ii) Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
22/3	Waipa District Council	Campus Hub	Oppose in part	The structure plan should be clearer in showing the location of the Campus Hub and the APL premises and land use. An appropriate commercial assessment should be provided for any commercial activities within the Campus Hub.	Accept in part, specific changes have been adopted for the Campus Hub provisions including the objective, policies and rule mechanisms to ensure that the scale and function of future activities are appropriate.
FS24/6	Waikato Regional Council	Campus Hub	Support	22/3 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only, based on a suitable assessment.	Accept
18/34	Bardowie Investments Limited	General	Support	Retain the Structure Plan and Urban Design and Landscape Guidelines as notified, expect where refinements are proposed in this submission.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/21	Henmar Trust	General support	Support in part	18/34 - i) Accept relief sort by the submitter, Henmar Trust. ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
22/2	Waipa District Council	General Arrangement Figure	Oppose in part	The Campus Hub overlay should be amended to indicate more specifically the location and size of the hub.	Accept
FS24/5	Waikato Regional Council	General Arrangement Figure	Support	22/2 - Support the submission point to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees within the Bardowie Precinct only,	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<i>based on a suitable assessment.</i>	
FS26/17	Fonterra Limited	General Arrangement Figure	Support	22/2 - Allow the relief	Accept
18/35	Bardowie Investments Limited	S19.2.3	Support in part	Amend the paragraph as follows: S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes (including a licenced premise), education and child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub (<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.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS24/8	Waikato Regional Council	S19.2.3	Oppose	18/35 - Reject the submission point based on insufficient information, and seek further informatijon to justify/calculate the extent and types of activities required in the Campus Hub.	Accept
FS26/5	Fonterra Limited	Structure Plan	Support	18/35 - Allow the relief	Accept in part
FS30/22	Henmar Trust	S19.2.3	Support in part	18/35 - Amend S19.2.3.	Reject
18/36	Bardowie Investments Limited	S19.2.12 Water Supply	Support in part	Amend the paragraph as follows: S19.2.12 There is appropriate allocation in the wastewater network to service the Bardowie Industrial Precinct.	Accept
18/37	Bardowie Investments Limited	S19.2.15 Wastewater	Support in part	Amend the paragraph as follows: S19.2.15 There is appropriate allocation in the <u>wastewater</u> network to service the Bardowie Industrial Precinct.	Accept
13/26	Henmar Trust	S19.2.16 Transport	Support in part	Amend to read as follows: Transport S19.2.16 A right turn bay adequate for Nodes 1A and 2 at the southern access point should be created prior to industrial activities occurring. A right turn bay can accommodate	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				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. <u>The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights.</u>	
FS29/20	Bardowie Investments Limited	S19.2.16 Transport	Oppose	13/26 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/27	Henmar Trust	S19.2.17 Transport	Support in part	Delete. Addressed through proposed amendments to S19.2.19.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/21	Bardowie Investments Limited	S19.2.17 Transport	Oppose	13/27 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/28	Henmar Trust	S19.2.18 Transport	Support in part	Delete. Addressed through proposed amendments to S19.2.19.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/22	Bardowie Investments Limited	S19.2.18 Transport	Oppose	13/28 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/29	Henmar Trust	S19.2.19 Transport	Support in part	Amend to read as follows: Transport S19.2.19 No development shall occur <u>in Node 1B (other than that which is subject to resource consent), Node 2, and Node 3</u> until connectivity with the surrounding transport network has been formed to service the general industrial area.	Reject
FS29/23	Bardowie Investments Limited	S19.2.19 Transport	Oppose	13/29 - Disallow submission	Accept
13/30	Henmar Trust	S19.2.20 Transport	Support in part	Reject	Reject
FS29/24	Bardowie Investments Limited	S19.2.20 Transport	Oppose	13/30 - Disallow submission	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
13/31	Henmar Trust	S19.2.21 Transport	Support in part	Reject S19.2.21 as notified. Accept submitters amendments. S19.2.21 The Structure Plan shows roading connectivity to the <u>north and</u> east, beyond the Bardowie Industrial Precinct. This potential future connection to the <u>north and</u> east is shown on the Structure Plan to have the ability to provide <u>services</u> <u>and</u> transport access to the <u>north and</u> east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.	Accept
FS29/37	Bardowie Investments Limited	S19.2.21 Transport	Support in part	13/31 - Allow in part	Accept
13/32	Henmar Trust	S19.2.22 Electricity	Support in part	Reject S19.2.22 as notified. Accept submitters amendments. S19.2.22 Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct, <u>and all</u> <u>electrical services within the</u> <u>Bardowie Industrial Precinct</u> <u>Structure Plan Area will be</u> <u>underground.</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/25	Bardowie Investments Limited	S19.2.22 Electricity	Oppose	13/32 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/33	Henmar Trust	S19.2.26 Structure Plan	Support in part	(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 plan in Appendix 1 of this document)	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/38	Bardowie Investments Limited	S19.2.22 Electricity	Support in part	13/33 - Allow in part	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/34	Henmar Trust	S19.2.6 Interpretation	Oppose	Reject S19.2.6	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/26	Bardowie Investments	S19.2.6 Interpretation	Oppose	13/34 - Disallow submission	Accept in part with relief granted in accordance with

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
	<i>Limited</i>				<i>the agreements reached between BIL, the Henmar Trust and Council staff.</i>
13/37	Henmar Trust	2 Access and Movement Loading and Servicing	Support in part	Amend to read as follows: 2. ACCESS AND MOVEMENT Loading and Servicing 2.16 Boundary treatment should provide adequate screening of the loading and service areas from the surrounding streets, including the Waikato Expressway, <u>and adjoining zones.</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/36	Henmar Trust	2 Access and Movement Pedestrian and Cyclist Network	Support in part	Amend to read as follows: 2. ACCESS AND MOVEMENT Pedestrian and Cyclist Network Design Objectives ➤ To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area, <u>including access to Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. Design Guidelines</u> <u>2.9 Facilitate connectivity between the wider Hautapu Industrial Area, the Bardowie Industrial Precinct, and Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</u>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
<i>FS29/27</i>	<i>Bardowie Investments Limited</i>	<i>2 Access and Movement Pedestrian and Cyclist Network</i>	<i>Oppose</i>	<i>13/36 - Disallow submission</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
13/38	Henmar Trust	2 Access and Movement Car parking Layout and Design	Support in part	Request clarification of what the central focus area is and where it is located on the Structure Plan.	Accept, this should refer to Campus Hub
13/39	Henmar Trust	3 Building Layout	Support in part	Amend to read as follows: 3. BUILDING LAYOUT Setbacks Design Objectives ➤ To provide a clear and legible front entrance that is visible from the street. ➤ To site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and <u>adjoining zones</u>).	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/43	Henmar Trust	4 Building Heights	Support in part	Amend to read to as follow: 4. BUILDING FORM Building Heights	Reject

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				Node 1B and Node 3 4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road <u>and/or adjoining zone</u> where the height limit is 10 metres. 4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street <u>and/or adjoining zone</u> to relate to the pedestrian scale.	
FS29/31	Bardowie Investments Limited	4 Building Heights	Oppose	13/43 - Disallow submission	Accept
13/44	Henmar Trust	4 Building Form	Support in part	Amend to read as follows: 4. BUILDING FORM 4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, <u>solar panels, communication equipment</u> etc, is to be screened from adjoining streets <u>and adjoining properties</u> and areas utilising roof forms or parapets that	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/32	Bardowie Investments Limited	4 Building Form	Oppose	13/44 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/40	Henmar Trust	4 Built Form	Support in part	Amend to read as follow: BUILT FORM Street Address 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).	Reject
FS29/28	Bardowie Investments Limited	4 Built Form	Oppose	13/40 - Disallow submission	Accept
13/41	Henmar Trust	4 Built Form	Support in part	Amended to read as follows: BUILT FORM Building Design Design Objectives ➤ To reinforce the rural character of the local area through appropriate built form and landscape elements. ➤ To provide buildings that	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<p>facilitate visual interest and variety in form and appearance.</p> <p>> <u>To provide buildings and structures that are designed to protect the amenity (including visual amenity) of adjoining zones, neighbouring properties and the local environment.</u></p> <p>> To provide practical building forms that meet the purpose of the industry or business.</p> <p>> To encourage building design that is environmentally sensitive.</p> <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 <u>adjoining zones, and adjoining properties</u> should be broken up or otherwise detailed to reduce the scale and increase interest.</p>	
FS29/29	Bardowie Investments Limited	4 Built Form	Oppose	13/41 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/42	Henmar Trust	4 Built Form	Support in part	<p>Amend to read as follows:</p> <p>4. BUILDING FORM</p> <p>Materials Finishes and Colours</p> <p>> To provide co-ordinated palette of colours, materials and finishes.</p> <p>> <u>To provide colours, materials and finishes that are non- reflective.</u></p> <p>> To provide materials that are durable and robust.</p>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/30	Bardowie Investments Limited	4 Built Form	Oppose	13/42 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/63	Henmar Trust	4 Built Form	Support	13/42 - Ensure that the first bullet point is included: To provide colours, materials and finishes that are compatible with the character of the Cambridge area.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/45	Henmar Trust	5 Landscaping	Support in part	<p>Amend to read as follows:</p> <p>5. LANDSCAPING</p> <p>Landscaped Setbacks – Node 1B and Node 3</p> <p>5.3 A 5m <u>screening and</u></p>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				amenity planting strip will be provide from housing on neighbouring rural zoned properties. <u>5.3 A The screening planting strip will provide solid plantings to screen the Industrial buildings and associated activities from adjoining rural zoned properties.</u> 5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street, <u>adjoining zone and adjoining property.</u>	
FS29/33	Bardowie Investments Limited	5 Landscaping	Oppose	13/45 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/46	Henmar Trust	5 Landscaping	Support in part	Amend design guideline 5.23 to read as follows: 5. LANDSCAPING Fencing Design 5.24 Razor wire and barbed wire are to be avoided. Razor wire, barbed wire, fibrolite, or similar cement board products are prohibited.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/34	Bardowie Investments Limited	5 Landscaping	Oppose	13/46 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/47	Henmar Trust	7 Sustainability	Support in part	Amend as follows: 7. SUSTAINABILITY 7.6 Facilitate the use of both passive and active alternative energy systems. 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). 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.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS29/35	Bardowie Investments Limited	7 Sustainability	Oppose	13/47 - Disallow submission	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
13/48	Henmar Trust	8 Safety and Security	Support in part	Amend to include: 8. SAFETY AND SECURITY <u>8.4 Ensure there is no light spill onto adjoining rural zoned properties.</u>	Reject (Covered by Rule 20.4.2.2 of District Plan)
FS29/36	Bardowie Investments Limited	8 Safety and Security	Oppose	13/48 - Disallow submission	Accept
18/38	Bardowie Investments Limited	Structure Plan	Support in part	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”. <i>(Submitters amendments are illustrated on the plan in Appendix 2 of this document)</i>	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS24/9	Waikato Regional Council	Structure Plan	Oppose	18/38 - Reject the submission point based on insufficient information, and seek further information to justify/calculate the extent and types of activities required in the Campus Hub.	Accept in part
FS26/6	Fonterra Limited	Structure Plan	Support	18/38 - Allow the relief	Accept in part
FS30/23	Henmar Trust	Structure Plan	Support in part	18/38 - Accept relief sought by the submitter, Henmar Trust.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
13/3	Henmar Trust	Transportation - Connectivity to other land	Oppose in part	(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified. ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. (iii) Request that additional information be shown and detailed on the proposed Structure Plan including access and connectivity linkages, landscaping and proposed reserves:	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS30/56	Henmar Trust	Transportation - Connectivity to other land	Support	13/3 - (i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				<p>(ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure 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> <p>(h) Proposed wetlands.</p> <p>(i) Buffer Areas.</p>	Trust and Council staff.
22/5	Waipa District Council	Transportation - Northern Access	Support in part	The details of the northern access will need to be agreed with Council transport staff.	Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.
FS27/5	New Zealand Transport Agency	Transportation - Northern Access	Support	22/5 - For the design of the northern access to be agreed with the Transport Agency. Additionally, when the Stage 2 Intersection is provided the Stage 1 intersection should be reviewed and possibly modified to provide a higher level of safety.	Accept
FS30/69	Henmar Trust	Transportation - northern access	Support in part	22/5 - That the design solution for the northern access be prioritised and that all affected parties are included in the process.	Accept
18/39	Bardowie Investments Limited	Urban Design Guidelines	Support	Retain the intent of the Urban and Landscape Guideline, and any further	Accept

Submission / point	Submitter	Provision / Reference	Support / Oppose / In Part	Decision requested	Decision of Hearing Panel
				refinements determine to be necessary to accommodate the optimal environmental design outcomes.	
<i>FS30/24</i>	<i>Henmar Trust</i>	<i>Urban Design Guidelines</i>	<i>Support in part</i>	<i>18/39 - Accept relief sought by the submitter, Henmar Trust.</i>	<i>Accept in part with relief granted in accordance with the agreements reached between BIL, the Henmar Trust and Council staff.</i>
22/6	Waipa District Council	Water Supply for fire fighting	Support in part	Make amendments to S19.2.10 to include details of how firefighting needs of the proposed development of the industrial precinct are to be addressed.	Accept
<i>FS30/70</i>	<i>Henmar Trust</i>	<i>Water Supply for fire fighting</i>	<i>Support</i>	<i>22/6 - Accept relief sought.</i>	<i>Accept</i>

Part 3 - Strikethrough version of Waipa District Plan

Outlined below in black underline and ~~striketrough~~ text are the proposed additions and deletions comprising the notified version of Proposed Plan Change 11.

Outlined below in blue underline and ~~striketrough~~ text are the proposed additions and deletions comprising the decisions version of Proposed Plan Change 11.

SECTION 7 - INDUSTRIAL ZONE

7.1 Introduction

- 7.1.1 The Industrial Zone is mainly located within the two towns of Te Awamutu and Cambridge. In Cambridge it is located at Hautapu, Carters Flat and Matos Segedin Drive. In Te Awamutu it is located at Paterangi Road and off Bond Road. These areas have developed over time with a range of manufacturing and process industries. While most industries within these areas serve local needs there are also other industries that serve wider needs.
- 7.1.2 In addition to these existing zones, further land has been identified for industrial development at Hautapu (maximum 96ha gross) and Bond Road Te Awamutu (maximum 21ha gross). These areas are zoned, but are not serviced. Development within these zones is a non-complying activity until either the area is serviced, or a development agreement is signed and in place. Land has also been identified at Raynes Road (19.5ha) where it will complement the growth of businesses located within the Airport Business Zone. A comprehensive development plan is required before this area can be developed.
- 7.1.3 A significant proportion of the workforce in the District travel into Hamilton to work. This trend is not sustainable in the long term. The proximity of the Hautapu and Raynes Road areas to the Waikato Expressway, Southern Links project, Airport, Hamilton, and Tauranga, means that they are likely to be attractive locations for industry. The Hautapu and Raynes Road areas, along with the opportunities being provided within Te Awamutu, mean that sufficient industrial land will be provided during the lifetime of this document. Providing for industrial land that is co-ordinated with infrastructure provision and supports the roading hierarchy will be key to increasing the numbers of people who both live and work in the District.
- 7.1.4 Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.
- 7.1.5 It is critically important that Industrial Zoned land is retained for industrial activities. In this Plan, most retail and commercial service activities are anticipated to occur within the Commercial Zone of the District; in order to support existing businesses, and the continued vibrancy of the existing commercial centres. However, it is anticipated that some retail activities, such as yard based suppliers, could locate within the Industrial Zone, as it is not practical, nor an efficient use of land for such industries to locate within the Commercial Zone.
- 7.1.6 The existing dairy manufacturing sites at Te Awamutu and Hautapu are significant industries that are important to the local and regional economy. The food producing activities that are carried out on these sites are sensitive to other industrial activities. This Plan recognises the sensitive nature of these sites by incorporating specific provisions in the 'Specialised Dairy Industrial Area'. This Plan also recognises that the Te Awamutu and Hautapu Dairy Manufacturing sites were developed a long time ago and the activities undertaken at those sites are often authorised by existing use rights rather than the current District Plan rules.
- 7.1.7 Most of the Industrial Zoned land in Te Awamutu is located within an identified floodplain. The effects associated with development in this area are managed in Section 15 - Infrastructure,

Hazards, Development and Subdivision. In respect of the Bond Road North Industrial Structure Plan Area, options for managing stormwater were modelled as part of the technical investigations undertaken for the structure plan and were updated following the notification of the Proposed Waikato Regional Policy Statement. However, this work has not been undertaken on the eastern side of Bond Road, and needs to occur prior to any land use or subdivision consent being submitted to Council.

7.2 Resource Management Issues

Function of Industrial Zone

- 7.2.1 Maintaining industrial land for industrial activities is a key issue. The establishment of non industrial activities within the Industrial Zone can compromise the ability to meet future industrial demand.
- 7.2.2 Industrial activities can have high levels of effects, such as noise, that are incompatible with other activities, such as residential activities.
- 7.2.3 The milk processing activities undertaken within the Hautapu and Te Awamutu Dairy Manufacturing sites are of regional significance and can be affected by the nature of other developments, due to the sensitive nature of food production.

Amenity values within the zone

- 7.2.4 The Industrial Zones have limited landscaping which does not contribute to the overall amenity of the towns or villages they are located within.
- 7.2.5 Within industrial areas, noise levels can affect the overall amenity values of the area.

Amenity values effects on adjoining areas

- 7.2.6 The character of industrial areas can conflict with the need to maintain the amenity of surrounding areas.
- 7.2.7 The location of industrial activities at the entrances to our urban environments can have adverse visual effects.
- 7.2.8 Intrusive noise from activities within an Industrial Zone can have adverse effects beyond zone boundaries, particularly on adjoining Residential Zoned properties.
- 7.2.9 Dairy manufacturing activities in the District have been operating for a long time and existing use rights, rather than current District Plan rules, may authorise those activities and any associated adverse effects on the environment.

Industrial Zone: Raynes Road

- 7.2.10 This site is in a prominent location, integral to infrastructure being provided to the Airport and is partially developed. There is a risk that ad-hoc development could compromise the potential for the Hamilton Airport Strategic Node to be effectively serviced and efficiently developed.

Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas

- 7.2.11 The Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas is located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within this site require a high standard of amenity reflecting the prominence of the area.

- 7.2.12 A signed development agreement is required before development can proceed in ~~this~~ these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Bond Road North Industrial

- 7.2.13 The Bond Road North Industrial area is well sited in respect of the road network, but there are on-site issues such as setbacks from residential areas and effects on the flood plain that require careful management.
- 7.2.14 A signed development agreement is required before development can proceed in this location. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Signs

- 7.2.15 Signs positioned on or visible from roads can compete with traffic control and directional signs and create pedestrian and traffic hazards.
- 7.2.16 The size, number, location and content of signs can have adverse effects particularly where it results in visual clutter, and where a site adjoins another zone.
- 7.2.17 While there may be demand for signs that do not relate to the services and products on a site, such as billboards; signs of this nature add to visual clutter, significantly reduce amenity, and have the potential to distract drivers. A balance is required for temporary signs which inform people of upcoming events.

Earthworks

- 7.2.18 The nature, location and scale of earthworks can have significant adverse visual effects and adversely effect adjoining properties by affecting stormwater overland flow paths and potentially causing flooding.

Temporary construction buildings

- 7.2.19 Temporary construction buildings are a necessary part of the construction process. Adverse effects can be created if temporary construction buildings are not removed when construction is completed.

Health and well-being of the Waikato and Waipā Rivers

- 7.2.20 Development within the Industrial Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased earthworks, impervious services, the provision of infrastructure, and the storage of hazardous substances within river catchments.

7.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E, and Part F, as relevant.

Objective - Function of the Industrial Zone

- 7.3.1 The Industrial Zone is developed in a manner that:
- (a) Avoids a reduction in industrial land supply by the establishment of non-industrial activities; and

- (b) Protects industrial activities from incompatible land uses that could result in reverse sensitivity effects; and
- (c) Protects the ability for the Hautapu and Te Awamutu Dairy Manufacturing Sites to continue to operate and expand within their respective sites.

Policy - Protection of industrial land and industrial development

- 7.3.1.1 To protect industrial land supply by restricting the types of activities that can locate within the Industrial Zone, and industrial developments from reverse sensitivity effects, by ensuring that commercial activities occur predominantly within the Commercial Zone of the District and by avoiding noise sensitive activities such as residential activities.

Policy - Dairy manufacturing sites

- 7.3.1.2 To protect the ability of the Te Awamutu and Hautapu Dairy Manufacturing Sites to continue to operate and develop by:
- (a) Providing for tall buildings within identified areas, and use and storage of hazardous substances where located over 40m from the zone boundary; and
 - (b) Managing activities on surrounding sites within the specialised dairy industrial area, where they could adversely affect the operation of the Dairy Manufacturing Sites.

Objective - Amenity value within the zone

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

Policy - Road boundary: building setback and landscaping

- 7.3.2.1 To provide a degree of amenity for the zone as a whole by ensuring that road boundaries are landscaped.

Policy - Security fencing

- 7.3.2.2 To provide for security fencing in a manner that does not adversely affect the anticipated level of amenity as viewed from roads.

Policy - Design and layout of buildings

- 7.3.2.3 Buildings on front and corner sites shall provide an active street frontage.

Policy - Relocated buildings

- 7.3.2.4 Relocated buildings shall not detract from the amenity of the area they are located within by ensuring that exterior maintenance and painting is undertaken.

Objective - Amenity values: effects on adjoining sites and areas

- 7.3.3 To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.

Policy - Visual effect from entrance roads

- 7.3.3.1 To ensure buildings and activities contribute to the gateways of Cambridge and Te Awamutu, by requiring landscaping, and screening particularly along the following entrance roads:
- (a) Te Awamutu - State Highway 3, Pirongia Road – Alexandra Street and Cambridge Road
 - (b) Cambridge - Cambridge Road, State Highway 1 and Victoria Road

Policy - Protect amenity of surrounding areas

7.3.3.2 To protect the amenity of surrounding areas by:

- (a) Maintaining the road boundary setback for buildings; and
- (b) Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and
- (c) Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and
- (d) Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and
- (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 Zone.

Policy - Noise improvement at dairy manufacturing sites

7.3.3.3 At the time of upgrading plant, machinery or buildings, promote all practical means to progressively reduce noise emissions at the Te Awamutu and Hautapu Dairy Manufacturing Sites, where it is reasonably practicable as part of that upgrade to address noise issues.

Objective - Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area ~~Industrial Area east of Victoria Road~~

7.3.4 Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area ~~Industrial Area east of Victoria Road~~ occurs in a manner that:

- (a) Is visually attractive and has landscaping ~~a visual character~~ that reflects Cambridge's character; and
- (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area ~~and a Campus Hub within the Bardowie Industrial Precinct Structure Plan Area~~ with a reserve and retail activities and commercial services that principally meet the needs of workers; and
- (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and
- (d) Is co-ordinated with infrastructure provision; and
- (e) Contributes to the development of a 'gateway' to Cambridge; and
- (f) Is ~~staged to~~ aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement.
- (g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.

~~Refer also to Policy 14.3.1.8 Hautapu Industrial – East of Victoria Road.~~

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13 & FS30) in relation to the Campus Hub.]

Policy - Building design

7.3.4.1 Buildings within the Hautapu Industrial Structure Plan Area are designed in a manner that is consistent with the Urban Design and Landscape Guidelines for the Hautapu Industrial Structure Plan Area.

(new) Buildings within the Bardowie Industrial Precinct Structure Plan Area are designed in a manner that achieves overall consistency with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Policy - Central focal area

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

Policy – Bardowie Industrial Precinct Campus Hub

(new) 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.

(a) Consists of appropriately scaled retail activities and commercial services; and/or

(b) Services the employees and business needs of the Bardowie Industrial Precinct; and/or

(c) Is consistent with the provisions of the Bardowie Industrial Structure Plan.

Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13 & FS30) in relation to the Campus Hub.]

Policy - Buffer areas

7.3.4.3 To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites in the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (SH1B) and the Cambridge Bypass (Waikato Expressway).

Policy - Infrastructure

7.3.4.4 To avoid compromising the ability of the area as a whole, including identified growth cells, to be effectively serviced and to manage the planned provision of public infrastructure, by requiring a A development agreement to shall be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.

[DR11 - amendments made to partially address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the consideration of the entire extent of the C10 Growth Cell from a servicing and connectivity perspective.]

Policy - Landscaping

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

~~(new) 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.~~

~~*Policy – Hautapu Industrial east of Victoria Road*~~

~~7.3.4.6 To ensure that the industrial development east of Victoria Road occurs in a manner that is in general accordance with an approved structure plan including any associated design guidelines.~~

~~*Policies – Hautapu Motorway Service Centre*~~

~~7.3.4.7 To enable the development and operation of a motorway service centre on land identified at Hautapu on the Planning Maps as an ‘Indicative Motorway Service Centre Area’ where a development plan is in place.~~

~~7.3.4.8 To enable activities which support the needs of the travelling public such as service stations and takeaway food outlets, including drive through services, on the proviso that effects on the retail hierarchy are avoided.~~

Objective - Bond Road North Industrial Structure Plan Area

7.3.5 Development of the Bond Road North Industrial Structure Plan Area occurs in a manner that:

- (a) Avoids or mitigates any actual or potential adverse effects on surrounding residential properties and public spaces; and
- (b) Is co-ordinated with infrastructure provision; and
- (c) Does not increase the flood hazard associated with the Mangapiko Stream.

Policy - Infrastructure

7.3.5.1 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 Bond Road North Industrial Structure Plan Area.

Policy - Amenity

7.3.5.2 To ensure protection of sites within the Residential Zone in the vicinity of Bond Road, by requiring increased building setbacks and reduced building heights; as well as imposing greater noise restrictions on activities within the Bond Road North Industrial Structure Plan Area.

Policy - Avoiding development in areas of high risk flooding

7.3.5.3 To avoid development in those parts of the Bond Road North Industrial Structure Plan Area that are located within a High Risk Flood Zone.

Policy - Managing flood risk

7.3.5.4 To ensure that development and subdivision in areas inside and adjoining any Flood Hazard Area is designed to incorporate flood mitigation measures so that buildings can withstand a 1per cent AEP (100 year flood level), and that the flood hazard in adjoining areas is not exacerbated.

Objective - Industrial Zone: Raynes Road

- 7.3.6 To achieve the integrated development of the Industrial Zone (Raynes Road) as part of the Hamilton Airport Strategic Node.

Policy - Development of Industrial Zone: Raynes Road

- 7.3.6.1 To ensure that development of the Industrial Zone (Raynes Road) occurs in a manner consistent with an approved comprehensive development plan.

Advice Note: Refer to Section 15, Part E – Comprehensive development plan areas.

Policy - Development plan

- 7.3.6.2 To ensure that a comprehensive plan for the zone is developed that addresses the following matters:

- (a) Traffic effects and connectivity including the provision of road connections to the Mystery Creek Events Zone, State Highway 21 and the Airport Business Zone, including timing and provision; and
- (b) How infrastructure for the area is to be provided and funded; and
- (c) The visual and landscape treatment of the site, having regard to the potential effects of buildings, signs and activities on the surrounding environment, particularly in relation to views from surrounding roads; and
- (d) The location, scale and nature of any earthworks, excavations, spoil or vegetation removal; and
- (e) How the activities on the site will complement those provided, or intended to be provided, within adjoining zones.

Objective - Signs

- 7.3.7 To enable signs which relate to the activities carried out on the site and which do not create adverse effects through either location or design.

Policy - Site related signs

- 7.3.7.1 To enable the establishment of signs where the signs are directly associated with the activity carried out on the site.

Policy - Temporary signs

- 7.3.7.2 To minimise adverse effects on local amenity values by restricting the duration that temporary signs can be placed on a site.

Policy - Size and number of signs

- 7.3.7.3 To ensure that signs do not create or contribute to visual clutter on buildings or sites.

Policy - Avoid adverse effects from signs

- 7.3.7.4 To avoid the establishment of signs that are illuminated, moving, flashing, or which are likely to create a visual hazard or interfere with the safe and efficient use of roads, railways, airports, and pedestrian ways.

Objective - Earthworks

- 7.3.8 To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy - Avoid adverse effects

- 7.3.8.1 To ensure that when earthworks are carried out there are no adverse effects on adjoining buildings and properties and water bodies, including from dust and stormwater run off.

Advice Notes:

1. Refer to Section 19 – Hazardous Substances and Contaminated Land, when sites are known to be contaminated or potentially contaminated.
2. Refer also to the provisions of the Waikato Regional Plan.

7.4 Rules

The rules that apply to activities are contained in:

(a) The activity status tables and the performance standards in this zone; and

(b) The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.

Development within a structure plan area identified on Planning Maps is required to be in general accordance with an approved structure plan. Refer to Rule 15.4.2.65 Infrastructure, Hazards, Development and Subdivision.

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the electricity (hazards from trees) regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

7.4.1 Activity Status Tables

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
(a)	Industrial activities.
(b)	Warehousing, lock-up storage units and storage yards except for those listed in Rule 7.4.1.4(c).
(c)	Trade suppliers, yard-based suppliers and contractor's yards.
(d)	Service stations.
(e)	Ancillary retail no greater than 60m ² .
(f)	Cafés and takeaway food outlets with no drive through facilities, except for those listed in Rules 7.4.1.1(u) and 7.4.1.2(a).
(g)	Emergency services facilities.
(h)	Laboratories, research establishments.
(i)	Vet Clinics.
(j)	Boarding of animals.
(k)	Accessory buildings (not for habitation).
(l)	Ancillary activities, including offices, associated with any permitted activity.
(m)	Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area.
(n)	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
(o)	Earthworks
(p)	Signs
(q)	Temporary construction buildings.
(r)	Temporary events.

7.4.1.1	<p>Permitted activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(s)	Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, until such time as a development agreement has been signed and is in place.
(t)	<p>Notwithstanding any other permitted activities, only the following activities are permitted within the Specialised Dairy Industrial Area:</p> <p>Activities relating to the processing of milk and production of milk related products, including:</p> <ul style="list-style-type: none"> (i) Milk reception facilities (ii) Tanker wash facilities (iii) Site access (iv) Parking (v) Rail sidings (vi) Storage, processing and disposal of waste material (vii) Water treatment facilities (viii) Stormwater ponds and/or facilities (ix) Storage facilities (x) Workshops (xi) Accessory buildings to any permitted activity (not for habitation) (xii) Ancillary activities including offices associated with any permitted activity (xiii) Demolition of buildings and structures (xiv) Laboratories and research establishments (xv) Rural based industries
(u)	Service Stations and Takeaway food outlets with drive through facilities located in the 'Indicative Motorway Service Centre Area' subject to compliance with Rule 7.4.1.3(f). (Refer also to requirements for ITA Rule 16.4.2.25).
<u>(new)</u>	<p>Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> <u>(i) Stormwater ponds and/or facilities;</u> <u>(ii) Water treatment facilities;</u> <u>(iii) (ii) Farming activities; and</u> <u>(iv) (iii) Spray Irrigation of dairy factory wastewater until 31 March 2024;</u> <u>(iv) Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and</u> <u>(vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m².</u> <p><u>Advice Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.</u></p>
<u>(new)</u>	<p><u>In addition to 7.4.1.1(a) – (new), The the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</u></p> <ul style="list-style-type: none"> <u>(i) Child care and preschool facilities;</u> <u>(ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan);</u> <u>(iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan);</u> <u>(iv) Offices with a GFA of less than 200m² (except as provided for by Rule 7.4.1.1(i))</u> <u>(v) (iv) Any other retail activities not otherwise provided for in Rule 7.4.1.1(e) with a maximum combined GFA of less no more than 2 400m² within the Campus Hub;</u> <u>(v) A licenced premise with a ground floor GFA of no more than 350m²; and</u> <u>(vi) Education facilities.</u>

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13), Jennie Gainsford (#23) in relation to the Campus Hub / extent of commercial activities in the Bardowie Industrial Precinct. Amendments also made by the submission of Bardowie Investments Limited (#18) to limit commercial/retail activities, and introduce Innovation and Advanced Technology Activities, Motor Vehicle Sales Yards, a Licenced Premise and Education Facilities to the permitted activity rule. Removal of water treatment facilities and permitting spray irrigation until 2024 are included to address points raised by the Henmar Trust (#13). Advisory note added to permitted activity rule to reference the need for some activities to be in

assessed in accordance with the Waikato Regional Plan as raised in the submission of the Waikato Regional Council (#7).]

7.4.1.2	Controlled activities The following activities shall comply with the performance standards of this zone
(a)	<p>Cafés, and takeaway outlets with no drive through facility outside the central core area identified on the Hautapu Industrial Structure Plan <u>and Campus Hub identified on the Bardowie Industrial Precinct Structure Plan</u>, and general stores or dairies within the central core area identified on the Hautapu Industrial Structure Plan.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Appearance of the building. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(b)	<p>Any activity listed as a permitted or controlled activity in Tables 7.4.1.1 and 7.4.1.2 that is within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Compliance with the approved comprehensive development plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(c)	<p>Any activity listed as a permitted or controlled activity in Tables 7.4.1.1 and 7.4.1.2 that is within the 'Indicative Motorway Service Centre Area' identified on the Planning Maps where a development plan has been approved.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Compliance with the approved development plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(new)	<p><u>One of each of the following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</u></p> <p>(i) <u>Visitor Accommodation Facility Facilities</u></p> <p>(ii) <u>Conference Facility 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 with 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>

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12) and Hamilton City Council (#17), Cambridge Chamber of Commerce (#21) and the Cambridge Community Board (#20) in relation to the Campus Hub / extent of commercial and retail activities in the Bardowie Industrial Precinct.]

7.4.1.3	Restricted discretionary activities The following activities shall comply with the performance standards of this zone
(a)	<p>Any permitted or controlled activity that does not comply with the performance standards in 7.4.2, except for those specified in Rule 7.4.1.4(a) or as specified in 7.4.2.</p>
(b)	<p>Mineral extraction activities</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The extent of the activity and the ability to internalise adverse effects; and ▪ The lifespan of the operation and potential for the site to be rehabilitated; and ▪ The extent to which off-site effects will inhibit the use of surrounding land; and ▪ Landscaping; and ▪ Heavy vehicle movements; and ▪ Effects on surrounding buildings and properties. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>

7.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(c)	<p>Rules 7.4.2.19 and 7.2.4.20 Noise Te Awamutu and Hautapu Dairy Manufacturing sites. Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The time, frequency and duration of noise; and ▪ Health, safety and amenity effects on surrounding properties; and ▪ Whether all practicable means have been employed to reduce noise emissions; and ▪ Proposed mitigation measures to reduce the impact of noise on surrounding residents. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(d)	<p>Activities in the Specialised Dairy Industrial Areas not permitted by Rule 7.4.1.1(t) Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Reverse sensitivity effects on the operation of the Te Awamutu or Hautapu Dairy Manufacturing Sites. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>
(e)	<p>Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under Rule 7.4.1.6(a). Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Effects on the operation of the Airport. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>
(f)	<p>Development plan for listed permitted, controlled, or restricted discretionary activities in the 'Indicative Motorway Service Centre Area'. Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • Traffic, including effects on the surrounding network; and • Landscaping; and • Retail distribution effects; and • Visual effects; and • Infrastructure. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(new)	<p><u>Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.</u> Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • <u>Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</u> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</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</i></p>
(new)	<p><u>Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1(l).</u> Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • <u>Effects on the Cambridge Central Business District.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><i>Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1 (l) are subject to Rule 7.4.1.5(g).</i></p>

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), and Hamilton City Council (#17) in relation to the Campus Hub / extent of commercial activities in the Bardowie Industrial Precinct.]

7.4.1.4	Discretionary activities
(a)	Any permitted activity, controlled activity, or restricted discretionary activity that does not comply with the following rules: (i) Rule 7.4.2.1 - Minimum building setback from road boundaries (ii) Rule 7.4.2.2 - Minimum building setback from internal boundaries (iii) Rule 7.4.2.3 - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area (iv) Rule 7.4.2.4 - Building setback from water bodies: Bond Road North Industrial Structure Plan Area (v) <u>(new) – Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area.</u> (vi) Rule 7.4.2.5 - Height (vii) Rule 7.4.2.9 - Design and layout of development adjoining water bodies and reserves. (viii) Rules 7.4.2.10 to 7.4.2.13 - Landscaping and screening (ix) Rules 7.4.2.15 to 7.4.2.16 – Noise (x) Rule 7.4.2.23 to 7.4.2.25 – Signs (xi) Rule 7.4.2.26 – Earthworks (xii) <u>(new) – Minimum Parking Requirements for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area.</u> (xiii) <u>(new) – Stormwater Management in the Bardowie Industrial Structure Plan Area.</u>
(b)	Places of assembly.
(c)	Within the Hautapu Industrial Structure Plan Area and the Industrial Zone located at Kihikihi: Demolition yards, recycling depots are discretionary activities
(d)	Within the central core area of the Hautapu Industrial Structure Plan Area: any other retail activity not provided for with a GFA of less than 200m ² .
(e)	Any restricted discretionary or discretionary activity except for Rule 7.4.1.2(b) located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.

7.4.1.5	Non-complying activities
(a)	Residential activities
(b)	Educational facilities, <u>except as provided for by Rule 7.4.1.1(new).</u>
(c)	Medical centres, <u>except as provided for by Rule 7.4.1.1(new).</u>
(d)	Tourism facilities
(e)	Visitor accommodation facilities, <u>except as provided for by Rule 7.4.1.2(new).</u>
(f)	Hospitals
(g)	Offices, <u>except as provided for by Rules 7.4.1.1 (l) and 7.4.1.1(v) 7.4.1.3 (new).</u> <i>[PC11 – consequential amendment to reflect new restricted discretionary office activity rule.]</i>
(h)	Any retail activity, except for Rules 7.4.1.1(e), 7.4.1.1(f), 7.4.1.1(u)(new) , 7.4.1.2(a), 7.4.1.2(e) and 7.4.1.4(d).
(i)	Fortified Sites
(j)	In the Hautapu Industrial Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> ; any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.
(k)	Within the Bond Road North Industrial Area any activity within a High Risk Flood Zone.
(l)	Activities (except for 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 <u>and Rule 7.4.2.(new).</u>
(m)	All other activities not included in activity status table Rules 7.4.1.1 to 7.4.1.4
(n)	Any permitted, controlled, restricted discretionary or discretionary activity located within the Industrial Zone (Raynes Road) until such time as a comprehensive development plan has been approved.
(o)	Any non-complying activity located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved

7.4.1.5	Non-complying activities
(new)	Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area. (a) <u>Bitumen plants;</u> (b) <u>Incineration activities;</u> (c) <u>Concrete batching plants; and</u> (d) <u>Relocated buildings.</u>

7.4.1.6	Prohibited The following activities are prohibited and no resource consent will be approved
(a)	Within the Runway Protection Area shown on the Planning Maps: (i) Places of assembly (ii) Service Stations (iii) Residential activities (iv) Hospitals (v) Visitor accommodation (vi) Education facilities (vii) Camping grounds

7.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary activities. Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Minimum building setback from road boundaries

7.4.2.1 The minimum building setback from road boundaries shall be 5m, except in the following locations:

- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- (b) Hautapu Industrial Structure Plan Area - The minimum setbacks from road boundaries shall be those as defined in the Urban Design and Landscape Guidelines on the Landscape Concept Plan within the Hautapu Industrial Structure Plan Area refer Appendix S5.
- (c) Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.
- (d) Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.

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

Rule - Minimum building setback from internal boundaries

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

- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on

the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.

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

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

Rule - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area

7.4.2.3 The minimum building setback from internal site boundaries within the Hautapu Industrial Structure Plan Area shall be 5m, except in the following locations:

- (a) The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Hautapu Industrial Structure Plan Area refer Appendix S5.

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

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

Rule - Building setback from water bodies: Bond Road North Industrial Structure Plan Area

7.4.2.4 The minimum building setback from water bodies in the Bond Road North Industrial Structure Plan Area shall be 15m, except that Rule 26.4.2.1 does not apply.

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

Rule - Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area

(new) Notwithstanding Rule 26.4.2.1, the minimum building setback from the Mangaone Stream in the Bardowie Industrial Precinct Area shall be 15m.

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

Rule - Height

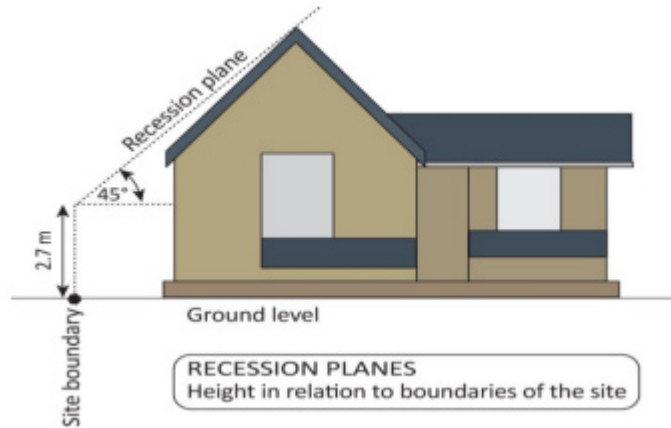
7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:

- | | | |
|-----|--|-------|
| (a) | Tall Buildings Area | 55m |
| (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 |
| (c) | Any site within the Bond Road North Industrial Structure Plan area | 12.5m |
| (d) | <u>Any site within 40 metres of State Highway 1 Cambridge bypass and / or Victoria Road within the Bardowie Industrial Precinct Structure Plan Area.</u> | 10m |

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

Rule - Daylight control

- 7.4.2.6 Where a site adjoins a road or any zone other than the Industrial Zone; no building, or stored materials shall penetrate through a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 2.7m above the ground level of the front, side or rear boundaries of a site.



Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects including bulk and scale; and
- Loss of daylight; and
- Visual and aural privacy; and
- Effects on existing trees; and
- Landscaping.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Building and site layout

- 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.
- 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.

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.

- (new) 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](#).

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.

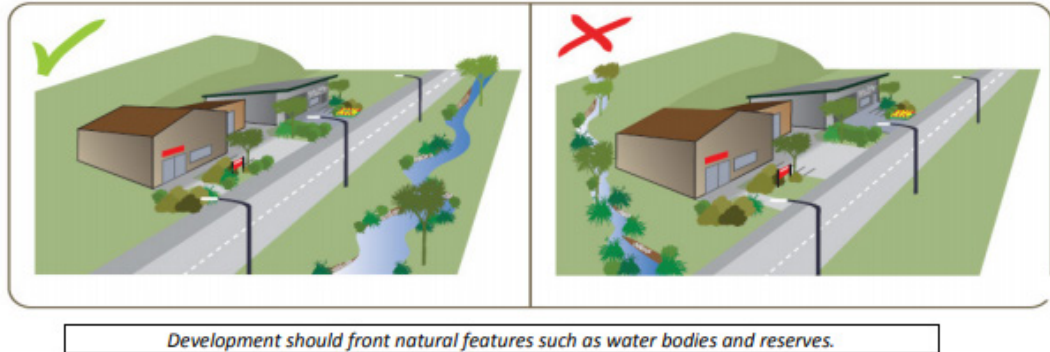
Activities that fail to comply with Rules 7.4.2.7, and 7.4.2.8 and (new) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visibility of the public entrance of the building from the road; and
- Visual effects, in the Hautapu Industrial Structure Plan Area only.
- [Consistency with the urban design and amenity outcomes promoted within the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.](#)

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Design and layout of development adjoining water bodies and reserves

7.4.2.9 Within the Industrial Zone the design and layout of buildings shall ensure that adjoining water bodies and reserves are fronted by a transparent display window comprising clear glass or similar to provide active engagement with the feature.



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

Rules - Landscaping and screening

7.4.2.10 Front and corner sites shall be landscaped along the entire road boundary, except for access and egress points, to the following minimum depths:

- (a) Where adjoining a site located within the Industrial Zone 2m
- (b) Where adjoining a site located in any other zone 3m

Provided that these rules do not apply to the Hautapu and Te Awamutu Dairy Manufacturing sites; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, the Bardowie Industrial Precinct Structure Plan Area and the Bond Road North Industrial Structure Plan Area.

7.4.2.11 Where an internal site boundary adjoins a site within the Residential Zone, Deferred Residential Zone, Large Lot Residential Zone, Deferred Large Lot Residential Zone or Reserves Zone it must be landscaped to a minimum depth of 3m and the landscaping shall form a solid screen; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, the Bardowie Industrial Precinct Structure Plan Area and the Bond Road North Industrial Structure Plan Area.

7.4.2.12 Where landscaping is required to comply with the Rules in 7.4.2.10 and 7.4.2.11 it shall consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10m of road frontage at a grade of no less than PB95. For the avoidance of doubt, road frontages up to 10m wide will require one tree at a grade no less than PB95. PB95 is equivalent to a tree that is 1.5m to 2m tall at the time of planting; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, the Bardowie Industrial Precinct Structure Plan Area and the Bond Road North Industrial Structure Plan Area.

7.4.2.13 The following rules shall apply in respect of the Bond Road North Industrial Structure Plan Area, ~~and~~ the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area:

- (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:

- (i) Where adjoining a road 2.5m
- (ii) On perimeter sites 5m
- (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.
- (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 Road North Industrial Structure Plan Area (refer Appendix S12).

(new) 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.

Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall ~~should~~ be achieved for developments within the Bardowie Industrial Precinct. ~~In instances where there may be a specific Specific~~ or minor non-compliance with ~~a prescriptive~~ the urban design guideline may not ~~this would not necessarily~~ constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.

[DR11 – consequential amendment to provide clarity as to the interpretation of the guidelines.]

Activities that fail to comply with Rules 7.4.2.10 to 7.4.2.13 will require a resource consent for a discretionary activity.

Rule - Building colour

7.4.2.14 In the Hautapu Industrial Structure Plan Area buildings shall be painted or coloured in British Standard 5252 neutral colour palette groups A and B and must also have low reflectivity, with maximum reflectance level of 70%per cent.

(new) In the Bardowie Industrial Precinct Structure Plan Area buildings shall be painted or coloured in general accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Activities that fail to comply with Rules 7.4.2.14 and (new) this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Noise

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:

- (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)

Within the boundary of any site zoned Residential or Large Lot Residential

- (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 - 40dBA (Leq)
- (h) No single event noise level Lmax shall exceed Night time - 10.00pm to 7.00am - 70dBA (Lmax)

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

Provided that for the Bond Road North Industrial Structure Plan Area the provisions of Rule 7.4.2.16 shall apply.

~~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.~~

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.

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:

Within the boundary of any site zoned Residential or Large Lot Residential

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

Within the boundary of any site zoned Industrial

- (d) Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)
- (e) At all other times including public holidays - 45dBA (Leq)

Within the boundary of any site zoned Rural

- (f) Monday to Saturday - 7.00am to 7.00pm - 50dBA (Leq)
- (g) At all other times including public holidays - 35dBA (Leq)

Within all zones the single event noise level

- (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)

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

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

(new) 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:

Within the ~~notional~~ boundary of any site zoned Residential or Large Lot Residential or the notional boundary of any site zoned Rural

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

Within the boundary of any site zoned Industrial

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

~~Within the notional boundary of any site zoned Rural~~

- ~~(f) — Monday to Saturday — 7.00am to 7.00pm — 50dBA (Leq)~~
- ~~(g) — At all other times including public holidays — 45dBA (Leq)~~

Within all zones the single event noise level

~~(h)~~(f) 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)

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

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

~~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.~~

~~[DR11 - Amendments made to address points raised in the submissions of the Waipa District Council (#22) in relation to noise.]~~

Rule – Internal Acoustic Noise Standards – Bardowie Industrial Precinct Structure Plan Area Campus Hub

(new) 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:

- (a) Visitor Accommodation
- (b) Conference facilities
- (c) Child care facilities
- (d) Offices

Activities that fail to comply with Rules 7.4.2.15, ~~and~~ 7.4.2.16, (new) and (new) will require a resource consent for a discretionary activity.

~~[DR11 – Amendments to address points of submission raised by Bardowie Investments Limited (#18).]~~

Rule – Vibration

7.4.2.17 Vibration emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 4403:1996 Code of Practice for Storage, Handling, and Use of Explosives.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Safety; and
- Time and duration of effect; and
- Effects on buildings and structures, either on site or on properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule – Construction noise

7.4.2.18 Construction noise emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Time and duration of effect; and
- Effects on surrounding buildings and properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule – Noise: Te Awamutu and Hautapu Dairy Manufacturing sites

7.4.2.19 Te Awamutu Dairy Manufacturing site - all activities shall be conducted and buildings located, designed and used to ensure that the cumulative noise levels from the site do not exceed:

- (a) 55dBA Ldn at the Dairy Manufacturing Noise Contour as shown on the Planning Maps.
 - (i) The following levels at the following locations will be considered evidence of compliance with (a) above (refer Map 7.4.3(a)):

Measurement site (see Map 7.4.3(a))	Noise limit (dB LAeq)
170 Leith Street	54
443 Factory Road	51
69 Raeburn Street	47
165 Greenough Crescent	48
111 Leith Street	49
152 Wylie Street	49

- (b) No single event noise shall exceed 75dB (L_{Amax}) measured at the boundary of the Dairy Manufacturing Noise Contour as shown on the Planning Maps.

All noise levels shall be measured in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

7.4.2.20 Hautapu Dairy Manufacturing site - all activities shall be conducted and buildings located, designed and used to ensure that the cumulative noise levels from the site do not exceed:

- (a) 55dBA Ldn at the Dairy Manufacturing Noise Contour as shown on the Planning Maps.
 - (i) The following levels at the following locations shall be considered evidence of compliance with (a) above (refer Map 7.4.3(b)):

Measurement site (see Map 7.4.3(b))	Noise limit (dB LAeq)
59 Hautapu Road	50
238 Victoria Road	52
252 Victoria Road	62
5 Zig Zag Road	51
Zig Zag Road (stock underpass)	45
40 Bruntwood Road	42
Southern Boundary	52

- (b) No single event noise shall exceed 75 dB (LAmax) measured at the boundary of the Dairy Manufacturing Noise Contour as shown on the Planning Maps.

All noise levels shall be measured in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

7.4.2.21 All new, replacement or upgrading of Dairy Manufacturing Site facilities or equipment shall be accompanied by an acoustic certificate verifying that the equipment has been designed and installed to, by itself, not exceed a maximum of 50dBA Ldn at the nearest residential property boundary or notional boundary of the nearest rural zoned dwelling, not owned by the operator of the Dairy Manufacturing Site.

7.4.2.22 The management of noise emitted from all new, replacement or upgrading of Dairy Manufacturing Site facilities or equipment will be incorporated into a site wide Noise Management Plan. This Plan will cover:

- (a) The method to be adopted to develop an onsite awareness for the management of noise; and
- (b) The approach to be adopted when adding any new plant or modifying existing plant on site; and
- (c) Any proposals to be adopted to ensure compliance with the noise limits and to satisfy the requirement of section 16 of the Resource Managements Act; and
- (d) A complaints procedure in relation to noise emissions for the site.

Activities that fail to comply with Rules 7.4.2.19 to 7.4.2.22 will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- The time, frequency and duration of noise; and
- Health, safety and amenity effects on surrounding properties, and;
- Whether all practicable means have been employed to reduce noise emissions; and
- Proposed mitigation measures to reduce the impact of noise on surrounding residents.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Signs

7.4.2.23 The following signs are permitted:

- (a) Signs giving information such as the name or street number of premises, the business carried on, names of people occupying premises, and hours of operation. There must be no more than two signs on a site with no sign exceeding 3m² visible in any one direction and the total maximum area of signs shall not exceed 5m², provided that in the Hautapu Industrial Structure Plan Area there must be no more than two signs on a site with no sign exceeding 2m² visible in any one direction and the total maximum area of signs shall not exceed 5m².

- (b) Signs advertising the land or premises are for sale or lease. The maximum size of each sign must be no more than 2m² and the maximum number of such signs at any one time are as follows:
 - (i) In the Hautapu Industrial Structure Plan Area - one sign
 - (ii) In all other areas - four signs
- (c) A sign erected on a construction site giving details of the project. The maximum total area of the sign must be no more than 2m² and no more than one sign is permitted on a site at any one time
- (d) Signs of any materials erected by Council, New Zealand Transport Agency, or the Automobile Association for the direction and control of traffic.
- (e) Health and Safety at Work Act 2015 related signs.

Provided that in all cases:

- (i) Signs other than temporary signs must relate to activities authorised under the Plan, and must be located on the site to which they relate; and
- (i) Signs must not be internally illuminated, flashing, incorporate fluorescent or moving materials such as flags or be painted in colours that are used on traffic signals; and
- (ii) All signs must be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (iii) A freestanding sign must be placed so that no part is more than 7.5m above ground level; and
- (iv) Signs must be placed so that they do not block sight distances at entranceways and must be no closer than 20m to a road intersection; and
- (v) Signs must be removed where the goods, services or events to which the sign relates are no longer available, or no longer relevant to that site or building.

7.4.2.24 Signs giving information on forthcoming events, elections, cultural, religious, educational or sporting events and displayed not more than 90 days before and three days after the event or such lesser time as may be prescribed by legislation. Provided that in all cases:

- (a) Signs shall not be internally illuminated, flashing, incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals; and
- (b) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (c) A freestanding sign shall be placed so that no part is more than 2m above ground level; and
- (d) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (e) Signs shall be removed within three days of the conclusion of the event.

Provided that the relevant zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology and Section 25 - Landscapes and Viewshafts.

7.4.2.25 Notwithstanding Rules 7.4.2.23 and 7.4.2.24 within the Hautapu Industrial Structure Plan Area all signs must be:

- (a) Oriented to face the road from which vehicle access is obtained; and

- (b) Not visible from the SH1 Cambridge Bypass; and
- (c) Placed so that where visible from Hautapu Road, Peake Road and Victoria Road or adjacent to the Hautapu cemetery, they are setback from the road boundary by 15m.

Provided that the relevant zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology.

Advice Note: Also see 7.4.1.5(j) for the Hautapu Industrial Structure Plan Area

(new) Within the Bardowie Industrial Precinct Structure Plan Area, in addition to Rule 7.4.2.23(d) and (e) and Rule 7.4.2.24, the following signs are permitted:

- (a) One single or double-sided tower sign at each of the southern and northern entrances to the Bardowie Industrial Precinct identifying and providing information relating to the businesses within the Bardowie Industrial Precinct with a maximum height of 10 metres and a maximum width of 3 metres on each side.
- (b) A 'pou whenua' at the southern and/or northern entrances to the Bardowie Industrial Precinct up to a maximum height of 6 metres and a maximum width of 1.5 metres.
- (c) Signs erected on a construction site giving details of the project up to a maximum of 20m² for the duration of the construction provided that any such signs shall [only face Victoria / Laurent Road and shall not be within 200 metres of the Waikato Expressway](#) ~~not be directed in a southerly direction towards State Highway 1.~~
- (d) Signage on the southern or southwestern face of buildings fronting and within 100 metres of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m² per building on a maximum of four buildings [provided they are naming signs that only relate to the name of the business occupying each building.](#)
- (e) Any directional signage within the Bardowie Industrial Precinct.
- (f) Any signage up to a maximum of 2m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.
- (g) Except as provided for, or limited, in (a) to (f) above, up to [a total of 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m² of signage per site in Node 1B and Node 3.](#)

Provided that within 100 metres of Stage Highway 1 signs shall not be [signs for any other purpose than the name of the business occupying each building](#), internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.

Advice Note: Signage within the Bardowie Industrial Precinct Structure Plan Area shall also be designed and constructed in a manner consistent with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.

[DR11 – amendments to address further submission points raised by the New Zealand Transport Agency (#FS27) in relation to signage within the Bardowie Industrial Precinct.]

Activities that fail to comply with Rules 7.4.2.23 to 7.4.2.(new) will require a resource consent for a discretionary activity.

Rule - Earthworks

7.4.2.26 Earthworks shall not exceed a total volume of 1,000m³ in a single activity or in cumulative activities in any one calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent.

Advice Notes:

1. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
2. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.

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

Rules - Temporary construction buildings

7.4.2.27 Temporary construction buildings must only be used in conjunction with, and for the duration of, a construction project located on the same site as the construction project or on a site adjoining the construction project. For the avoidance of doubt, temporary construction buildings must not be used as dwellings or for residential activities.

7.4.2.28 Temporary construction buildings shall be permitted for one calendar year.

Activities that fail to comply with Rules 7.4.2.27 and 7.4.2.28 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Bond Road North Industrial Structure Plan Area

7.4.2.29 Buildings within the Bond Road North Industrial Structure Plan Area must have a minimum free-board level not less than 500mm above the 1per cent AEP (100 year flood level).

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Flood risk including mitigation; and
- Effects on surrounding buildings and properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Hautapu Industrial Structure Plan Area: Development Agreement

7.4.2.30 No development within the Hautapu Industrial Structure Plan Area shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. 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.

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

Rule - Bond Road North Industrial Structure Plan Area: Development Agreement

7.4.2.31 No development within the Bond Road North Industrial Structure Plan Area shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. 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.

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

Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement

- (new) No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. 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.

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

[DR11 - Amendments made to partially address points raised in the submissions of the Henmar Trust (#13 & FS30).]

Rule - Relocated buildings

7.4.2.32 A relocated building over 40m² GFA shall meet the following requirements:

- (a) A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:
 - (i) A Waipa District Council Building Compliance Officer (or equivalent); or
 - (i) A member of the New Zealand Institute of Building Surveyors; or
 - (ii) A licensed building practitioner (carpenter or design category); or
 - (iii) A building inspector from the local authority where the building is being relocated from; and
- (b) If the Building Relocation Inspection Report has been prepared by a person other than a Waipa District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipa District Council Building Compliance Officer (or equivalent position) by undertaking an on-site inspection of the relocated building once it has been relocated; and should the Waipa District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
 - (i) The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.
- (c) All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and
- (d) The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection Report will be completed within 6 months of the relocated building being delivered to the site.

Provided that this rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

Advice Notes:

1. Relocated buildings less than 40m² are not required to comply with this rule but are required to comply with the relevant rules in 7.4.2.
2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27.
3. The onsite inspection by a Waipa District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs.

Activities that fail to comply with this rule will require resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Condition of the exterior of the building; and
- Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and
- Reinstatement works; and
- Timing for completing any required works.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule – Minimum Parking Requirements for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area

(new) Notwithstanding the requirements of Rule 16.4 and Appendix T1 in relation to car parking, activities within Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area shall have 1 parking space per full-time equivalent employee working on the site at any one time for single occupancy buildings with a GFA greater than 10,000m².

Advice Note

1. Industrial activities within the Bardowie Industrial Precinct are subject to the loading requirements of Rule 16.4 and Appendix T1.
2. Industrial activities within Node 1B and Node 3 are subject to the requirements of Rule 16.4 and Appendix T1.

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

Rule – Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area

(new) 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).

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

SECTION 14 - DEFERRED ZONE

Policy – Hautapu Industrial: East of Victoria Road

~~14.3.1.8 To ensure that the development of land for industrial purposes east of Victoria Road addresses the following matters through a structure plan process:~~

- ~~(a) The timing, funding and provision of infrastructure, taking account of services being provided to the Hautapu Industrial Structure Plan Area; and~~
- ~~(b) The potential for enabling stormwater discharges from the Cambridge North Residential Zone to the Mangaone Stream; and~~
- ~~(c) The need to ensure that development of the area will be coordinated with the phased removal of wastewater irrigation; and~~
- ~~(d) The development of an internal roading concept that will promote legibility, connectivity, safety and cohesion between industrial activities; and~~
- ~~(e) The integration of infrastructure with services to be provided to the proposed Motorway Service Centre; and~~
- ~~(f) The integration of Industrial activities with the land use activities to be provided through at the 'Indicative Motorway Service Centre Area'; and~~
- ~~(g) The need to accommodate the provisions applying within the Specialised Dairy Industry Area; and~~
- ~~(h) The need to contribute to the development of a "gateway" to Cambridge along the Victoria Road frontage; and~~
- ~~(i) The promotion of a consistent design theme in terms of road and reserve corridors, stormwater management, bulk and location requirements, boundary treatment and landscaping measures.~~

SECTION 15 - INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION

Part D: Development and subdivision in a Structure Plan Area

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.64 which must also be complied with.

Rule - All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan

15.4.2.64 All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and/or structure plans:

- | | |
|--|--------------|
| (a) Cambridge North Structure Plan and Design Guidelines | Appendix S2 |
| (b) Cambridge Park Structure Plans and Design Guidelines | Appendix S3 |
| (c) St Kilda Structure Plan | Appendix S4 |
| (d) Hautapu Industrial Structure Plan and Landscape Guidelines | Appendix S5 |
| (e) Te Awamutu Large Format Retail Site Plan | Appendix S6 |
| (f) Karāpiro Large Lot Residential Structure Plan Area | Appendix S7 |
| (g) Ohaupo South Structure Plan | Appendix S8 |
| (h) Bruntwood Large Lot Residential Area Concept Plan | Appendix S9 |
| (i) Airport Business Zone Structure Plan | Appendix S10 |

Advice Note: Refer to Rules 15.4.2.83 to 15.4.2.86 for all subdivision and development in the Airport Business Zone Structure Plan.

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|---|--------------|
| (j) Piquet Hill Structure Plan | Appendix S11 |
| (k) Bond Road North Industrial Area | Appendix S12 |
| (l) Houchens Road Large Lot Residential Structure Plan Area | Appendix S13 |

Advice Note: Refer to Rules 15.4.2.66 to 15.4.2.82 for all subdivision and development in the Houchens Road Large Lot Residential Structure Plan Area.

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| (m) Te Awamutu South Structure Plan and design guidelines | Appendix S14 |
| (n) Cambridge North Neighbourhood Centre Concept Plan | Appendix S15 |
| (o) Narrows Concept Plan | Appendix S16 |
| (p) Te Awamutu T1 Growth Cell Structure Plan | Appendix S17 |
| (q) Leamington Large Lot Residential Zone Structure Plan | Appendix S18 |
| (r) <u>Bardowie Industrial Precinct Structure Plan</u> | Appendix (new) |
| Indicative Motorway Service Centre Area (Subject to resource consent approval refer to Rule 7.4.1.3(f)) | |

(s) Deferred Zones, for the intended future zones identified on the Planning Maps (Subject to resource consent or plan change)

Advice Note: From time to time structure plans or development plans may be approved by way of resource consent under the provisions of Section 14 – Deferred Zones. A copy of these Plans are available at Council offices or on Council's website

Activities that fail to comply with this rule will require a resource consent for a discretionary activity, except where these structure plans indicate that non-compliance with the rules of the structure plan, development plan or concept plan will result in the activity being a noncomplying activity.

SECTION 20 – HEALTH AND GENERAL AMENITY

20.4.2 Performance Standards

Failure to comply with the performance standards listed below will mean that a resource consent is required for a restricted discretionary activity or a discretionary activity as specified below. The activity will be assessed against the relevant objectives and policies. In the case of restricted discretionary activities, the assessment will be restricted to the matters over which discretionary has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict the Council's discretionary powers.

...

Rule – Maintenance of buildings, sites and infrastructure

- 20.4.2.4 All sites shall be maintained so as to preserve the amenity values of the zone and land shall be kept clear of rubbish and noxious plants. Unregistered motor vehicles not being used shall not be stored in public view for more than six months.
- 20.4.2.5 The material from demolished buildings shall be removed and sites shall be landscaped to the satisfaction of Council within one month of demolition, provided that this time limit shall be extended to six months where consent has been granted for the construction of a new building.
- 20.4.2.6 All earthworks or areas of bare earth not being worked for three months or more excluding mineral extraction activities, shall be sown with appropriate ground cover as soon as possible.
- 20.4.2.7 No building shall be so constructed or finished or left unfinished or not maintained so that its function and external appearance would detract from the amenity values of the zone. In the Commercial Zone, this includes the maintenance of verandahs to provide weather protection for pedestrians.
- 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 unless in accordance with a discharge permit granted by the Waikato Regional Council.

Advice Note: A resource consent may be required from the Waikato Regional Council for the discharge of contaminants.

- 20.4.2.9 All commercial vehicle, machinery or container washdown areas within the urban limits shown on the Planning Maps must be sealed, bunded and roofed and connected to the wastewater treatment system.
- 20.4.2.10 No silt or sediment, or water containing silt or sediment, may be discharged into stormwater pipes, drains, channels or soakage systems from non-farming related earthworks or bare land within the urban limits as shown on the Planning Maps.
- 20.4.2.11 All non-farming related sites within the urban limits where loose material may be carried by vehicles on to public roads in wet weather or at other times shall install and use a wheel wash.

Activities that fail to comply with Rules 20.4.2.4 to 20.4.2.11 will require a resource consent for a discretionary activity.

SECTION 21 – ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS

21.1 Assessment Criteria

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
Controlled Activities		
21.1.7.1	Cafes, and takeaway outlets with no drive through facility <u>outside of the central focal area of the Hautapu Industrial Structure Plan Area and Campus Hub of the Bardowie Industrial Precinct Structure Plan Area</u> , general store or dairies identified on the central core area of the Hautapu Structure Plan <u>and the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area</u> .	(a) The appearance of the building and the extent that it implements the guidelines in Appendix S5 <u>and Appendix S19</u> .
21.1.7.2	Any activity listed as a permitted or controlled activity within the Industrial Zone (Raynes Road) in accordance with an approved comprehensive development plan.	(a) The extent to which the activity complies with the provisions of the approved comprehensive development plan.
21.1.7.3	Any activity listed as a permitted or controlled activity in Table 7.4.1.1 and within the 'Indicative Motorway Service Area'.	Development and subdivision that implements the provisions of any approved development plan including: (a) Compliance with the site layout shown in the development plan, including the positioning of any proposed roads and location of services; and (b) Compliance with any requirements identified in the development plan in relation to infrastructure or service provision; and (c) Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual; and (d) Compliance with the standard of amenity described in the development plan including any site or area specific design guidelines, block layouts and landscaping.
21.1.7.(new)	<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>	<u>Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including: (a) <u>The number of car parks servicing the activities; and</u> (b) <u>Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and</u> (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></u>

Industrial Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.7.4	Relocated buildings	<ul style="list-style-type: none"> (a) The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. (b) The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. (c) The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. (d) The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.7.5	Daylight control	<ul style="list-style-type: none"> (a) The degree to which the bulk or scale of the development results in is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. (b) Whether the position of the building will adversely effect existing trees on the site. (c) The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
21.1.7.6	Building and site layout	<ul style="list-style-type: none"> (a) Whether the public entrance of the building is visible from the road. (b) The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone. (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>
21.1.7.7	Building colour	<ul style="list-style-type: none"> (a) The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area. (b) <u>The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area.</u>
21.1.7.8	Vibration	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs. (b) The duration of vibration continuance. (c) Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.7.9	Construction noise	<ul style="list-style-type: none"> (a) The time, frequency and duration that the activity occurs. (b) Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.
21.1.7.10	Temporary construction buildings	<ul style="list-style-type: none"> (a) The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.7.11	Bond Road North Industrial Structure Plan area	<ul style="list-style-type: none"> (a) Extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.

Industrial Zone Assessment Criteria		
21.1.7.12	Mineral extraction activities	<ul style="list-style-type: none"> (a) The extent of the mineral extraction to be undertaken and the extent to which the activity will internalise and address actual and potential adverse effects. (b) The proposed life span of operation, the estimated volume of material to be excavated, the likely staging of works and the likelihood and ability of the site to be fully rehabilitated. (c) The extent to which off-site effects will inhibit the use of surrounding land for the carrying out of other activities. (d) The extent to which proposed and existing landscaping manages the effects on the amenity of land adjoining the mineral extraction area. (e) Site access, the safety and capacity of the roads and intersections in the immediate vicinity and mitigation (financial contributions or works) where road network improvements are required to address the effects of increased heavy vehicle movements. (f) The hours and days of operation and the extent that measures to ensure that the adverse effects of glare, noise and vibration, (including blasting), protect the amenity of land adjoining the mineral extraction area.
21.1.7.13	Noise - Te Awamutu and Hautapu Dairy Manufacturing sites	<ul style="list-style-type: none"> (a) The time and frequency that the activity occurs. (b) The duration of noise continuance. (c) Any adverse effects on occupants of buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on wellbeing, health and safety, and on the amenity values of the surrounding environment. (d) The extent to which all practicable means have been employed to reduce noise emissions. (e) The extent to which the proposed mitigation measures reduce the impact of noise on surrounding residents
21.1.7.14	Activities in the Specialised Dairy Industrial Area not permitted by Rule 7.4.1.1(t)	<ul style="list-style-type: none"> (a) In assessing applications for activities which are not permitted activities under the rules within the Special Dairy Industrial Area, Council will have regard to the compatibility of the activities with food processing activities carried out in the Specialised Dairy Industrial Area. Conditions may be imposed to ensure that proposed activities are compatible.
21.1.7.15	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under 7.4.1.6(a)	<ul style="list-style-type: none"> (a) The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft related accidents. In assessing the effects of an activity, particular regard will be given to the following: <ul style="list-style-type: none"> (i) Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and (ii) The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and (iii) The extent to which light beams or reflective

Industrial Zone Assessment Criteria		
		<p>glare which could interfere with pilot vision are avoided; and</p> <p>(iv) The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and</p> <p>(v) The design of landscaping or other activities so as to avoid attracting significant bird numbers; and</p> <p>(vi) The extent to which large numbers of people on any site are avoided.</p>
21.1.7.16	Development plan for listed permitted, controlled, or restricted discretionary activities in the 'Indicative Motorway Service Centre Area'	<p>The extent to which the development plan provides for the following matters:</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 visual effects, including signs and the design of buildings, as viewed from the Waikato Expressway.</p> <p>(f) Mitigation of any retail distribution effects from any of the proposed land uses.</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>
(new)	Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council.	(a) <u>The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</u>
(new)	<u>Offices within the Campus Hub of the Bardowie Industrial Precinct</u>	<p>(a) <u>The extent to which the proposed office activity, in conjunction with other established or consented office activity:</u></p> <p>(i) <u>Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD;</u></p> <p>(ii) <u>Avoids the inefficient use of existing physical resources and promotes a compact urban form.</u></p> <p>(iii) <u>Promotes the efficient use of existing and planned public and private investment in infrastructure.</u></p> <p><u>The extent to which similar office facilities are available within the Cambridge CBD.</u></p> <p><i>[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), and Hamilton City Council (#17) in relation to the Campus Hub / extent of commercial activities in the precinct and to address the new restricted activity rule for offices in the Campus Hub.]</i></p>

Industrial Zone Assessment Criteria			
	<p>Discretionary Activities</p> <p><i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>		
21.1.7.17	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;">Minimum building setback from road boundaries within the Raynes Road Industrial Zone</td> <td style="width: 50%; vertical-align: top;">(a) The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.</td> </tr> </table>	Minimum building setback from road boundaries within the Raynes Road Industrial Zone	(a) The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.
Minimum building setback from road boundaries within the Raynes Road Industrial Zone	(a) The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.		

APPENDIX S19 (NEW) – BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN AND URBAN DESIGN AND LANDSCAPE GUIDELINES

Outlined below in black underline and ~~striketrough~~ text are the proposed additions and deletions comprising the notified version of Proposed Plan Change 11.

Outlined below in blue underline and ~~striketrough~~ text are the proposed additions and deletions comprising the decisions version of Proposed Plan Change 11.

S19.1 Introduction

S19.1.1 The Bardowie Industrial Precinct Structure Plan and accompanying urban design and landscape guidelines provide the management framework for industrial development within this area.

S19.1.2 The Bardowie Industrial Precinct forms a component of the identified Hautapu Strategic Industrial Node.

S19.1.3 The purpose of this structure plan is to enable the development of new specialised industry into the Cambridge area, and to enable the Waipa District Council to plan and fund required infrastructure to appropriately service this industrial area. Consequently, the Structure Plan also provides a framework for development proposals and to ensure contemporary urban design outcomes are achieved in line with the vision for the Precinct.

S19.1.4 The Structure Plan area is approximately 56.7 hectares in size. Existing activities in the Structure Plan area includes agricultural and light industrial activities. The majority of the land in the Structure Plan area is currently undeveloped greenfield land.

S19.1.5 The philosophy behind the Structure Plan is to enable light to medium industry to develop in the Bardowie Industrial Precinct, with the adherence to contemporary design principles.

S19.1.6 The principles guiding the Bardowie Industrial Precinct Structure Plan are as follows:

- (a) A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge's unique character;
- (b) Maximisation of multi-purpose open space network opportunities;
- (c) Low impact design is encouraged (in terms of both stormwater and built form);
- (d) A local transport network that is fully integrated with the regional transport network;
- (e) A Campus Hub is developed for public open space, ~~appropriately scaled~~ commercial and retail amenities, a wellness centre ~~that serve the employees of the industrial precinct. In addition, other activities that have co-benefits to the Bardowie Industrial Precinct and the Cambridge township such as a visitor accommodation facility and a conference centre, may be considered in this area provided they do not impact on the Cambridge central business district and can be accommodated within the servicing capacity of the precinct; and to provide Cambridge with a conference facility / space for large meetings within Cambridge;~~
[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Bardowie Investments Limited (#18) and Hamilton City Council (#17) in relation to the Campus Hub / extent of commercial activities in the Bardowie Industrial Precinct.]
- (f) Flexibility around the staging and sequencing of development; ~~and~~
- (g) The provision of transportation corridors and infrastructure design capacity, taking into account the balance of the C10 Growth Cell and not foreclosing the opportunity for efficient servicing and development of other land within the growth cell; and

[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the consideration of the entire extent of the C10 Growth Cell.]

- (h) Ensuring health, safety and site security is provided for.

S19.1.7 In developing the Bardowie Industrial Precinct Structure Plan, specific assessments for geotechnical considerations, ~~archeology~~ archaeology, urban design, stormwater, water and wastewater and transportation have been undertaken.

[DR11 – minor consequential amendments.]

S19.2 Bardowie Industrial Precinct Structure Plan

S19.2.1 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:

- (a) **Node 1A** - 12.5 hectares – Window manufacturing and associated activities.
- (b) **Node 1B** – 5.2 hectares – Land currently owned by Shoof Properties Limited and partially occupied by Shoof International Limited.
- (c) **Node 2** - 16.3 hectares – Window manufacturing and associated activities, including the Campus Hub.
- (d) **Node 3** – 22.7 hectares – General industrial activities that are designed in accordance with the urban design guidelines and private covenants.

Activities within the Bardowie Industrial Precinct

S19.2.2 The Bardowie Industrial Precinct is intended to enable a light to medium industrial precinct to be developed within an identified Strategic Industrial Node. It will initially provide for the development of a large-scale window and door manufacturing business along with general industrial activities as provided for in the Industrial Zone rules in the Waipa District Plan.

S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub. ~~The Campus Hub is a mixed-use area and is provisioned to include cafes (including a licenced premise), education and child care facilities, limited retail activities, a wellness centre¹, a conference centre and visitor accommodation facility as well as areas of greenspace, walkways and parking areas. which will include cafes, child care facilities, a wellness centre¹, a conference facility and visitor accommodation.~~ The scale of the Campus Hub (as shown spatially on the Structure Plan) will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones. ~~As the configuration of Node 2 has not been determined the location of the Campus Hub is not spatially defined, however the location of it will be within the Node 2 area.~~

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Bardowie Industrial Precinct (#18) and Hamilton City Council (#17) in relation to the Campus Hub / extent of commercial activities in the precinct.]

S19.2.4 As a modern industrial precinct, there will be opportunities for advanced technology industries to locate and develop within the area. In that regard, in the context of the Bardowie Industrial Precinct (and the District Plan permitted activity rules), “Innovation and Advanced Technology Activities” means 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

¹ Defined in the Urban Design and Landscape Guidelines as “Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services”

development, telecommunications, data storage, data management and processing, infrastructure systems and management”;

[DR11 – amendment to incorporate the points raised in the submission of Bardowie Investments Limited (#18) in relation to the permitted activity Innovation and Advanced Technology Activities.]

Infrastructure

S19.2.54 In order to develop a site within the Structure Plan area, a development proposal will need to demonstrate compliance with the Waipa District Plan, including ~~in respect of~~ infrastructure provision. The following sections detail how the site is intended to be serviced.

Stormwater

S19.2.65 The stormwater generated from the Bardowie Industrial Precinct will be managed at the site ~~via~~ by the adoption of a water sensitive design approach whereby the stormwater solutions are integrated within the built form and landscape. For example, soakage basins can be designed to provide for a variety of functions such as lower wetter areas planted with native species which can take the form of a wetland, as well as potentially slightly higher areas which could be grassed and used for recreational and amenity benefits.

S19.2.76 Soakage potential across the Bardowie Industrial Precinct Structure Plan Area can be maximised either by way of larger scale soakage basins with an array of underdrains or under hardstand areas using ~~‘milk-crate’~~ modular crate systems with close to 100% void space to reduce footprint and increase storage.

S19.2.87 To ensure no adverse impacts on the Waikato Regional Council rural drainage network, 10-year ARI runoff volumes will be contained within the communal basins using a combination of live storage and infiltration.

S19.2.98 10 year and 100-year ARI flows will be managed safely within the site so as to ensure no unacceptable risk to people, property, the environment and road users.

S19.2.109 The existing 100-year ARI flows to the Mangaone Stream will not be exceeded post development using a series of attenuation basins and swale conveyance and storage.

[DR11 – consequential amendments to provide clarity as to the infrastructure servicing (stormwater) of the Bardowie Industrial Precinct and to address points of submission raised by Waipa District Council (#22).]

Water Supply

S19.2.110 Water supply to the Bardowie Industrial Precinct will be provided by the proposed works of the Waipa District Council commencing in 2019/2020. That is, the splitting of the existing reticulation from a dedicated supply into the Fonterra and the Bardowie Industrial Precinct. For normal supply, demand can be met from the proposed network, and in periods of high daily demand, the supply ~~can will~~ be supplemented by a pumped system.

S19.2.121 Development of Node 1A (an initial 12.5-hectare site) is anticipated to be completed in February 2020 therefore priority will be given to advancing the planned Waipa District Council 375mm diameter trunk main extension to align with ~~will need to be advanced to avoid additional temporary supply and storage within~~ the first stage of the development.

S19.2.132 There is appropriate allocation in the wastewater network to service the Bardowie Industrial Precinct. Water supply and demand will assume ‘dry industry’ and a ratio of 30 persons per hectare occupancy.

S19.2.14 The Bardowie Industrial Precinct cannot be supplied with sufficient water flows and capacity to meet the FW7 firefighting requirements that are anticipated to be required for the large buildings proposed within Node 1A and Node 2. However, water flows and capacity to a level similar to the requirements of FW3 will likely be possible across the Bardowie Industrial Precinct. The developer and future owners will need to design and provide for firefighting requirements in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

[DR11 – consequential amendments to provide clarity as to the infrastructure servicing (water supply) of the Bardowie Industrial Precinct and to address points of submission raised by Waipa District Council (#22).]

Wastewater

S19.2.153 Wastewater generated around the development will drain to one of at least two wastewater pump stations. These will pump through a dedicated rising main to the Taylor Street pump station. Modelling shows there is capacity in the town network to convey the extra flow.

~~S19.2.14 Initially, both the Bardowie Industrial Precinct area and the Hautapu Industrial area will have low flows which may generate septicity issues. To minimise this risk, it has been proposed that both pump stations pump through a single rising main initially until there is sufficient flows to utilise both mains.~~

S19.2.165 There is appropriate allocation in the wastewater supply network to service the Bardowie Industrial Precinct.

[DR11 – consequential amendments to provide clarity as to the infrastructure servicing (wastewater) of the Bardowie Industrial Precinct and to address points of submission raised by Waipa District Council (#22).]

Transport

S19.2.176 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 area without long queues and delays. The intersection should be design and formed with enough space to provide traffic signals if required for the subsequent development of Node 2.

S19.2.187 Node 1B already obtains access via Laurent Road.

S19.2.198 Prior to development in Node 2, a Traffic Impact Assessment is required to determine when/whether traffic signals are required.

S19.2.2019 No development shall occur in Node 3 until connectivity with the surrounding transport network has been formed to service the general industrial area.

~~S19.2.210 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. The nature of the access into the Bardowie Industrial Precinct will accommodate and cater for the access requirements of the entire C10 Growth Cell including the southern portion of the Bardowie Industrial Precinct (should the southern access be required to be closed in the future). The exact location and configuration of the northern access has not been included in the Bardowie Industrial Structure Plan to enable flexibility in its location and configuration (and collective discussions between stakeholders), as this area is not anticipated to be developed until 2024.~~

[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the consideration of the entire extent of the C10 Growth Cell, the KiwiRail (#14) submission in relation to the

northern access catering for the entire Bardowie Industrial Precinct, the submission of Jonathan Brewer (#3) and to address points of submission raised by Waipa District Council (#22).]

S19.2.221 The Structure Plan shows potential locations of roading connectivity to the east and north, beyond the Bardowie Industrial Precinct, the final location of which will be determined through a Master Planning process for the entire C10 Growth Cell. This potential future connection to the east is shown in 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. Roading and service connections to the north (to the property boundary of the part of Pt Allotment 190 Hautapu Parish within the C10 Growth Cell) and to the east to connect with the balance of the C10 Growth Cell shall be identified and vested as local purpose reserve (road) at the time of the first subdivision of Node 3 in accordance with any C10 Growth Cell Master Plan and / or Structure Plan relating to the balance of the C10 Growth Cell that has been approved by the Waipa District Council.

[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the consideration of the entire extent of the C10 Growth Cell from an infrastructure and servicing perspective.]

Electricity

S19.2.232 Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct. All new powerlines constructed within the Bardowie Industrial Precinct Structure Plan Area shall be underground. Existing power lines shall be undergrounded at the time of the development of each respective Bardowie Industrial Precinct node (in accordance with the staged land release). Telecommunication lines shall be treated in the same manner (i.e. undergrounded).

[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to overhead power and telecommunication lines.]

Gas

S19.2.243 First Gas has confirmed that gas can be supplied to the Bardowie Industrial Precinct.

Fibre

S19.2.254 Ultrafast Fibre has confirmed that fibre can be supplied to the Bardowie Industrial Precinct.

Development Agreement

S19.2.265 No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer and the division of public and private assets and shall also identify any public reserves.

[DR11 - amendments made to partially address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the development agreement considering reserves.]

Heritage and Cultural Values

S19.2.27 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works

commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

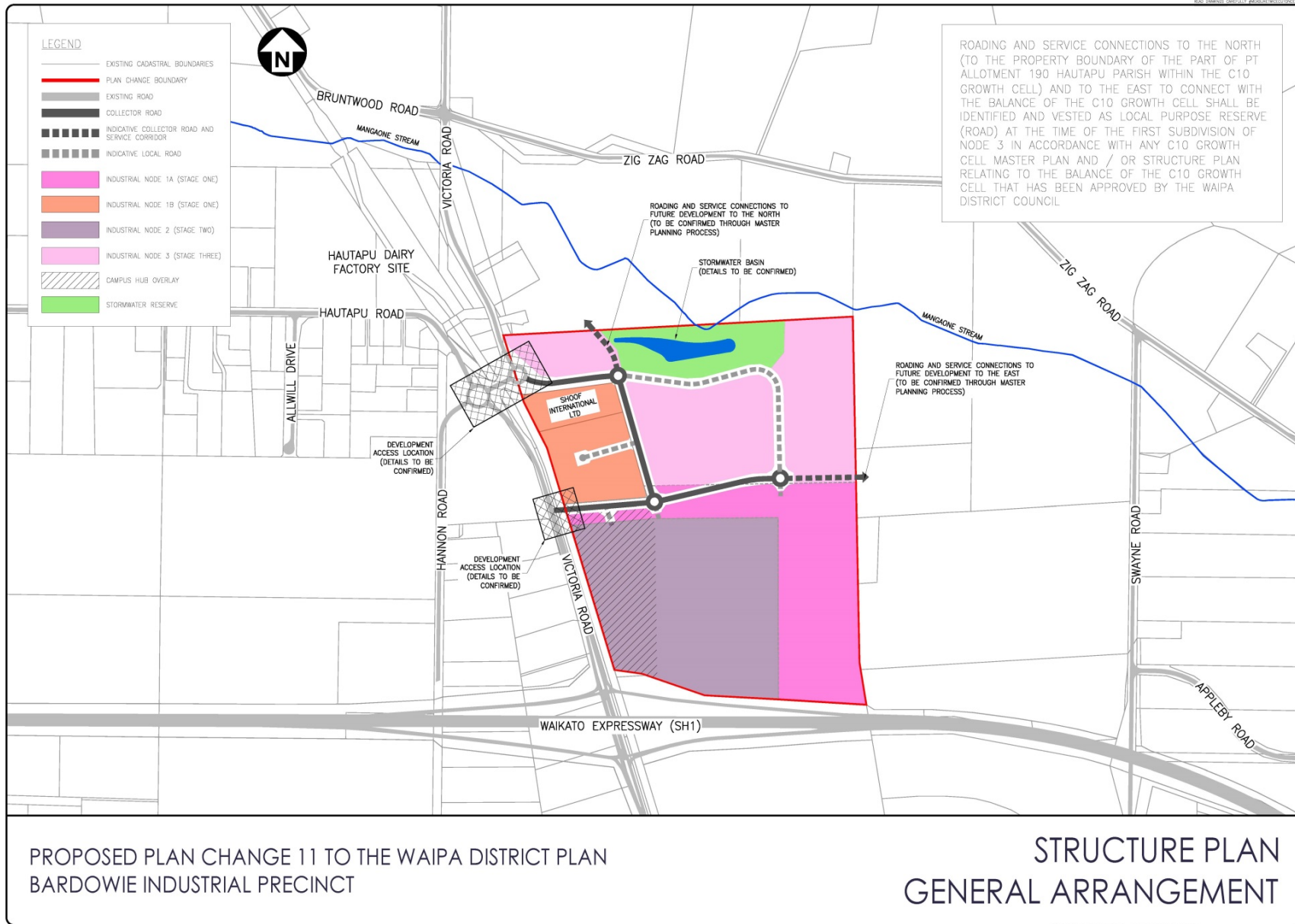
S19.2.28 Appendix N3 contains the known archaeological sites of the Waipā District based on New Zealand Archaeological Association records as at 2009. Sites are marked with a number and 'X' symbol on the Planning Maps. Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

S19.2.29 In the event of accidental discovery of archaeological features or artefacts, Heritage New Zealand has a procedure that must be followed.

[DR11 - amendments made to partially address points raised in the submissions of Ngati Koroki Kahukura (#16) and Heritage New Zealand (#19).]

Structure Plan

S19.2.3026 The figure below is the Bardowie Industrial Precinct Structure Plan.



S19.3 Urban Design and Landscape Guidelines

S19.3.1 The Structure Plan provides design guidelines to steer the quality of development and ensure that intended urban design outcomes are achieved. The Structure Plan also outlines the infrastructure that is required to service the parcels of land. Services that are required to be constructed by developers and those provided by Council will be determined as part of the preparation of a Development Agreement.

S19.3.2 The purpose of these design guidelines is to provide guidance for future development within the Bardowie Industrial Precinct. These guidelines form part of the Bardowie Industrial Precinct Structure Plan and support Section 7 (Industrial Zone) of the Waipa District Plan.

S19.3.3 The following overarching Design Objective has been developed to frame the design principles and provide clear direction in relation to the development aspirations for the Bardowie Industrial Precinct:

BARDOWIE INDUSTRIAL PRECINCT DESIGN OBJECTIVES	
(a)	<u>To encourage high quality contemporary industrial development.</u>
(b)	<u>To enable industrial activities to locate at the Precinct and become part of the industrial campus community.</u>
(c)	<u>To facilitate the assessment of development activities and resource consent applications through the development of clear and instructive design guidelines.</u>
(d)	<u>To enshrine principles of environmental sustainability within the Bardowie Industrial Precinct.</u>
(e)	<u>To facilitate consistency in built form outcomes throughout Bardowie Industrial Precinct.</u>
(f)	<u>To encourage low carbon design to support the transition to a low carbon economy.</u>
(g)	<u>To encourage the use public transportation, walking and cycling for those working in the Bardowie Industrial Precinct, and to support people’s wellbeing through the development of a health focused Campus Hub.</u>
(h)	<u>To ensure the environment is safe for all those working in the precinct, and those who are visiting.</u>
(i)	<u>To provide a framework for clear decision making.</u>

S19.3.4 To assist in achieving the objectives above, there are eight key areas that future development within the Bardowie Industrial Precinct should respond to, as outlined within these guidelines:

- (a) Site Responsive Design;
- (b) Access and Movement;
- (c) Building Layout;
- (d) Built Form;
- (e) Landscaping;
- (f) Campus Hub;
- (g) Sustainability; and
- (h) Security and Safety.

S19.3.5 Objectives and guidelines are outlined under each of these headings. The objectives are overarching design statements that the development should seek to achieve. The specific guidelines are provided to help direct the design of the development, therefore achieving the overarching design objectives.

Interpretation

S19.3.6 ~~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.~~

Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the Urban Design and Landscape Guidelines may not constitute non-compliance with the District Plan rules subject to the overall amenity and urban design outcomes being achieved.

[DR11 – consequential amendment to provide clarity as to the interpretation of the structure plan guidelines.]

S19.3.7 The example images are for explanatory purposes only and are included as guidance for those wishing to develop in the Bardowie Industrial Precinct. They should not be interpreted as being requirements of the Bardowie Industrial Precinct.

S19.3.8 The explanatory images and design guidelines follow.

S19.3.9 4-SITE RESPONSIVE DESIGN

S19.3.9.1 Site and Context Assessment	
Design Objectives	Design Guidelines
<p><u>To ensure that new development responds to its context and reinforces its character setting.</u></p>	<p>(a) 1-1 <u>A site analysis should be undertaken at the beginning of, and to inform, the design process. The analysis should include:</u></p> <ul style="list-style-type: none"> (i) <u>Surrounding land uses - existing and proposed future uses</u> (ii) <u>Existing and future transport networks - road, pedestrian and cycle paths, and public transport</u> (iii) <u>Built form, character and heights of surrounding buildings</u> (iv) <u>Areas of vegetation</u> (v) <u>Predominant landscape and cultural heritage character of the area</u> (vi) <u>Understanding of drainage systems both within and beyond the site</u> (vii) <u>Views and outlook</u> (viii) <u>Climatic conditions including solar access and prevailing winds.</u> <p><u>The analysis must demonstrate that the development design responds appropriately to each of the above elements.</u></p>



Image supporting 1-1 S19.3.9.1(a)

This outdoor space incorporates an appropriate use of planting, open space and clear access ways, and also provides for an attractive contemporary design detail.

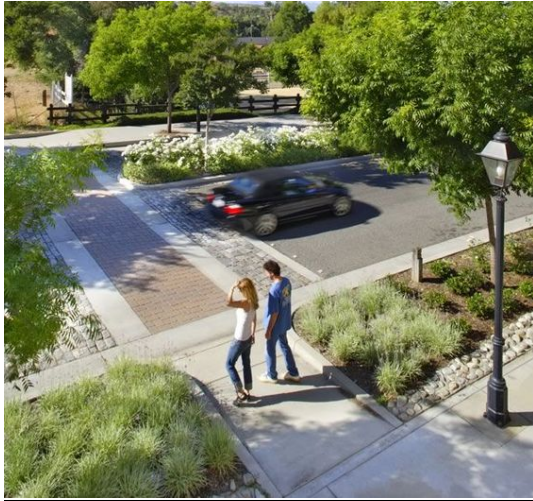
S19.3.9.2 Lot Design

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none">▪ <u>To create an appropriate range of lot sizes to facilitate different types of compatible developments.</u>▪ <u>To create lots that enable the promotion of built form.</u>	<ul style="list-style-type: none">(a) <u>1.2 Enable the creation of a variety of lot sizes, particularly in Node 3, to allow for a variety of different types of industrial uses.</u>(b) <u>1.3 Facilitate the design of the lot layout to ensure that any industrial buildings would have appropriate frontage to enable positive interactions with areas of public space (for example, streets, water bodies and public open space).</u>

S19.3.10 ACCESS AND MOVEMENT

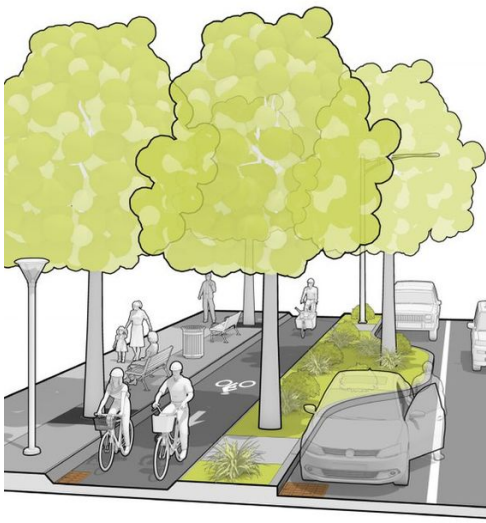
S19.3.10.1 Pedestrian and Cyclist Network

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none">▪ <u>To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area.</u>▪ <u>To provide good quality walking and cycling facilities within the industrial area.</u>▪ <u>To provide for separation between pedestrian / cycling pathways and vehicles</u>	<ul style="list-style-type: none">(a) <u>2.1 Facilitate an industrial development that encourages and supports the use of public transportation, walking and cycling.</u>(b) <u>2.2 Provide for clearly defined pedestrian, cyclist and electric cart routes in and around the industrial area.</u>(c) <u>2.3 Maintain clear sight lines at pedestrian and cycling crossings.</u>(d) <u>2.4 Design driveway access to minimise vehicle and pedestrian / cyclist conflicts by maintaining clear sight-lines between exiting or entering vehicle and pedestrians.</u>(e) <u>2.5 Provide secure bicycle storage that is close to building entrances to assist in increasing accessibility and provide passive surveillance.</u>(f) <u>2.6 Where practical, provide bike storage and change room facilities in, or within close proximity to, the main building to promote the use of cycling.</u>(g) <u>2.7 Enable a separation between pedestrians, cyclists and electric carts from motor vehicles.</u>(h) <u>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.</u>(i) <u>2.9 Facilitate connectivity between the wider Hautapu Industrial Area and the Bardowie Industrial Precinct Campus Hub.</u>



Images supporting 2.2-S19.3.10.1(b)

An example of clear site access ways for pedestrians.



Images supporting 2.3-S19.3.10.1(c)

These images provide a good example of clear site lines for cyclists and other forms of transport.





Images supporting 2-5-S19.3.10.1(e)

The integration of green spaces, seating and bike storage for local workers.

S19.3.10.2 Vehicle Movement	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To provide safe, convenient and efficient access for all vehicles to and from the industrial area.</u> ▪ <u>To minimise the impacts of traffic on the surrounding area.</u> ▪ <u>To provide access and car parking arrangements that are logical and obvious to visitors and employees.</u> ▪ <u>To minimise the impacts of crossing points on pedestrians and cyclists.</u> 	<ul style="list-style-type: none"> (a) <u>2-10 Developments should be designed to allow all vehicles to enter and exit a site in a forward motion. Turning areas must provide for larger vehicles where necessary.</u> (b) <u>2-11 All access points should have clear sight-lines, enabling vehicles to enter and exit safely and efficiently.</u> (c) <u>2-12 Ensure there is a road hierarchy that considers all road users including heavy vehicles, public transport, cars, cyclists, electric carts and pedestrians.</u>



Image supporting 2-12-S19.3.10.2(c)
 Right: A road hierarchy that considers all users.

S19.3.10.3 Loading and Servicing	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To provide safe and efficient loading and servicing areas for all sites.</u> ▪ <u>To minimise the visual impact of loading bays and service areas when viewed from surrounding public areas.</u> 	<ul style="list-style-type: none"> (a) <u>Access to loading areas should be where practicable, separated from vehicle access routes.</u> (b) <u>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.</u> (c) <u>Provide storage and loading areas of adequate size to avoid the need to use car parks for the temporary storage of goods.</u> (d) <u>Boundary treatment should provide adequate screening of the loading and service areas from surrounding dwellings the surrounding streets, including the Waikato Expressway.</u> <i>[DR11 – amendments to address submission points of Bardowie Investments Limited (#18).]</i>

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none"> ▪ <u>To provide sufficient car parking for the needs of the business.</u> ▪ <u>To provide an environment where parking is not perceived as the dominant element from the street and other public areas.</u> ▪ <u>To provide safe and efficient access within car parks for all users.</u> ▪ <u>To provide safe accessible car parking for local amenities.</u> 	<p>Node 1A and Node 2</p> <p>(a) <u>2.17 1 parking space per full-time equivalent employee for single use, single occupancy industrial activities in very large buildings (GFA > 10,000m²) shall be provided.</u></p> <p>(b) <u>2.18 Visitor and staff parking areas should be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway should be provided to the entrance of the building.</u></p> <p>(c) <u>2.19 Large car parking areas should be broken up through high quality landscaped treatments.</u></p> <hr/> <p>Node 1B and Node 3</p> <p>(d) <u>2.20 Large expanses of car park, greater than 20 spaces, should be located to the side or rear of the building.</u></p> <p>(e) <u>2.21 Car parking within the front setback of the site should generally be restricted to visitor parking. Visitor spaces should be clearly distinguished with suitable signage or markings.</u></p> <p>(f) <u>2.22 Visitor and staff parking areas should be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway should be provided to the entrance of the building.</u></p> <p>(g) <u>2.23 Visitor and staff parking should be located in a separate location from operational areas such as truck manoeuvring areas, and external storage areas.</u></p> <p>(h) <u>2.24 Car parking should be avoided within 2.5m of the front property boundary to allow sufficient space for landscaping and footpaths.</u></p> <p>(i) <u>2.25 Parking areas should be separated from buildings by landscaping.</u></p> <p>(j) <u>2.26 Large car parking areas should be broken up through high quality landscaped treatments.</u></p> <p>(k) <u>2.27 Car parking areas should be designed with a regular grid of shade trees, of a suitable species, between parking rows at a ratio of approximately 1 tree per 8 car bays.</u></p> <p>(l) <u>2.28 Carparking should include safe pedestrian links, designed to provide access for all users.</u></p> <p>(m) <u>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 Campus Hub as illustrated on within the structure plan.</u></p> <p><i>[DR11 - amendment made to address points raised in the submissions of the Henmar Trust (#13 & FS30)]</i></p>



Images supporting 2.19 and 2.26 S19.3.10.4(c) and (i)
The use of planting, materials, hardscapes in carparks helps to break up the extent of hard surfaces.

S19.3.11 BUILDING LAYOUT

S19.3.11.1 Setbacks	
Design Objectives	Design Guidelines
<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).	(a) 3.1 Front setbacks should be landscaped in accordance with the Landscape Guidelines, and should not be used to store goods, materials or waste.



Images supporting ~~3.1~~ S19.3.11.1(a)

Left: An example of effective use of planting / screening in a contemporary style.

Right: An example of planting to screen from the main road, which also allows for the architecture to be a feature.

S19.3.12 BUILT FORM

S19.3.12.1 Street Address	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To provide buildings that are easy for visitors and workers to locate.</u> ▪ <u>To create an attractive setting for industrial buildings that support a range of movements, connections and enable safe pedestrian/ cyclist access where appropriate.</u> ▪ <u>To provide passive surveillance of surrounding public spaces.</u> 	<p>(a) <u>4.1 Ensure offices are clearly visible from the street frontage and visitor parking areas.</u></p> <p>(b) <u>4.2 Avoid blank, unarticulated walls along the front façades and provide planting where this is unavoidable.</u></p> <p>(c) <u>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.</u></p> <p>(d) <u>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</u></p> <p>(e) <u>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).</u></p> <p><i>[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30).]</i></p>



Image supporting 4.1 S19.3.12.1(a)

These images show buildings that have clearly visible street frontages.



Image supporting 4-2 S19.3.12.1(b)

The use of planting can hide large expanses of blank wall space.

S19.3.12.2 Building Design

Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To reinforce the rural character of the local area through appropriate built form and landscape elements.</u> <i>[PC11 – amendments to address submission points of Bardowie Investments Limited (#18) and evidence presented at the hearing.]</i> ▪ <u>To provide buildings that facilitate visual interest and variety in form and appearance.</u> ▪ <u>To provide practical building forms that meet the purpose of the industry or business.</u> ▪ <u>To encourage building design that is environmentally sensitive.</u> 	<ul style="list-style-type: none"> (a) <u>4.6 Avoid excessive blank walls.</u> (b) <u>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.</u> (c) <u>4.8 Use simple, orthogonal forms that are broken up by contrasting materials, colours and textures.</u>

S19.3.12.3 Material Finishes and Colours

Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To provide colours, materials and finishes that are compatible with the character of the Cambridge area.</u> ▪ <u>To provide a co-ordinated palette of colours, materials and finishes.</u> ▪ <u>To provide materials that are durable and robust.</u> 	<ul style="list-style-type: none"> (a) <u>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.</u> (b) <u>4.10 Natural stone exposed aggregate concrete, steel, zinc, anthracite and stainless steel should be utilised as the primary building finishes where appropriate.</u> (c) <u>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%) and cladding materials and finishes shall avoid adverse reflectivity effects.</u> <i>[DR11 - amendment made to address points raised in the submissions of the Henmar Trust (#13 & FS30).]</i> (d) <u>4.12 The Resene 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.</u> (e) <u>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.</u>

S19.3.12.4 Building Heights

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none">▪ <u>To provide buildings that are appropriately scaled to provide for a variety of industries.</u>▪ <u>Within Node 1A and Node 2, enable appropriately sized buildings to be developed to enable specialised industry that has functional requirements for large buildings.</u>▪ <u>Within Node 1B and Node 3, to provide industrial and office buildings that have minimal impact on the surrounding area.</u>	<p>Node 1A and Node 2</p> <p>(a) <u>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.</u></p> <p>Node 1B and Node 3</p> <p>(b) <u>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.</u></p> <p>(c) <u>4-16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street to relate to the pedestrian scale.</u></p> <p>(d) <u>4-17 Taller elements of the building should be recessed from the street.</u></p> <p>(e) <u>4-18 Buildings should not generally overshadow public footpaths or public open space.</u></p>

S19.3.12.5 Roof Form

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none">▪ <u>To integrate the roof form into the overall design of the building.</u>▪ <u>To ensure roof forms reflect the industrial function of the building.</u>▪ <u>To avoid clutter on the roof.</u>	<p>(a) <u>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.</u></p> <p>(b) <u>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.</u></p> <p>(c) <u>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. Solar panels shall be integrated into the design of the building and not deviate more than 15 degrees from the angle of the roofline on which they are located.</u> <i>[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30).]</i></p>

S19.3.12.6 Signage and Advertising

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none">▪ <u>To provide for the identification of businesses in a way that maintains the character and amenity of the street.</u>	<p>(a) <u>4-22 Directional signage should be provided within sites to delineate entries and exits, staff and visitor parking, office /reception areas, and loading areas. Directional signage within the site should be consistent</u></p>

S19.3.12.6 Signage and Advertising

<ul style="list-style-type: none"> ▪ <u>To ensure signage is informative and co-ordinated in a way that enables customers to easily locate the industry or business and determine its services.</u> ▪ <u>To ensure signs contribute positively to an area and do not compromise visual amenity.</u> ▪ <u>To ensure signs are managed so as to ensure they do not have an adverse effect do not have an adverse effect.</u> 	<p>in style and form.</p> <ul style="list-style-type: none"> (b) <u>4-23 Signage attached to front fences and temporary A-Frame signage on footpaths should be avoided.</u> (c) <u>4-24 Signage which directs vehicles to parking and servicing areas should be clearly visible and unobstructed by building features or landscaping.</u> (d) <u>4-25 All signs should be high quality and low maintenance with direct lighting.</u> (e) <u>4-26 Sign colours should be similar colour to those used in buildings, with allowance for no more than 50per cent of the sign coverage to include corporate colours and logos.</u> (f) <u>4-27 Free standing tenant signs may be placed at locations near entry driveways.</u> (g) <u>4-28 Building mounted signs should be limited to a maximum of one per tenant.</u>
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S19.3.13 LANDSCAPING

S19.3.13.1 Landscape Design

<u>Design Objectives</u>	<u>Design Guidelines</u>
<ul style="list-style-type: none"> ▪ <u>To provide landscape design that responds to the characteristics and qualities of the area.</u> ▪ <u>To provide high quality landscaping that enhances the setting of buildings.</u> ▪ <u>To provide low maintenance landscaping.</u> ▪ <u>To facilitate landscape design that promotes sustainable stormwater management and, where possible, promotes positive biodiversity outcomes.</u> 	<p>Landscaped Setbacks – Node 1A and Node 2</p> <ul style="list-style-type: none"> (a) <u>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.</u> (b) <u>5-2 Where appropriate, drainage management measures are to be integrated into amenity areas.</u> <p>Landscaped Setbacks – Node 1B and Node 3</p> <ul style="list-style-type: none"> (c) <u>5-3 A 5m wide minimum screening and amenity planting strip will be provided along the north-west interface of the Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone ((i.e. the common boundary with the Henmar Trust property). The screening shall not include building materials. from housing on neighbouring rural zoned properties. The screening and amenity planting shall take into account:</u> <ul style="list-style-type: none"> (i) <u>The location and orientation of existing dwellings;</u> (ii) <u>The proposed land use and building form within north western part of Node 3; and</u> (iii) <u>Constraints associated with areas in proximity to existing power lines.</u> <u>There is no requirement to undertake screen planting along the common boundary of the Bardowie Industrial Precinct and the property currently owned by Fonterra.</u> <i>[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30).]</i> (d) <u>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.</u>

S19.3.13.1 Landscape Design

- (e) 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.
- (f) 5.6 Where appropriate, drainage management measures are to be integrated into amenity areas.
- (g) 5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street.

Street Tree Planting – Whole Site

- (h) 5.8 Amenity street tree planting at 30m maximum spacings will be provided along Laurent Road and Victoria Road, and any road vested with the Waipa District Council.

Gateways – Whole Site

- (i) 5.9 The two entry points into the industrial area, along Victoria Road, will require special streetscape planting to reinforce the contemporary character of the Bardowie Industrial Precinct and to provide a site feature.

Species Selection – Whole Site

- (j) 5.10 Species should be selected to incorporate both the surrounding landscape character and Cambridge more generally, and the contemporary style to connect and integrate with the landscape of adjoining sites where appropriate.
- (k) 5.11 Landscape areas should be planted with species that are low maintenance and hardy. Species selection should generally provide an emphasis on native and indigenous plants that are appropriate to the site and landscape character of the area (refer to Appendix B).

Carpark Landscaping – Whole Site

- (l) 5.12 For large car parks, provide canopy tree planting for every 8 car parking spaces. The species should be selected to provide shade for vehicles and pedestrians and allow clear views between pedestrians and the vehicles.
- (m) 5.13 A landscape planted strip of at least 1 metre should be provided to separate car parks from side and rear boundaries.
- (n) 5.14 Landscaped areas should be separated from vehicle access through the use of kerbs, wheel stoppers, or raised edging to ensure the maintenance of vegetation.
- (o) 5.15 Utilise water sensitive urban design techniques to treat storm-water runoff from car parks and passively irrigate vegetation.

Staff Amenity Areas – Whole Site

- (p) 5.16 Where provided for or where the features of a site or proposal make it feasible or necessary, functional outdoor staff areas should be located to take advantage of northern aspect, connection to internal staff meals areas, and be landscaped with shade trees and seating.

S19.3.13.1 Landscape Design

Establishment and Maintenance – Whole Site

- (q) 5.17 Landscaping should be completed within 9 months of building construction completion and be carried out in accordance with the approved landscape plan.
- (r) 5.18 Provide for the ongoing maintenance of landscaped areas and generally utilise low maintenance and durable landscaping techniques.



Image supporting the Landscaping Guidelines

Left: An example of integrating security fencing with landscaping

Right: An example of contemporary planting styles and incorporating landscaping with the use of water for drainage assistance.

S19.3.13.2 Fencing Design

Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To ensure the front boundary treatment contributes positively to the appearance of the streetscape and clearly delineates the public and private realms.</u> ▪ <u>To ensure fencing provides for adequate site security.</u> ▪ <u>To ensure fencing is co-ordinated with the design of the building and landscaping.</u> 	<ul style="list-style-type: none"> (a) <u>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.</u> (b) <u>5-20 Where front fencing is required for security purposes, the fence should be:</u> <ul style="list-style-type: none"> (i) <u>Unobtrusive and not exceed 1.5m in height;</u> (ii) <u>Allow clear views between the street and the business;</u> (iii) <u>Utilise materials and colours appropriate to the location, building and landscape design; and</u> (iv) <u>Avoid the use of high and/or solid structures / materials.</u> (c) <u>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.</u> (d) <u>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.</u> (e) <u>5-23 Where screen fencing is required, it should be designed to integrate with the materials and colours utilised throughout the site.</u> (f) <u>5-24 Razor wire and barbed wire are to be avoided.</u>

S19.3.14 CAMPUS HUB ~~(COMPRISING PART OF NODE 2)~~

S19.3.14.1 Campus Hub

Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To maximise safety, accessibility and attractiveness of the Campus Hub.</u> ▪ <u>To provide commercial activities that provide for everyday needs of employees and visitors.</u> ▪ <u>To provide safe, accessible public open space for use by local employees and visitors.</u> 	<ul style="list-style-type: none"> (a) <u>6-1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a mix of commercial and public amenities, e.g.:</u> <ul style="list-style-type: none"> (i) <u>Local commercial amenities such as a banking facilities, dairy, bakery, café limited retail or similar activities;</u> (ii) <u>Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches;</u> (iii) <u>Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services;</u> (iv) <u>Childcare and other educational facilities;</u> (v) <u>A Visitor accommodation facility;</u> (vi) <u>A Conference facility; and</u>

S19.3.14.1 Campus Hub

(vii) Innovation centre (which may include shared office spaces, research and development centres, a small-scale industrial heritage museum, and a place to showcase new technologies).

[DR11 - amendments made to address points raised in the submissions of the Bardowie Investments Limited (#18) and the various submission points in relation to the extent of commercial / retail activities within the Campus Hub.]

(b) 6-2 Where appropriate, integrate open space and amenities with adjoining stormwater elements such as ponds and swales, such as could contribute to the amenity outcomes for the Campus Hub.

(c) 6-3 Provide for a comprehensive approach to landscaping throughout the Campus Hub, taking into account Appendix B: Recommended Species Selection, as well as CPTED principles.

(d) 6-4 Enable passive surveillance that contributes to the safety and amenity of the Campus Hub by ensuring that commercial amenities and adjoining activities face on to open space and public activities, and by avoiding fencing and dense vegetation along boundaries of the public area.

(e) 6-5 Provide for public cycle and vehicle parking opportunities, including disabled parking, within the Campus Hub.

(f) 6-6 Commercial amenities should be designed to be of a 'human scale' through appropriate scale, detailing and modulation.

(g) 6-7 Suitable signage indicating way finding information and amenities should be used to complement the area.

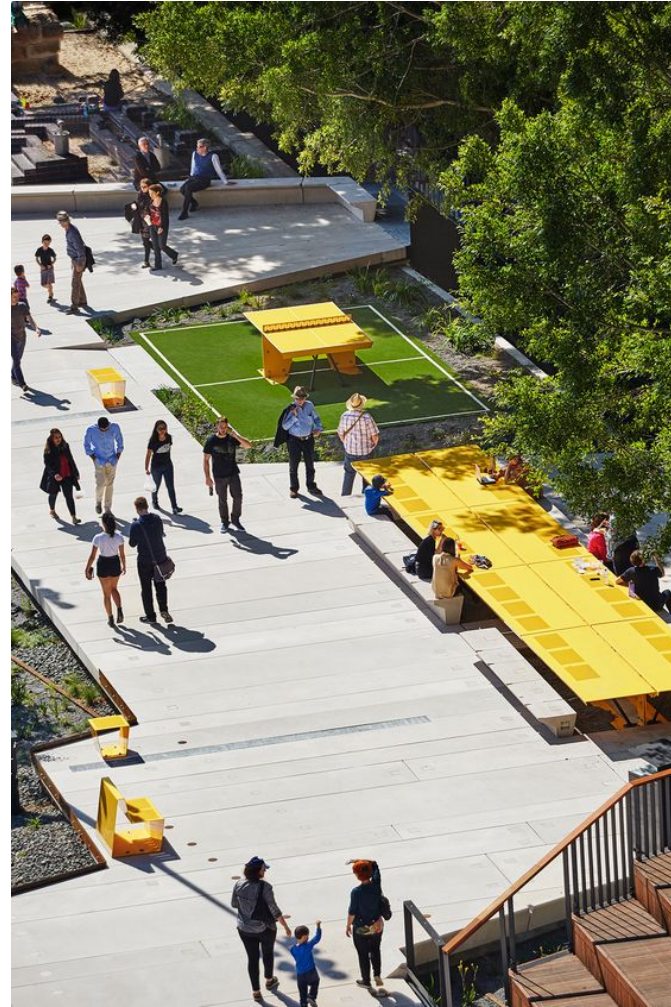


Image supporting 6-1 S19.3.14.1(a)

Left: Example of possible solutions of places to sit / eat.

Right: Outdoor recreational activities incorporated into public space.

S19.3.15 SUSTAINABILITY

S19.3.15.1 Sustainability	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To enable the development of the Bardowie Industrial Precinct, incorporating sustainable development principles.</u> 	<ul style="list-style-type: none"> (a) <u>7-1 Where practicable, retain existing indigenous vegetation.</u> (b) <u>7-2 Utilise open space networks for recreational and exercise opportunities for those working in the precinct.</u> (c) <u>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.</u> (d) <u>7-4 Provide connectivity between open space networks and plantings where appropriate.</u> (e) <u>7-5 Utilisation of effective thermal insulation and material in buildings if practical.</u> (f) <u>7-6 Facilitate the use of both passive and active alternative energy systems.</u> (g) <u>7-7 Promote the efficient use of water, including where practicable the incorporation of rainwater harvesting and grey water re-use processes.</u> (h) <u>7-8 Provide charging stations to encourage the use of electric vehicles.</u> (i) <u>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).</u> (j) <u>7-10 Enable and encourage the development, operation, use and maintenance of individual and small-scale renewable energy technologies, including solar, and batteries and small-scale wind generation.</u> <p><i>[DR11 - amendments made to address points raised in the submissions of the Henmar Trust (#13 & FS30).]</i></p>



Image supporting 7-3-S19.3.15.1(c)

Left: Images showing the use of a green roof and the integration of green features with solar panels.

Right: Image showing use of green wall spaces which helps to improve air quality, heat island reduction and aesthetics / amenity.



Image supporting 7-9 S19.3.15.1(i)

Below: Encouraging the use of separating waste items.



Image supporting 7-8 S19.3.15.1(h)

Right: Image showing a carpark with charging stations for the use of electric cars.

S19.3.16 SAFETY AND SECURITY

S19.3.16.1 Safety and Security	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ▪ <u>To provide safe accessibility around all site and hours.</u> ▪ <u>To ensure safe movement and connections.</u> 	<ul style="list-style-type: none"> (a) <u>8-1 Ensure appropriate lighting is provided within the Bardowie Industrial Precinct to support the 24-hour operation of some of the industries.</u> (b) <u>8-2 Ensure there is separation between public building entrances and any private service area, storage area or other entrance.</u> (c) <u>8-3 Enable for the establishment and operation of monitored security including CCTV.</u>

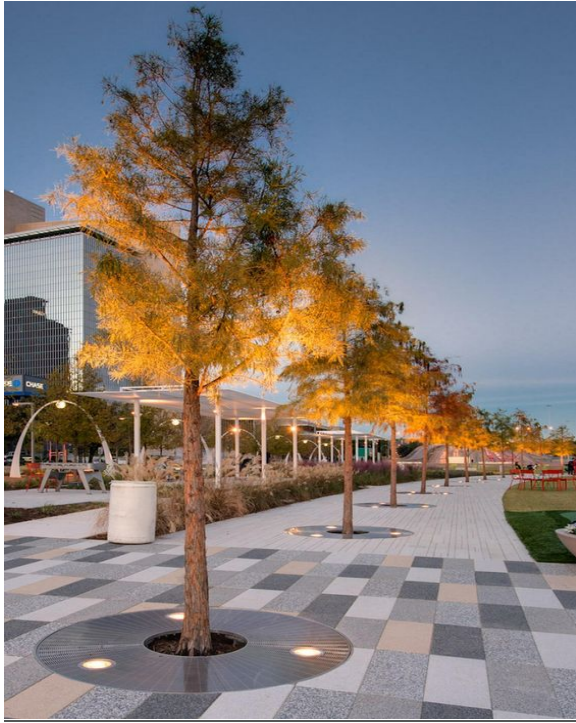







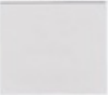

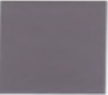












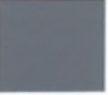



Image supporting 8-1 S19.3.16.1(a)

Right: Image showing good use of lighting and open walkways to provide a safe environment for local workers.

APPENDIX ATTACHMENT A: BARDOWIE INDUSTRIAL PRECINCT COLOUR PALETTE

Group	A01	A03	A05	A07	A09	A11	A13	A14
00 neutral	 Quill Grey™cc N84-008-097	 Silver Sand™cc N80-006-102	 Mountain Mist™cc N71-003-088	 Jumbo™cc N64-001-055	 Scarpa Flow™cc N55-002-289	 Ship Grey™cc N43-000-147	 Baltic Sea™cc N37-002-259	
02 red-purple		 Pale Slate™cc N81-004-060		 Suva Grey™cc N64-004-043		 Mortar™cc N44-005-005		
04 red								
06 yellow-red		 Cloud™cc Y81-011-082		 Concord™cc N62-007-087		 Tundora™cc N45-003-047		
08 yellow-red								 Bokara Grey™cc N28-005-068
10 yellow	 Sea Fog™cc N92-005-100	 Grey Nickel™cc G80-011-093	 Delta Grey™cc G72-013-094	 Friar Grey™cc Y62-010-086	 Ironside Grey™cc G55-009-094	 Dune™cc N44-006-089		
12 green-yellow								
14 green								
16 blue-green		 Pumice™cc G80-011-123		 Boulder™cc N61-006-148		 Cape Cod™cc N45-006-187		
18 blue								 Bunker™cc N30-006-253
20 purple-blue								
22 violet								



APPENDIX ATTACHMENT B: RECOMMENDED PLANT SPECIES

Public Road Streetscape and Amenity Trees

Botanical Name	Common Name
<u>Acer species</u>	<u>Maple</u>
<u>Alectryon excelsus</u>	<u>Titoki</u>
<u>Alnus species</u>	<u>Alder</u>
<u>Amelanchier canadensis</u>	<u>Service Berry</u>
<u>Carpinus species</u>	<u>Hornbeam</u>
<u>Cercis canadensis species (Exotic)</u>	<u>Forest Pansy / Hearts of Gold</u>
<u>Cornus species (Exotic)</u>	<u>Dogwood</u>
<u>Dacrycarpus dacrydioides (Native)</u>	<u>Kahikatea</u>
<u>Dacrydium cupressinum (Native)</u>	<u>Rimu</u>
<u>Fagus Sylvatica 'Dawyck Green' (Exotic)</u>	<u>Upright Green Beech</u>
<u>Fagus Sylvatica 'Dawyck Purple' (Exotic)</u>	<u>Upright Purple Beech</u>
<u>Fraxinus excelsior 'Green Glow' (Exotic)</u>	<u>European Ash</u>
<u>Ginkgo species (Exotic)</u>	<u>(Male only) Maidenhair</u>
<u>Knightia excelsa (Native)</u>	<u>NZ Honeysuckle</u>
<u>Liriodendron tulipifera (Exotic)</u>	<u>Tulip Tree</u>
<u>Liquidambar 'Gum Ball' (Exotic)</u>	
<u>Magnolia species (Exotic)</u>	
<u>Michelia species (Exotic)</u>	
<u>Platanus species</u>	<u>London Plane</u>
<u>Podocarpus gracilior (Exotic)</u>	<u>Fern Pine</u>
<u>Quercus species (Exotic)</u>	<u>Oak</u>
<u>Tila cordata (Exotic)</u>	<u>Small leaved lime</u>
<u>Ulmus species</u>	<u>Elm</u>
<u>Sophora species</u>	<u>Kowhai</u>



Public Road Streetscape and Amenity Trees

Landscaping Low Street & Amenity Planting

<u>Botanical Name</u>	<u>Common Name</u>
<i>Astelia</i> species (Native)	<u>Astelia</u>
<i>Carex</i> species (Native)	<u>Carex</u>
<i>Coprosma</i> 'Hawera' & 'Red Rocks'	<u>Hawera / Red Rocks</u>
<i>Corokia</i> (Native) (for shaping)	<u>Corokia</u>
<i>Helleborus</i> species	<u>Winter Rose</u>
<i>Lomandra</i> species	<u>Lomandra</u>
<i>Muehlenbeckia astonii</i> (Native) (for shaping)	<u>Shrubby Tororaro</u>
<i>Ophiopogon</i> species	<u>Mondo grass</u>
<i>Pachysandra terminalis</i>	<u>Japanese Pachysandra</u>
<i>Pittosporum</i> (Humpty Dumpty / Golf Ball)	
<i>Viburnum davidii</i>	
<i>Chionochloa rubra</i>	<u>Red Tussock</u>



Landscaping Low Street & Amenity Planting

Landscaping Buffer Plantings (Tall)

<u>Botanical Name</u>	<u>Common Name</u>
<u>Agathis australis (Native)</u>	<u>Kauri</u>
<u>Alectryon excelsus (Native)</u>	<u>Titoki</u>
<u>Cordyline australis (Native)</u>	<u>Cabbage Tree</u>
<u>Dacrycarpus dacrydioides (Native)</u>	<u>Kaihikatea</u>
<u>Griselinia littoralis (Native)</u>	<u>Kapuka</u>
<u>Hoheria sexstylosa (Native)</u>	<u>Lace bark</u>
<u>Kunzea ericoides (Native)</u>	<u>Kanuka</u>
<u>Leptospermum scoparium (Native)</u>	<u>Manuka</u>
<u>Pittosporum (Native)</u>	
<u>Pseudopanax (Native)</u>	<u>Lancewood</u>
<u>Sophora tetraptera (Native)</u>	<u>Kowhai</u>



Landscaping Buffer Plantings (Tall)

Landscaping Buffer Planting (Medium to Low)

<u>Botanical Name</u>	<u>Common Name</u>
<u><i>Astelia</i> species (Native)</u>	
<u><i>Brachylottis</i> species (Native)</u>	
<u><i>Carex</i> species (Native)</u>	
<u><i>Coprosma</i> 'Hawera' (Native)</u>	
<u><i>Coprosma</i> 'Red Rocks' (Native)</u>	
<u><i>Cornus alba</i> 'Siberia' (Exotic)</u>	
<u><i>Corokia</i> species (Native)</u>	<u>(Can be hedged)</u>
<u><i>Griselinia littoralis</i> (Native)</u>	<u>Kapuka (can be hedged)</u>
<u><i>Hebe</i> species (Native)</u>	<u>Hebe</u>
<u><i>Libertia</i> species (Native)</u>	<u>Peregrinans / Ixioides</u>
<u><i>Lomandra</i> species (Exotic)</u>	<u>Lime Tuff/ Tanika / White Sands</u>
<u><i>Muehlenbeckia astonii</i> (Native)</u>	<u>Hedged or shaped</u>
<u><i>Phormium</i> species (Native)</u>	<u>Flax</u>
<u><i>Pittosporum</i> 'Golf Ball' (Similar varieties).</u>	<u>Golf Ball / Humpty Dumpty</u>



Landscaping Buffer Planting (Medium to Low)

Wetland Planting

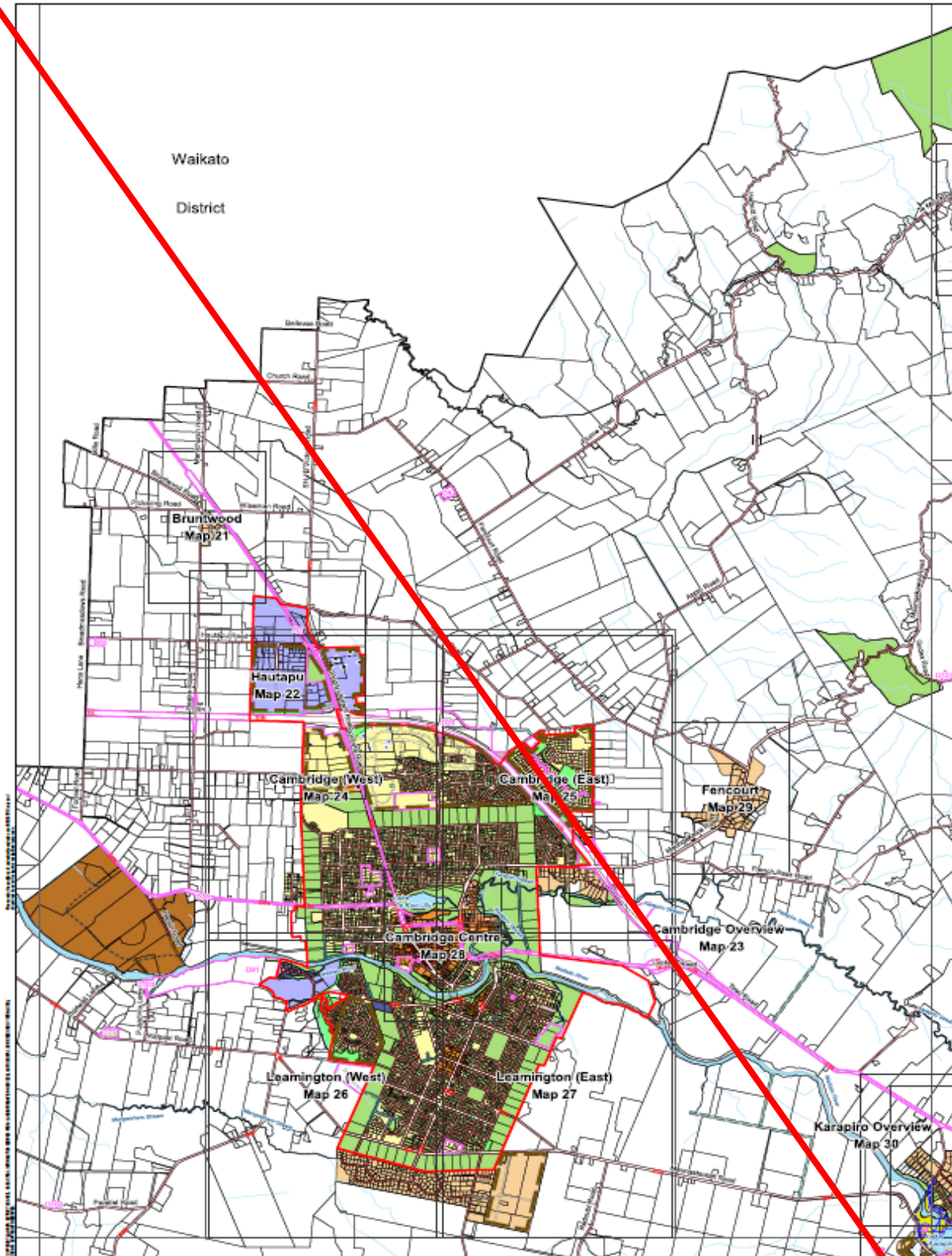
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<u>Apodasmia similis (Native)</u>	<u>Oi Oi</u>
<u>Baumea articulata</u>	<u>Jointed Rush</u>
<u>Carex secta (Native)</u>	
<u>Cyperus ustulatus (Native)</u>	<u>Giant Umbrella Sedge</u>
<u>Eleocharis acuta</u>	<u>Common Spike Rush</u>
<u>Eleocharis sphacelata</u>	<u>Tall Spike Rush</u>
<u>Juncus gregiflorus (Native)</u>	<u>Giant Rush</u>
<u>Schoenoplectus tabernaemontani</u>	<u>Grey Club Rush</u>

Wetland Planting

Note: The planting list is inclusive of species that reflect both native and heritage characteristics of the Cambridge area, and also provide for more contemporary landscaping.



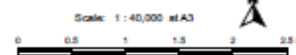
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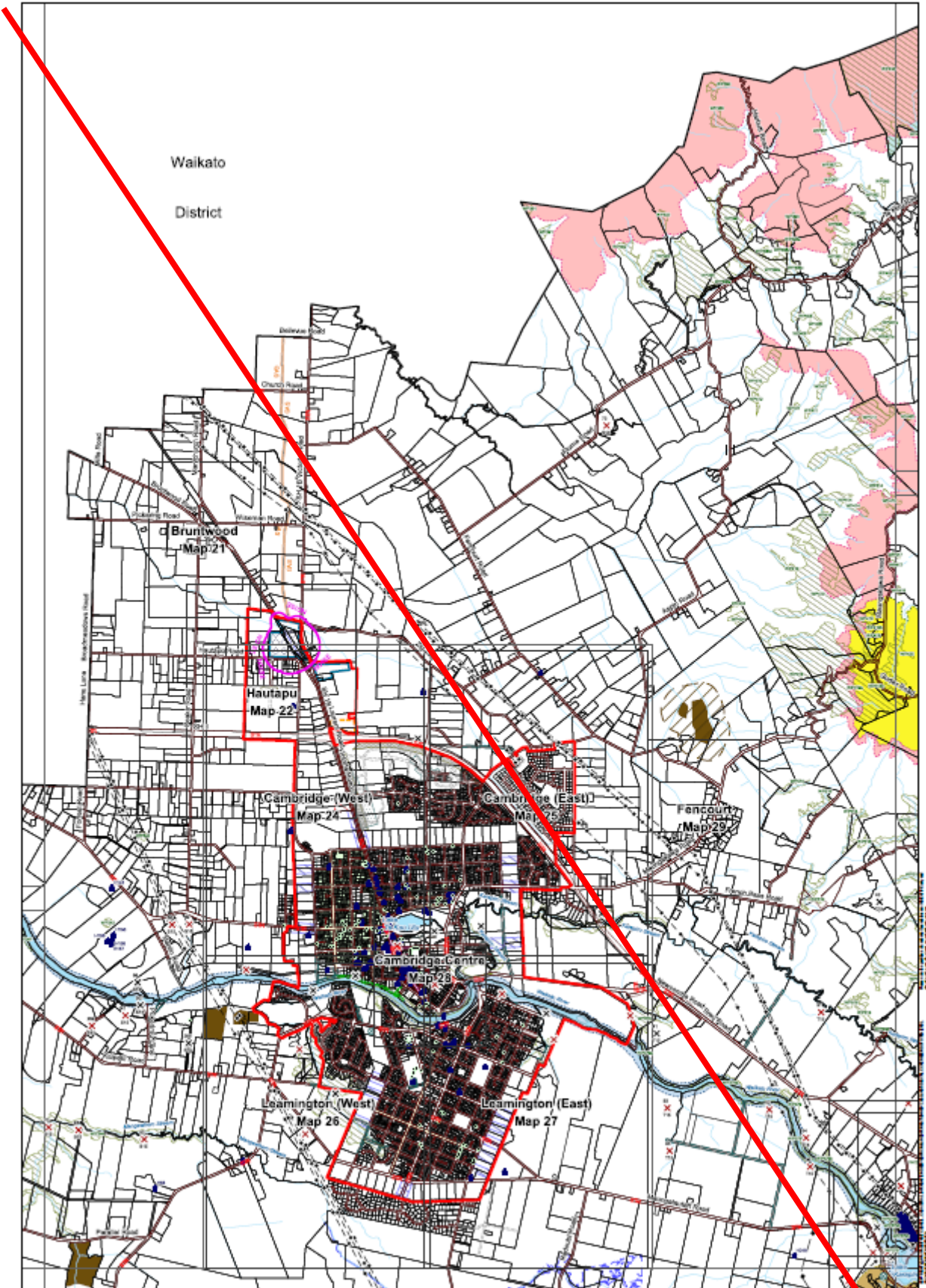


4 Zones



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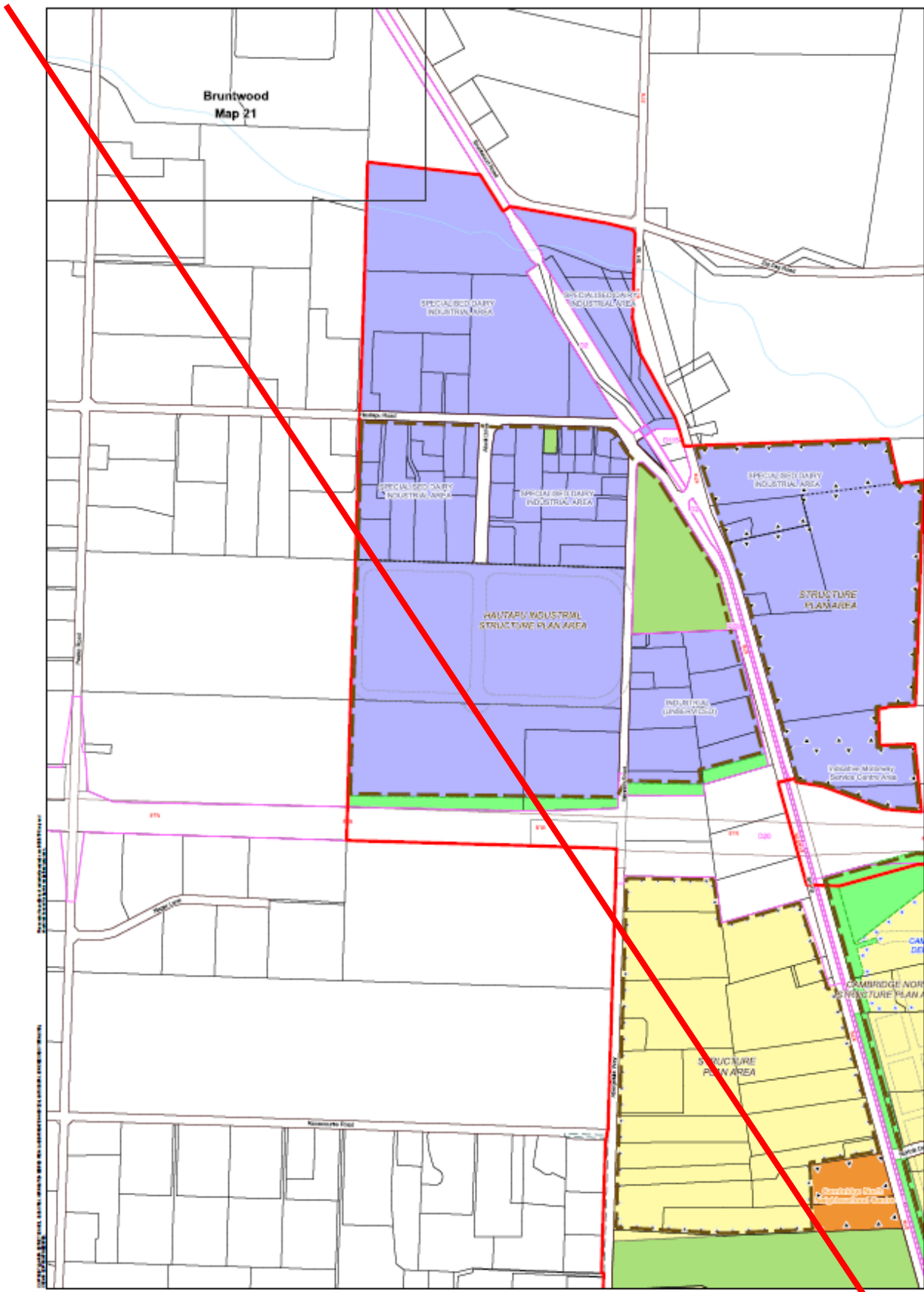




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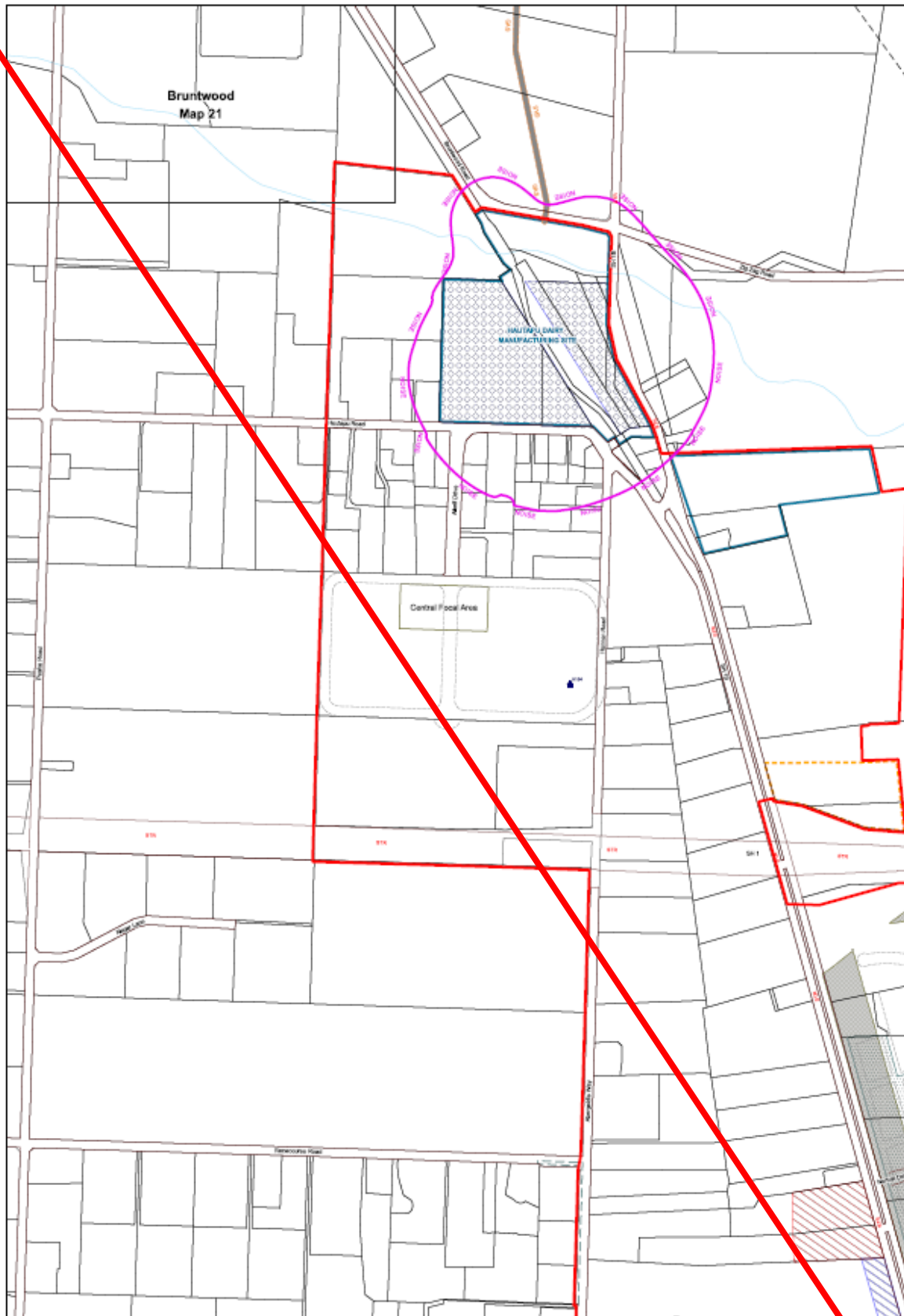
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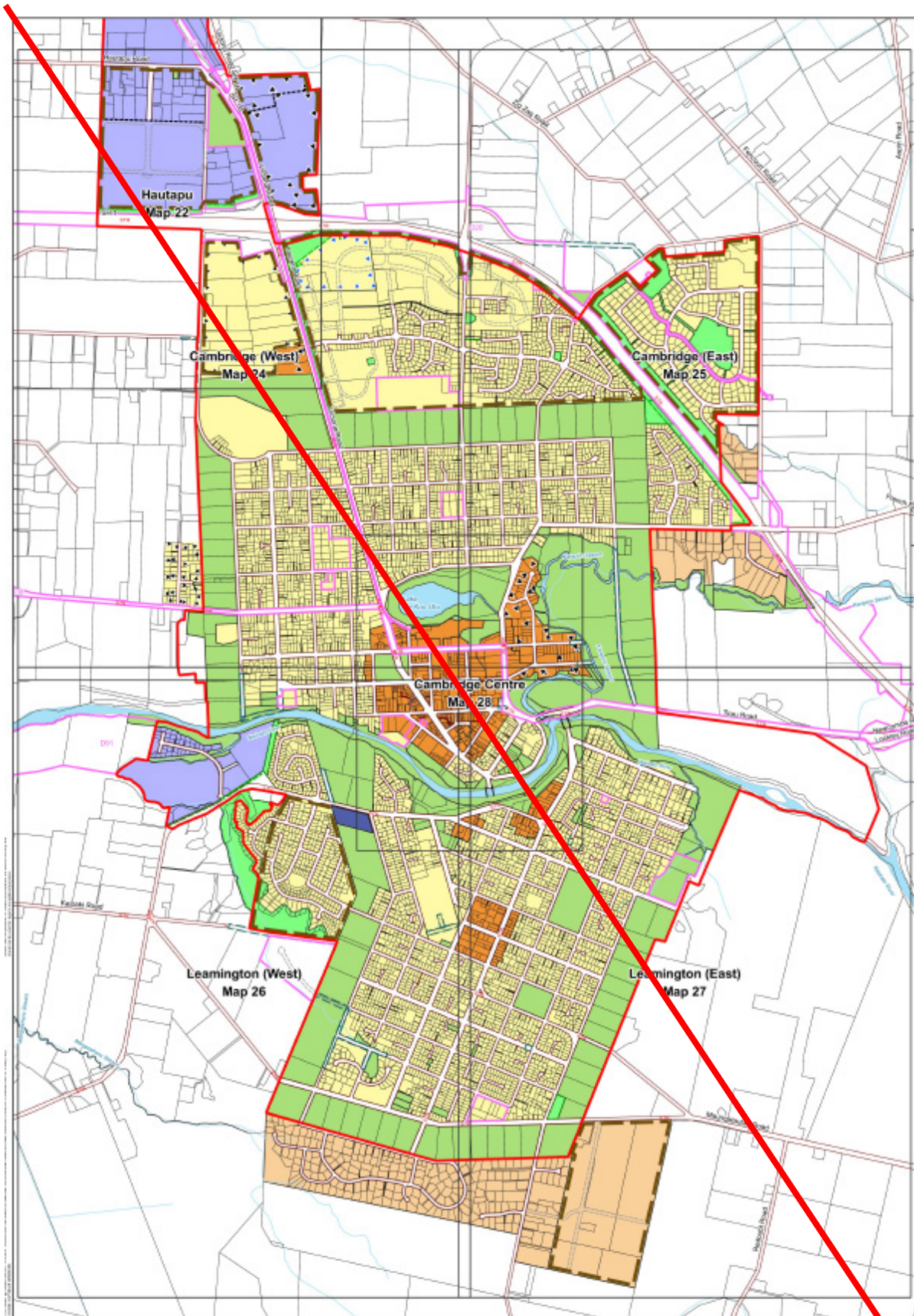


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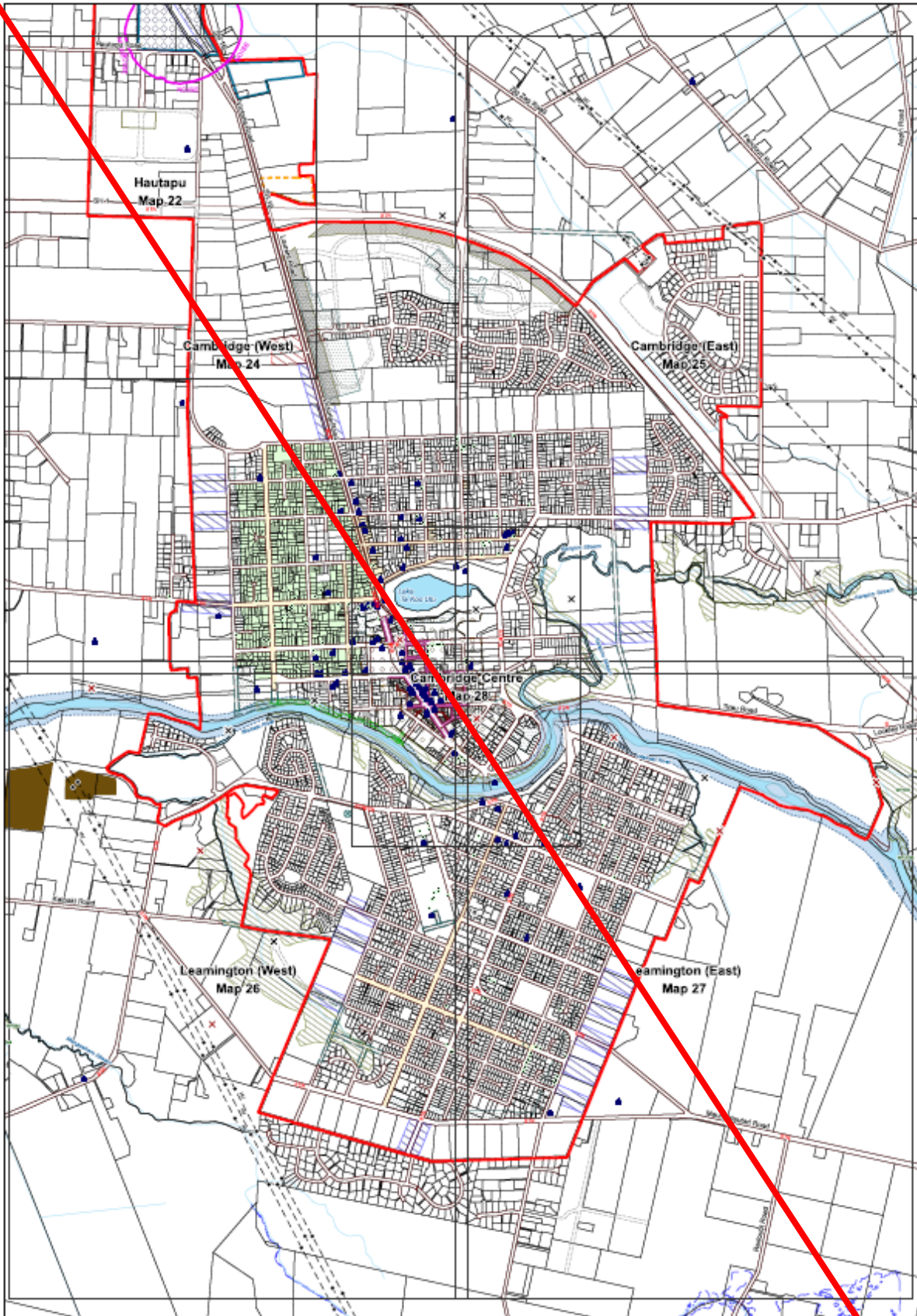
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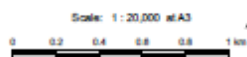
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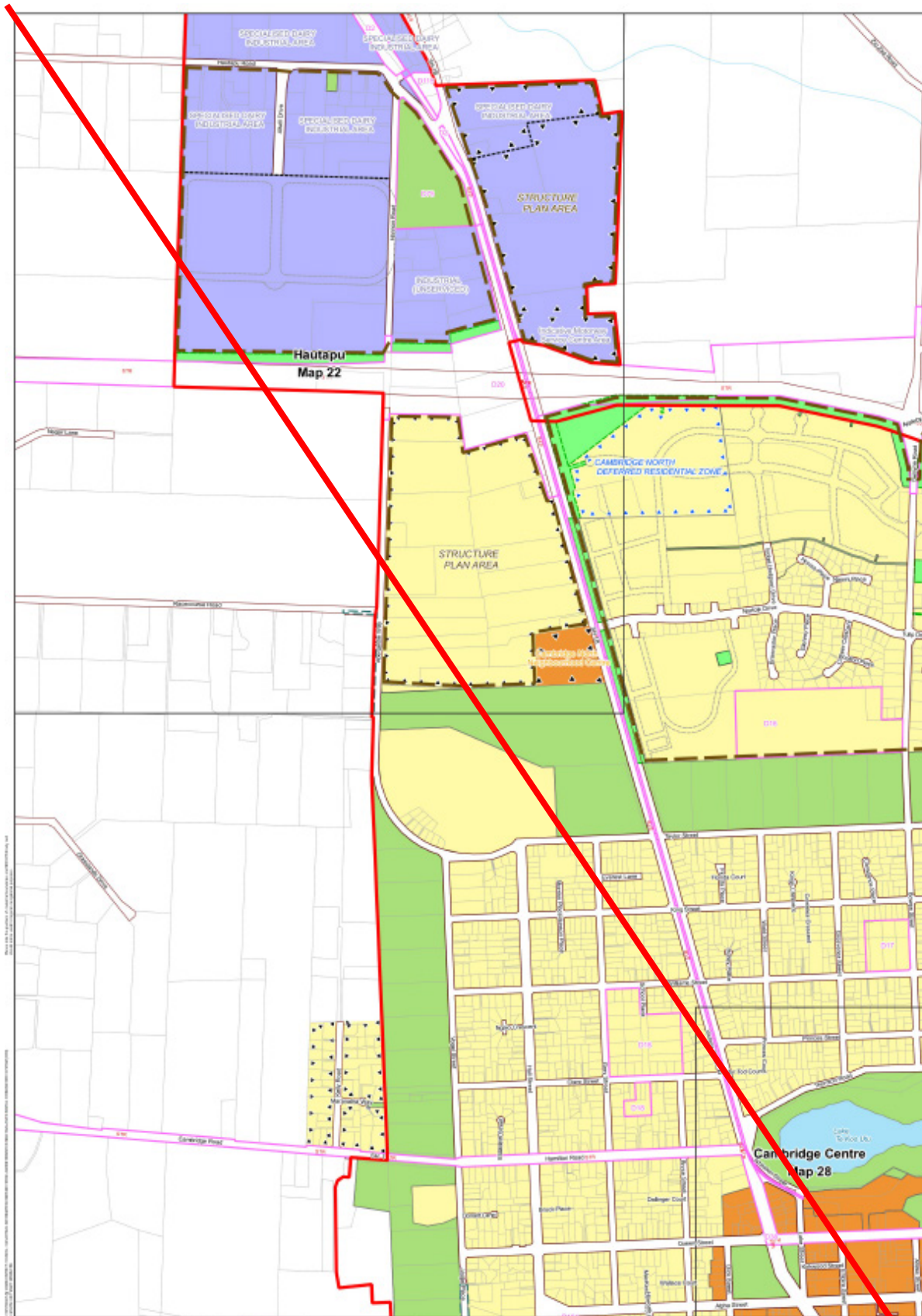




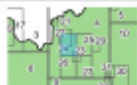
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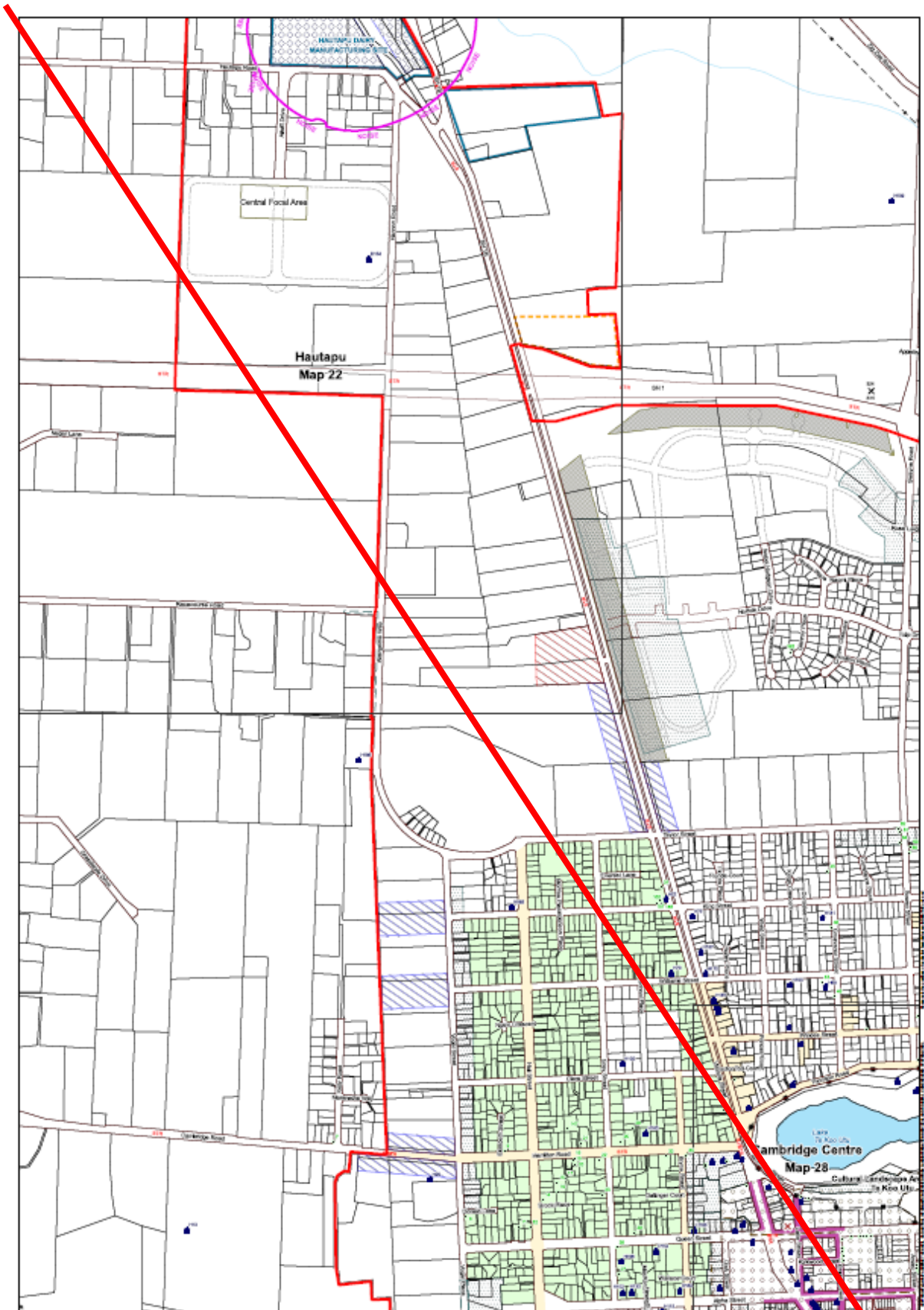
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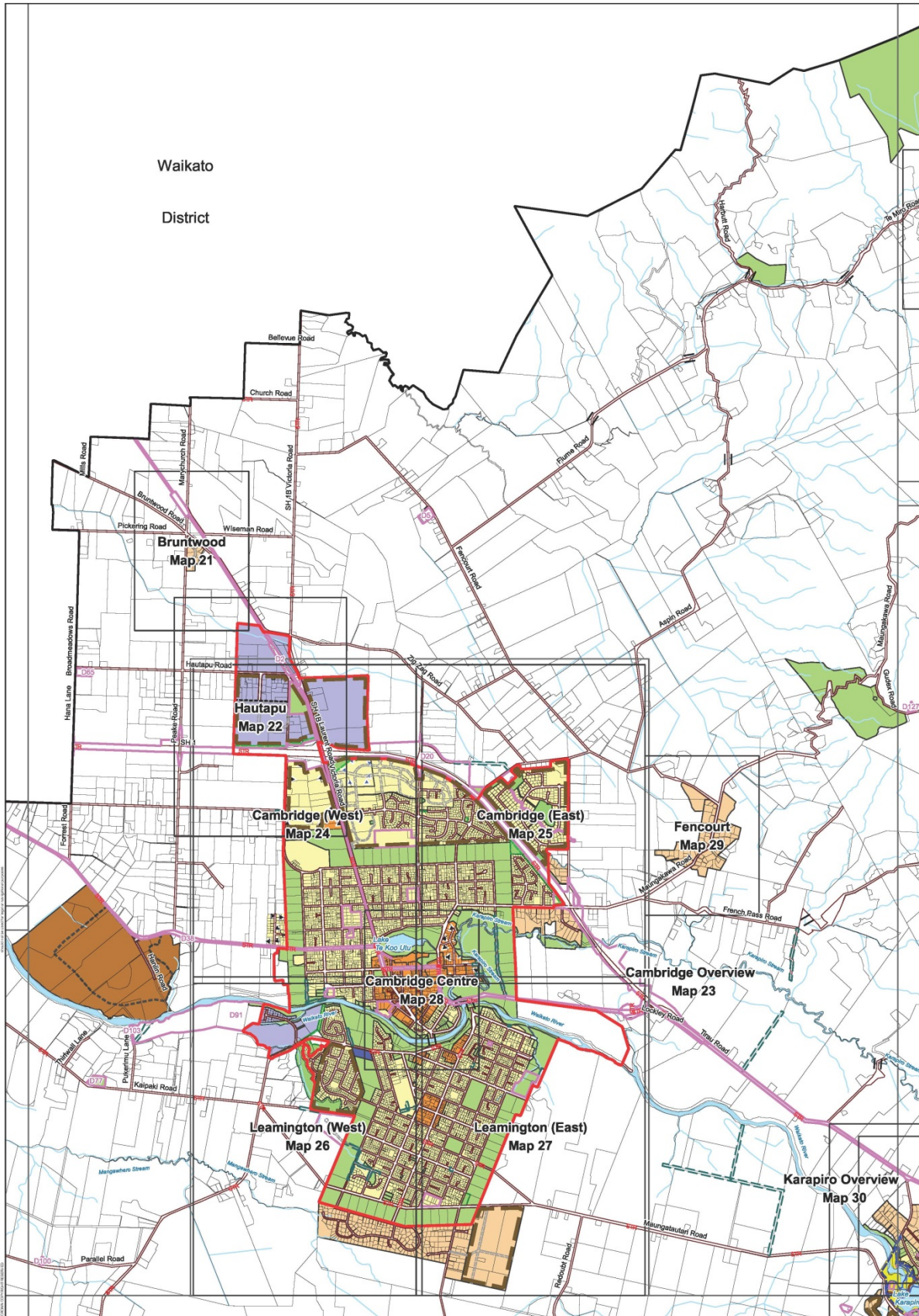




Cambridge (West)
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4 Zones



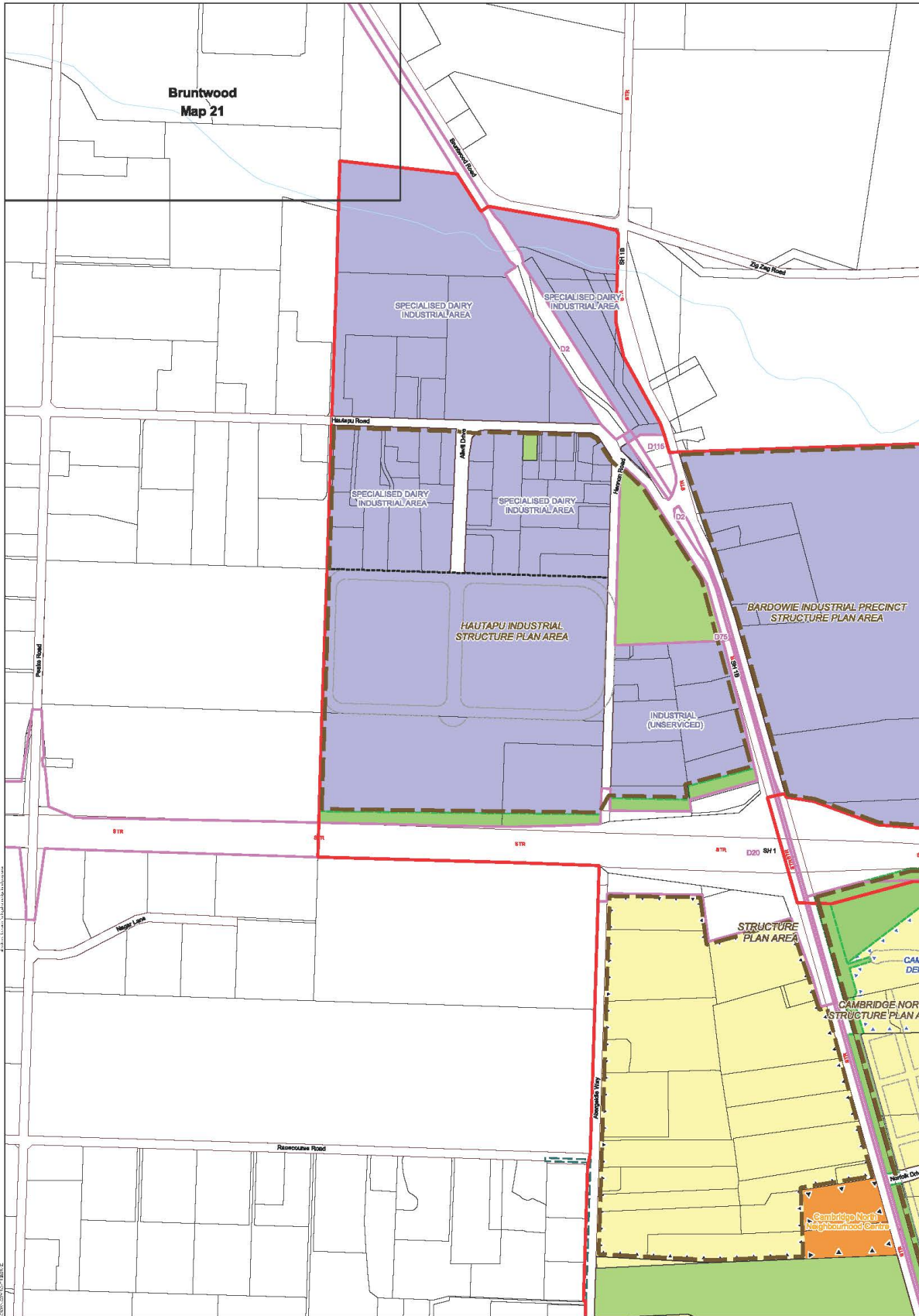
Cambridge Overview

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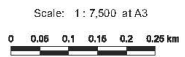
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22 Zones



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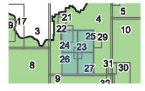
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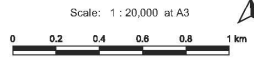
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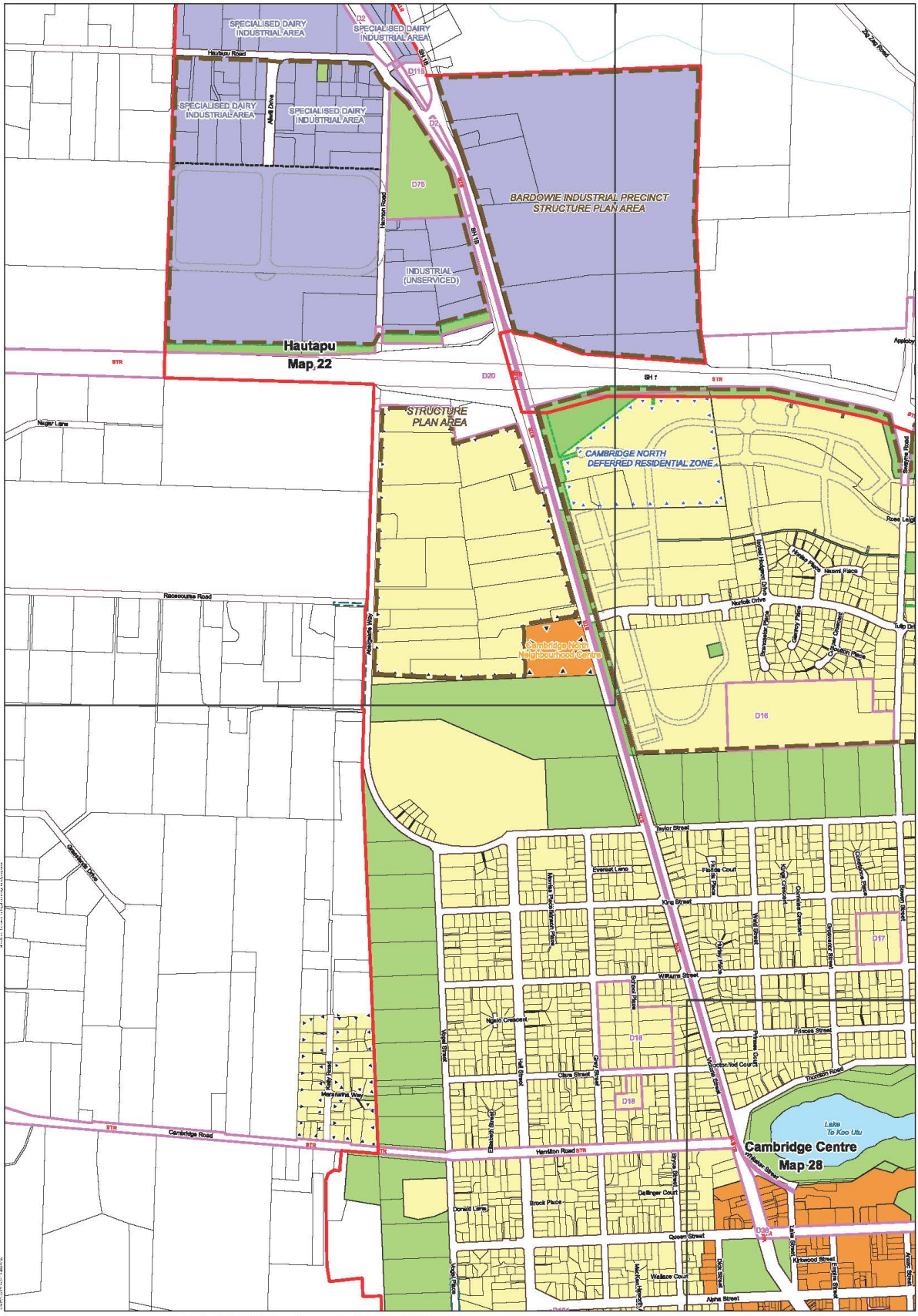
23 Zones



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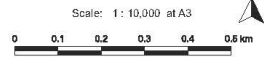


24 Zones

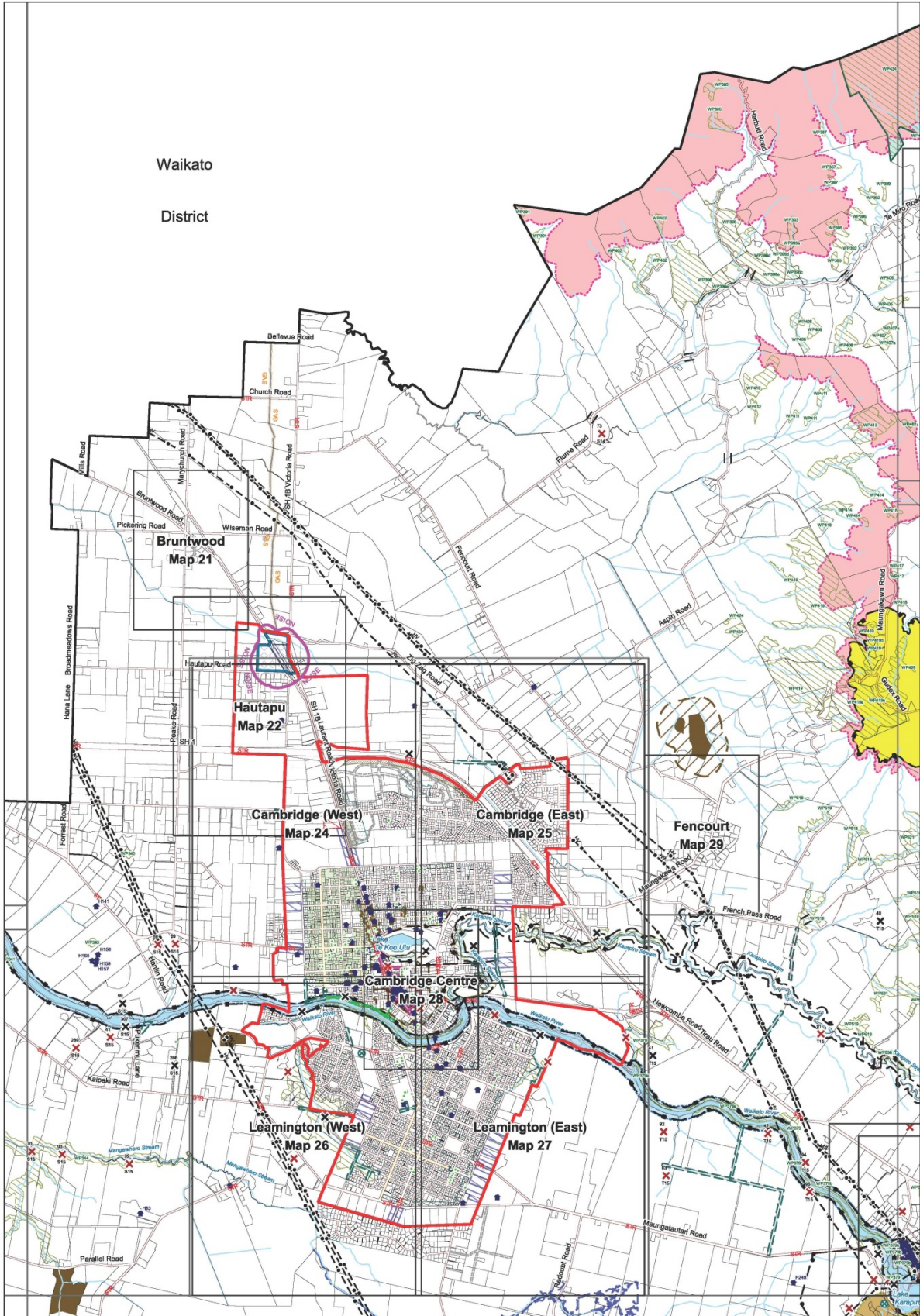


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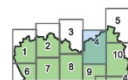
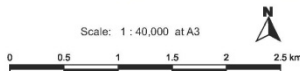
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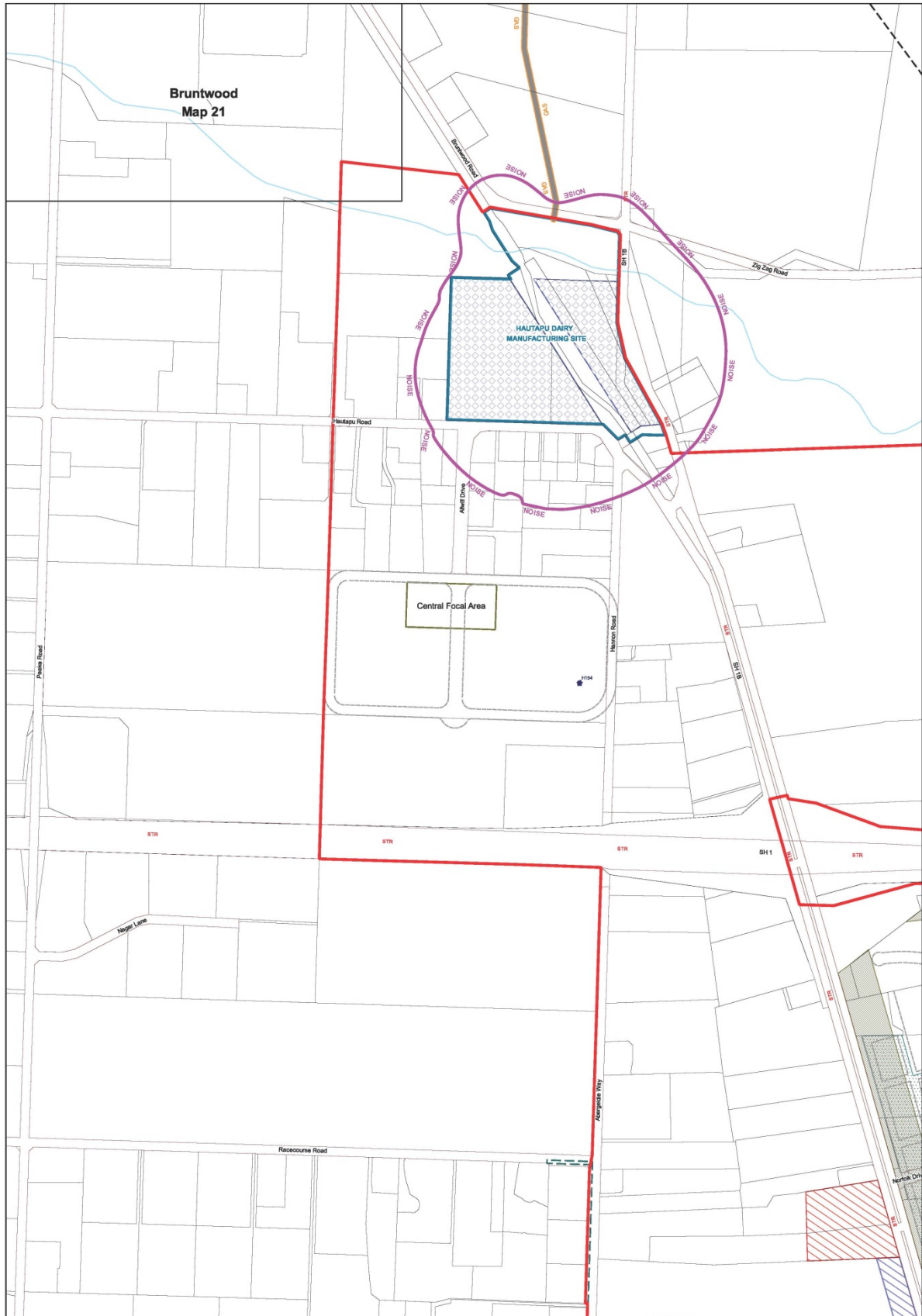
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VERSION**



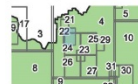
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Areas 4**



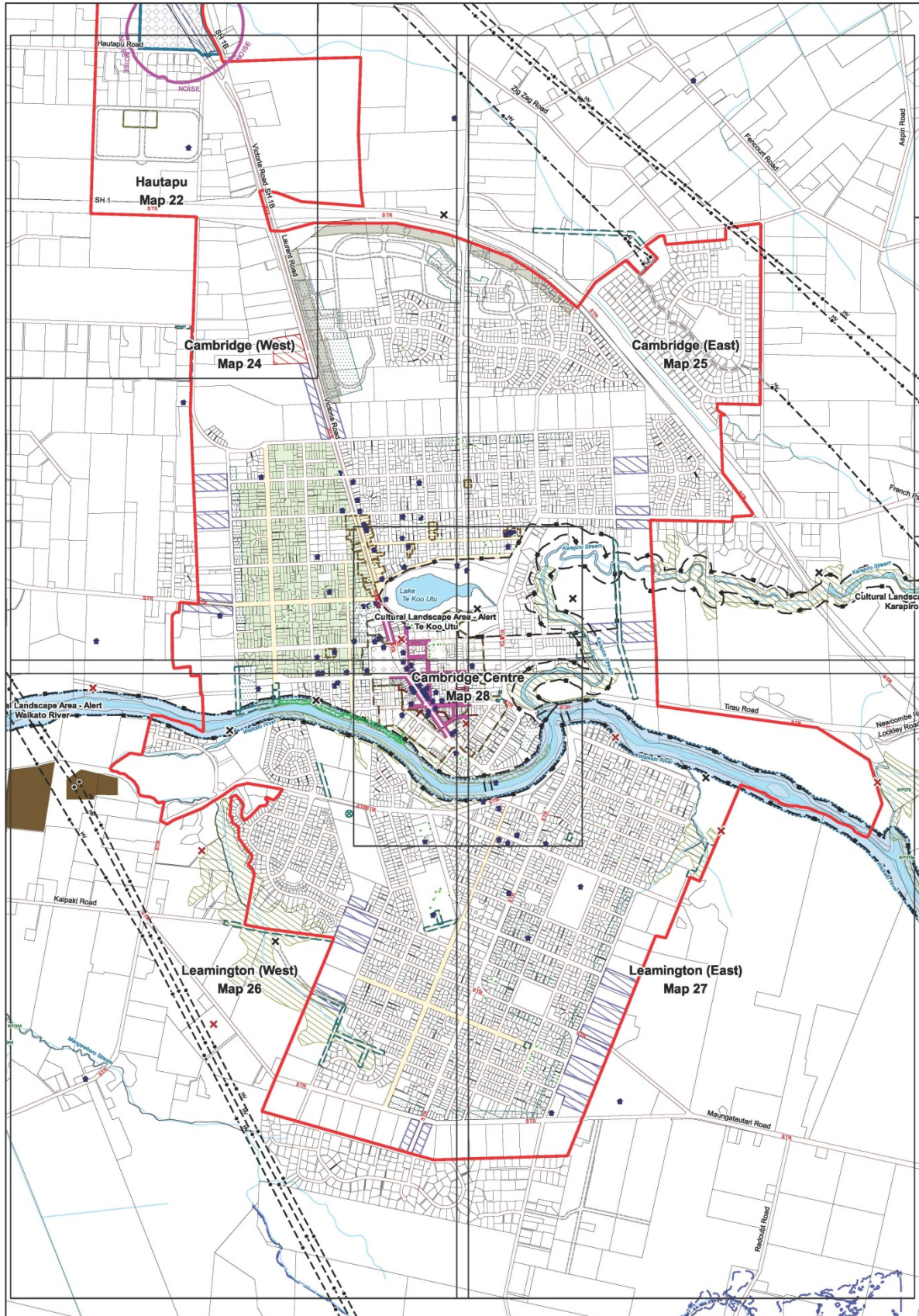
Hautapu
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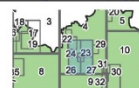
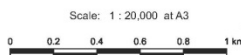
Policy Areas 22



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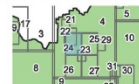
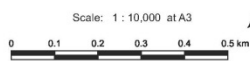


Policy Areas 23



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 VERSION**



**Policy
 Areas 24**

Part 4 - Section 32AA Report

PROPOSED PLAN CHANGE 11 - SECTION 32AA EVALUATION

1. Introduction

The report examines the extent to which changes that have been made to the plan change provisions since notification are the most appropriate way to promote sustainable management and achieve the purpose of Proposed Plan Change 11, in accordance with the requirements of Section 32AA of the RMA. This document should be read alongside the Section 32 analysis in the notified version of Proposed Plan Change 11 and supports the decision of the Hearing Panel.

2. Section 32 Requirements

Section 32 of the RMA requires a council or proponent of a private plan change to evaluate the purpose of the proposal along with the proposed policies and methods, including rules. The evaluation must:

- (a) Assess the scale and significance of the problem or issue;
- (b) Examine whether the objectives of the plan change are the most appropriate way to achieve the purpose of the RMA;
- (c) Examine whether the proposed approach is the most appropriate way of achieving the objective;
- (d) Identify and assess the benefits and costs of new provisions, including identifying any assumptions and risks; and
- (e) Assess the risks of acting or not acting if there is uncertain or insufficient information.

3. Section 32AA Requirements

Section 32AA requires a further evaluation to be undertaken for any changes proposed since the original evaluation report was completed. That further evaluation does not need to be published as a separate report if it is referred to in the decision-making record in sufficient detail to demonstrate that it was undertaken in accordance with Section 32AA. Section 32AA is set out as follows:

32AA Requirements for undertaking and publishing further evaluations

- (1) *A further evaluation required under this Act—*
 - (a) *is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
 - (b) *must be undertaken in accordance with section 32(1) to (4); and*
 - (c) *must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
 - (d) *must—*
 - (i) *be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or*

- (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).*
- (3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.*

4. Objective of the Plan Change

In the context of the Section 32 and Section 32AA evaluation, and for the purposes of examining whether the provisions in the proposal are the most appropriate way to achieve the objectives, the overarching objective of this proposal is to re-zone 56.7 hectares of land at Hautapu from a combination of Deferred Industrial and Rural zoning to Industrial Zone to enable the development of a contemporary, sustainable and high-quality industrial precinct.

5. Overview of Key Amendments

This section provides a high-level overview of the key amendments that have been made to Proposed Plan Change 11 since it was notified, as follows:

- (a) Amendments to Bardowie Industrial Precinct Structure Plan Area objective to reflect the function of the Campus Hub;
- (b) Amendments to the Campus Hub policy to ensure that the type of mixed-use activities can occur in the area, whilst ensuring that there are no adverse effects on the Cambridge central business district;
- (c) Ensuring that the ability to service the extent of the C10 Growth Cell is not compromised via amendments to the policy framework and Structure Plan;
- (d) Including, as permitted activities in the Bardowie Industrial Precinct, innovation and technology activities and motor vehicle sale yards;
- (e) Limiting the extent of retail activities within the Campus Hub, and ensuring that education facilities and a licenced premise are permitted within the Campus Hub;
- (f) Inserting a new restricted discretionary rule for offices within the Campus Hub, and deleting the permitted activity rule for offices (other than ancillary offices) that was notified;
- (g) Amending the controlled activity rule for conference and visitor accommodation facilities so that it is explicit that it is only one of each activity provided for by way of the controlled activity rule;
- (h) Modifications to the noise and signage rules for the Bardowie Industrial Precinct;
- (i) Minor modifications to the Bardowie Industrial Precinct Development Agreement rule;
- (j) The insertion of a new assessment criterion for the restricted discretionary offices rule;
- (k) Amendments to the text of the Structure Plan, setting out the function of the Campus Hub, ensuring that the efficient servicing of the entire C10 Growth Cell in respect of infrastructure is not compromised, including a definition of Innovation and Advanced Technology Activities, inclusion of information in relation to fire water requirements and setting out the requirements in terms of archaeological values;

- (l) Amendments to the Structure Plan diagram to show potential roading and services connectivity to the north and east of the Precinct (which is to be confirmed as part of the Master Planning process), and shows the potential layout of the northern intersection;
- (m) Notably, the scale and extent of the Campus Hub has been refined on the Structure Plan from covering the entire extent of Node 2 (approximately 16 hectares) to 5.5 hectares; and
- (n) Refinements to the Urban Design and Landscape Guidelines, primarily in relation to landscaping of the north western interface of the Bardowie Industrial Precinct and other matters which have been raised in submissions.

6. Analysis of individual changes

In this section, the changes between the notified version of Proposed Plan Change 11 and the version of Proposed Plan Change 11 which have been adopted by the Hearing Panel are evaluated.

The format for the s32AA assessment is as follows:

- (a) The text in the relevant sections of the notified Proposed Plan Change 11 document and recommended Proposed Plan Change 11 documents are compared in a table, with some notes commenting on the degree of change; and
- (b) The impacts of these changes on each of the five assessment criteria (consistency with the purpose of the RMA, effectiveness, efficiency, feasibility and degree of risk) are summarised in a further table.

A number of very small or inconsequential changes have not been included in the tables as they not require further evaluation as they have no effect on the ability of the proposal to achieve the purpose of the RMA or the objective of the proposal.

6.1 Objectives and Policies

Notified Version PC11	Decision Version PC11
<p>Objective 7.3.4 – Hautapu Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area</p> <p>Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area occurs in a manner that:</p> <ul style="list-style-type: none"> (a) Is visually attractive and has landscaping that reflects Cambridge’s character; and (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area and a Campus Hub within the Bardowie Industrial Precinct Structure Plan Area with a reserve and retail activities and commercial services that principally meet the needs of workers; and (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties 	<p>Objective 7.3.4 – Hautapu Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area</p> <p>Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area occurs in a manner that:</p> <ul style="list-style-type: none"> (a) Is visually attractive and has landscaping that reflects Cambridge’s character; and (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and

Notified Version PC11	Decision Version PC11
<p>and public spaces, including the Hautapu Cemetery; and</p> <p>(d) Is co-ordinated with infrastructure provision; and</p> <p>(e) Contributes to the development of a 'gateway' to Cambridge; and</p> <p>(f) Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement.</p>	<p>(d) Is co-ordinated with infrastructure provision; and</p> <p>(e) Contributes to the development of a 'gateway' to Cambridge; and</p> <p>(f) Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement.</p> <p>(g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.</p>
<p>Policy 7.3.4.2 (new) – Bardowie Industrial Precinct Campus Hub</p> <p>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.</p>	<p>Policy 7.3.4.2 (new) – Bardowie Industrial Precinct Campus Hub</p> <p>To enable the development of a Campus Hub within the Bardowie Industrial Precinct that:</p> <p>(a) Consists of appropriately scaled retail activities and commercial services; and/or</p> <p>(b) Services the employees and business needs of the Bardowie Industrial Precinct; and/or</p> <p>(c) Are is consistent with the provisions of the Bardowie Industrial Structure Plan.</p> <p>Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</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 Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.</p>	<p>Policy 7.3.4.4 – Infrastructure</p> <p>To avoid compromising the ability of the area as a whole, including identified growth cells, to be effectively serviced and to manage the planned provision of public infrastructure. A development agreement shall be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.</p>

Criteria	Assessment
Consistently with the purpose of the RMA	No impact.
Effectiveness	Are more effective in enabling the development of the Campus Hub than the provisions that were notified while ensuring that there are no impacts on the existing commercial areas in Cambridge.
Efficiency	No impact.
Feasibility	No impact.
Degree of risk	Reduces the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.

Criteria	Assessment
Overall Assessment	A positive effect.

6.2 Rules, Performance Standards and Assessment Criteria

Notified Version PC11	Decision Version PC11
<p>Rule 7.4.1.1 (new)</p> <p>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. 	<p>Rule 7.4.1.1 (new)</p> <p>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) Farming activities; (iii) Spray Irrigation of dairy factory wastewater until 31 March 2024; (iv) Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and (v) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m². <p><i>Advisory Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.</i></p>
<p>Rule 7.4.1.1 (new)</p> <p>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 GFA of less than 200m² (except as provided for by Rule 7.4.1.1(l)); and (v) Any other retail activity with a GFA of less than 200m². 	<p>Rule 7.4.1.1 (new)</p> <p>In addition to 7.4.1.1 (a) – (u), the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct:</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) Other retail activities not otherwise provided for in Rule 7.4.1.1(e) with a maximum combined GFA of no more than 400m² within the Campus Hub; (v) A licenced premise with a ground floor GFA of no more than 350 m²; and (vi) Education facilities.
<p>Rule 7.4.1.2 (new)</p> <p>The following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</p> <ul style="list-style-type: none"> (i) Visitor Accommodation Facilities (ii) Conference facilities <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking. 	<p>Rule 7.4.1.2 (new)</p> <p>One of each of the following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</p> <ul style="list-style-type: none"> (i) Visitor Accommodation Facility. (ii) Conference Facility. <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking.

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<ul style="list-style-type: none"> ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	<ul style="list-style-type: none"> ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency with the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
<p>N/A</p>	<p>Rule 7.4.1.3 (new) Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1(l). Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • Effects on the Cambridge Central Business District. • These matters will be considered in accordance with the assessment criteria in Section 21. <p><i>Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1(l) are subject to Rule 7.4.1.5(g).</i></p>
<p>Rule 7.4.1.5 (g) Offices, except as provided for by Rules 7.4.1.1(l) and 7.4.1.1 (new).</p>	<p>Rule 7.4.1.5 (g) Offices, except as provided for by Rules 7.4.1.1(l) and 7.4.1.3(new).</p>
<p>Rule 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. <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></p> <p>Activities that fail to comply with Rules 7.4.2.7, 7.4.2.8 and 7.4.2.8(new) will require a resource consent for a restricted discretionary activity with the discretion 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. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	<p>Rule 7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. Activities that fail to comply with Rules 7.4.2.7, 7.4.2.8 and 7.4.2.8(new) will require a resource consent for a restricted discretionary activity with the discretion 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. • Consistency with the urban design and amenity outcomes promoted within the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
<p>Rule 7.4.2.13 (d) Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for</p>	<p>Rule 7.4.2.13 (d) Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for</p>

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<p>the Bardowie Industrial Precinct Structure Plan Area.</p> <p><i>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.</i></p>	<p>the Bardowie Industrial Precinct Structure Plan Area.</p> <p><i>Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the urban design guideline may not constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.</i></p>
<p>Rule 7.4.2.16 (new)</p> <p>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:</p> <p><i>Within the notional 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 - 50dBA (Leq)</p> <p><i>Within the notional 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 - 45dBA (Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(h) Within all zones the single event noise level L_{max} shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (L_{max})</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><i>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.</i></p>	<p>Rule 7.4.2.16 (new)</p> <p>Within 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:</p> <p><i>Within the boundary of any site zoned Residential or Large Lot Residential or the notional boundary of any site zoned Rural</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 - 50dBA (Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(f) Within all zones the single event noise level L_{max} shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (L_{max})</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>

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<p>Rule 7.4.2.25A</p> <p>Within the Bardowie Industrial Precinct Structure Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:</p> <ul style="list-style-type: none"> (a) One single or double-sided tower sign at each of the southern and northern entrances to the Bardowie Industrial Precinct identifying and providing information relating to the businesses within the Bardowie Industrial Precinct with a maximum height of 10 metres and a maximum width of 3 metres on each side. (b) A 'pou whenua' at the southern and/or northern entrances to the Bardowie Industrial Precinct up to a maximum height of 6 metres and a maximum width of 1.5 metres. (c) Signs erected on a construction site giving details of the project up to a maximum of 20m² for the duration of the construction provided that any such signs shall not be directed in a southerly direction towards State Highway 1. (d) Signage on the southern or southwestern face of buildings fronting and within 100 metres of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m² per building on a maximum of four buildings. (e) Any directional signage within the Bardowie Industrial Precinct. (f) Any signage up to a maximum of 2m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease. (g) Except as provided for, or limited, in (a) to (f) above, up to 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to 5m² of signage per site in Node 1B and Node 3. <p>Provided that within 100 metres of Stage Highway 1 signs shall not be internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.</p>	<p>Rule 7.4.2.25A</p> <p>Within the Bardowie Industrial Precinct Structure Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:</p> <ul style="list-style-type: none"> (a) One single or double-sided tower sign at each of the southern and northern entrances to the Bardowie Industrial Precinct identifying and providing information relating to the businesses within the Bardowie Industrial Precinct with a maximum height of 10 metres and a maximum width of 3 metres on each side. (b) A 'pou whenua' at the southern and/or northern entrances to the Bardowie Industrial Precinct up to a maximum height of 6 metres and a maximum width of 1.5 metres. (c) Signs erected on a construction site giving details of the project up to a maximum of 20m² for the duration of the construction provided that any such signs shall only face Victoria Road / Laurent Road and shall not be within 200 metres of the Waikato Expressway. (d) Signage on the southern or southwestern face of buildings fronting and within 100 metres of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m² per building on a maximum of four buildings provided they are naming signs that only relate to the name of the business occupying each building. (e) Any directional signage within the Bardowie Industrial Precinct. (f) Any signage up to a maximum of 2m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease. (g) Except as provided for, or limited, in (a) to (f) above, up to a total of 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m² of signage per site in Node 1B and Node 3. <p>Provided that within 100 metres of Stage Highway 1 signs shall not be signs for any other purpose than the name of the business occupying each building, internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.</p>
<p>Rule 7.4.2.31A</p> <p>No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed</p>	<p>Rule 7.4.2.31A</p> <p>No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed</p>

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<p>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 to the developer.</p>	<p>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 to the developer. 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.</p>
<p>N/A</p>	<p>Assessment Criteria 21.1.7.16 (new) - Offices within the Campus Hub of the Bardowie Industrial Precinct</p> <p>(a) The extent to which the proposed office activity, in conjunction with other established or consented office activity:</p> <ul style="list-style-type: none"> (i) Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD; (ii) Avoids the inefficient use of existing physical resources and promotes a compact urban form. (iii) Promotes the efficient use of existing and planned public and private investment in infrastructure. <p>(b) The extent to which similar office facilities are available within the Cambridge CBD.</p>

Criteria	Assessment
<p>Consistently with the purpose of the RMA</p>	<p>No impact.</p>
<p>Effectiveness</p>	<p>The provisions are more effective in enabling the development, and refining (i.e. restricting) the extent of retail and commercial activities, of the Campus Hub than the provisions that were notified. The amended provisions are more effective in ensuring that the Cambridge CBD is not adversely affected</p> <p>More effective in setting out appropriate signage and noise provisions that enable appropriate on-site activities and development while ensuring that off-site effects are avoided or mitigated.</p>
<p>Efficiency</p>	<p>There are efficiency gains in providing permitted activity rules whereby resource consents are not required for activities which are compatible with the area and do not have offsite effects that cannot be managed by way of performance standards and/or the urban design and landscape guidelines.</p>
<p>Feasibility</p>	<p>No impact.</p>

Criteria	Assessment
Degree of risk	Reduces reduce the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.
Overall Assessment	A positive effect.

6.3 Bardowie Industrial Precinct Structure Plan

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<p>Structure Plan Diagram As notified.</p>	<p>Structure Plan Diagram Changes since notification:</p> <ul style="list-style-type: none"> ▪ More detail regarding the potential northern connection option. ▪ Detail showing the roading and services connectivity to the north and east beyond the precinct (subject to the Master Planning being complete) ▪ Refining the area in which the Campus Hub can occur in from the entire extent of Node 2 (16 hectares) to 5.5 Hectares in the area adjacent to Victoria / Laurent Road.
<p>S19.1.6 The principles guiding the Bardowie Industrial Precinct Structure Plan are as follows:</p> <ol style="list-style-type: none"> (a) A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge’s unique character; (b) Maximisation of multi-purpose open space network opportunities; (c) Low impact design is encouraged (in terms of both stormwater and built form); (d) A local transport network that is fully integrated with the regional transport network; (e) A Campus Hub is developed for public open space, commercial and retail amenities, a wellness centre, visitor accommodation and to provide Cambridge with a conference facility / space for large meetings within Cambridge; (f) Flexibility around the staging and sequencing of development; and (g) Ensuring health, safety and site security is provided for. 	<p>S19.1.6 The principles guiding the Bardowie Industrial Precinct Structure Plan are as follows:</p> <ol style="list-style-type: none"> (a) A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge’s unique character; (b) Maximisation of multi-purpose open space network opportunities; (c) Low impact design is encouraged (in terms of both stormwater and built form); (d) A local transport network that is fully integrated with the regional transport network; (e) A Campus Hub is developed for public open space, appropriately scaled commercial and retail amenities, a wellness centre that serve the employees of the industrial precinct. In addition, other activities that have co benefits to the Bardowie Industrial Precinct and the Cambridge township such as a visitor accommodation facility and a conference centre, may be considered in this area provided they do not impact on the Cambridge central business district and can be accommodated within the servicing capacity of the precinct.; (f) Flexibility around the staging and sequencing of development; (g) The provision of transportation corridors and

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	<p>infrastructure design capacity, taking into account the balance of the C10 Growth Cell and—not foreclosing the opportunity for efficient servicing and development of other land within the growth cell; and</p> <p>(h) Ensuring health, safety and site security is provided for.</p>
<p>S19.2.3</p> <p>The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes, child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub 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.</p>	<p>S19.2.3</p> <p>The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub. The Campus Hub is mixed use area and is provisioned to include cafes (including a licenced premise), education and child care facilities, limited retail activities, a wellness centre¹, a conference centre and a visitor accommodation facility as well as area of greenspace, walkways, and parking areas. The scale of the Campus Hub (as shown spatially on the Structure Plan) will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones.</p>
<p>N/A</p>	<p>S19.2.4 (Inserted)</p> <p>As a modern industrial precinct, there will be opportunities for advanced technology industries to locate and develop within the area. In that regard, in the context of the Bardowie Industrial Precinct (and the District Plan permitted activity rules), “Innovation and Advanced Technology Activities” means 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”,</p>
<p>Water Supply</p> <p>Water supply to the Bardowie Industrial Precinct will be provided by the proposed works of the Waipa District Council in 2019/2020. That is, the splitting of the existing reticulation from a dedicated supply into the Fonterra and the Bardowie Industrial Precinct. For normal supply, demand can be met from the proposed network, and in periods of high daily demand, the supply will be supplemented by a pumped system.</p> <p>Development of Node 1A (an initial 12.5 hectare site) is anticipated to be completed in February 2020 therefore the planned Waipa District Council 375mm</p>	<p>Water Supply</p> <p>Water supply to the Bardowie Industrial Precinct will be provided by the proposed works of the Waipa District Council commencing in 2019/2020. That is, the splitting of the existing reticulation from a dedicated supply into the Fonterra and the Bardowie Industrial Precinct. For normal supply, demand can be met from the proposed network, and in periods of high daily demand, the supply can be supplemented by a pumped system.</p> <p>Development of Node 1A (an initial 12.5 hectare site) is anticipated to be completed in February 2020 therefore priority will be given to advancing the</p>

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<p>diameter trunk main extension will need to be advanced to avoid additional temporary supply and storage within the first stage of the development.</p> <p>There is appropriate allocation in the wastewater network to service the Bardowie Industrial Precinct.</p>	<p>planned Waipa District Council 375mm diameter trunk main extension to align with the first stage of the development.</p> <p>There is appropriate allocation in the water network to service the Bardowie Industrial Precinct. Water supply and demand will assume 'dry industry' and a ratio of 30 persons per hectare occupancy.</p> <p>The Bardowie Industrial Precinct cannot be supplied with sufficient water flows and capacity to meet the FW7 firefighting requirements that are anticipated to be required for the large buildings proposed within Node 1A and Node 2. However, water flows and capacity to a level similar to the requirements of FW3 will likely be possible across the Bardowie Industrial Precinct. The developer and future owners will need to design and provide for firefighting requirements in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>
<p>Wastewater</p> <p>Wastewater generated around the development will drain to one of at least two wastewater pump stations. These will pump through a dedicated rising main to the Taylor Street pump station. Modelling shows there is capacity in the town network to convey the extra flow.</p> <p>Initially, both the Bardowie Industrial Precinct area and the Hautapu Industrial area will have low flows which may generate septicity issues. To minimise this risk, it has been proposed that both pump stations pump through a single rising main initially until there is sufficient flows to utilise both mains.</p> <p>There is appropriate allocation in the water supply network to service the Bardowie Industrial Precinct.</p>	<p>Wastewater</p> <p>Wastewater generated around the development will drain to one of at least two wastewater pump stations. These will pump through a rising main to the Taylor Street pump station. Modelling shows there is capacity in the network to convey the extra flow.</p> <p>There is appropriate allocation in the wastewater supply network to service the Bardowie Industrial Precinct.</p>
<p>Transport</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>Node 1B already obtains access via Laurent Road.</p> <p>Prior to development in Node 2, a Traffic Impact Assessment is required to determine when/whether traffic signals are required.</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>Transport</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 designed and formed with enough space to provide traffic signals if required for the subsequent development of Node 2.</p> <p>Node 1B already obtains access via Laurent Road.</p> <p>Prior to development in Node 2, a Traffic Impact Assessment is required to determine when/whether traffic signals are required.</p> <p>No development shall occur in Node 3 until connectivity with the surrounding transport network has been formed to service the general industrial</p>

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<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>The Structure Plan shows roading connectivity to the east, beyond the Bardowie Industrial Precinct. This potential future connection to the east is shown in 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>area.</p> <p>The nature of the access into the Bardowie Industrial Precinct will accommodate and cater for the access requirements of the entire C10 Growth Cell including the southern portion of the Bardowie Industrial Precinct (should the southern access required to be closed in the future). The exact location and configuration of the northern access has not been included in the Bardowie Industrial Structure Plan to enable flexibility in its location and configuration (and collective discussions between stakeholders), as this area may not be developed until 2024.</p> <p>The Structure Plan shows potential locations of roading connectivity to the east and north, beyond the Bardowie Industrial Precinct, the final location of which will be determined through a Master Planning process for the entire C10 Growth Cell.</p> <p>Roading and service connections to the north (to the property boundary of the part of Pt Allotment 190 Hautapu Parish within the C10 Growth Cell) and to the east to connect with the balance of the C10 Growth Cell shall be identified and vested as local purpose reserve (road) at the time of the first subdivision of Node 3 in accordance with any C10 Growth Cell Master Plan and / or Structure Plan relating to the balance of the C10 Growth Cell that has been approved by the Waipa District Council.</p>
<p>Electricity</p> <p>Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct.</p>	<p>Electricity</p> <p>Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct. All new powerlines constructed within the Bardowie Industrial Precinct Structure Plan Area shall be underground. Existing power lines shall be undergrounded at the time of the development of each respective Bardowie Industrial Precinct node (in accordance with the staged land release). Telecommunication lines shall be treated in the same manner (i.e. undergrounded).</p>
<p>N/A</p>	<p>Heritage and Cultural Values</p> <p>The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.</p>

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	<p>Appendix N3 contains the known archaeological sites of the Waipā District based on New Zealand Archaeological Association records as at 2009. Sites are marked with a number and 'X' symbol on the Planning Maps. Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.</p> <p>In the event of accidental discovery of archaeological features or artefacts, Heritage New Zealand has a procedure that must be followed.</p>
<p>Interpretation</p> <p>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>	<p>Interpretation</p> <p>Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the Urban Design and Landscape Guidelines may not constitute non-compliance with the District Plan rules subject to the overall amenity and urban design outcomes being achieved.</p>
<p>Urban Design and Landscape Guidelines – Loading and Servicing</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>Urban Design and Landscape Guidelines – Loading and Servicing</p> <p>2.16 Boundary treatment should provide adequate screening of the loading and service areas from surrounding dwellings.</p>
<p>Urban Design and Landscape Guidelines – Built Form</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>Urban Design and Landscape Guidelines – Built Form</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.</p>
<p>Urban Design and Landscape Guidelines – Building Design</p> <p>(a) To reinforce the rural character of the local area through appropriate built form and landscape elements.</p>	<p>Urban Design and Landscape Guidelines – Building Design</p> <p>(a) To reinforce the character of the local area through appropriate built form and landscape elements.</p>
<p>Urban Design and Landscape Guidelines – Material Finishes and Colours</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>Urban Design and Landscape Guidelines – Material Finishes and Colours</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%) and cladding materials and finishes shall avoid adverse reflectivity effects.</p>

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<p>Urban Design and Landscape Guidelines – Roof Form</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>Urban Design and Landscape Guidelines – Roof Form</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. Solar panels shall be integrated into the design of the building and not deviate more than 15 degrees from the angle of the roofline on which they are located.</p>
<p>Urban Design and Landscape Guidelines – Landscaping – Node 1B and Node 3</p> <p>5.3 A 5m wide minimum amenity planting strip will be provided from housing on neighbouring rural zoned properties.</p>	<p>Urban Design and Landscape Guidelines – Landscaping – Node 1B and Node 3</p> <p>5.3 A 5m wide minimum screening and amenity planting strip will be provided along the north-west interface of Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone (i.e. the common boundary with the Henmar Trust property). The screening shall not include building materials.</p> <p>The screening and amenity planting shall take into account:</p> <p>The location and orientation of existing dwellings;</p> <p>The proposed land use and building form within the north western part of Node 3; and</p> <p>Constraints associated with areas in proximity to existing power lines.</p> <p>There is no requirement to undertake screen planting along the common boundary of the Bardowie Industrial Precinct and the property currently owned by Fonterra.</p>
<p>Urban Design and Landscape Guidelines – Campus Hub</p> <p>6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a mix of commercial and public amenities, e.g.:</p> <ul style="list-style-type: none"> (i) Local commercial amenities such as a banking facilities, dairy, bakery, café or similar activities; (ii) Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches; (iii) Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services; (iv) Childcare facilities; (v) Visitor accommodation; (vi) Conference facility; and 	<p>Urban Design and Landscape Guidelines – Campus Hub</p> <p>6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a mix of commercial and public amenities, e.g.:</p> <ul style="list-style-type: none"> (i) Local commercial amenities such as a banking facilities, dairy, bakery, café, limited retail or similar activities; (ii) Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches; (iii) Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services; (iv) Childcare and other educational facilities; (v) A Visitor Accommodation Facility; (vi) A Conference Facility; and

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(vii) Innovation centre (which may include shared office spaces, research and development centres, a small-scale industrial heritage museum, and a place to showcase new technologies).	(vii) Innovation centre (which may include shared office spaces, research and development centres, a small-scale industrial heritage museum, and a place to showcase new technologies).
Urban Design and Landscape Guidelines – Sustainability 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.	Urban Design and Landscape Guidelines – Sustainability Enable and encourage the development, operation, use and maintenance of individual and small-scale renewable energy technologies, including solar and batteries.

Criteria	Assessment
Consistently with the purpose of the RMA	No impact.
Effectiveness	The provisions are more effective in enabling the development of the Bardowie Industrial Precinct (including refining the activities and extent of the Campus Hub). The provisions are also more effective in setting out that the infrastructure connections should not foreclose the ability to service the extent of the C10 Growth Cell. The amendments to the urban design standards will ensure appropriate standards of development and urban design outcomes including boundary treatment.
Efficiency	The changes ensure that the infrastructure required to service the entire extent of the C10 Growth Cell can be planned for in an efficient manner. Changes are more effective in that there is further assistance with how the guidelines are to be interpreted.
Feasibility	No impact.
Degree of risk	Reduces reduce the risk that the Campus Hub will affect the commercial hierarchy of Cambridge and reduces the risk of unplanned or uncoordinated development within the C10 Growth Cell.
Overall Assessment	A positive effect.