

ATTACHMENT 4 - PROPOSED PLAN CHANGE 11 SECTION 32AA EVALUATION

1. INTRODUCTION

This report presents an evaluation undertaken by Mitchell Daysh Limited on behalf of Bardowie Investments Limited (“BIL”) in accordance with Section 32AA of the Resource Management Act (the “RMA”) in relation to Proposed Plan Change 11 – Bardowie Industrial Precinct. The purpose of this report is to assist the Hearings Panel with their deliberations.

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

2. SECTION 32 REQUIREMENTS

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

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

3. SECTION 32AA REQUIREMENTS

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

32AA Requirements for undertaking and publishing further evaluations

- (1) A further evaluation required under this Act—
 - (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and
 - (b) must be undertaken in accordance with section 32(1) to (4); and
 - (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and
 - (d) must—



- (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).
- (3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

All changes recommended to be made (with the exception of a few very minor consequential changes) are discussed in detail in this report, which outlines the amendments presented by BIL and explains the effect of making the amendment. The evidence of Ms Fowler presents the rationale for a number of these changes being made.

4. OBJECTIVE OF THE PLAN CHANGE

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

5. OVERVIEW OF KEY AMENDMENTS

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

- Amendments to Bardowie Industrial Precinct Structure Plan Area objective to reflect the function of the Campus Hub;
- Amendments to the Campus Hub policy to ensure that the type of mixed-use activities can occur in the area, whilst ensuring that there are no adverse effects on the Cambridge central business district;
- Ensuring that the ability to service the extent of the C10 Growth Cell is not compromised via amendments to the policy framework and Structure Plan;
- Including, as permitted activities in the Bardowie Industrial Precinct, innovation and technology activities and motor vehicle sale yards;
- Limiting the extent of retail activities within the Campus Hub, and ensuring that education facilities and a licenced premise are permitted within the Campus Hub;
- Inserting a new restricted discretionary rule for offices within the Campus Hub, and deleting the permitted activity rule for offices that was notified;



- Amending the controlled activity rule for conference and visitor accommodation facilities so that it is explicit that it is only one of each activity provided for by way of the controlled activity rule;
- Modifications to the noise and signage rules for the Bardowie Industrial Precinct;
- Minor modifications to the Bardowie Industrial Precinct Development Agreement rule;
- The insertion of a new assessment criterion for the restricted discretionary offices rule;
- Amendments to the text of the Structure Plan, setting out the function of the Campus Hub, ensuring that the efficient servicing of the entire C10 Growth Cell in respect of infrastructure is not compromised, including a definition of Innovation and Advanced Technology Activities, inclusion of information in relation to fire water requirements and setting out the requirements in terms of archaeological values;
- Amendments to the Structure Plan diagram to show potential connectivity to the north and east of the Precinct (which is to be confirmed and dependent on the Master Planning process), and shows the potential layout of the northern intersection;
- Notably, the scale and extent of the Campus Hub has been refined on the Structure Plan from covering the entire extent of Node 2 (approximately 16 hectares) to 5.5 hectares; and
- Refinements to the Urban Design and Landscape Guidelines, primarily in relation to landscaping of the north western interface of the Bardowie Industrial Precinct.

6. ANALYSIS OF INDIVIDUAL CHANGES

In this section, the changes between the notified version of Proposed Plan Change 11 and the version of Proposed Plan Change 11 set out in the evidence of Ms Abbie Fowler of Mitchell Daysh Limited are analysed and evaluated.

The format for the s32AA assessment is as follows:

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

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



6.1 Objectives and Policies

Notified Version PC11	Recommended Version PC11
<p>Objective 7.3.4 – Hautapu Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area</p> <p>Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area occurs in a manner that:</p> <ul style="list-style-type: none"> (a) Is visually attractive and has landscaping that reflects Cambridge’s character; and (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area and a Campus Hub within the Bardowie Industrial Precinct Structure Plan Area with a reserve and retail activities and commercial services that principally meet the needs of workers; and (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and (d) Is co-ordinated with infrastructure provision; and (e) Contributes to the development of a ‘gateway’ to Cambridge; and (f) Is 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>Objective 7.3.4 – Hautapu Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area</p> <p>Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area occurs in a manner that:</p> <ul style="list-style-type: none"> (a) Is visually attractive and has landscaping that reflects Cambridge’s character; and (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and (d) Is co-ordinated with infrastructure provision; and (e) Contributes to the development of a ‘gateway’ to Cambridge; and (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. (g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.
<p>Policy 7.3.4.2A – Bardowie Industrial Precinct Campus Hub</p> <p>To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct.</p>	<p>Policy 7.3.4.2A – Bardowie Industrial Precinct Campus Hub</p> <p>To enable the development of a Campus Hub within the Bardowie Industrial Precinct that:</p> <ul style="list-style-type: none"> a) consists of appropriately scaled retail activities and commercial services; and/or b) services the employees and business needs of the Bardowie Industrial Precinct; and/or c) are is consistent with the provisions of the Bardowie Industrial Structure Plan.



Notified Version PC11	Recommended Version PC11
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Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.

Policy 7.3.4.4 – Infrastructure

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

Policy 7.3.4.4 – Infrastructure

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

Criteria	Assessment
Consistently with the purpose of the RMA	No impact.
Effectiveness	Are more effective in enabling the development of the Campus Hub than the provisions that were notified.
Efficiency	No impact.
Feasibility	No impact.
Degree of risk	Reduces the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.
Overall Assessment	A positive effect.

6.2 Rules, Performance Standards and Assessment Criteria



Notified Version PC11	Recommended Version PC11
<p>Rule 7.4.1.1 (u)</p> <p>Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> (i) Stormwater ponds and/or facilities; (ii) Water treatment facilities; (iii) Farming activities; and (iv) Spray Irrigation of dairy factory wastewater. 	<p>Rule 7.4.1.1 (u)</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"> (v) Stormwater ponds and/or facilities; (vi) Water treatment facilities; (vii) Farming activities; (viii) Spray Irrigation of dairy factory wastewater; (ix) Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and (x) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m². <p><i>Advisory Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.</i></p>
<p>Rule 7.4.1.1 (v)</p> <p>The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</p> <ul style="list-style-type: none"> i) Child care and preschool facilities ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan) iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan) iv) Offices with a GFA of less than 200m² (except as provided for by Rule 7.4.1.1(l)); and <p>Any other retail activity with a GFA of less than 200m².</p>	<p>Rule 7.4.1.1 (v)</p> <p>In addition to 7.4.1.1 (a) – (u), the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</p> <ul style="list-style-type: none"> i) Child care and preschool facilities ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan) iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan) iv) Other retail activities not otherwise provided for in Rule 7.34.1.1 with a maximum combined GFA of no more than 400m² within the Campus Hub; and v) A licenced premise with a ground floor GFA of no more than 350 m²; and vi) Education facilities.
<p>Rule 7.4.1.2 (c)</p> <p>The following activities are controlled activities within the Campus Hub of the Bardowie Industrial</p>	<p>Rule 7.4.1.2 (c)</p> <p>One of each of the following activities are controlled activities within the Campus Hub of the Bardowie</p>



Notified Version PC11	Recommended Version PC11
<p>Precinct:</p> <ul style="list-style-type: none"> (i) Visitor Accommodation Facilities (ii) Conference facilities <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking. ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>	<p>Industrial Precinct:</p> <ul style="list-style-type: none"> (iii) Visitor Accommodation Facility. (iv) Conference-Facility. <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking. ▪ Consistency with the site layout in the Structure Plan. ▪ Consistency with the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
<p>N/A</p>	<p>Rule 7.4.1.3 (g)</p> <p>Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1 (l).</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • Effects on the Cambridge Central Business District. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> <p><i>Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1 (l) are subject to Rule 7.4.1.5(g).</i></p>
<p>Rule 7.4.1.5 (g)</p> <p>Offices, except as provided for by Rules 7.4.1.1 (l) and 7.4.1.1 (v).</p>	<p>Rule 7.4.1.5 (g)</p> <p>Offices, except as provided for by Rules 7.4.1.1 (l) and 7.4.1.3(g).</p>



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Rule 7.4.2.8A

In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A and Node 2 shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.

Advice Note: Industrial activities within Node 1B and Node 3 within the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.7.

Activities that fail to comply with Rules 7.4.2.7, 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:

- Visibility of the public entrance of the building from the road; and
- Visual effects, in the Hautapu Industrial Structure Plan Area only.

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

Rule 7.4.2.8A

In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas shall be located in general accordance with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.

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

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

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

Rule 7.4.2.13 (d)

Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In instances where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute non-compliance.

Rule 7.4.2.13 (d)

Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

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

Rule 7.4.2.16A

Within Node 1A and Node 2 of the Bardowie

Rule 7.4.2.16A

Within of the Bardowie Industrial Precinct Structure

Notified Version PC11	Recommended Version PC11
<p>Industrial Precinct Structure Plan Area all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:</p> <p><i>Within the notional boundary of any site zoned Residential or Large Lot Residential</i></p> <p>(a) Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)</p> <p>(b) Saturdays - 7.00am to 6.00pm - 50dBA (Leq)</p> <p>(c) At all other times including public holidays - 45dBA (Leq)</p> <p><i>Within the boundary of any site zoned Industrial</i></p> <p>(d) Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)</p> <p>(e) At all other times including public holidays - 50dBA (Leq)</p> <p><i>Within the notional boundary of any site zoned Rural</i></p> <p>(f) Monday to Saturday - 7.00am to 7.00pm - 50dBA (Leq)</p> <p>(g) At all other times including public holidays - 45dBA (Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(h) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (Lmax)</p> <p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p> <p><i>Advice Note: Industrial activities within Node 1B Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2 15.</i></p>	<p>Plan Area all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:</p> <p><i>Within the site zoned Residential or Large Lot Residential or the notional boundary of any site zoned Rural</i></p> <p>(a) Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)</p> <p>(b) Saturdays - 7.00am to 6.00pm - 50dBA (Leq)</p> <p>(c) At all other times including public holidays - 45dBA (Leq)</p> <p><i>Within the boundary of any site zoned Industrial</i></p> <p>(d) Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)</p> <p>(e) At all other times including public holidays - 50dBA (Leq)</p> <p><i>Within all zones the single event noise level</i></p> <p>(f) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (Lmax)</p> <p>Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.</p> <p>All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.</p>
<p>Rule 7.4.2.25A</p> <p>Within the Bardowie Industrial Precinct Structure</p>	<p>Rule 7.4.2.25A</p> <p>Within the Bardowie Industrial Precinct Structure</p>



Notified Version PC11

Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:

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

Provided that within 100 metres of Stage Highway 1 signs shall not be internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.

Recommended Version PC11

Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:

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

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



Notified Version PC11	Recommended Version PC11
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fluorescent materials such as flags or be painted in colours that are used on traffic signals.

Rule 7.4.2.31A	Rule 7.4.2.31A
<p>No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer.</p>	<p>No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</p>

N/A	<p>Assessment Criteria 21.1.7.16A - Offices within the Campus Hub of the Bardowie Industrial Precinct</p> <p>(a) The extent to which the proposed office activity, in conjunction with other established or consented office activity:</p> <ul style="list-style-type: none"> i) Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD; ii) Avoids the inefficient use of existing physical resources and promotes a compact urban form. iii) Promotes the efficient use of existing and planned public and private investment in infrastructure. <p>(b) The extent to which similar office facilities are available within the Cambridge CBD.</p>
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Criteria	Assessment
Consistently with the purpose of the RMA	No impact.
Effectiveness	The provisions are more effective in enabling the development, and refining (i.e. restricting) the extent of retail and commercial activities, of the Campus Hub than the provisions that were notified. More effective in ensuring that the Cambridge CBD is not adversely affected in any way. If anything, it is anticipated that there



Criteria	Assessment
	will be a positive economic effect based on the evidence of Mr Copeland.
	More effective in setting out appropriate signage and noise provisions.
Efficiency	There is efficiency gains it inserting permitted activity rules in PC11 whereby resource consents are not required for activities which are compatible with the area and do not have offsite effects that cannot be managed by way of performance standards and/or the urban design and landscape guidelines.
Feasibility	No impact.
Degree of risk	Reduces reduce the risk that the Campus Hub will affect the commercial hierarchy of Cambridge.
Overall Assessment	A positive effect.

6.3 Bardowie Industrial Precinct Structure Plan

Notified Version PC11	Recommended Version PC11
Structure Plan Diagram	Structure Plan Diagram
As notified.	Changes since notification:



Notified Version PC11	Recommended Version PC11
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- More detail regarding the potential northern connection option.
- Detail showing the potential roading connectivity to the north and east beyond the precinct (subject to the Master Planning being complete)
- Refining the area in which the Campus Hub can occur in from the entire extent of Node 2 (16 hectares) to 5.5 Hectares in the area adjacent to Victoria / Laurent Road.

S19.1.6

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

- A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge’s unique character;
- Maximisation of multi-purpose open space network opportunities;
- Low impact design is encouraged (in terms of both stormwater and built form);
- A local transport network that is fully integrated with the regional transport network;
- A Campus Hub is developed for public open space, commercial and retail amenities, a wellness centre, visitor accommodation and to provide Cambridge with a conference facility / space for large meetings within Cambridge;
- Flexibility around the staging and sequencing of development; and
- Ensuring health, safety and site security is provided for.

S19.1.6

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

- A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge’s unique character;
- Maximisation of multi-purpose open space network opportunities;
- Low impact design is encouraged (in terms of both stormwater and built form);
- A local transport network that is fully integrated with the regional transport network;
- A Campus Hub is developed for public open space, appropriately scaled commercial and retail amenities, a wellness centre that serve the employees of the industrial precinct. In addition, other activities that have co benefits to the Bardowie Industrial Precinct and the Cambridge township such as a visitor accommodation facility and a conference centre, may be considered in this area which do not impact on the Cambridge central business district—and can be accommodated within the servicing capacity of the precinct.;
- Flexibility around the staging and sequencing of development;
- The provision of transportation corridors and infrastructure design capacity, taking into account the balance of the C10 Growth Cell and not foreclosing the opportunity for efficient servicing and development of other land within

the growth cell; and

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

S19.2.3

The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes, child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones. As the configuration of Node 2 has not been determined the location of the Campus Hub is not spatially defined, however the location of it will be within the Node 2 area.

S19.2.3

The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub. The Campus Hub is mixed use area and is provisioned to include cafes (including a licenced premise), education and child care facilities, limited retail activities, a wellness centre¹, a conference centre and a visitor accommodation facility as well as area of greenspace, walkways, and parking areas. The scale of the Campus Hub (as shown spatially on the Structure Plan) will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones.

N/A

S19.2.4 (Inserted)

As a modern industrial precinct, there will be opportunities for advanced technology industries to locate and develop within the area. In that regard, in the context of the Bardowie Industrial Precinct (and the District Plan permitted activity rules), “Innovation and Advanced Technology Activities” means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management”,

Water Supply

Water supply to the Bardowie Industrial Precinct will be provided by the proposed works of the Waipa District Council in 2019/2020. That is, the splitting of the existing reticulation from a dedicated supply into

Water Supply

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the Fonterra and the Bardowie Industrial Precinct. For normal supply, demand can be met from the proposed network, and in periods of high daily demand, the supply will be supplemented by a pumped system.

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

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

dedicated supply into the Fonterra and the Bardowie Industrial Precinct. For normal supply, demand can be met from the proposed network, and in periods of high daily demand, the supply can be supplemented by a pumped system.

Development of Node 1A (an initial 12.5 hectare site) is anticipated to be completed in February 2020 therefore priority will be given to advancing the planned Waipa District Council 375mm diameter trunk main extension to align with the first stage of the development.

There is appropriate allocation in the water network to service the Bardowie Industrial Precinct. Water supply and demand will assume 'dry industry' and a ratio of 30 persons/had occupancy.

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.

Wastewater

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

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

There is appropriate allocation in the water supply network to service the Bardowie Industrial Precinct.

Wastewater

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

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



Transport

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.

Node 1B already obtains access via Laurent Road.

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

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

The configuration and exact location of the connection to the surrounding transport network has not been prescriptively described within the Bardowie Industrial Precinct Structure Plan to enable flexibility in its location and configuration, as this area may not be developed until 2024.

The Structure Plan shows roading connectivity to the east, beyond the Bardowie Industrial Precinct. This potential future connection to the east is shown in the Structure Plan to have the ability to provide transport access to the east as this area which is located within the C8 industrial growth cell, may in future be developed for industrial purposes.

Transport

A right turn bay adequate for Nodes 1A and 2 at the southern access point should be created prior to industrial activities occurring. A right turn bay can accommodate up to 45 hectares of typical industrial development, but not the whole Bardowie Industrial Precinct Structure Plan Area without long queues and delays. The intersection should be designed and formed with enough space to provide traffic signals if required for the subsequent development of Node 2.

Node 1B already obtains access via Laurent Road.

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

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

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

The Structure Plan shows potential locations of roading connectivity to the east and north, beyond the Bardowie Industrial Precinct, the final location of which will be determined through a Master Planning process for the entire C10 Growth Cell.

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.



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N/A

Heritage and Cultural Values

The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

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.

Interpretation

Overall consistency with the Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In the instance where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute a non-compliance.

Interpretation

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

Urban Design and Landscape Guidelines – Loading and Servicing

2.16 Boundary treatment should provide adequate screening of the loading and service areas from the

Urban Design and Landscape Guidelines – Loading and Servicing

2.16 Boundary treatment should provide adequate screening of the loading and service areas from

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surrounding streets, including the Waikato Expressway.	surrounding dwellings.
<p>Urban Design and Landscape Guidelines – Building Design</p> <p>➤ To reinforce the rural character of the local area through appropriate built form and landscape elements.</p>	<p>Urban Design and Landscape Guidelines – Building Design</p> <p>➤ To reinforce the character of the local area through appropriate built form and landscape elements.</p>
<p>Urban Design and Landscape Guidelines – Material Finishes and Colours</p> <p>4.11.4.11 Proportional colour schemes are to be preferentially utilised, with a guiding principle of Primary, Secondary and Accent colourways (Primary = 70%, Secondary = 20%, Accent = 5%).</p>	<p>Urban Design and Landscape Guidelines – Material Finishes and Colours</p> <p>4.11.4.11 Proportional colour schemes are to be preferentially utilised, with a guiding principle of Primary, Secondary and Accent colourways (Primary = 70%, Secondary = 20%, Accent = 5%) and cladding materials and finishes shall avoid significant adverse reflectivity effects.</p>
<p>Urban Design and Landscape Guidelines – Landscaping – Node 1B and Node 3</p> <p>5.3 A 5m wide minimum amenity planting strip will be provided from housing on neighbouring rural zoned properties.</p>	<p>Urban Design and Landscape Guidelines – Landscaping – Node 1B and Node 3</p> <p>5.3 A 5m wide minimum screening and amenity planting strip will be provided along the north-west interface of Node 3, when Node 3 is developed, while the land immediately to the north is zoned Rural Zone (i.e. the common boundary with the Henmar Trust property).</p> <p>The screening and amenity planting shall take into account:</p> <ul style="list-style-type: none"> ➤ The location and orientation of existing dwellings; ➤ The proposed land use and building form within the north western part of Node 3; and ➤ Constraints associated with areas in proximity to existing power lines. <p>There is no requirement to undertake screen planting along the common boundary of the Bardowie Industrial Precinct and the property currently owned by Fonterra.</p>
<p>Urban Design and Landscape Guidelines – Campus Hub</p> <p>6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a</p>	<p>Urban Design and Landscape Guidelines – Campus Hub</p> <p>6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a</p>



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<p>mix of commercial and public amenities, e.g.:</p> <ul style="list-style-type: none"> ➤ Local commercial amenities such as a banking facilities, dairy, bakery, café or similar activities; ➤ Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches; ➤ Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services; ➤ Childcare facilities; ➤ Visitor accommodation; ➤ Conference facility; and ➤ Innovation centre (which may include shared office spaces, research and development centres, a small scale industrial heritage museum, and a place to showcase new technologies). 	<p>mix of commercial and public amenities, e.g.:</p> <ul style="list-style-type: none"> ➤ Local commercial amenities such as a banking facilities, dairy, bakery, café, limited retail or similar activities; ➤ Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches; ➤ Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services; ➤ Childcare and other educational facilities; ➤ A Visitor Accommodation Facility; ➤ A Conference facility; and ➤ Innovation centre (which may include shared office spaces, research and development centres, a small scale industrial heritage museum, and a place to showcase new technologies).

Criteria	Assessment
Consistently with the purpose of the RMA	No impact.
Effectiveness	The provisions are more effective in enabling the development of the Bardowie Industrial Precinct (including refining the activities and extent of the Campus Hub). The provisions are also more effective in setting out that the infrastructure connections should not foreclose the ability to service the extent of the C10 Growth Cell.
Efficiency	The changes ensure that the infrastructure required to service the entire extent of



Criteria	Assessment
	the C10 Growth Cell can be planned for in an efficient manner. Changes are more effective in that there is further assistance with how the guidelines are to be interpreted.
Feasibility	No impact.
Degree of risk	Reduces reduce the risk that the Campus Hub will affect the commercial hierarchy of Cambridge and reduces the risk of unplanned or uncoordinated development within the C10 Growth Cell.
Overall Assessment	A positive effect.



7. CONCLUSION

The evidence and attachments presented by Mitchell Daysh Limited on behalf of BIL, the proponent of Proposed Plan Change 11, seeks a number of changes that have not previously been subject to an evaluation under Section 32 of the Act.

The majority of the amendments presented seek to clarify the intent or scope of vision for the Bardowie Industrial Precinct or provide refinements to those that were initially promulgated. The version of Proposed Plan Change 11 as presented in the evidence of Ms Fowler encompasses a number of issues or amendments raised by various submitters, BIL and the Waipa District Council throughout the Proposed Plan Change 11 submission and hearing process as they were determined to be reasonably practicable options that are alternatives to particular provisions or parts of provisions in Proposed Plan Change 11. They also do not affect the ability to achieve the purpose of the proposal being to rezone the area to Industrial Zone to enable the development of the Bardowie Industrial Precinct.

This Section 32AA analysis of changes to Proposed Plan Change 11 has found that:

- The changes from the notified version of Proposed Plan Change 11 appropriately address unintended consequence of provisions, and do not affect the over all intent of Proposed Plan Change 11 in rezoning the Bardowie Industrial Precinct in the manner proposed; and
- The amendments are likely to have a positive effect, ensuring that the Bardowie Industrial Precinct can be development, ensuring that the commercial hierarchy of Cambridge is not adversely affected, and that development in the wider industrial growth cell is not compromised.

It is recommended that the Hearing Committee consider the post-Section 42A version of Proposed Plan Change 11 (as presented by Mitchell Daysh Limited) and if it accepts the recommendations therein, it should adopt that report in full together with this Section 32AA Evaluation Report as the further evaluation required under section 32AA of the Act.

If after consideration and deliberation the Committee resolves to depart from the recommendations contained in the evidence presented by Mitchell Daysh Limited / BIL in a substantive way (that is, it proposes amendments that could materially change the effectiveness and efficiency – including social, cultural, economic and environments costs and benefits of the provisions) then it will need to undertake a further evaluation in respect of those amendments it proposes.

