

# Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct by Submitter

Sept / 2018



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## Reader's Guide

This document is a summary of the 23 submissions received and the relief sought/decision(s) requested. This summary is ordered in alphabetical order by the submitters surname or the name of the organization. This summary helps readers to see all the decisions requested by a specific submitter (e.g. Jo Smith). If you would like to see all the submissions lodged on a specific topic within the Plan Change, then refer to "Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct by Topic".

The summary of submissions was publicly notified on 14 September 2018 for further submissions. The closing date for making further submissions is Friday, 28 September 2018. **No late further submissions will be accepted.**

In the summary, every submitter has been allocated a submitter number and each submission point is referenced by a unique number. This whole number (e.g. 11/7) is required to be referenced when you make a further submission. **EXAMPLE:**

Submission 11/7

11            is the submitter number

7             is the submission point number

### How to read the summary:

- This summary is ordered by submitter surname. The summary is ordered alphabetically by surname and or name of the company or organisation. The summary lists all of the submission points made by the submitter.
- Where a submission has been lodged by two people with different surnames, it has been listed by the surname that is first in alphabetical order.
- If after looking at this summary you wish to look at all the submission points to a particular Topic then you need to refer to the "Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct by Topic".
- For your information separate spell checks have been carried out on the Topic and Submitter reports. In the event of there being any discrepancy the "Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct by Topic" will be predominant.

## **How to make a further submission**

People can make a further submission if they represent a relevant aspect of the public interest and/or have an interest in Plan Change 11 greater than the interest of the general public.

**A further submission can only be made in support or opposition of matters raised in the submissions. No new points can be raised.**

Further submissions should be set out in the format shown in the submission form. Copies of the further submission form are available at Council offices or Libraries at Cambridge and Te Awamutu as well as online at [www.waipadc.govt.nz](http://www.waipadc.govt.nz).

In accordance with the Resource Management Act 1991 a copy of the further submission must be sent to the person who made the original submission within five (5) working days of sending the further submission to the Waipa District Council. To assist you with this an address list of all submitters is included in this report.

### **Submissions can be:**

**Posted to:** Waipa District Council  
Private Bag 2402  
Te Awamutu 3840

**Delivered to:** Waipa District Council – Te Awamutu Office  
101 Bank Street  
Te Awamutu

**Delivered to:** Waipa District Council – Cambridge Office  
23 Wilson Street  
Cambridge

**Emailed to:** [submissions@waipadc.govt.nz](mailto:submissions@waipadc.govt.nz)

**Online:** [waipadc.govt.nz/haveyoursay](http://waipadc.govt.nz/haveyoursay)

## Submitter Contact Details

Submitter Name	Submitter's Contact Details	Submission Number
Anglesea Properties Limited	Attn: Louise Feathers PO Box 1462 Hamilton 3240	8
Bardowie Investments Limited	C/- Mitchell Daysh Limited Attn: Mark Chrisp PO Box 1307 Hamilton 3240	18
Cambridge Chamber of Commerce	Attn: Tania Witheford PO Box 492 Cambridge 3450	21
Cambridge Community Board	C/- Waipa District Council Attn: Mike Pettit Private Bag 2402 Te Awamutu 3840	20
Delwyn Smith	308c Hautapu Road RD1 Cambridge 3493	6
Fire and Emergency NZ	C/- Beca Ltd Attn: Stephanie Dean PO Box 448 Hamilton 3240	10
Fonterra Limited	C/- Beca Ltd Attn: Craig Sharman PO Box 448 Hamilton 3240	11
Future Proof Implementation Committee	Attn: Bill Wasley PO Box 13231 Tauranga 3141	12
Geoffrey Laurent	PO Box 522 Cambridge 3450	1

Submitter Name	Submitter's Contact Details	Submission Number
Giltrap Buildings Ltd	Attn: Andrew Giltrap PO Box 760 Cambridge 3450	4
Hamilton City Council	Attn: Loren Brown Private Bag 3010 Hamilton 3240	17
Hefin Davies	C/- Burton Planning Consultants Ltd Attn: Georgina McPherson PO Box 33-817 Takapuna Auckland 0740	9
Henmar Trust	Attn: Mary Bourke 39 Brinkworth Road RD 1 Cambridge 3493	13
Heritage New Zealand	Attn: Carolyn McAlley Lower Northern Area Office PO Box 13339 Tauranga 3141	19
Jennie Gainsford	94 Princes Street Cambridge 3434	23
Jonathan Brewer	40 Swayne Road Cambridge 3434	3
KiwiRail Holdings Limited	Attn: Pam Butler PO Box 593 Wellington 6140	14
Ngaati Kokori-Kahukura	Attn: Poto Davies 1121 Maungatautari Road RD 3 Cambridge 3494	16
Ogle Enterprises Ltd	Attn: Neville Ogle PO Box 1156 Cambridge 3450	2



Submitter Name	Submitter's Contact Details	Submission Number
Stephen Brown	PO Box 434 Cambridge 3450	5
Transland Developments 2009 Ltd	Attn: Kevin Honiss PO Box 7006 Hamilton 3247	15
Waikato Regional Council	Attn: Andrew Tester Private Bag 3038 Waikato Mail Centre Hamilton 3240	7
Waipa District Council	Attn: David Totman Private Bag 2402 Te Awamutu 3840	22



## **Anglesea Properties Limited**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
8/1	Whole of Plan Change	General	Support in part	Supports mixed use approach to planning framework which can improve business efficiency as well as providing support wellbeing and productivity of employees.	Approve Plan Change

## **Bardowie Investments Limited**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
18/1	Whole of Plan Change	General Support	Support	BIL supports the whole of Proposed Plan Change 11 in relation to the objectives, polices, rules, zone maps, entire Structure Plan (text and the map) and the Section 32 Analysis.	Retain the objectives, policies, rules, maps, Structure Plan and Section 32 Analysis to enable the development of the Bardowie Industrial Precinct, except where otherwise requested by this submission.
18/2	Section 7 - Industrial Zone	Issues 7.2.11 and 7.2.12	Support	BIL supports the amendments to Issues 7.2.11 & 7.2.12 as proposed.	Retain as notified.
18/3	Section 7 - Industrial Zone	Objective 7.3.4	Support	BIL supports the proposed amendments to Objective 7.3.4.	Retain as notified.
18/4	Section 7 - Industrial Zone	Policy 7.3.4.1A	Support	BIL supports the inclusion of a new policy to ensure that buildings within the Plan Change area are designed to achieve overall consistency with the Structure Plan guidelines.	Retain as notified.
18/5	Section 7 - Industrial Zone	Policy 7.3.4.2A	Support in part	BIL has proposed amendments to Policy 7.3.4.2A to ensure it enables the appropriate development of the Campus Hub. It is intended that the Campus Hub service both the precinct and the wider industrial area (given the location of the area being on Victoria Road). In addition, BIL is proposing an amendment to make it explicit that the Campus Hub is to be designed to ensure that it does not adversely affect the commercial hierarchy of Cambridge.	Amend Policy 7.3.4.2A as follows: 7.3.4.2A - To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					<u>and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</u>
18/6	Section 7 - Industrial Zone	Policies 7.3.4.3 and 7.3.4.4	Support	BIL supports the proposed amendments	Retain as notified.
18/7	Section 7 - Industrial Zone	Policy 7.3.4.5A	Support	BIL supports the inclusion of a new policy to ensure that landscaping and fencing within the Plan Change area are designed to achieve overall consistency with the Structure Plan guidelines.	Retain as Notified
18/8	Section 7 - Industrial Zone	Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	BIL supports the deletion of the provisions in relation to the Hautapu Industrial area to the east of Victoria Road and those in relation to the Hautapu Motorway Service Centre.	Delete the provisions as notified
18/9	Section 7 - Industrial Zone	Rule 7.4.1.1 (f) and (m)	Support	BIL supports the proposed amendments.	Retain as notified
18/10	Section 7 - Industrial Zone	Rule 7.4.1.1 (u)	Support	BIL supports the deletion of the rule in relation to the Hautapu Motorway Service Centre.	Delete the provisions as notified
18/11	Section 7 - Industrial Zone	New Rule 7.4.11(u)	Support in part	BIL supports the inclusion of this rule that permits activities within the Bardowie Industrial Precinct. However, some minor amendments are required to ensure the type of activities that fit within the precinct vision are explicitly provided for. It is therefore considered appropriate that a new permitted activity clause be included in new Rule 7.4.11 (u) authorising innovation and advanced technology industries/activities to locate in the Bardowie Industrial Precinct. A definition of "Innovation and Advanced Technology Activities" has been proposed to support the inclusion. BIL also seeks the inclusion motor vehicle and marine (boat) sale facilities as part of the permitted activity rule. It is proposed that these activities are limited to a site area of no more than 7,000 m2 to be a permitted activity. BIL considers that these activities are not inappropriate in an industrial area and are consistent	Amend Rule 7.4.11 (u) as follows: <u>In addition to 7.4.1.1 (a) – (t), within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</u> (i) Stormwater ponds and/or facilities; (ii) Water treatment facilities; (iii) Farming activities; and (iv) Spray Irrigation of dairy factory wastewater. <u>(v) Innovation and Advanced Technology Activities;</u> <u>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>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				with the type of activities envisioned for the precinct.	
18/12	Section 7 - Industrial Zone	New Rule 7.4.11(v)	Support in part	<p>BIL supports the intent of this the proposed rule, however through consultation with interested parties, BIL has proposed amendments to clarify the intent of (v) in relation to retail activities. BIL has therefore proposed amendments to this rule to make it explicit that the maximum combined ground floor area for retail activities (not already provided for by way of the existing Industrial Zone rules) within the Campus Hub is 400m2. As the rule is currently written, and the fact that the spatial area of the Campus Hub has not been defined, the entire extent of Node 2 could be developed in retail activities not exceeding 200m2 (each activity). This was not the intention of BIL when developing Proposed Plan Change 11.</p> <p>BIL also requires an amendment to this rule to ensure that licenced premises (as defined in the Waipa District Plan) can operate within the Campus Hub.</p> <p>BIL has proposed an amendment to this rule to enable education facilities (in addition to childcare and preschool facilities) to establish and located within the Campus Hub of the Bardowie Industrial Precinct. This inclusion is considered appropriate as this type of activity is not out of character with the other activities proposed to be included in the Campus Hub (offices, small scale retail, wellness centre, visitor accommodation, childcare facilities etc).</p> <p>BIL also notes that the extent of the Campus Hub is proposed to be refined (the extent has been refined to 5.5 hectares of the site that adjoins Laurent Road) and is discussed subsequently in this submission.</p>	<p>Amend Rule 7.4.11 (v) as follows:\n In addition to 7.4.1.1 (a) – (u), the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</p> <ul style="list-style-type: none"> <li>(i) Child care and preschool facilities;</li> <li>(ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan);</li> <li>(iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan);</li> <li>(iv) Offices with a <u>ground floor GFA</u> of less than 200m2 (except as provided for by Rule 7.4.1.1(l));</li> <li>(v) <del>Any other</del> <u>retail activities not otherwise provided for in Rule 7.4.1.1 with a maximum combined ground floor GFA of less no more than 2400m<sup>2</sup> within the Campus Hub;</u></li> <li>(vi) <u>A Licenced Premise with a ground floor GFA of no more than 350 m2; and</u></li> <li>(vii) <u>Education Facilities</u></li> </ul> <p>BIL is also proposing amendments to the Structure Plan to refine the spatial extent of the Campus Hub (which limits the activities to a much smaller area than currently provided for),</p>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
18/13	Section 7 - Industrial Zone	Rules 7.4.1.2 (a),(c) – deleted And (c) - new	Support	BIL supports the proposed changes. BIL considers that controlled activity status for visitor accommodation and conference facilities within the Campus Hub of the Bardowie Industrial Precinct is appropriate, particularly as this submission is seeking to refine (reduce) the extent of the Campus Hub.	Retain as notified
18/14	Section 7 - Industrial Zone	Rules 7.4.1.3 (f), - deleted And (f) - new	Support	BIL supports the proposed changes.	Retain as notified
18/15	Section 7 - Industrial Zone	Rule 7.4.1.4(a)	Support	BIL supports the proposed changes.	Retain as notified
18/16	Section 7 - Industrial Zone	Rule 7.4.1.5 (b), (c), (d), (e), (g), (h), (j), (l) and (p)	Support	BIL supports the proposed changes.	Retain as notified
18/17	Section 7 - Industrial Zone	Rule 7.4.2.1	Support	BIL considers 5 metres to be an appropriate setback from road boundaries except for Stage Highway 1 where the setback should be 25 metres.	Retain as notified
18/18	Section 7 - Industrial Zone	Rule 7.4.2.4A	Support	BIL supports the inclusion of a new rule in relation to setbacks from the Mangaone Stream.	Retain as notified
18/19	Section 7 - Industrial Zone	Rule 7.4.2.5	Support	Given the scale of the buildings in the southern part of the Bardowie Industrial Precinct, a bespoke setback / height rule is supported.	Retain as notified
18/20	Section 7 - Industrial Zone	Rule 7.4.2.4A	Support	BIL supports the inclusion of this rule for Nodes 1 and 2 of the Bardowie Industrial Precinct.	Retain as notified
18/21	Section 7 - Industrial Zone	Rule 7.4.2.10 - 7.4.2.13	Support	BIL supports the proposed amendments to Rules 7.4.2.10 – 7.4.2.13 in relation to landscaping and screening.	Retain as notified
18/22	Section 7 - Industrial Zone	Rule 7.4.2.14	Support	BIL supports the inclusion of a new rule in relation to building colour in the Bardowie Industrial Precinct.	Retain as notified
18/23	Section 7 - Industrial Zone	Rules 7.4.2.15, 7.4.2.16A	Support	BIL supports the inclusion of new provisions in respect of noise within Node 1A and Node 2 of the Bardowie Industrial Precinct. In addition, it is appropriate that noise sensitive activities within the Campus Hub are required to be acoustically treated to avoid any potential noise related reverse sensitivity issues.	Retain Rules 7.4.2.15 & 7.4.2.16A as notified.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
18/24	Section 7 - Industrial Zone	Rule 7.4.2.16B	Support	BIL has proposed an amendment to Rule 7.4.2.16B to reflect the revised location of the Campus Hub (now extending into Node 1A and having the extent reduced in Node 2).	Amend Rule 7.4.2.16B as follows: 7.4.2.16B The following noise sensitive activities located within the Campus Hub ( <del>Node 2</del> 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
18/25	Section 7 - Industrial Zone	Rule 7.4.25A	Support	BIL supports the inclusion of new rules in relation to signage within the Bardowie Industrial Precinct.	Retain as notified
18/26	Section 7 - Industrial Zone	Rule 7.4.2.31A	Support	BIL supports the inclusion of a new rule in respect of development being allowed to commence after a development agreement is signed (or otherwise approved by the Waipa District Council).	Retain as notified
18/27	Section 7 - Industrial Zone	Rule 7.4.2.33	Support	Given the scale of the buildings in Node 1A and Node 2 of the Bardowie Industrial Precinct, relative to the number of employees a bespoke parking rule is considered to be appropriate.	Retain as notified
18/28	Section 7 - Industrial Zone	Rule 7.4.2.34	Support	BIL supports the inclusion of this new rule.	Retain as notified
18/29	Section 14 - Deferred Zone	Policy 14.3.8	Support	BIL supports the deletion of the provisions relating to the Hautapu Industrial: East of Victoria Road.	Delete the provisions as notified
18/30	Section 15 - Infrastructure, Hazards, Development and Subdivision	Rule 15.4.2.65	Support	BIL supports the requirement for development within the Bardowie Industrial Precinct to be designed in general accordance with the requirements of the Structure Plan that has been prepared as part of Proposed Plan Change 11.	Retain as notified
18/31	Section 20 - Health and General Amenity	Rule 20.4.2.8	Support	BIL supports the proposed changes.	Retain as notified

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
18/32	Section 21 - Assessment Criteria and Information Requirements	21.1.7.1, 21.1.7.3, 21.1.7.6, 21.1.7.7 and 21.1.7.16	Support	BIL supports the proposed changes as notified.	Retain as notified
18/33	Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements	Appendix S1 Growth Cells	Support	BIL supports the retention of the extent of the C8 industrial Growth Cell as currently provided for in Appendix S1. If, and to the extent that Plan Change 5 changes the area in that industrial growth cell, Proposed Plan Change 11 seeks to reinstate the entire extent of Growth Cell C8 with the only change being to rename it to "C10"	Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.
18/34	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	General Support	Support	BIL supports the inclusion of a Structure Plan and Urban Design and Landscaping Guidelines to enable appropriate development within the Bardowie Industrial Precinct.	Retain the Structure Plan and Urban Design and Landscape Guidelines as notified, expect where refinements are proposed in this submission.
18/35	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.3	Support in part	This paragraph of the proposed Appendix S19 (the Structure Plan) needs to be amended to reflect the revised location of the Campus Hub, and the proposed amendments to the Campus Hub permitted activity rule.	Amend the paragraph as follows: S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes (including a licenced premise), education and child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub ( <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. <del>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.</del>
18/36	Appendix S19 - Bardowie Industrial Precinct	S19.2.12 Water Supply	Support in part	A minor typo needs to be corrected in this paragraph.	Amend the paragraph as follows: S19.2.12 There is appropriate allocation in the <del>wastewater</del> network to service the Bardowie Industrial Precinct.



Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
	Structure Plan (new)				
18/37	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.15 Wastewater	Support in part	A minor typo needs to be corrected in this paragraph.	Amend the paragraph as follows: S19.2.15 There is appropriate allocation in the <u>wastewater</u> network to service the Bardowie Industrial Precinct.
18/38	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Structure Plan	Support in part	BIL supports the “Structure Plan” for the Bardowie Industrial Structure Plan. However, as a result of receiving feedback regarding the Campus Hub, BIL is proposing the adoption of a revised Structure Plan showing the refined extent of the Campus Hub.	Amend the Structure Plan as shown in Appendix B of this submission. And Make any consequential amendments as necessary throughout PC11 and including the proposed Appendix S19 – Bardowie Industrial Precinct Structure Plan to reflect the revised location of the Campus Hub (not being wholly within Node 2 and extending into Node 1A). Change from “within Stage 2” to “as shown on the Bardowie Industrial Precinct Structure Plan”. <i>(Submitters amendments are illustrated on the plan in Appendix 2 of this document)</i>
18/39	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Urban Design Guidelines	Support	BIL supports the intent of the Urban Design and Landscape Guidelines, and inclusion of them within the Waipa District Plan. It is acknowledged that these may be refined during the First Schedule process to accommodate the optimal design outcomes.	Retain the intent of the Urban and Landscape Guideline, and any further refinements determine to be necessary to accommodate the optimal environmental design outcomes.
18/40	Planning Maps	Map 4 – Zone Map 4 – Policy Map 22 – Zone Map 22 – Policy Map 23 – Zone Map 23 – Policy Map 24 – Zone Map 24 - Policy	Support	BIL supports the replacement of existing zone and policy maps with new maps to facilitate the rezoning and subsequent industrial development within the Bardowie Industrial Precinct.	Retain the replaced / new maps as notified.
18/41	Part B	Definitions	Support in part	BIL is proposing that a new definition for “Innovation and Advanced Technology Activities” be inserted into the Waipa District Plan. This definition is	Insert a new definition into the Waipa District Plan, as follows: <u>Innovation and Advanced Technology Activities–</u>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				necessary as BIL is seeking that these activities be permitted across the Bardowie Industrial Precinct. As the definition is specific to the Bardowie Industrial Precinct (in that it is only referenced in this context) there are no district wide implications of inserting this new definition.	<u>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>

### **Cambridge Chamber of Commerce**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
21/1	Whole of Plan Change	General Support	Support	The Chamber of Commerce supports the plan change and will provide positive opportunities in terms of job creation and investment. The campus approach may ease some of the pressure on the existing CBD.	Support Plan Change and seeks information on the connectivity to the existing CBD.

### **Cambridge Community Board**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
20/1	Whole of Plan Change	Rezoning of land to Industrial Zone	Support	The Community Board supports the rezoning of 30ha of Deferred Industrial and 26.7ha of Rural Land to Industrial Zone. This will have significant community and economic benefits for the region and is consistent with the Cambridge Growth Strategy.	Approve the rezoning to Industrial Zone.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
20/2	Section 7 - Industrial Zone	Campus Hub	Oppose in part	The scale and nature of the Campus Hub is opposed as this area is approximately one-half of the existing Cambridge CBD. The size and nature of the Campus Hub may have serious impacts on the existing Cambridge commercial area and the Campus Hub cannot be allowed to develop into a retail park.	The following amendments are recommended: That further definition of the spatial extent of the Campus area particularly in regard to any retail areas be required, That the Campus area featuring supportive commercial and retail activities be limited to 2 1/2 hectares, That designated retail activities be limited to units up to 400 square metres, That the combined area of retail units including service areas be limited to 1 1/4 hectares or 50% of the total Campus Area.

### Delwyn Smith

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
6/1	Whole of Plan Change	General	Oppose	Victoria Road is an important entrance point to Cambridge characterised by green fields and large trees. This is part of Cambridge's character. I do not wish this to become like Morrinsville with the long industrial area to drive through. This would ruin the amenity of Cambridge. the noise may affect existing residences. Parking and public transport has not been discussed publicly. Nor has water supply. Cambridge is already at the top of it water take and groundwater is used by many in area.	As I share the same water table and we only have bore water, I would like: 1 - That water take from groundwater, not impinge on existing bores, whether in Waipa or Waikato District Council. 2 - Amenity value needs to remain high, with large trees and green space. 3 - Public transport for workers with be considered in transport plan. 4 - Noise will be controlled to be safe for workers / residents.

## Fire and Emergency NZ

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
10/1	Whole of Plan Change	General - Existing Fire Provisions within District Plan	Support	Fire and Emergency NZ support the plan change on the basis that the existing District Plan provisions set specific rule mechanisms and policies for fire-fighting waster supply and access and the plan change is not proposing to alter or remove the existing provisions.	Approve plan change.

## Fonterra Limited

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
11/1	Whole of Plan Change	General	Support in part	The Hautapu Dairy manufacturing Site is a regionally significant activity located just a short distance north west of the site. Fonterra generally support the plan change however it does have concerns regarding any activities which could affect the ongoing operation of the Hautapu Dairy manufacturing Site.	Amendments to plan change as detailed in following submission points.
11/2	Section 7 - Industrial Zone	Issue 7.2.11	Support	Applying the Hautapu Industrial Structure Plan issue statements to also include the Bardowie Industrial Precinct is supported given the geographical proximity of the two areas and ensuring consistency of plan provisions between the two areas.	Retain
11/3	Section 7 - Industrial Zone	Issue 7.2.12	Support	Development agreements provide a mechanism to ensure the orderly utilisation of infrastructure networks and are therefore supported.	Retain
11/4	Section 7 - Industrial Zone	Objective 7.3.4	Support	Applying the Hautapu Industrial Structure Plan objective to also include the Bardowie Industrial Precinct is supported, to provide a robust framework of objectives to the development of the Hautapu industrial growth cells.	Retain
11/5	Section 7 - Industrial Zone	Policy 7.3.4.1A	Support	The new policy is supported as it provides a robust policy link with the Urban Design and Landscape Guidelines.	Retain

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
11/6	Section 7 - Industrial Zone	Policy 7.3.4.2A	Support	The new policy is supported as it provides a robust policy framework to enable the 'campus hub'. In particular Fonterra supports the final part of the policy which states that the purpose of the 'campus hub' is to service employees and the business needs of the Bardowie Industrial Precinct.	Retain
11/7	Section 7 - Industrial Zone	Policy 7.3.4.3	Support	The amendment to the policy is supported as it ensures that surrounding rural areas are protected through buffer areas.	Retain
11/8	Section 7 - Industrial Zone	Policy 7.3.4.4	Support	The amendment to the policy is supported as it provides a robust framework for managing infrastructure servicing in the wider structure plan area.	Retain
11/9	Section 7 - Industrial Zone	Policy 7.3.4.5A	Support	The policy is supported as it provides the policy framework to support Objective 7.3.4, in respect of landscaping and fencing.	Retain
11/10	Section 7 - Industrial Zone	Deletion of Policies 7.3.4.6, 7.3.4.7 and 7.3.4.8	Support	The three policies relate to former proposals for the land subject to PC 11, and are being effectively superseded. Their deletion is supported.	Retain
11/11	Section 7 - Industrial Zone	Rule 7.4.1.1(f)	Support	The permitted activity rule for 'café's and takeaways' is supported.	Retain
11/12	Section 7 - Industrial Zone	Rule 7.4.1.1(m)	Support	The rule regarding relocated buildings is supported.	Retain
11/13	Section 7 - Industrial Zone	Deletion of Rule 7.4.1.1(u)	Support	The deletion of (u) regarding the Motorway Service Centre is supported.	Retain
11/14	Section 7 - Industrial Zone	New Rule 7.4.1.1(u)	Support	The insertion of a new Rule 7.4.1.1 (u) as a permitted activity is supported, in particular the provision for 'farming' and 'spray irrigation of dairy factory wastewater', as these are two existing activities conducted on the land, that given the staging of the Bardowie Industrial Precinct, need to continue to be provided for.	Retain
11/15	Section 7 - Industrial Zone	Rule 7.4.1.1(v)	Support	The proposed rule provides for several non-industrial land uses within the 'campus hub' only. Fonterra support these activities being restricted to the 'campus hub' area only as reverse sensitivity	Retain

Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				issues would arise if these activities were enabled through the entirety of the Bardowie Industrial Precinct.	
11/16	Section 7 - Industrial Zone	Rule 7.4.1.2(a)	Support	The proposed amendment to the rule is supported as it maintains consistency between Hautapu industrial locations, and makes reasonable provision for cafes and takeaway premises.	Retain.
11/17	Section 7 - Industrial Zone	Deletion of Rule 7.4.1.2(c)	Support	It is agreed that the rule is being superseded by Plan Change 11.	Delete Rule 7.4.1.2(a)
11/18	Section 7 - Industrial Zone	New Rule 7.4.1.2(c)	Support	The proposed rule provides for 'visitor accommodation facilities' and 'conference facilities' within the 'campus hub' as a controlled activity. Fonterra support these activities being restricted to the 'campus hub' area only as reverse sensitivity issues would arise if these activities were enabled through the entirety of the Bardowie Industrial Precinct.	Retain.
11/19	Section 7 - Industrial Zone	Deletion of Rule 7.4.1.3(f)	Support	It is agreed that the rule is being superseded by Plan Change 11.	Delete Rule 7.4.1.3(f)
11/20	Section 7 - Industrial Zone	New Rule 7.4.1.3(f)	Support	The proposed rule is supported as any activity that requires an air discharge consent from Waikato Regional Council, can potentially have a detrimental impact on the activities of the Hautapu Site in terms of significant food safety implications.	Retain.
11/21	Section 7 - Industrial Zone	Rule 7.4.1.4(a)	Support	The amendments to the rule are necessary for clarity.	Retain.
11/22	Section 7 - Industrial Zone	Rule 7.4.1.5(b), (c), (e), (g), (h), (j) and (l)	Support	The amendments are all strongly supported as being necessary to ensure the rule framework functions effectively. The listed non-complying activities all have potential to generate significant reverse sensitivity issues in respect of the Hautapu Site and other industrial activities, and need to remain restricted to within the 'campus hub' only to avoid such effects.	Retain.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
11/23	Section 7 - Industrial Zone	Rule 7.4.1.5 (p)	Support	The rule is strongly supported as bitumen plants, incineration activities and concrete batching plants are all likely to generate significant effects on Fonterra's Hautapu Site operations in terms of food safety implications. This is a critical issue for Fonterra.	Retain.
11/24	Section 7 - Industrial Zone	Rule 7.4.2.1	Support	The 25m minimum building setback from State Highway 1 is generally supported.	Retain.
11/25	Section 7 - Industrial Zone	Rule 7.4.2.4A	Support	The 15m minimum building setback from the Mangaone Stream is generally supported.	Retain.
11/26	Section 7 - Industrial Zone	Rule 7.4.2.5	Support	The 10m maximum height within 40m of State Highway 1 and Victoria Road is generally supported.	Retain.
11/27	Section 7 - Industrial Zone	Rule 7.4.2.8A	Support	The rule provides a mechanism to link effectively with the Urban Design and Landscape Guidelines.	Retain.
11/28	Section 7 - Industrial Zone	Rule 7.4.2.10 – 7.4.2.13	Support	The rules provide a robust set of provisions relating to landscaping and screening within the precinct and are supported.	Retain.
11/29	Section 7 - Industrial Zone	Rule 7.4.2.14A	Support	The rules provide a robust mechanism to enforce the paint colour standards within the Urban Design and Landscape Guidelines.	Retain.
11/30	Section 7 - Industrial Zone	Rule 7.4.2.16A	Support	The rule provides a robust set of noise provisions for activities within the industrial precinct and are supported.	Retain.
11/31	Section 7 - Industrial Zone	Rule 7.4.2.16B	Support	This rule is strongly supported as it requires that noise sensitive activities (visitor accommodation, conference facilities, child care facilities and offices) must have suitable noise insulation to meet a specific level from industrial uses in the vicinity. The 30dBA internal noise standard is strongly supported also as a suitable standard for avoiding reverse sensitivity effects.	Retain.
11/32	Section 7 - Industrial Zone	Rule 7.5.2.25A	Support	The signage rule is generally supported.	Retain.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
11/33	Section 7 - Industrial Zone	Rule 7.4.2.31A	Support	The rule requiring a development agreement to be in place prior to development occurring, is strongly supported to ensure the orderly 'roll out' of development, in accordance with the capacity of infrastructure networks to service that development.	Retain.
11/34	Section 7 - Industrial Zone	Rule 7.4.2.33	Support	The parking rule is supported.	Retain.
11/35	Section 7 - Industrial Zone	Rule 7.4.2.34	Support	The stormwater management rule is supported, as a suitable means to avoid downstream flooding and/or erosion. The Fonterra Hautapu site is downstream of the Bardowie Industrial Precinct and therefore this is of high significance to Fonterra.	Retain.
11/36	Section 14 - Deferred Zone	Deletion of Policy 14.3.1.8	Support	The policy is no longer necessary as no part of the Bardowie Industrial Precinct will retain a deferred zoning. The policies framework within Section 7 Industrial Zone would now supersede this policy.	Delete Policy 14.3.1.8.
11/37	Section 15 - Infrastructure, Hazards, Development and Subdivision	Rule 15.4.2.65	Support	The amendment to the rule is supported, as is the approach of incorporating the structure plan and associated Urban Design and Landscape Guidelines as Appendix S19. The rule provides the enforcement mechanism for the structure plan through requiring all development and subdivision to be in 'general accordance' with the requirements of the structure plan. The removal of the references to the Motorway Service Centre Area is also supported as being unnecessary.	Retain.
11/38	Section 20 - Health and General Amenity	Rule 20.4.2.8	Support	The amendment to the rule is supported, as a suitable means to avoid contaminants entering the Mangaone Stream. The Hautapu Site is downstream of the Bardowie Industrial Precinct and therefore this is of high significance to Fonterra.	Retain.
11/39	Section 21 - Assessment Criteria and Information Requirements	Amendments to Assessment Criteria	Support	The various amendments to matters of control and restricted discretion in Section 21 are generally supported, as being necessary to support the Section 7 Industrial Zone rule amendments. In particular Fonterra strongly supports the proposed new	Retain the proposed new 21.1.7.16.



Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				21.1.7.16 as it requires assessment of impacts on the Hautapu Dairy Manufacturing Site.	
11/40	Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements	Retention of Extent of C8 Industrial Growth Cell	Support	Fonterra support the proposed change to Appendix S1, insofar as it provides certainty to all parties as to the intended extent of the C8 industrial growth cell (re-named C10 in the Waipa 2050 District Growth Strategy (2017) and referred to as C10 within Plan Change 5).	Retain.
11/41	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support in part	The contents of the proposed Appendix S19 are generally supported as it provides a robust framework in support of the objectives, policies and rules relating to the Industrial Zone and Bardowie Industrial Precinct. Fonterra is however concerned that the extent of the 'campus hub' overlay shown on the structure plan diagram is too large and seeks a reduction of the extent of the overlay. In particular the purpose of the overlay should be to provide for an element of commercial land use to serve local need generated by industrial premises within the Bardowie Industrial Precinct only, and not serve wider commercial needs. Fonterra's concern with the extent of the overlay is that large-scale commercial activity could generate potential reverse sensitivity effects in respect of the Hautapu Site, and also fundamentally alter the Bardowie Industrial Precinct from industrial to a mixed industrial/commercial growth cell. This is particularly so given the absence of other mechanisms within the plan change to limit the extent of commercial development that occurs within the 'campus hub' overlay (and also outside it).	Amend the structure plan diagram within Appendix S19 to significantly reduce the extent of the 'campus hub' overlay, or incorporate other mechanisms through the policy and rule framework to limit the actual extent of the 'campus' hub within the Bardowie Precinct.
11/42	Planning Maps	Revised Planning Maps 4, 22, 23 and 24	Support	The proposed amendments to planning maps 4, 22, 23 and 24 to rezone land from Deferred Industrial Zone and Rural Zone to Industrial Zone; to remove the existing 'Specialist Dairy Industrial Area'	Retain

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				notation; and to remove the 'Indicative Motorway Service Centre Area' notation, are all supported as necessary to provide a robust planning framework in conjunction with the other Plan Change 11 amendments.	

### Future Proof Implementation Committee

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
12/1	Whole of Plan Change	General	Support in part	Future Proof supports plan change as it will release a key strategic industrial node. Further analysis of how the plan change aligns with the Regional Policy Statement (RPS) is sought.	Provide additional analysis of the staging of the precinct and the RPS (Table 6-2)
12/2	Section 7 - Industrial Zone	Policy 7.3.4	Support	The policy relating to the development of the Hautapu Industrial Structure Plan and the Bardowie Industrial Precinct Structure Plan is supported, in particular the requirements set out in (a) to (f). Future Proof encourages the councils, developers and other parties to work together on a joined-up structure plan for the Hautapu area.	Retain Policy 7.4.3
12/3	Section 7 - Industrial Zone	Policy 7.3.4.2A	Support in part	The Campus Hub is supported however the size and function of the Campus Hub needs amendment to ensure that it does not adversely affect the commercial hierarchy and the associated RPS policy 6.16(f).	Amend Policy to read: 7.3.4.2A To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct, <u>where these are accessory and secondary to the main industrial purpose of the Precinct.</u>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
12/4	Section 7 - Industrial Zone	Section 7 Rule for Campus Hub	Support in part	The rules for the Campus Hub including the size, extent and nature of activities allowed need to be reviewed and strengthened.	Retain with amendments to give effect to submission point.
12/5	Section 7 - Industrial Zone	Rule 7.4.2.31A	Support	Future Proof supports the amendments to Rule 7.4.2.31A	Retain
12/6	Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements	C8 Growth Cell	Support	Future Proof generally supports the amendments to Appendix S1	Retain
12/7	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Appendix S19	Support in part	The Campus Hub overlay needs review.	Retain with amendments to give effect to submission point.

### **Geoffrey Laurent**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
1/1	Whole of Plan Change	General	Support	Fully supports the proposal. Extra industrial land is needed urgently in this area.	Approve the plan change as submitted.

### **Giltrap Buildings Ltd**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
4/1	Whole of Plan Change	General	Support	We support this plan change.	No decision requested.

## Hamilton City Council

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
17/1	Section 7 - Industrial Zone	Campus Hub	Support in part	As a Future Proof partner, Hamilton City Council(HCC) is committed to implementing the settlement pattern and principles contained in the Future Proof Strategy. HCC supports in principle the plan change however it has concerns about the Campus Hub and in particular the lack of definition around the scale and nature of commercial activities that may be established and the potential impacts on the commercial hierarchy.	Changes Suggested: The amount of land within the Campus Zone be reduced to provide for 'ancillary' retail and offices only; The permitted activity table be amended to provide a maximum floor area for retail of 60m2; The permitted activity table be amended to reduce the amount of non-ancillary office space; Proposed Policy 7.3.4.2A be amended as follows: "To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail and commercial services such as cafes and lunch bars ...to service employees and the business needs of the Bardowie Industrial Precinct"
17/2	Whole of Plan Change	Alignment to RPS	Support in part	There is no clear rule framework for the plan change and the wider Hautapu area to align growth with the RPS industrial provisions.	Adequate rules and policies should be included to ensure alignment with the RPS; OR that the proponent of the plan change make an assessment of the alternative land release criteria contained in the RPS, including any expert reports that may be required to satisfy this requirement.

## Hefin Davies

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
9/1	Whole of Plan Change	General - Plan Change 6	Oppose in part	The submitters owns three properties along Victoria Road which are opposite the proposed industrial precinct. The submitter also has participated in the recent Plan Change 6 relating to the Hautapu Structure Plan. The submitters seeks assurance that any changes adopted by Plan Change 11 reflect and incorporate the decisions on Plan Change 6.	Amendments to plan change which address submission points

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
9/2	Whole of Plan Change	General - Traffic	Oppose in part	The assessment of traffic effects and mitigation measures do not adequately assess the impacts on the properties located along the western side of Victoria Road and the southern access should be altered or amended in terms of its location.	Amendments to plan change which address submission points

## Henmar Trust

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/1	Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements	C8 Growth Cell	Support in part	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	Council retain the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan, within the District Plan.
13/2	Whole of Plan Change	Transportation - Connectivity to other land	Oppose in part	<p>Oppose the lack of traffic and service connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>The servicing of the submitter's area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Oppose lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Bardowie</p>	Council accept the submitters proposed amendments to Proposed Plan Change 11 – Bardowie Industrial Precinct.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				Industrial Precinct Structure Plan Area. Parts of the proposed plan change are contrary to the objectives and policies of the Waipa District Plan, in particular Objective 7.3.3, and Policies 7.3.3.1 and 7.3.3.2 of the Waipa District Plan.	
13/3	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Transportation - Connectivity to other land	Oppose in part	Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	(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:
13/4	Section 7 - Industrial Zone	Issue 7.2.11	Support	Agree that the precinct is in a desirable area and that high standards of amenity and servicing are required	Retain as notified
13/5	Section 7 - Industrial Zone	Issue 7.2.12	Support in part	Ad hoc development should be avoided and any developer agreement should include servicing for the submitters property.	Amend to read as follows: Hautapu Industrial Structure Plan, and Bardowie Industrial Precinct Structure Plan Areas <u>and any other Structure Plan Areas located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</u> 7.2.12 A signed development agreement is required before development can proceed in <u>these</u> locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.
13/6	Section 7 - Industrial Zone	Policy 7.3.4.3 Buffer Areas	Support in part	The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area.	(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>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					(ii) Include the following definition for Bardowie Industrial Precinct perimeter site in Part B – Definitions of the District Plan. <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>
13/7	Section 7 - Industrial Zone	Policy 7.3.4.4 Infrastructure	Support in part	Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure.	Amend Policy 7.3.4.4 to read as follows. Policy 7.3.4.4 – Infrastructure To avoid compromising the ability of the area as a whole <u>(including Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan)</u> to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and any other Structure Plan Areas located within Growth Cell C8 as currently identified as Appendix S1 in the Waipa District Plan.</u>
13/8	Section 7 - Industrial Zone	Policy 7.3.4.5A Infrastructure	Support in part	Have recommended several amendments to Urban Design and Landscape Guidelines.	Council accept Policy 7.3.4.5A provided Council accept submitters proposed amendments to the Urban Design and Landscape Guidelines.
13/9	Section 7 - Industrial Zone	Rule 7.4.1.1 Permitted Activities	Support	Relocatable buildings can adversely affect the character and visual amenity of an area and are not considered appropriate in the Bardowie Industrial Precinct.	Accept Rule 7.4.1.1(m) as notified.
13/10	Section 7 - Industrial Zone	Rule 7.4.1.1 Permitted Activities	Support in part	Reject the permitted activity provisions for stormwater ponds and water treatment facilities.	(ii) Amend Rule 7.4.1.1(s) to read as follows: 7.4.1.1 Permitted Activities (s) Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area, until such time as a development agreement has been signed and is in place.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/11	Section 7 - Industrial Zone	Rule 7.4.1.1 Permitted Activities	Support in part	Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive. Wellness centre should be defined within the Definitions Sections.	7.4.1.1 Permitted Activities (v) The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19): (i) Child care and preschool facilities (ii) Wellness centre (iv) Offices with GFA of less than 200m2 (except as provided for by Rule 7.4.1.1(l)) (v) Any other retail activity with a GFA less than 200m2. Include the following definition in Part B – Definitions of the District Plan. 'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.
13/12	Section 7 - Industrial Zone	Rule 7.4.1.2 Controlled Activities	Support in part	Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a proposal of this nature.	Reject Rule 7.4.1.2 as notified. Accept submitters amendments to Rule 7.4.1.2 as shown Matters over which Council reserves its control are: <ul style="list-style-type: none"> <li>▪ Parking.</li> <li>▪ Consistency with the site layout in the Structure Plan.</li> <li>▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan.</li> <li>▪ Traffic, including effects on the surrounding network.</li> <li>▪ Landscaping.</li> <li>▪ Visual Effects.</li> <li>▪ Infrastructure.</li> </ul> These matters will be considered in accordance with the assessment criteria in Section 21."



Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/13	Section 7 - Industrial Zone	Rule 7.4.1.3 Restricted Discretionary Activities	Support in part	This rule does not address the actual or potential adverse effects on the Rural Zone.	Assessment will be restricted to the following matters: <ul style="list-style-type: none"> <li>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</li> <li>Adverse effects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</li> </ul> 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 properties, and adjoining zones.</u>
13/14	Section 7 - Industrial Zone	Rule 7.4.1.5 Non-Complying Activities	Support	Agree that these activities should be non-complying.	Retain Rule 7.4.1.5 as notified.
13/15	Section 7 - Industrial Zone	Rule 7.4.1.5 Non-Complying Activities	Support in part	Given the sensitive nature of the surrounding area and the prominence of the site in relation to road corridors and other land use, additional activities should be identified as non-complying activities.	Accept submitters proposed amendments to Rule 7.4.1.5 as shown below. 7.4.1.5 – Non-complying Activities (p) Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area. (a) Bitumen plants; (b) Incineration activities; (c) Concrete batching plants; and (d) Relocated buildings; <u>(e) Demolition yards;</u> <u>(f) Recycling depots/facilities;</u> <u>(g) Use, creation or storage of radioactive materials;</u> <u>(h) Hazardous facility;</u> <u>(i) The storage and/or use of trade waste;</u> <u>(j) Power generation activities; and</u> <u>(k) Heavy industrial activities.</u>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/16	Section 7 - Industrial Zone	Rule 7.4.2.5 Height	Support in part	The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor. Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.	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 Cambridge bypass and/or Victoria Road <u>and/or adjoining zone</u> within the Bardowie Industrial Precinct
13/17	Section 7 - Industrial Zone	Rule 7.4.2.13 Landscaping and screening	Support in part	To ensure a high quality development where any actual or potential adverse effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.	7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A, <u>Node 1B</u> , and Node 2, and <u>Node 3</u> shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines. Activities that fail to comply with Rules 7.4.2.7, and 7.4.2.8 and 7.4.2.8A will require a resource consent for a restricted discretionary activity with the direction being restricted over: <ul style="list-style-type: none"> <li>▪ Visibility of the public entrance of the building from the road; and</li> <li>▪ Visual effects, in the Hautapu Industrial Structure Plan Area. And</li> <li>▪ • <u>Visual effect, in the Bardowie Industrial Precinct Structure Plan Area, and adjoining zones.</u></li> </ul>
13/18	Section 7 - Industrial Zone	Rule 7.4.2.13 Landscaping and screening	Support in part	Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties. The proposed rule requires additional provisions to protect the Rural Zone. The existing advice note should be deleted regarding non-compliances with the Urban Design and Landscape Guidelines.	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> <u>i. Where adjoining a road 2.5m deep amenity planting strip</u>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					<p>ii. <u>On perimeter sites adjoining another zone a 5m deep screening planting strip is required, screening Industrial buildings and associated activities.</u></p> <p>(e) <u>Within the Bardowie Industrial Precinct Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from an adjoining property, another zone, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, solar panels, communication equipment etc, is to be screened from</u></p> <p>(f) <u>any zone other than Industrial, road or other public place utilising roof forms or parapets that integrate with the overall design of the building.</u></p> <p>Advice Note: [Delete ]</p>
13/19	Section 7 - Industrial Zone	Rule 7.4.2.15, 7.4.2.16 and 7.4.2.16A Noise	Support in part	Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural. Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitters property.	<p>Amend Rules as follows;</p> <p>Rule 7.4.2.15 Provided that for the Bond Road North Industrial Structure Plan Area and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16 shall apply.</p> <p>Rule 7.4.2.16 Within the Bond Road North Industrial Structure Plan Area and Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits:</p> <p>Rule 7.4.2.16A [Delete Advice Note at end of rule]</p>
13/20	Section 7 - Industrial Zone	Rule 7.4.2.31A Developer Agreement	Support in part	The servicing of the submitters property needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.	<p>Reject Rule 7.4.2.31A as notified.</p> <p>Accept submitters proposed amendments to Rules 7.4.2.31A as shown.</p> <p>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the</p>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					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>
13/21	Section 7 - Industrial Zone	Rule 7.4.2.34 Stormwater Management	Oppose	Rule 7.4.2.34 does not provide for Node 1A and Node 2. S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.	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).
13/22	Section 20 - Health and General Amenity	Rule 20.4.2.8 Discharge Consent	Oppose	Obtaining a resource consent from the Waikato Regional Council may create an exemption to this rule. The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area. S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.	Reject Rule 20.4.2.8 as notified. Retain Rule 20.4.2.8 as currently exists.
13/23	Section 21 - Assessment Criteria and Information	21.1.7 Industrial Zones Controlled Activities	Support in part	Need to consider the servicing of the whole area, including the adjoining property to the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa	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

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
	Requirements			District Plan.	Structure Plan, including the positioning of any proposed roads and location of services; 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; <u>(d) Compliance with any requirements identified in the Structure Plan in relation to infrastructure or service provision; and</u> <u>(e) Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual.</u>
13/24	Section 21 - Assessment Criteria and Information Requirements	21.1.7 Industrial Zones Restricted Discretionary Activities	Support in part	Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.	Reject Assessment Criteria 21.1.7.6 as notified. Accept submitters proposed amendments to Assessment Criteria 21.7.3 as shown. 21.1.7 Industrial Zone Restricted Discretionary Activities 21.1.7.6 Building and site layout (c) The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone <u>and adjoining zones.</u> <u>(d) The extent to which developments, address flood risks and effects of the development on surrounding buildings and properties.</u> <u>(e) Within the Bardowie Industrial Precinct Structure Plan Area the extent to which developments, address flood risks and effects of the development on the Mangaone Stream.</u>
13/25	Section 21 - Assessment Criteria and Information Requirements	21.1.7 Industrial Zones Restricted Discretionary Activities	Support in part	Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.	Reject Assessment Criteria 21.1.7.16 as notified. Accept submitters proposed amendments to Assessment Criteria 21.1.7.16 Restricted Discretionary Activities 21.1.7.16 Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					from the Waikato Regional Council. (a) The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site. <u>(b) Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u>
13/26	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.16 Transport	Support in part	Support that right turn bay created prior to industrial activities occurring. The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	Amend to read as follows: Transport S19.2.16 A right turn bay adequate for Nodes 1A and 2 at the southern access point should be created prior to industrial activities occurring. A right turn bay can accommodate up to 45 hectares of typical industrial 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>
13/27	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.17 Transport	Support in part	Access to Laurent Road from Node 1B is operating at the moment, but the intersection of Laurent Road and Victoria Road is not suitable for handling all of the traffic from Node 1B. It is for this reason that it is likely a large percentage of the traffic involved with Node 1B will use the right turn bay at the southern access point until a major intersection with lights, providing connectivity between the Industrial areas, at the junction of Hannon, Hautapu, Victoria and Laurent Roads is created. The focus should be on developing a major intersection with lights connecting all the Industrial Areas involving Hannon, Hautapu, Victoria and Laurent Roads. Ad-hoc development could compromise the	Delete. Addressed through proposed amendments to S19.2.19.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				potential for the entire area to be effectively serviced.	
13/28	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.18 Transport	Support in part	Support that right turn bay created prior to industrial activities occurring. The decision as to whether lights will be formed should not be made until the northern access has been determined as this may be the more suitable location for lights. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.	Delete. Addressed through proposed amendments to S19.2.19.
13/29	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.19 Transport	Support in part	No development should occur in Node 1B other than that which is subject to resource consent), Node 2, and Node 3 until connectivity with the surrounding transport network has been formed to service the entire area.	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.
13/30	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.20 Transport	Support in part	Ad-hoc development could compromise the potential for the entire area to be effectively serviced. It is considered desirable to design and construct this access while the proposed Bardowie Industrial Precinct Structure Plan Area is primarily a greenfield site. Waiting for 3 of the 4 proposed Nodes to be developed prior to consideration of the crucial intersection servicing the greater Hautapu Industrial Area does not enable flexibility, but actually reduces flexibility.	Reject
13/31	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.21 Transport	Support in part	The Proposed Bardowie Industrial Precinct Structural Plan Area has no connectivity to the adjoining land to the north, owned by the submitter, which is identified as being part of Growth Cell C8.	Reject S19.2.21 as notified. Accept submitters amendments. S19.2.21 The Structure Plan shows roading connectivity to the <u>north and east</u> , beyond the Bardowie Industrial Precinct. This potential future connection to the

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					north and east is shown on the Structure Plan to have the ability to provide services and transport access to the north and east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.
13/32	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.22 Electricity	Support in part	Support on the condition that electrical services are buried underground.	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 electrical services within the Bardowie Industrial Precinct Structure Plan Area will be underground.</u>
13/33	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.26 Structure Plan	Support in part	Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.	(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified. (ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. <i>(Submitters amendments are illustrated on the plan in Appendix 1 of this document)</i>
13/34	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	S19.2.6 Interpretation	Oppose	S19.2.6 provides for specific or minor non-compliances with the Design and Landscape Guidelines as of right, without the need to apply for resource consent. This is considered to be inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules.	Reject S19.2.6
13/35	Appendix S1 - Growth Cells, Staging, Preconditions for Release and Infrastructure Requirements	Appendix S1 Growth Cells	Support	To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.	Council to accept Proposed Plan Change 11 to maintain the entire area of Growth Cell C8 for future Industrial development.



Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/36	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	2 Access and Movement Pedestrian and Cyclist Network	Support in part	Should be to the whole Industrial Precinct, not just the Campus Hub and Growth Cell C8 as identified in Appendix S1 of the Waipa District Plan.	Amend to read as follows: 2. ACCESS AND MOVEMENT Pedestrian and Cyclist Network Design Objectives <ul style="list-style-type: none"> <li>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.</u></li> </ul> Design Guidelines <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>
13/37	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	2 Access and Movement Loading and Servicing	Support in part	Loading and services areas need to be screened from adjoining zones as well as from the surrounding streets.	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>
13/38	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	2 Access and Movement Car parking Layout and Design	Support in part	Couldn't see where the central focus area was illustrated on the proposed Structure Plan	Request clarification of what the central focus area is and where it is located on the Structure Plan.
13/39	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	3 Building Layout	Support in part	Need to site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and adjoining zones).	Amend to read as follows: 3. BUILDING LAYOUT Setbacks Design Objectives <ul style="list-style-type: none"> <li>To provide a clear and legible front entrance that is visible from the street.</li> <li>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>).</li> </ul>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
13/40	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	4 Built Form	Support in part	No need to single out Node 3. Should apply to all proposed Nodes.	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 ( <del>particularly in Node 3</del> ).
13/41	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	4 Built Form	Support in part	Seek to protect the amenity (including visual amenity) of adjoining zones and properties.	Amended to read as follows: BUILT FORM Building Design Design Objectives <ul style="list-style-type: none"> <li>▪ To reinforce the rural character of the local area through appropriate built form and landscape elements.</li> <li>▪ To provide buildings that facilitate visual interest and variety in form and appearance.</li> <li>▪ <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></li> <li>▪ To provide practical building forms that meet the purpose of the industry or business.</li> <li>▪ To encourage building design that is environmentally sensitive.</li> </ul> Design Guidelines 4.6 Avoid excessive blank walls, 4.7 Large expanses of building walls that are visible from the street <u>adjoining zones, and adjoining properties</u> should be broken up or otherwise detailed to reduce the scale and increase interest.
13/42	Appendix S19 - Bardowie Industrial Precinct	4 Built Form	Support in part	Materials, colours and finishes can sometimes be reflective causing adverse amenity effects. Due to the sensitive location of the proposed Bardowie Industrial Precinct Structure Plan Area it is	Amend to read as follows: 4. BUILDING FORM Materials Finishes and Colours <ul style="list-style-type: none"> <li>▪ To provide co-ordinated palette of colours,</li> </ul>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
	Structure Plan (new)			essential that any materials, colours and finishes of buildings and/or structures utilised within this area are non-reflective.	<p>materials and finishes.</p> <ul style="list-style-type: none"> <li>To provide colours, materials and finishes that are non-reflective.</li> <li>To provide materials that are durable and robust.</li> </ul>
13/43	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	4 Building Heights	Support in part	<p>The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land. Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p>	<p>Amend to read to as follow:</p> <p>4. BUILDING FORM Building Heights Node 1B and Node 3</p> <p>4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road <u>and/or adjoining zone</u> where the height limit is 10 metres.</p> <p>4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street <u>and/or adjoining zone</u> to relate to the pedestrian scale.</p>
13/44	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	4 Building Form	Support in part	Need to minimise adverse visual effects on adjoining properties as well as from the street.	<p>Amend to read as follows:</p> <p>4. BUILDING FORM</p> <p>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</p>
13/45	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	5 Landscaping	Support in part	Where adjoins Rural land needs to provide screening, not just amenity planting (i.e. shrubs and one tree).	<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> amenity planting strip will be provide from <del>housing on</del> neighbouring rural zoned properties.</p> <p><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></p> <p>5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a</p>

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
					public street, <u>adjoining zone and adjoining property.</u>
13/46	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	5 Landscaping	Support in part	Want to prohibit the use of cement board or similar products, razor wire, and barbed wire to protect the visual amenity of the environment.	Amend design guideline 5.23 to read as follows: 5. LANDSCAPING Fencing Design 5.24 <del>Razor wire and barbed wire are to be avoided. Razor wire, barbed wire, fibrolite, or similar cement board products are prohibited.</del>
13/47	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	7 Sustainability	Support in part	The sensitive location of the proposed Bardowie Industrial Precinct means that a centralised recycling facility would be likely to create adverse environmental effects that would be more than minor, and is not considered to be an appropriate location for a recycling facility. Additionally, due the sensitive location and high visibility of the proposed Industrial Precinct it is considered that it is not a suitable location for the development, operation, use and maintenance of renewable energy technologies such as battery and wind generation.	Amend as follows: 7. SUSTAINABILITY <del>7.6 Facilitate the use of both passive and active alternative energy systems.</del> <del>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).</del> <del>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.</del>
13/48	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	8 Safety and Security	Support in part	Concern regarding light spill onto adjoining rural zone.	Amend to include: 8. SAFETY AND SECURITY <u>8.4 Ensure there is no light spill onto adjoining rural zoned properties.</u>

## Heritage New Zealand

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
19/1	Whole of Plan Change	Provisions for recognising and protecting archaeological	Support in part	Heritage NZ acknowledges the archaeological assessment which has been completed for the site and the presence of sites which have been	That the planning maps are updated to show the identified sites, and A site development plan is prepared to ensure that

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
		sites		identified. Heritage NZ recommends that archaeological sites are avoided at the time of development and that the identified sites should be recorded on the planning maps.	future development avoids the identified sites and that this plan becomes part of the structure plan.

### **Jennie Gainsford**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
23/1	Whole of Plan Change	General	Support in part	I can see advantages for a Conference Centre and accommodation. However, as retail activity goes - do we really need to split a tow further. Please no more sushi, pizza places....	I think Council needs to be very prudent about what will be allowed in this area.

### **Jonathan Brewer**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
3/1	Whole of Plan Change	General	Support	Support the submission as the development of Cambridge is being severely restrained by lack of industrial land.	That suitable access points to this area be made along with the development of traffic roundabouts to access Hannon Rd / State Highway 1B.

### **KiwiRail Holdings Limited**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
14/1	Whole of Plan Change	Access and Rail Corridor	Oppose in part	Kiwi Rail is concerned about the impact of the proposed industrial precinct on the existing rail corridor between Hautapu and Cambridge. The traffic assessment and access proposal do not provide adequate assessment or consideration of the future use of the rail corridor. If a temporary	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.

Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				lease is provided for the southern access, how does this impact on the northern access if the southern access is closed. The loss of the railway corridor may have impacts on the community.	

## **Ngaati Koroki-Kahukura**

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
16/1	Whole of Plan Change	Iwi engagement and Cultural matters	Support in part	<p>Ngaati Koroki-Kahukura acknowledge the consultation to date and require</p> <ul style="list-style-type: none"> <li>• Continuation of meaningful engagement;</li> <li>• Development of a relationship arrangement, between tangata whenua and the applicant;</li> <li>• Progression of outstanding matters, parallel to the plan change and consenting process;</li> <li>• Identification of critical decision-making stages and inclusion of Ngaati Koroki-Kahukura in the programme for development of the Bardowie Industrial Precinct.</li> </ul> <p>Specific conditions and frameworks are required through the development of the industrial precinct including the need for betterment of the Waikato River. Other matters concern the existing borrow pits located on the site, and other matters such as provisions for spray irrigation and public transport. Further details are to be presented for inclusion with the S.42A report.</p>	Retain with amendments to give effect the submission.

## Ogle Enterprises Ltd

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
2/1	Whole of Plan Change	General	Support		No decision requested.

## Stephen Brown

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
5/1	Whole of Plan Change	General	Support	<p>I purchased land in that area some time ago to allow my company to expand - Branderson Homes - and this was my preferred location.</p> <p>The expansion may not take place but I wish to develop the block on Hautapu Road into smaller Lots that will be suitable for small commercial businesses and hence take some pressure from the Carters Flat area.</p> <p>Provided the Council continues with Plan Change 6 and doesn't consider the Bardowie Proposal as providing an adequate supply of industrial land for the area (and hence delay the rezoning of the area I've described), I have no objection to the Bardowie Proposal.</p>	Please rezone the area to the East of Peake Road and South of Hautapu Road to Industrial.

## Transland Developments 2009 Ltd

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
15/1	Whole of Plan Change	Campus Hub	Support in part	General support for plan change and social and economic benefits that this will bring. The 16ha campus Hub seems large and needs further consideration in relation to existing town centres.	Support plan change, all for Industrial.

## Waikato Regional Council

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
7/1	Whole of Plan Change	Zoning of the site for industrial development and use	Support	<p>Based on the strategic land use direction of the WRPS, location, and history of being identified as an industrial growth cell, it is considered that overall this site is appropriate for industrial development and is consistent with the intent of the WRPS land use and settlement patterns.</p> <p>Land immediately to the west has recently been subject to a proposed plan change process (WDC PC6), which would make an area of approximately 100ha of land available for industrial development. PC11 seeks to add an additional 56.7ha of industrial land at Hautapu. If approved, these two plan changes would bring the total amount of land available for industrial development at Hautapu to almost 157ha. This figure exceeds the 96ha that the WRPS' Table 6-2 Future Proof industrial land allocation identifies for Hautapu in the long term (to 2061).</p> <p>Implementation Method 6.14.3 of the WRPS provides criteria for consideration of an alternative land release to that indicated in Table 6-2. These criteria relate to maintenance and enhancement of existing and planned infrastructure, justification of the exceedance of the allocation through robust and comprehensive evidence, timely, affordable availability of land and maintenance of the benefits of committed infrastructure investments; and consistency with the development principles contained in the SRPS's Section 6A Development Principles.</p> <p>Supporting the alternative land release criteria in Implementation Method 6.14.3, the material provided with PC11 identifies the following:</p> <p>a. While the proposed PC6 land to the west provides</p>	Retain as notified (subject to any specific relief identified below).



Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				<p>for additional industrial land, approximately 50ha is privately owned and current unavailable for development;</p> <p>b. Recent analysis by Future Proof and WDC to meet requirements of the NPS on Urban Development Capacity (NPS-UDC) has highlighted that there is likely to be a shortage of industrial land in the area in the long-term, and that the area identified in the WRPS is insufficient;</p> <p>c. The PC11 area has been identified in the Waipa 2050 Growth Strategy since 2009 for future industrial development (noting a reduction in the area as part of the 2017 update of the Growth Strategy), and part of the site is zoned for future industrial use, with the remaining Rural Zone land immediately adjacent; and</p> <p>d. A developer agreement will be entered in to between WDC and the developer to ensure that the costs of infrastructure to service the development can be managed. Concern regarding the management of stormwater has been identified and a submission point is included to capture this. Based on the above mentioned, detail the criteria for alternative land release are largely being met.</p>	
7/2	Section 7 - Industrial Zone	Policy 7.3.4.2A Rule 7.4.1.1(v) Rule 7.4.1.2(c)	Support in part	<p>PC11 identifies that a proportion of the site located within Node 2 will be used for a 'Campus Hub'. The Campus Hub is described within the Structure Plan in more detail, with associated Objective 7.3.4 and Policy 7.3.4.2A both seeking to provide for various activities associated with the Campus Hub (retail, commercial services, visitor accommodation, conference centre, child care facilities and a wellness centre) to service employees and business needs of the Bardowie Industrial Precinct. These provisions are supported by details in the associated Structure Plan, which highlight that the</p>	Amendments to the policy and rule framework are sought to limit the scale of the Campus Hub, to reflect the scope of the Campus Hub as outlined in the Structure Plan.

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
				scale of the development will not take up all of Node 2, and will avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones (S19.2.3).	
7/3	Section 7 - Industrial Zone	Rule 7.4.1.1(u)	Support in part	<p>Stormwater ponds and/or facilities are listed as a permitted activity with the PC11 area in the rule. This statement should be qualified to say they need to be designed in accordance with the appropriate technical report (i.e. a catchment management plan or other similar approved document).</p> <p>All stormwater management systems within the plan change area will need to be designed in accordance with Waikato Regional Council's Waikato Stormwater Management Guideline and Waikato Stormwater Runoff Modelling Guideline. The stormwater management systems will need to be designed to ensure post-development hydrology remains as close to pre-development hydrology as possible. The stormwater management systems will also need to be designed to avoid or mitigate adverse effects on the receiving effects on the receiving environment including the Mangaone Stream and the groundwater aquifer.</p> <p>Specific investigations undertaken by appropriate experts will be required to demonstrate that the above can be achieved. Regional consents for stormwater discharges from the plan change area will be required.</p> <p><i>(summarised submission)</i></p>	Amend Rule 7.4.1.1(u) to clarify that a stormwater pond and/or facility needs to be designed in accordance with an appropriate technical report or by a suitably qualified professional, and that resource consent would be required for Waikato Regional Council.

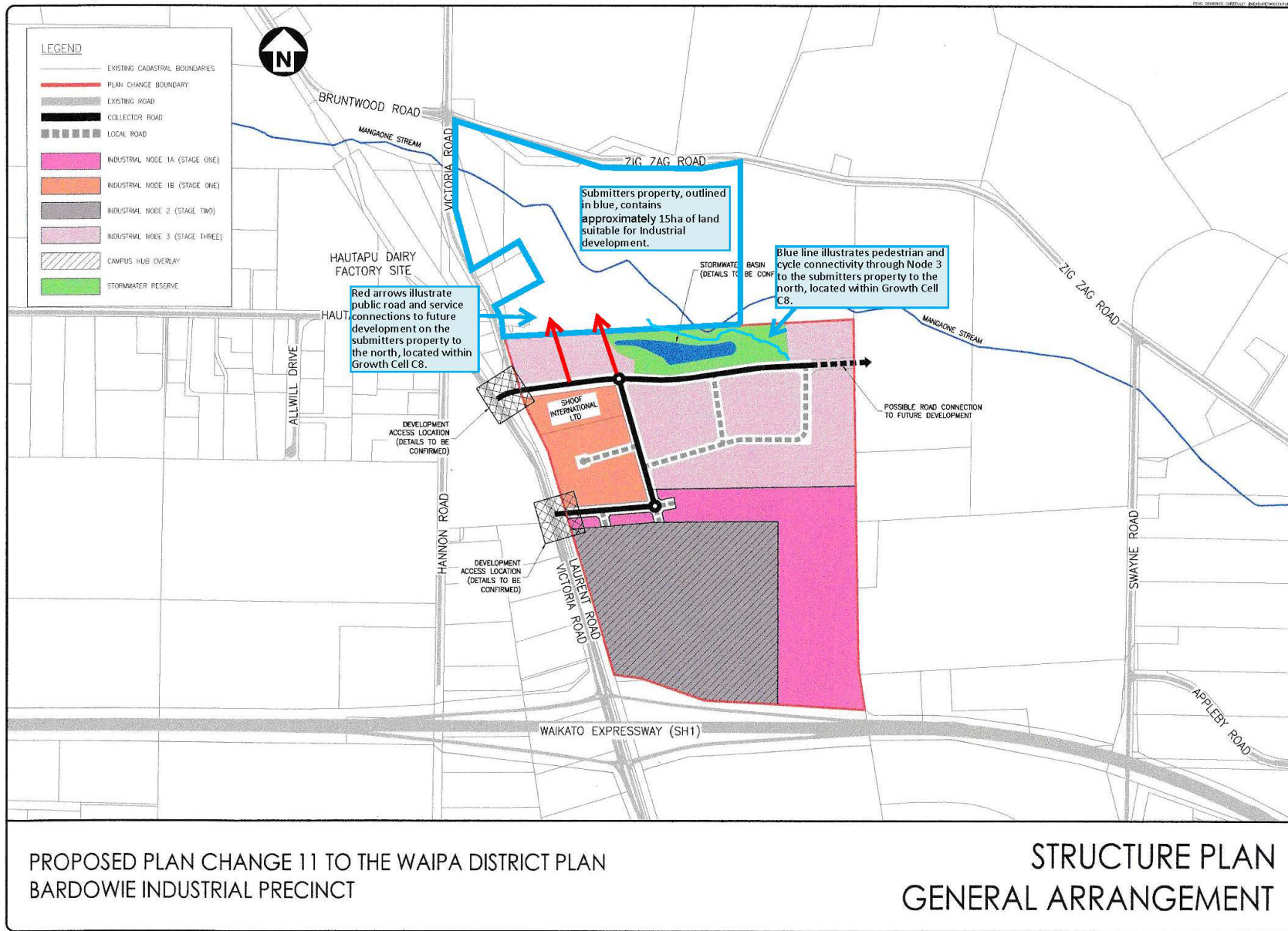
## Waipa District Council

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
22/1	Whole of Plan Change	General Support	Support in part	Overall, Waipa District Council supports the proposed industrial development of an enlarged growth cellC10 east of Hautapu. Council is satisfied that the development can be established with high standards of urban design and amenity. This general support is subject to clarification and refinement of the following specific submission points.	Support Plan Change with amendments to give effect the submission.
22/2	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	General Arrangement Figure	Oppose in part	The area of the campus hub is significant and further refinement of the nature and scale of activities within this area is required.	The Campus Hub overlay should be amended to indicate more specifically the location and size of the hub.
22/3	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Campus Hub	Oppose in part	The relationship between the APL buildings and land use needs to be clarified in relation to the Campus Hub overlay which covers the whole of Node 2.	The structure plan should be clearer in showing the location of the Campus Hub and the APL premises and land use. An appropriate commercial assessment should be provided for any commercial activities within the Campus Hub.
22/4	Section 7 - Industrial Zone	Policy 7.3.4.2A	Oppose in part	The proposed amendments to Policy 7.3.4.2A are too broad and risks opening the door for direct competition with the Cambridge town centre.	Amend Policy 7.3.4.2A as follows: 'to service employees of the Bardowie Industrial Precinct' ... which deletes the wording ' and business needs' from the policy
22/5	Appendix S19 - Bardowie Industrial Precinct Structure Plan (new)	Transportation - Northern Access	Support in part	The design solution for the northern access requires further consideration.	The details of the northern access will need to be agreed with Council transport staff.
22/6	Appendix S19 - Bardowie Industrial Precinct	Water Supply for fire fighting	Support in part	The structure plan does not address water requirements for fire fighting purposes. The Council water supply has constraints and any proposed development will need to provide water supply	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.

Summary of Decisions Requested to Proposed Private Plan Change 11: Bardowie Industrial Precinct

Submission point	Topic	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	My submission is (summary):	Decision requested
	Structure Plan (new)			design and capacity for fire fighting.	
22/7	Section 7 - Industrial Zone	Rule 7.4.2.16A	Oppose in part	Council is concerned about making additions and exceptions to the standard noise rules for specific development sites.	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.

# Appendix 1 – Submission point 13/33





## Appendix 2 – Submission point 18/38

