

## ATTACHMENT 2 - PROPOSED PLAN CHANGE 11 AMENDMENTS SUMMARY TABLE

Provision	Section 42A Report Recommendation with Post s42A Amendments in <u>underline</u> and <del>strikethrough</del>  Note that the provisions in which BIL agrees with the Section 42A report have not been included in this table.	Rationale
<p>Objective 7.3.4</p> <p>Objective - Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area</p> <p>(Page 7)</p>	<p>Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area occurs in a manner that:</p> <p>(a) Is visually attractive and has landscaping that reflects Cambridge’s character; and</p> <p>(b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area <del>and a Campus Hub within the Bardowie Industrial Precinct Structure Plan Area</del> with a reserve and retail activities and commercial services that principally meet the needs of workers; and</p> <p>(c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and</p> <p>(d) Is co-ordinated with infrastructure provision; and</p> <p>(e) Contributes to the development of a ‘gateway’ to Cambridge; and</p> <p>(f) Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement.</p> <p><u>(g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.</u></p>	<p>I agree with the Section 42A report that the objective as notified does not adequately support the function of the Campus Hub.</p> <p>Therefore, an amendment is proposed recommended to enable the development of the Campus Hub in the manner envisioned (while avoiding / mitigating effects on the commercial hierarchy).</p>
<p>Policy 7.3.4.2A</p> <p>Policy – Bardowie Industrial Precinct Campus Hub</p>	<p>To enable the development of a Campus Hub within the Bardowie Industrial Precinct that:</p> <p><del>(a) consists of limited scale</del> <u>appropriately scaled</u> retail activities and commercial services <del>that;</del> <u>and/or</u></p> <p><del>(ab) services the employees and business needs</del> of the Bardowie Industrial Precinct; and/or</p>	<p>The amendments enable the development of the Campus Hub to contain a degree of mix use. The proposed change in words from “limited scale” to “appropriately scaled” reflects that some activities in the Campus Hub (ie. Visitor accommodation and a conference facility) will have co-benefits to the wider Cambridge area.</p> <p>Deletion of reference to the Concept Master Plan throughout is considered</p>



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(Page 8)	<p>(bc) are <u>is</u> consistent with the provisions of the Bardowie Industrial Structure Plan; and/or <del>and</del> <del>Concept Master Plan</del>.</p> <p>Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</p>	<p>to be necessary to provide flexibility as to the location and layout of activities within the Campus Hub. Including the Concept Master Plan means that the layout is largely fixed.</p>
<p>Rule 7.4.1.1 (u)</p> <p>(Page 14)</p>	<p>In addition to 7.4.1.1 (a) – (t) within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> <li>i) Stormwater ponds and/or facilities;</li> <li>ii) Water treatment facilities;</li> <li>iii) Farming activities; and</li> <li>iv) Spray Irrigation of dairy factory wastewater.;</li> <li>v) Innovation and Advanced Technology Activities (<u>as defined in the Bardowie Industrial Precinct Structure Plan</u>); and</li> <li>vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m<sup>2</sup>.</li> </ul> <p><i>Advisory Note: <del>Some of the</del> The above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.</i></p>	<p>The amendment is proposed to avoid any potential district wide implications of inserting a new definition into the district plan.</p> <p>Reduces risk, is efficient and effective from a Section 32 perspective.</p>



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Rule 7.4.1.1 (v) (Page 14)	<p>In addition to 7.4.1.1 (a) – (u), T 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><del>(iv) Offices with a ground floor GFA of less than 200m<sup>2</sup> (except as provided for by Rule 7.4.1.1(l));</del></li> <li><del>(iv)</del> (iv) Other retail activities not otherwise provided for in Rule 7.34.1.1 with a maximum combined <del>ground floor</del> GFA of no more than 400m<sup>2</sup> within the Campus Hub; and</li> <li><del>(v)</del> (v) A licenced premise with a ground floor GFA of no more than 350 m<sup>2</sup>; and</li> <li><del>(vi)</del> (vi) Education facilities.</li> </ul>	<p>The proposed amendments address the submission points raised in relation to the extent of commercial and retail activities within the Campus Hub.</p> <p>It is proposed that a new restricted discretionary activity rule for offices be inserted into PC11.</p> <p>The amendments proposed to this rule are efficient and effective mechanisms of reducing the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.</p> <p>The Section 42A report makes comment on Innovation and Technology Activities. An argument could be made that the type of activities could be within the ambit of the definition of “laboratories, research establishments” (permitted in the Industrial Zone by way of Rule 7.4.1.1 (h)), however BIL considers that a new “definition” is required to provide certainty that these activities are permitted in the Bardowie Industrial Precinct (which is efficient and effective for the purposes of Section 32). These activities are inherently compatible with the activities to be undertaken within the PC 11 area.</p>
Rule 7.4.1.2 (c) (Page 15)	<p><del>The One of each</del> of the following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</p> <ul style="list-style-type: none"> <li>(i) Visitor Accommodation <del>Facility</del> <u>Facilities</u></li> <li>(ii) Conference <del>facilities</del> <u>Facility</u>.</li> </ul> <p>Matters over which Council reserves its control are:</p> <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</li> </ul>	<p>Amendments are proposed to reflect the intent of BIL that it is one of each activity provided for as a controlled activity in the Campus Hub.</p> <p>The amendments proposed to this rule are efficient and effective mechanisms of reducing the risk that the Campus Hub will affect the commercial hierarchy.</p>



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	<p>Structure Plan.</p> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	
<p>New Rule 7.4.1.3 (g) (Page 17)</p>	<p><u>Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1 (l).</u></p> <p><u>Assessment will be restricted to the following matters:</u></p> <ul style="list-style-type: none"> <li><u>Effects on the Cambridge Central Business District.</u></li> </ul> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><u>Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1 (l) are subject to Rule 7.4.1.5(g).</u></p>	<p>A new restricted discretionary activity rule for offices is proposed to address concerns in relation to the commercial hierarchy, with the matter of discretion being effects on the Cambridge CBD.</p> <p>The amendments proposed to this rule are efficient and effective mechanisms of reducing the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.</p>
<p>New Rule 7.4.1.4 (f) (Page 18)</p>	<p><del>Visitor Accommodation Facilities and Conference facilities in the Campus Hub of the Bardowie Industrial Precinct</del></p> <p><del>Insert additional Discretionary Activity criteria 21.1.7.18</del></p> <p><del>The scale and nature of any visitor and/or conference facility and whether it has a direct nexus to the Bardowie Industrial Precinct or it is demonstrated that the scale and location of the visitor accommodation is appropriate and that other commercial sites are not available for the proposed use.</del></p>	<p>It is considered that the clarification that it is only one of each activity that is controlled addresses the concerns of a number of submitters.</p> <p>Given the appropriateness of these facilities in the context of the mixed-use Campus Hub, controlled activity status is a more efficient mechanism for achieving the plan change objectives than discretionary activity status.</p>
<p>Rule 7.4.1.5 (g) (Page 18)</p>	<p>Offices, except as provided for by Rules 7.4.1.1 (l) and <del>7.4.1.1 (v)-7.4.1.3 (g).</del></p>	<p>A minor change to reflect the proposed new restricted discretionary activity rule for offices.</p>



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Rule 7.4.2.2  Minimum building setbacks from internal boundaries  (Page 20)	The minimum building setback from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 5m, except in the following locations:  (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.  <del>(b) Bardowie Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 10m.</del>	The amendments proposed in the Section 42A report are not efficient, and little justification has been provided as to why the existing industrial zone setback provision is not appropriate. Given the high quality of design, there is no need for a 10-metre setback.  It is understood that the Waipa District Council planning team are comfortable with this amendment.
Rule 7.4.2.5  Height  (Page 21)	The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:  (a) Tall Buildings Area 55m  (b) Any site within 100m of the State Highway 1 10m  Cambridge bypass, Victoria Road or  Hautapu Cemetery, except as provided for by (d)  (c) Any site within the Bond Road North Industrial 12.5m  Structure Plan area  (d) Any site within 40 metres of State Highway 1 10m  Cambridge bypass and / or <del>Laurent Road</del>  <u>Victoria Road</u> within the Bardowie Industrial	An amendment is proposed to reflect the appropriateness of Victoria Road (as originally notified) as being the setback point, given the proposed closure of Laurent Road. There are no adverse effects associated with this amendment given the high standard of design required (through the Urban Design and Landscape Guidelines)



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Precinct Structure Plan Area

<p>Rule 7.4.2.8A Building and Site Layout (Page 23)</p>	<p>In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.</p> <p>Activities that fail to comply with Rules 7.4.2.7, 7.4.2.8 and 7.4.2.8A will require a resource consent for a restricted discretionary activity with the discretion being restricted over:</p> <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 only.</li> <li>• Consistency with the urban design and amenity outcomes promoted within the Bardowie Industrial Precinct <del>Design Guide</del> <u>Structure Plan Urban Design and Landscape Guidelines</u>.</li> </ul> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	<p>A minor change to reflect the correct name of the Urban Design and Landscape Guidelines is proposed.</p>
<p>Rule 7.4.2.25A Signs (Page 32)</p>	<p>Within the Bardowie Industrial Precinct Structure Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:</p> <ol style="list-style-type: none"> <li>a) One single or double-sided tower sign at each of the southern and northern entrances to the Bardowie Industrial Precinct identifying and providing information relating to the businesses within the Bardowie Industrial Precinct with a maximum height of 10 metres and a maximum width of 3 metres on each side.</li> <li>b) A 'pou whenua' at the southern and/or northern entrances to the Bardowie Industrial Precinct up to a maximum height of 6 metres and a maximum width of 1.5 metres.</li> <li>c) Signs erected on a construction site giving details of the project up to a maximum of 20m<sup>2</sup> for</li> </ol>	<p>NZTA and Bardowie Investments have come to agreed position on signage rules. The rule, as proposed in this document, reflects the most appropriate way to address any road safety concerns, while still achieving the plan change objective.</p>



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the duration of the construction provided that any such signs shall only face Victoria Road / Laurent Road and shall not be within 200 metres of the Waikato Expressway ~~not be directed in a southerly direction towards State Highway 1.~~

- d) Signage on the southern or southwestern face of buildings fronting and within 100 metres of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m<sup>2</sup> per building on a maximum of four buildings provided they are naming signs that only relate to the name of the business occupying each building.
- e) Any directional signage within the Bardowie Industrial Precinct.
- f) Any signage up to a maximum of 2m<sup>2</sup> per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.
- g) Except as provided for, or limited, in (a) to (f) above, up to a total of 5m<sup>2</sup> of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m<sup>2</sup> of signage per site in Node 1B and Node 3.

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

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

Activities that fail to comply with Rules 7.4.2.23 to 7.4.2.25A will require a resource consent for a



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discretionary activity.

<p>Section 21 New Assessment Criteria 21.1.7.16A – Offices in the Campus Hub (Page 47)</p>	<p><u>21.1.7.16A - Offices within the Campus Hub of the Bardowie Industrial Precinct</u></p> <p><u>(a)The extent to which the proposed office activity, in conjunction with other established or consented office activity:</u></p> <p><u>i)Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD;</u></p> <p><u>ii)Avoids the inefficient use of existing physical resources and promotes a compact urban form.</u></p> <p><u>iii)Promotes the efficient use of existing and planned public and private investment in infrastructure.</u></p> <p><u>(b)The extent to which similar office facilities are available within the Cambridge CBD.</u></p>	<p>A new restricted discretionary activity rule for offices is proposed to address concerns in relation to the commercial hierarchy, with the matter of discretion being effects on the Cambridge CBD. To ensure any consent application relating to offices can be efficiently and effectively processed, an assessment criterion has been proposed (that is consistent with that of the Hamilton District Plan).</p>
<p>Definitions Innovation and Advanced Technology Activities (Page 48)</p>	<p><del>Innovation and Advanced Technology Activities – Includes all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management, and activities required to serve those activities.</del></p>	<p>It is proposed that this definition be included in the Structure Plan itself rather than the definitions section of the District Plan to avoid any potential district wide implications.</p>
<p>Bardowie Industrial Precinct Structure Plan S19.1.6</p>	<ul style="list-style-type: none"> <li>A Campus Hub is developed for public open space, <u>appropriately scaled</u> commercial and retail amenities, a wellness centre, that serve the employees of the industrial precinct. In addition, other activities <u>that have co benefits to the Bardowie Industrial Precinct and the Cambridge township such as a visitor accommodation facility and a conference centre</u>, may be considered in this area which do not impact on the Cambridge <del>town centre</del>, <u>central business district</u> <del>are consistent with the Master Concept Plan dated [xxxx]</del> and can be accommodated</li> </ul>	<p>The amendments proposed reflect the nature of the Campus Hub (the mixed-use component) and set out the type of activities proposed in the area, while ensuring that the commercial hierarchy is not adversely impacted.</p> <p>The recommended deletion of the bullet in relation to the mitigation of</p>





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(Page 50)	<p>within the servicing capacity of the precinct.</p> <ul style="list-style-type: none"> <li>Flexibility around the staging and sequencing of development; <del>and</del></li> <li>The provision of transportation corridors and infrastructure design capacity, <del>taking shall take</del> into account the balance of the C10 Growth Cell and <del>shall not foreclose foreclosing</del> the opportunity for efficient servicing and development of other land within the growth cell; <del>and</del></li> <li><del>Appropriate mitigation shall be provided to surrounding properties and zones from the effects of industrial activities; and</del></li> <li>Ensuring health, safety and site security is provided for.</li> </ul>	<p>surrounding properties and zones reflects the position outlined in Mr Chrisp’s evidence regarding the nature of the interface between the Bardowie Industrial Precinct and surrounding properties. It is inefficient to undertake significant mitigation given the extensive investment in ensuring the buildings are designed to a high standard and the nature of the surrounding land being in an industrial growth cell and the submitters who adjoin the PC11 area have supported the rezoning and sought inclusion in the Master Planning process.</p>
<p>Bardowie Industrial Precinct Structure Plan</p> <p>S19.2.3</p> <p>(Page 51)</p>	<p>The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub. <u>The Campus Hub is mixed use area and is provisioned to include cafes (including a licenced premise), education and child care facilities, limited retail activities, a wellness centre, a conference centre and a visitor accommodation facility as well as area of greenspace, walkways, and parking areas.</u> The scale of the Campus Hub (as shown spatially on the Structure Plan) <del>and further defined on the Master Concept Plan dated [xxx].</del> will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones.</p>	
<p>Bardowie Industrial Precinct Structure Plan</p> <p>S19.2.4 (new)</p> <p>(Page 51)</p>	<p><u>As a modern industrial precinct, there will be opportunities for advanced technology industries to locate and develop within the area. In that regard, in the context of the Bardowie Industrial Precinct (and the District Plan permitted activity rules), “Innovation and Advanced Technology Activities” means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing,</u></p>	<p>A new paragraph has been proposed within the Structure Plan to encompass the definition of “Innovation and Advanced Technology Activities”</p>



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infrastructure systems and management”

Bardowie Industrial Precinct Structure Plan	<p>The Precinct cannot be supplied with water flow and capacity for firefighting. The developer and future owners will need to provide a design and provision for firefighting in accordance with the NZ Fire Service Firefighting Water Suppliers Code of Practice SNZ PAS 4509:2008.</p>	Amendments are proposed to reflect the fire water requirements, as agreed with WDC development team.
S19.2.14 (Page 52)	<p><u>The Bardowie Industrial Precinct cannot be supplied with sufficient water flows and capacity to meet the FW7 firefighting requirements that are anticipated to be required for the large buildings proposed within Node 1A and Node 2. However, water flows and capacity to a level similar to the requirements of FW3 will likely be possible across the Bardowie Industrial Precinct. The developer and future owners will need to design and provide for firefighting requirements in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	
Bardowie Industrial Precinct Structure Plan	<p><del>[To be updated to provide for preferred twin roundabout option or other approved solution and any requirements from requirements to close southern access including any conditions from agreement with Kiwi Rail].</del> <u>The nature of the access into the Bardowie Industrial Precinct will accommodate and cater for the access requirements of the entire C10 Growth Cell including the southern portion of the Bardowie Industrial Precinct (should the southern access required to be closed in the future). The exact location and configuration of the northern access has not been included in the Bardowie Industrial Structure Plan to enable flexibility in its location and configuration (and collective discussions between stakeholders), as this area is not anticipated to be developed until 2024.</u></p>	The amendments proposed require that the access arrangements accommodate the entire C10 Growth Cell, which has been undertaken in any event as set out in the evidence of Mr Gray. Some degree of flexibility as to the exact location and configuration should remain given it may not be constructed for another 5 years. Development in Node 3 cannot commence until this connectivity has been formed.
S19.2.21 (Page 53)		
Bardowie Industrial Precinct Structure	<p>The Structure Plan shows <u>potential locations of</u> roading connectivity to the east and north, beyond the Bardowie Industrial Precinct, <u>the final location of which will be determined through a</u></p>	Amendments have been proposed setting out the rationale for the “potential roading connections” identified on the Structure Plan and



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Plan S19.2.22 (Page 53-54)	<p><del>Master Planning process for the entire C10 Growth Cell. These future connections are shown on the Structure Plan to ensure surrounding landholdings within the C10 Growth Cell. This potential future connection to the east is shown in the Structure Plan to have the ability to provide transport access to the east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.</del></p> <p><del>The east and north road connections shall be vested as local purpose road at the first stage subdivision for development lots within the respective node. <u>Roading connections to the east and north to connect with the balance of the C10 Growth Cell shall be identified and vested as roads at the time of the first subdivision of Node 3 in accordance with any C10 Growth Cell Master Plan and / or Structure Plan relating to the balance of the C10 Growth Cell that has been approved by the Waipa District Council.</u></del></p>	<p>appropriately including reference to the wider Master Planning process that will set out the infrastructure and servicing requirements for the entire C10 Growth Cell. The Master Planning will be including the final location of the connectivity points.</p>
Bardowie Industrial Precinct Structure Plan S19.2.27 & 28 (Page 54-55)	<p><u>Heritage and Cultural Values</u></p> <p><del>Three archaeological sites being S15/4764, S15/475 and S15/476 have been identified within the precinct. These sites have been identified as borrow pits and have been assessed as part of an archaeological assessment. The archaeological sites shall be protected unless there is a Heritage NZ authority to modify or destroy the sites.</del></p> <p><del>BIL shall engage with local tangata whenua to establish a Memorandum of Understanding in relation to ongoing consultation and engagement on cultural matters.</del></p> <p><u>S19.2.27 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the</u></p>	<p>Amendments have been proposed to reflect the Heritage NZ submission points. While this paragraph reflects a matter of law in any event, it is considered to be efficient and effective to direct users of the Structure Plan to the appropriate legislation for archaeological discoveries and the relevant sections in the Waipa District Plan.</p>



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Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

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

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

Bardowie Industrial Precinct Structure Plan  Urban Design and Landscape Guidelines  S19.3.6  (Page 58)	Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the <del>urban design guidelines, Urban Design and Landscape Guidelines</del> may not constitute non-compliance with the District Plan rules subject to the overall amenity and urban design outcomes being achieved.	Support the amendments proposed in the Section 42A report in relation to how the guidelines should be interpreted, with a minor amendment to reference the “Urban Design and Landscape Guidelines” consistently though the plan.
Bardowie Industrial Precinct Structure Plan	Design Guidelines  2.16 Boundary treatment should provide adequate screening of the loading and service areas from <del>surrounding dwellings, the surrounding streets, including the Waikato Expressway and adjoining</del>	It is considered that the sensitive land use is dwellings rather than adjoining zones (and noting that the Waikato Expressway side of the Bardowie Industrial Precinct is already sufficiently planted).



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Urban Design and Landscape Guidelines Loading and Servicing (Page 64)	<del>zones</del>	<p>For the remainder of the guidelines it is proposed that reference to “adjoining zones” be removed for the following reasons:</p> <ul style="list-style-type: none"> <li>• The unintended consequence of this is that the Fonterra owned land is treated in the same manner as the Henmar Trust interface, despite Fonterra raising no issues with the proposal (submitting in support).</li> <li>• BIL considers that the interface of the BIL site to the adjoining land is Industrial: Future Industrial, rather than Industrial: Rural.</li> </ul> <p>However, BIL are now proposing that the north-western interface between Node 3 and the property owned by the Henmar Trust is screen planted at the time that Node 3 is developed, and while the property is zoned Rural Zone.</p> <p>It is therefore considered that a number of the submission points from the Henmar Trust i.e. those relating to changing the Urban Design and Landscape Guidelines are not necessary as the screen planting will appropriately address potential effects.</p>
Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines 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 <del>and adjoining zones</del>).</li> </ul>	As outlined above in relation to reference to “adjoining zones”.



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(Page 68)

<p>Bardowie Industrial Precinct Structure Plan</p> <p>Urban Design and Landscape Guidelines</p> <p>Building Design</p> <p>(Page 71)</p>	<p>Design Objectives</p> <ul style="list-style-type: none"> <li>To reinforce the <del>rural</del> character of the local area through appropriate built form and landscape elements.</li> </ul>	<p>A minor amendment is proposed to remove the word “rural” from the objective as the character of an area is something that evolves over time, particularly in the context of the PC11 area which is within a wider industrial growth cell.</p>
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<p>Bardowie Industrial Precinct Structure Plan</p> <p>Urban Design and Landscape Guidelines</p> <p>Building Design</p> <p>(Page 71)</p>	<p>Design Guidelines</p> <p>4.7 Large expanses of building walls that are visible from the street <del>or adjoining zones</del> should be broken up or otherwise detailed to reduce the scale and increase interest.</p>	<p>As above in relation to removing reference to “adjoining zones”.</p>
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<p>Bardowie Industrial Precinct Structure Plan</p>	<p>Design Guidelines</p> <p>4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, <del>solar panels, communication equipment</del> etc. is to be screened from adjoining</p>	<p>Solar panels are a fundamental part of the proposal from a sustainability perspective. The NPS for Renewable Electricity Generation supports the position in providing for their use (see Policy A, Policy E1 and Policy F).</p>
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Provision	Section 42A Report Recommendation with Post s42A Amendments in <u>underline</u> and <del>strikethrough</del>  Note that the provisions in which BIL agrees with the Section 42A report have not been included in this table.	Rationale
Urban Design and Landscape Guidelines  Roof Form  (Page 4.21)	streets and areas <del>(including non-industrial zones)</del> utilising roof forms or parapets that integrate with the overall design of the building.	Communication equipment relies on line of sight so should be removed from the screening requirement.
Bardowie Industrial Precinct Structure Plan  Urban Design and Landscape Guidelines  Landscape Design  (Page 74)	<p>Design Objectives</p> <ul style="list-style-type: none"> <li>To provide landscape design that responds to the characteristics and qualities of the area.</li> <li>To provide high quality landscaping that enhances the setting of buildings.</li> <li>To provide low maintenance landscaping.</li> <li>To facilitate landscape design that promotes sustainable stormwater management and, where possible, promotes positive biodiversity outcomes.</li> <li><del>To provide appropriate screening and landscaping along the perimeter boundary to other zones.</del></li> </ul>	It is considered that the inclusion of a new design objective “to provide appropriate screening and landscaping along the perimeter boundary to other zones” is not appropriate for the reasons outlined above. In addition, the first objective “to provide landscape design that responds to the characteristics and qualities of the area” appropriately captures the intent in any event.
Bardowie Industrial Precinct Structure Plan  Urban Design and Landscape Guidelines	<p>Design Guidelines</p> <p>5.3 A 5m wide minimum screening and amenity planting strip will be provided along <u>the north-west interface of Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone (i.e. the common boundary with the Henmar Trust property)</u> <del>rural-zoned properties</del>. The screening and amenity planting shall take into account:</p> <ul style="list-style-type: none"> <li>The location and orientation of existing dwellings;</li> </ul>	A number of amendments have been proposed to address the recommendations of the Section 42A Report and the concerns raised by the Henmar Trust. The amendments presented here appropriately sets out that the screen planting is to occur only on the Henmar Trust / Bardowie Industrial Precinct interface, at the time Node 3 is developed, and only while the property is zoned Rural Zone.



Provision	Section 42A Report Recommendation with Post s42A Amendments in <u>underline</u> and <del>strikethrough</del>  Note that the provisions in which BIL agrees with the Section 42A report have not been included in this table.	Rationale
Landscape Design (Page 74)	<ul style="list-style-type: none"> <li>• The proposed land use and building form within the <del>Bardowie Industrial Precinct</del> north western part of Node 3;</li> <li>• <del>The need to provide a wider screening and amenity strip including bunding where building height of more than 10 metres is proposed within 40m of the perimeter boundary; and</del></li> <li>• <del>Progress of any adjoining site towards gaining Deferred Industrial or Industrial Zone.</del></li> <li>• <u>Constraints associated with areas in proximity to existing power lines.</u></li> </ul> <p><u>There is no requirement to undertake screen planting along the common boundary of the Bardowie Industrial Precinct and the property currently owned by Fonterra.</u></p>	
Bardowie Industrial Precinct Structure Plan  Urban Design and Landscape Guidelines  Campus Hub (Page 79)	<p>6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a mix of commercial and public amenities, e.g.:</p> <ul style="list-style-type: none"> <li>• Local commercial amenities such as a banking facilities, dairy, bakery, café, <u>limited retail</u> or similar activities;</li> <li>• Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches;</li> <li>• Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services;</li> <li>• Childcare and other educational facilities;</li> <li>• <u>A Visitor Accommodation Facility;</u></li> <li>• <u>A Conference Facility;</u> and</li> <li>• Innovation centre (which may include shared office spaces, research and development</li> </ul>	Minor changes are proposed to reflect the nature of the Campus Hub and to make it explicit that it is only one conference facility and one visitor accommodation facility proposed.





Provision	Section 42A Report Recommendation with Post s42A Amendments in <u>underline</u> and <del>striketrough</del>	Rationale
	Note that the provisions in which BIL agrees with the Section 42A report have not been included in this table.	

centres, a small-scale industrial heritage museum, and a place to showcase new technologies).

