



FONTERRA LIMITED

PLAN CHANGE 14 TO THE WAIPĀ DISTRICT PLAN

MANGAONE PRECINCT

C10 INDUSTRIAL GROWTH CELL - HAUTAPU

10 MAY 2024

**MITCHELL
DAYSH**

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REPORT INFORMATION

Report Status	FINAL – 10 May 2024
Our Reference	MDL002289 - C10 GROWTH CELL - PLAN CHANGE 14
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EXECUTIVE SUMMARY

The purpose of the Proposed Plan Change 14 to the Waipā District Plan (“**District Plan**”) (referred to as “**Plan Change 14**” or “**PC14**”) is to rezone approximately 79.2 ha of land at Hautapu from Rural Zone to Industrial Zone (referred to as the “**Mangaone Precinct**” – being the name that has been gifted by Ngāti Hauā and Ngāti Korokī Kahukura). The Mangaone Precinct is within the C10 Industrial Growth Cell (bounded by Swayne Road and Zig Zag Road) earmarking it for future industrial development as shown in **Figure 1** below.

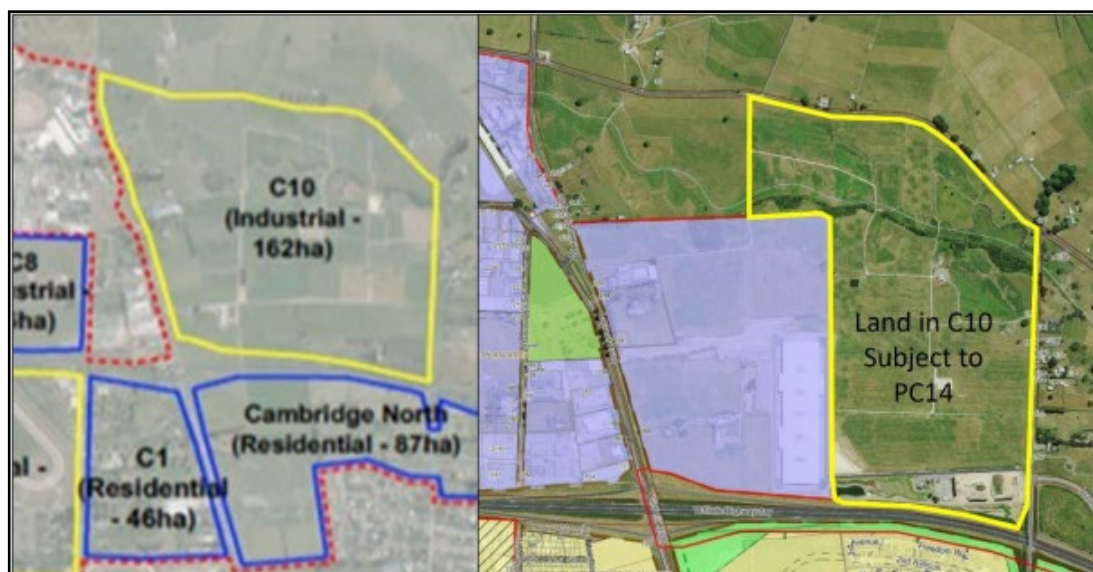


Figure 1: Land Subject to the Plan Change 14 – Mangaone Precinct

Plan Change 14 is effectively Stage 2 of the of the C10 Industrial Growth Cell being rezoned to Industrial Zone. Stage 1 was the creation of the Bardowie Industrial Precinct located immediately to the west of the Mangaone Precinct (shown in purple on **Figure 1**). It involved rezoning approximately 56 ha of land owned by Bardowie Investments Limited (“**BIL**”) and Shoof Properties Limited (“**Shoof**”) within the C10 Industrial Growth Cell to Industrial Zone by way of Plan Change 11 to the District Plan in 2018.

The majority of the land to be rezoned as part of Plan Change 14 is known as the “Bardowie Farm” (comprising 71.4 ha) owned by Fonterra Limited (“**Fonterra**”) located on the corner of Swayne Road and Zig Zag Road. It is one of several farms owned by Fonterra used for the spray irrigation of wastewater as part of the operation of the Hautapu Dairy Factory located at Hautapu approximately 4km north of Cambridge. The southern portion of the area proposed to be rezoned Industrial is an area of land known as the “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west (**Figure 2**). For that reason,

the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).



Figure 2: Bardowie Farm and Kiwifruit Block

Plan Change 14 Summary

In summary, Plan Change 14 proposes to make changes to the following sections of the District Plan:

- Planning Maps
- Definitions
- Section 7 - Industrial Zone
- Section 15 - Infrastructure, Hazards, Development and Subdivision
- Section 16 - Transportation
- Section 21 - Assessment Criteria and Information Requirements
- New Appendix S27 – Mangaone Precinct Structure
- Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design Guidelines

Structure Plan and Design Principles and Guidelines

In addition to rezoning the land to Industrial Zone, Plan Change 14 proposes to introduce a Structure Plan into the Waipā District Plan to guide the future development of the Mangaone Precinct Structure Plan Area (i.e. the Bardowie Farm). It is proposed that the Kiwifruit Block will be incorporated into the Bardowie Industrial Precinct on the basis that the activities

already developed and/or consented on the Kiwifruit Block are related to activities in the Bardowie Industrial Precinct. The Mangaone Precinct Structure Plan relating to the Bardowie Farm is presented as follows (**Figure 3**).

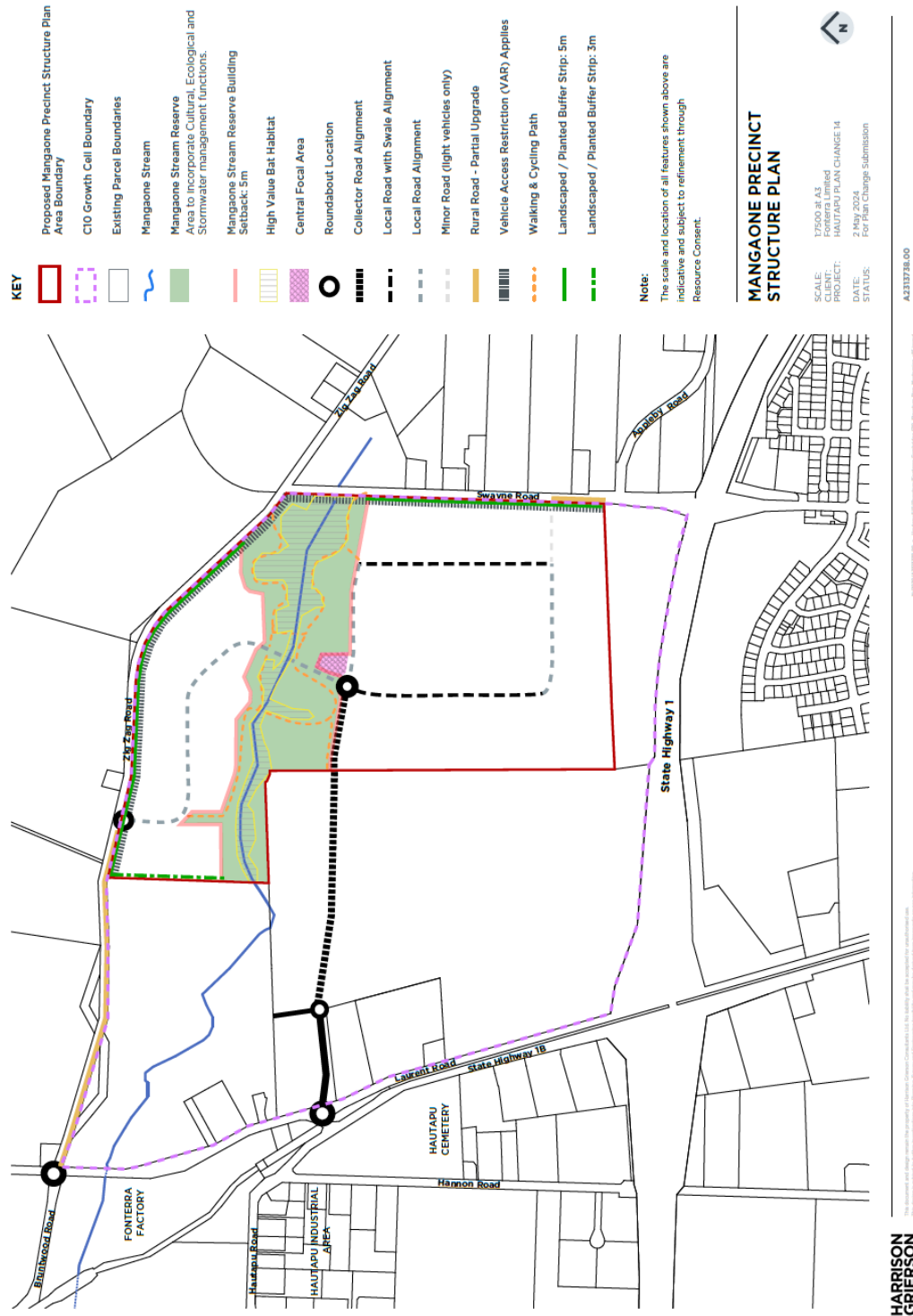


Figure 3: Mangaone Precinct Structure Plan



The key elements of the Structure Plan are:

- Protection and enhancement of the Mangaone Stream and associated wetlands and ecology (including bat habitat) with the potential for a network of pedestrian and cycle paths to be provided;
- The identification of a Collector Road and Local Roads, as well as points of connectivity to the wider roading network;
- Stormwater detention and management devices (precise locations to be confirmed at the subdivision consenting phase);
- A Central Focal Area that will provide for small-scale retail and service activities to establish that will service the day-to-day needs of the industrial businesses in the area; and
- Proposed landscaping treatments at the site edges (particularly along the Mangaone Stream, Swayne Road and Zig Zag Road).

Key Issues

The two key issues which have been the focus of significant attention as part of the preparation of Plan Change 14 are the management of the Mangaone Stream environment and the interface with the rural-residential properties on the opposite side of Swayne Road and Zig Zag Road.

In relation to the Mangaone Stream environment, Plan Change 14 proposes to create a substantial reserve area comprising approximately 16 ha of land (shaded green on the Structure Plan on **Figure 3**) which will be vested in Council. As a result of consultation with Ngāti Hauā and Ngāti Korokī Kahukura, it is proposed that the reserve area be called the “Mangaone Stream Reserve”. Key features of the Mangaone Stream Reserve are:

- It encompasses a significant riparian margin on both sides of the Mangaone Stream including natural inland wetlands;
- Stormwater ponds within the Mangaone Stream Reserve will be designed to integrate with the existing environment including potentially enhancing the wetland areas;
- It identifies, protects and enhances a High Value Bat Habitat Area within the Mangaone Stream Reserve (including additional planting and controls on lighting);
- There is provision for only one road to cross the reserve linking the northern and southern parts of the Mangaone Precinct Structure Plan Area;
- There is provision for pedestrian and cycle paths throughout the Mangaone Stream Reserve;
- The amenity of the area will be able to be enjoyed as the northern outlook from the Central Focal Area (within which it is expected that a café and other supporting activities will locate).

In relation to the interface with the rural-residential properties on the opposite side of Swayne Road and Zig Zag Road, Plan Change 14 includes the following features and controls:

- A 5m wide planted landscape buffer strip along Swayne Road and Zig Zag Road;
- A 10m setback for buildings along Swayne Road and Zig Zag Road;
- A rule to control the height of buildings in relation to Swayne Road and Zig Zag Road so that any part of a building able to be built up to the maximum height of 20m would need to be positioned well back from the boundary along Swayne Road and Zig Zag Road;
- A rule requiring that there be no signage on the façade of buildings facing Swayne Road or Zig Zag Road;
- A rule requiring that, apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and
- A limitation on only light vehicles using Swayne Road to access the Mangaone Precinct Structure Plan Area.

Resource Management Act 1991 Requirements

The request to advance Plan Change 14 has been made in accordance with the requirements of Sections 32, 74 and 75, and Schedule 1 of the Resource Management Act 1991 (“**RMA**”).

The assessment has:

- Demonstrated that the objectives of Plan Change 14 are the most appropriate way to give effect to the purpose of the RMA and the proposed provisions are the most appropriate way to achieve the objectives;
- Demonstrated that Plan Change 14 will have positive environmental, social and economic effects and that any potential adverse effects can be managed through the amended District Plan provisions and subsequent resource consent applications; and
- Found that the request will give effect to the relevant National Policy Statements and the Waikato Regional Policy Statement.

Taking the above into account, it is considered that there is sufficient information for Waipā District Council to accepted and advance Plan Change 14.

1. APPLICANT AND PROPERTY DETAILS

Applicant	Fonterra Limited
Site Address	Swayne Road, RD1, Cambridge 3493
Address for Service	Mitchell Daysh Limited Attention: Mark Chrisp Email: mark.chrisp@mitchelldaysh.co.nz Phone: 027 475 8383 Lot 2 DP 529042 Sections 1, 4 and 7 SO 499872
Legal Description	The Records of Title are presented in Appendix A . A summary of the various instruments attached to each Record of Title (e.g. easements and covenants) is also presented in Appendix A .
Site Area	79.1614 ha
District Plan	Waipā District Plan
District Plan Zoning	Rural Zone
Growth Cell	C10 Industrial Growth Cell
Road Classification	State Highway 1 (Waikato Expressway) – Major Arterial Route Swayne Road – Collector Road Zig Zag Road – Local Road
Utilities	110 kV transmission lines and 33 kV distribution line traverse parts of the land.
Designations	None
Heritage Features	Swayne House (H139).
Hazards	The site is not subject to any known hazards.

2. INTRODUCTION

This report is an application by Fonterra to the Waipā District Council (“**WDC**”) to advance Plan Change 14 to the Waipā District Plan along with the required supporting information.

Plan Change 14 seeks to rezone land within the C10 Industrial Growth Cell known as the Bardowie Farm and the Kiwifruit Block to Industrial Zone and to insert a Structure Plan into the District Plan. The Bardowie Farm part of Plan Change 14 will be referred to as the “**Mangaone Precinct**” – being the name that has been gifted by Ngāti Hauā and Ngāti Koroki Kahukura. The Kiwifruit Block will be incorporated in the Bardowie Industrial Precinct immediately to the west.

Plan Change 14 has been prepared and advanced at the request of WDC in order to ensure that sufficient supply of industrial land is available to the market (against a backdrop of demand for industrial land in the Cambridge / Hautapu area exceeding supply over a long period of time). In this context, ‘supply’ is what is actually available to the market as distinct from only being ‘plan enabled’.

Plan Change 14 will enable the extension of the wider Hautapu Industrial Area providing for economic growth within Cambridge and the wider Waipā District. Given the location of the site immediately adjacent to the emerging Hautapu Industrial Area within the C10 Industrial Growth Cell, it represents a logical addition to the Industrial zoned land in the Cambridge / Hautapu area that cannot be easily duplicated elsewhere and will generate economic benefits.

Following this Introduction (Section 2) and a Description of the Site (Section 3), the proposed amendments to the District Plan, including the introduction of a Structure Plan, are documented in Section 4 of this report. The full version of the Mangaone Precinct Structure Plan is presented in **Appendix B** which is proposed to become a new Appendix S27 in the District Plan.

The consultation undertaken as part of the preparation of Plan Change 14, and the results of that consultation, is summarised in Section 5.

An assessment of environmental effects of Plan Change 14 is undertaken in Section 6. It has been undertaken with the benefit of various technical assessments presented as **Appendices C – N**.

An assessment of Plan Change 14 against relevant statutory considerations, including relevant policy and planning documents, is set out in Section 7.

An evaluation of the Proposed Plan Change in accordance with section 32 of the RMA is discussed in Section 8 and presented in **Appendix O**.

Finally, an overall conclusion is presented in Section 9.

3. SITE DESCRIPTION

3.1 SITE LOCATION

Plan Change 14 relates to approximately 79.2ha of land located on the eastern edge of Hautapu, north of Cambridge (**Figure 4**).



Figure 4: Aerial view showing the Mangaone Precinct and surrounding area

The majority of the land to be rezoned as part of Plan Change 14 is known as the “Bardowie Farm” (comprising 71.4 ha) owned by Fonterra located on the corner of Swayne Road and Zig Zag Road. It is one of several farms owned by Fonterra used for the spray irrigation of wastewater as part of the operation of the Hautapu Dairy Factory located at Hautapu approximately 4km north of Cambridge.

The southern portion of the area proposed to be rezoned Industrial is an area of land known as the “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway. It has now been largely developed and/or consented for industrial purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west (**Figure 2**). For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped / unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm).

The land the subject of Plan Change 14 is bounded by State Highway 1 (Waikato Expressway) to the south, Swayne Road to the east and Zig Zag Road to the north. The Bardowie Industrial Precinct (zoned Industrial Zone) adjoins the site to the west which includes a large building containing a glass manufacturing business (Architectural Glass Products (“AGP”). The site is approximately 3km from the Cambridge town centre. A

number of rural residential properties are located to the east of Swayne Road as can be seen on **Figure 4**.

The site consists largely of exotic pastoral grass paddocks with a few farm buildings and one dwelling. The Mangaone Stream runs through the northern part of the site flowing from east to west. The site contains a small number of scattered individual exotic trees, hedgerows and riparian plantings. With respect to indigenous fauna, the wider area is known to be a flight corridor for long-tailed bats.

The incised and highly modified Mangaone Stream is the dominant topographical feature of the site. The remainder of the site is generally flat with elevations ranging across the site from approximately 60m to 67m above sea level. Lower elevations are generally associated with the Mangaone Stream.

The northern part of the site is traversed by 110 kV transmission lines owned and operated by Transpower NZ Limited. A set of 33 kV power lines traverse the site diagonally which are owned and operated by Waipa Networks Limited.

Detailed descriptions including photos from different viewpoints of the existing site are contained in the Landscape Assessment (**Appendix C**) and the Assessment of Ecological Values and Effects (**Appendix D**).

3.2 LAND USE AND CONTEXT

Bardowie Farm has, for many years, been identified in the Waipā 2050 Growth Strategy and in the Waipā District Plan as part of the C10 Industrial Growth Cell (shown in **Figure 1**).

Bardowie Farm is one of several farms owned by Fonterra and used for the spray irrigation of wastewater as part of the operation of the Hautapu Dairy Factory. The use of Bardowie Farm for spray irrigation of wastewater has reduced over recent years and will ultimately cease (expected to occur around 2027 – 2028 following the commissioning of a wastewater treatment plant on the Hautapu Dairy Factory site).

Part of the Bardowie Farm was purchased by the Crown for the construction of the Waikato Expressway (including land to the south of the road being severed from the farm). Following that, in 2018, Fonterra sold 51.5 hectares of additional land forming part of the Bardowie Farm to BIL which has since been rezoned to Industrial Zone along with about 5 ha of land owned by Shoof (and is now referred to as the Bardowie Industrial Precinct).

In addition to the Bardowie Farm, an adjoining block of land between the southern boundary of the Bardowie Farm and the Waikato Expressway (referred to as the Kiwifruit Block) is also proposed to be included within Plan Change 14 (refer **Figure 2**). The rezoning of the Kiwifruit Block to Industrial Zone will result in a more appropriate zoning given the nature of the existing and proposed / consented activities on that land.

The Private Plan Change does not include the northwestern part of the C10 Industrial Growth Cell (on the corner of Victoria Road and Zig Zag Road) on the basis that the

landowner declined to be involved in Plan Change 14. It is anticipated that that area will be rezoned at a later date by way of a separate plan change process.

A detailed analysis of historic use of the site is contained within the Archaeological Assessment in **Appendix E**.

3.3 EXISTING SERVICING

There are no formal stormwater disposal systems across the site. The Kiwifruit Block has been recently developed including a comprehensive stormwater system (which is largely to service the adjacent Bardowie Industrial Precinct).

There are no public sewer mains or public potable water supply within the site.

A detailed assessment of the availability, constraints and possible solutions for stormwater reticulation, water supply, wastewater and power is contained in the Civil Infrastructure Assessment contained in **Appendix F**. A Stormwater Management Plan is presented in **Appendix G**.

3.4 ACCESS

The site is bound by the Waikato Expressway, Swayne Road and Zig Zag Road. Access to the site is currently available off Swayne Road and Zig Zag Road. The Waikato Expressway provides regional connectivity via the Victoria Road grade separated intersection.

Existing shared walk/cycleways extend out to the Bardowie Farm area more generally, west towards Hautapu Road and east along Swayne Road.

A detailed description of the existing traffic and roading environment in the vicinity of the site is presented as part of an Integrated Transportation Assessment in **Appendix H**.

3.5 CURRENT ZONING, OVERLAYS AND CONTROLS

The Bardowie Farm site is zoned Rural Zone in the Waipā District Plan (as shown in **Figure 5** below). The anticipated outcomes for the Rural Zone are focussed on pastoral rural working environments including dairy farming.

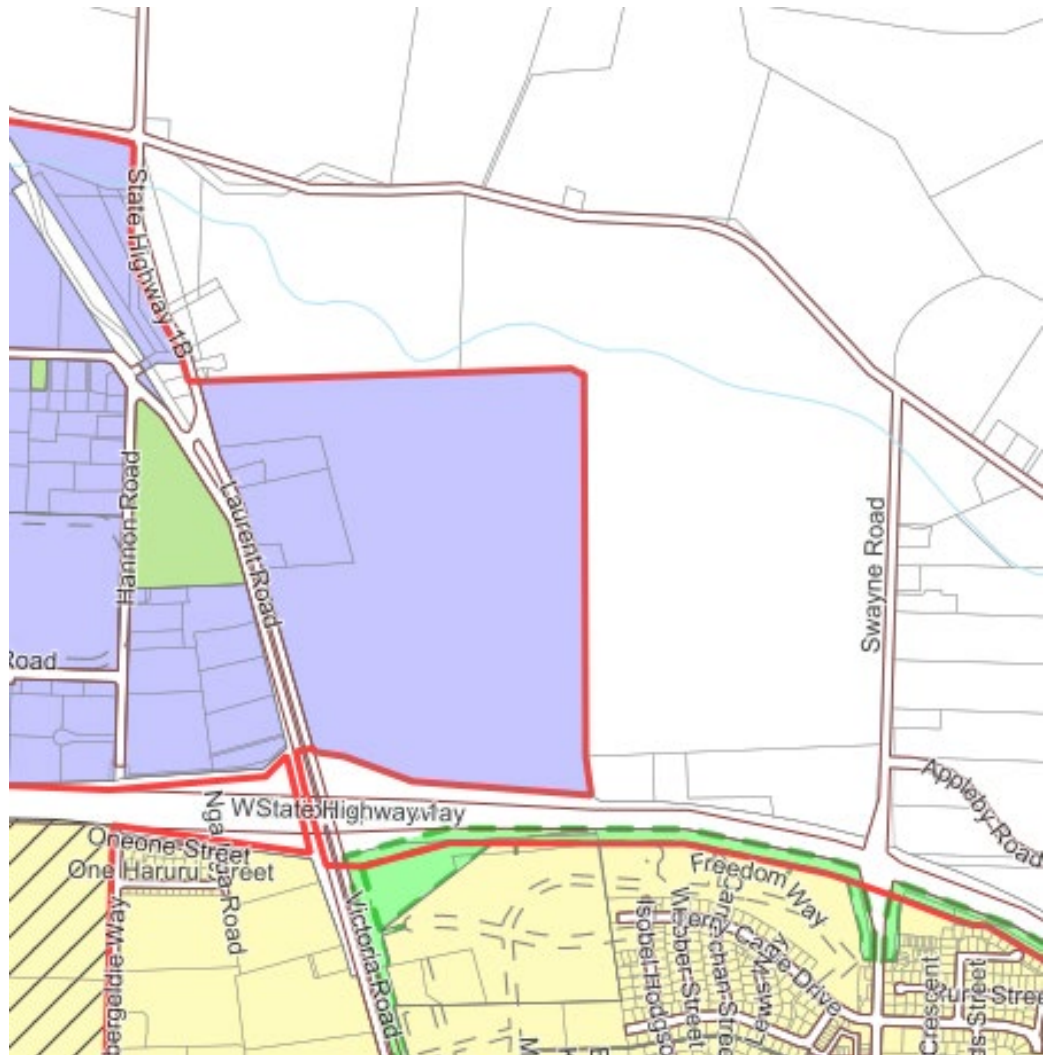


Figure 5: Waipā District Plan Zones

One heritage site is identified on the site. Swaynes House (recorded as H139) is a Category C, 1914 bungalow located at 195 Swayne Road. It is not classified under the Heritage New Zealand Pouhere Taonga Act 2014.

As previously noted, the site also contains 110 kV transmission lines which run across the northeastern corner of the land and 33 kV power lines which run diagonally across the land. These lines are not designated in the District Plan.

As shown in **Figure 1** above and **Figure 6** below, the site is identified as part of the C10 Industrial Growth Cell in the Waipā 2050 Growth Strategy and the Waipā District Plan (Appendix S1 – Future Growth Cells).

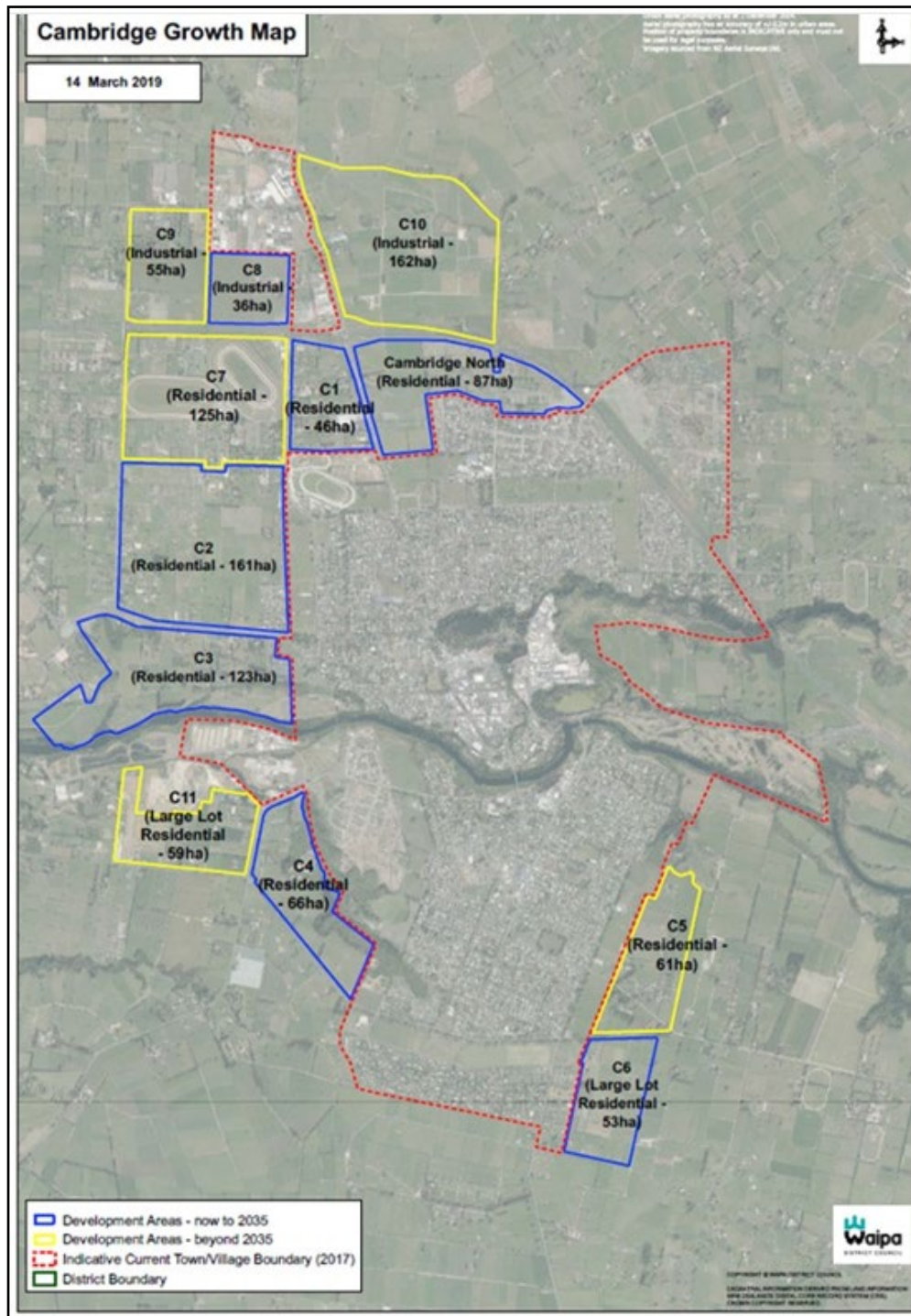


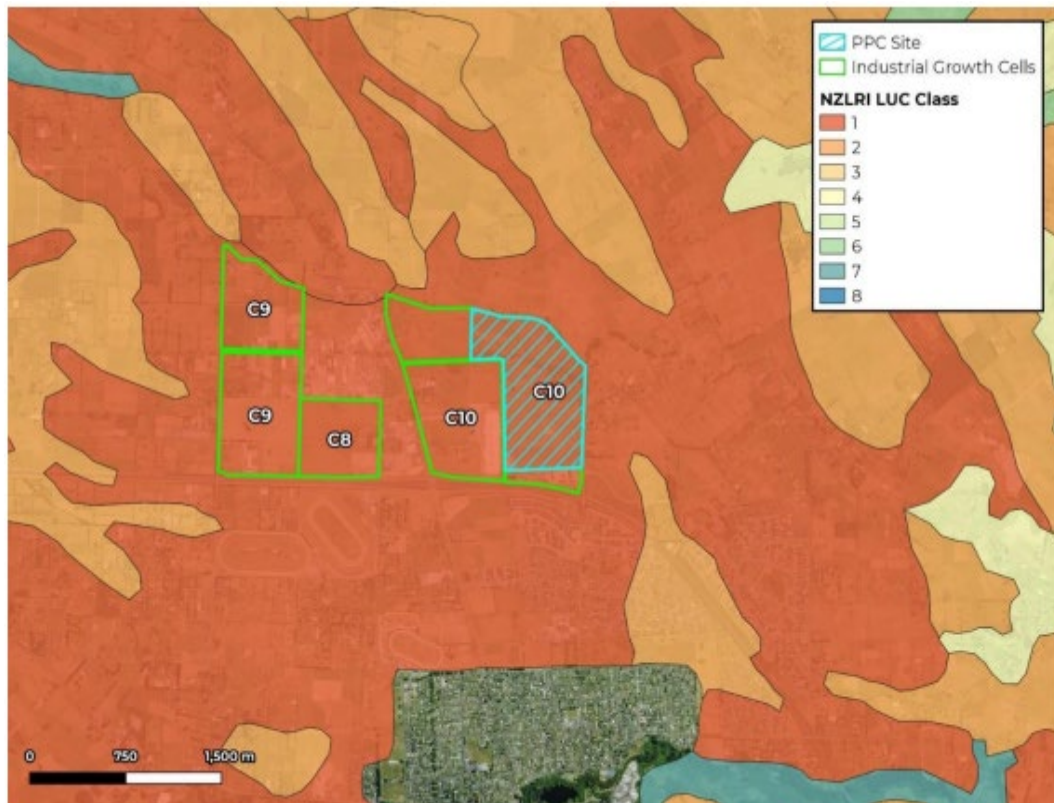
Figure 6: Waipa District Planning Map Appendix S1 - Cambridge/Hautapu Industrial Growth Cells

Although the C10 Industrial Growth Cell was identified for development beyond 2035, it has become apparent that demand for industrial land was underestimated (i.e. demand is greater than supply). To partially address that issue, the Bardowie Industrial Precinct was rezoned to Industrial Zone but will mostly be used for the consolidation and expansion of one business (Architectural Profiles Limited, known as “**APL**” including AGP).

More recently, Plan Change 17 was made operative in January 2024 which rezoned additional areas within the Hautapu Structure Plan Area for industrial purposes. Plan Change 14 will live up a further 79.2ha, less a proposed reserve area along the Mangaone Stream and roads, resulting in a net area for industrial activities of approximately 47.6 ha.

3.6 SOILS

The land within the site is classified at a regional scale land use capability (“LUC”) as LUC 1 as identified in **Figure 7**. The site is therefore identified as “Highly Productive Land”. This is discussed further in Section 7.4 of this report.



Source: NZLRI, LINZ. Note: Areas with no LUC identified are urban environments.

Figure 7: Land Use Capability Map of the Site



4. PROPOSED CHANGES TO WAIPĀ DISTRICT PLAN

4.1 PURPOSE AND REASONS FOR THE PROPOSED PLAN CHANGE

The purpose of Plan Change 14 is to rezone 79.2 hectares of land within the C10 Industrial Growth Cell at Hautapu from Rural Zone to Industrial Zone comprising the areas known as the Bardowie Farm and the Kiwifruit Block. The C10 Industrial Growth Cell has been earmarked for industrial development for many years.

WDC has, for some years, been encouraging Fonterra to allow the Bardowie Farm to be developed for industrial purposes in line with the Council's identification of the land as a future industrial area. This is due to an ongoing shortage of industrial land being available to the market in the Cambridge / Hautapu area (as distinct from industrial land merely being "plan enabled").

More recently, Fonterra has purchased another large farm at Fencourt for the spray irrigation of dairy factory wastewater which, in combination with the construction of a new wastewater treatment plan on the Hautapu Site, will mean that the Bardowie Farm will no longer be required for spray irrigation purposes and can therefore be made available for industrial purposes.

As discussed in Section 5.1 of this document, drafts of the various technical reports (and this Plan Change document) were provided to WDC to review and provide feedback prior to lodgement. This was undertaken with a view to resolving as many issues as possible prior to lodging Plan Change 14 and avoiding (or at least minimising) any requests for further information at a later date. This process has also provided WDC with the opportunity to address various issues and tidy up aspects of the planning provisions relating to industrial areas (including avoiding and/or reducing duplication) beyond the Mangaone Precinct (hence some of the planning provisions in Section 4 of this document have a wider applicability and effect).

4.2 CHANGES TO THE WAIPĀ DISTRICT PLAN

To achieve its purpose (as described above), Plan Change 14 proposes to make changes to the following sections of the Waipā District Plan:

- Planning Maps
- Definitions
- Section 7 - Industrial Zone
- Section 15 - Infrastructure, Hazards, Development and Subdivision
- Section 16 - Transportation
- Section 21 - Assessment Criteria and Information Requirements
- New Appendix S27 – Mangaone Precinct Structure Plan

- Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design Guidelines.

The changes proposed to existing provisions and the insertion of new provisions are presented in **blue text** - new text **underlined** and deleted text **struck through**. Instances of CAPITALISATION of defined terms and **grey shading** of some text is for consistency with the style and format of the District Plan.

4.3 PLANNING MAPS

Figure 8 below shows the current Planning Map in the Waipā District Plan relating to the C10 Industrial Growth Cell. It shows the Bardowie Industrial Precinct (to the east of Laurent Road) zoned Industrial Zone (purple shading) and the balance of the C10 Industrial Growth Cell zoned Rural Zone (shown in white). The red line denotes the current edge of the Cambridge Urban Area.

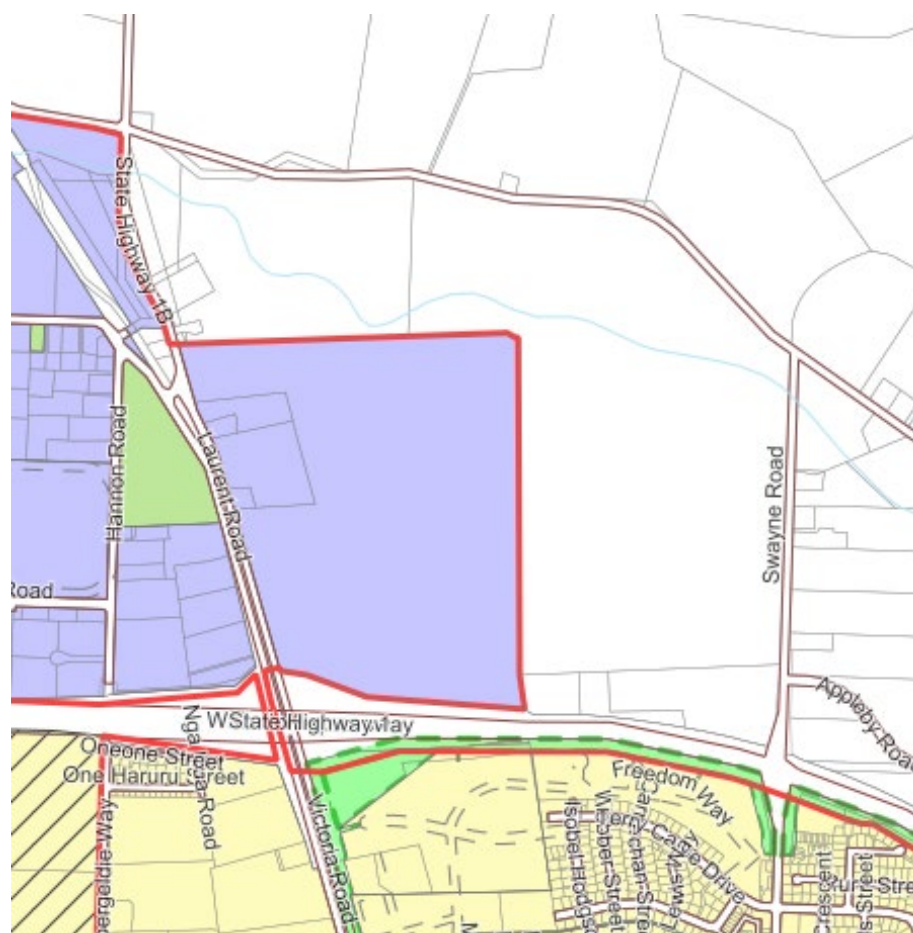


Figure 8: Current Planning Map covering the C10 Industrial Growth Cell and Surrounds

Plan Change 14 seeks to rezone 79.2 hectares of land within the C10 Industrial Growth Cell at Hautapu from Rural Zone to Industrial Zone comprising the areas known as the Bardowie Farm and the Kiwifruit Block as shown on the Proposed Planning Map below (**Figure 9**). It is also proposed that the red line surrounding the Bardowie Industrial

Precinct denoting the edge of the Cambridge Urban Area is to be moved to the outer extremities of the land the subject of Plan Change 14.

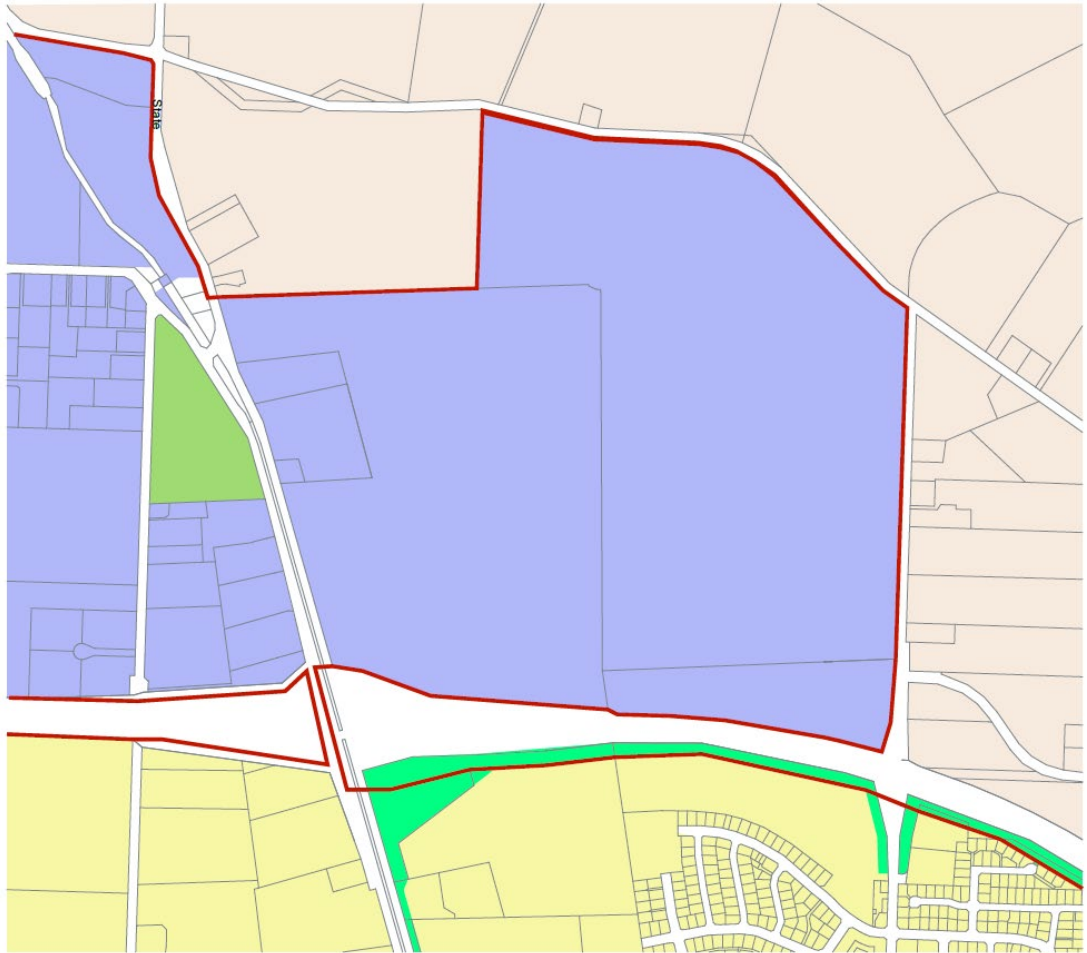


Figure 9: Proposed Planning Map

4.4 PART B - DEFINITIONS

- Add the following new definitions in Part B – Definitions:

“**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.”

Note: The definition of **Innovation and Advanced Technology Activities** only applies to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.”

“Gymnasium (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area) means a facility that provides for physical exercise or activity and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates, and dance studios and indoor physical recreational activities such as trampoline parks and climbing facilities.”

The definition of Innovation and Advanced Technology Activities above is currently contained with the Appendix S20 - Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines. Given that this term will now apply beyond the Bardowie Industrial Precinct it is proposed that it be included in the Definitions section of the Waipā District Plan.

The definition of gymnasium above has been taken from the Hamilton City District Plan.

4.5 SECTION 7 – INDUSTRIAL ZONE

A number of changes to existing provisions and the insertion of new provisions are proposed within Section 7 Industrial Zone of the District Plan to provide for the Mangaone Precinct, as follows (all in blue text - new text underlined and deleted text ~~struck through~~):

7.2 Resource Management Issues

➤ Amend Issue 7.2.11 to read:

“Hautapu Industrial Structure Plan Area, ~~and~~ Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Areas

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

7.3 Objectives

➤ Amend Objective 7.3.4 to read:

“Objective - Hautapu Industrial Structure Plan Area, ~~and~~ the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area

7.3.4 Development of the Hautapu Industrial Structure Plan Area, ~~and~~ the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area occurs in a manner that:

- a. Is visually attractive and has landscaping that reflects Cambridge’s character; and
- b. Enables within the Hautapu Industrial Structure Plan Area ~~and the~~ Mangaone Precinct 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; and
 - 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; and
 - h. Within the Mangaone Precinct Structure Plan Area, enable industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands."

7.3 Policies

- Delete Policy 7.3.4.3 as follows:

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

- Insert a new / replacement version of Policy 7.3.4.3 to read:

"To enable Central Focal Areas that provide for retail and commercial service activities to serve the needs of industrial workers within the following areas:

(a) The Hautapu Industrial Structure Plan Area (consisting of a reserve surrounded by retail activities and commercial services); and

(b) The Mangaone Precinct Structure Plan Area (surrounded by the Mangaone Stream Reserve to the west, north and east)."

- Delete Policy 7.3.4.5 as follows:

~~"To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites the Hautapu Industrial Structure Plan Area the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (State Highway 1B) and the Cambridge Bypass (Waikato Expressway)."~~

- Insert a new / replacement version of Policy 7.3.4.5 to read:

[“To ensure protection of surrounding rural areas through applying specific performance standards \(such as buffer areas and building setbacks\) for perimeter sites within the following areas:](#)

 - [\(a\) Hautapu Industrial Structure Plan Area;](#)
 - [\(b\) Bardowie Industrial Precinct Structure Plan Area; and](#)
 - [\(c\) Mangaone Precinct Structure Plan Area \(particularly along Zig Zag Road and Swayne Road\).”](#)

- Amend Policies 7.3.4.6 to read:

“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 [and the Mangaone Precinct Structure Plan Area](#).

- Amend Policy 7.3.4.7 to read:

“To ensure that landscaping and fencing ~~is provided~~ on perimeter sites [\(in the areas listed below\) identified in the Hautapu Structure Plan Area is undertaken](#) in accordance with [\(as applicable\): the design characteristics and planting requirements specified in the Design Guidelines for the](#)

 - [\(a\) Hautapu Industrial Structure Plan;](#)
 - [\(b\) Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines; and](#)
 - [\(c\) Mangaone Precinct Structure Plan.”](#)

- Delete Policy 7.3.4.8 as follows (now forming part of amended Policy 7.3.4.7. above):

~~“To ensure that landscaping and fencing within the Bardowie Industrial Precinct Structure Plan Area is undertaken in overall accordance with the design characteristics and planting requirements specified in the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan.”~~

- Amend Policy 7.3.4.10, and associated heading, to read”:

“Policy – Industrial Zone: ~~Area 6 (Hautapu)~~

To ensure that activities [in the areas listed below within Hautapu Industrial Structure Plan](#) are restricted to 'dry industry' activities due to infrastructure constraints:

 - [\(a\) Hautapu Industrial Structure Plan Area;](#)
 - [\(b\) Bardowie Industrial Precinct Structure Plan Area; and](#)

(c) Mangaone Precinct Structure Plan Area.”

- Insert a new policy, Policy 7.3.4.11, to read:

“Policy – Mangaone Stream

To maintain and enhance the cultural, ecological, and amenity values of the Mangaone Stream and its margins within or adjacent to industrial areas.”

7.4 Rules

- Amend Permitted Activity Rule 7.4.1.1(a) to read:

“Industrial activities, (excluding the areas listed below: 'Area 6' of the

(i) Hautapu Industrial Structure Plan Area);

(ii) Bardowie Industrial Precinct Structure Plan Area; and

(iii) Mangaone Precinct Structure Plan Area.”

- Delete Permitted Activity Rule 7.4.1.1(w) as follows:

“Within ‘Area 6’ of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.”

- Insert a new / replacement Permitted Activity Rule 7.4.1.1(w) to read:

“DRY INDUSTRY in the areas listed below:

(a) Hautapu Industrial Structure Plan Area;

(b) Bardowie Industrial Precinct Structure Plan Area; and

(c) Mangaone Precinct Structure Plan Area.”

- Insert a new Rule 7.4.1.1(x) to read:

“Within the Central Focal Area shown on the Mangaone Precinct Structure Plan, only the following activities are permitted activities:

i. Cafés, bakeries, dairies and takeaway outlets with no drive through facility.

ii. A GYMNASIUM;

iii. ANCILLARY ACTIVITY including public amenities.”

- Inset a new Rule 7.4.1.1(y) to read:

“INNOVATION AND ADVANCED TECHNOLOGY ACTIVITIES within the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.”

- Amend Rule 7.4.1.3(f) to read:

“Any activities, [in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area](#) that requires an air discharge permit from the Waikato Regional Council:

 - (i) [Hautapu Industrial Structure Plan Area](#);
 - (ii) [Bardowie Industrial Precinct Structure Plan Area](#); and
 - (iii) [Mangaone Precinct Structure Plan Area](#).”

- Insert a new Rule 7.4.1.4(f) to read:

“[Any activity that is not a permitted activity within the Central Focal Area shown on the Mangaone Precinct Structure Plan Area](#).”

- Amend the following aspects of Rule 7.4.1.5 to read:
 - “j. In the Hautapu Industrial Structure Plan Area, ~~and~~ the Bardowie Industrial Precinct Structure Plan Area [and the Mangaone Precinct Structure Plan Area](#): any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.

 - ...
 - l. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, ~~and~~ the Bardowie Industrial Structure Plan Area [and the Mangaone Precinct Structure Plan Area](#) that fail to comply with Rules [7.4.2.36](#), ~~7.4.2.37~~ and ~~7.4.2.38~~.

 - ...
 - p. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, ~~and~~ Hautapu Industrial Structure Plan Area [and the Mangaone Precinct Structure Plan Area](#):
 - a. Bitumen plants;
 - b. Incineration activities;
 - c. Concrete batching plants; ~~and~~
 - d. Relocated buildings; ~~and~~
 - e. [Within the Mangaone Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials](#).”

7.4.2 Performance Standards

➤ Amend Rule 7.4.2.1 to read:

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

- a. Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- b. Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ - The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ shall be 5m.
- c. Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.
- d. Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.
- e. [Mangaone Precinct Structure Plan Area - The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m.](#)

[This rule does not apply to the location of entranced signage, pou whenua and tower signs permitted under Rule 7.4.2.31A\(a\) – \(c\) within the Mangaone Precinct Structure Plan Area.](#)

[Advice Note: The provisions of this rule apply irrespective of the existence of any segregation strip.”](#)

➤ Insert a new Rule 7.4.2.5A to read:

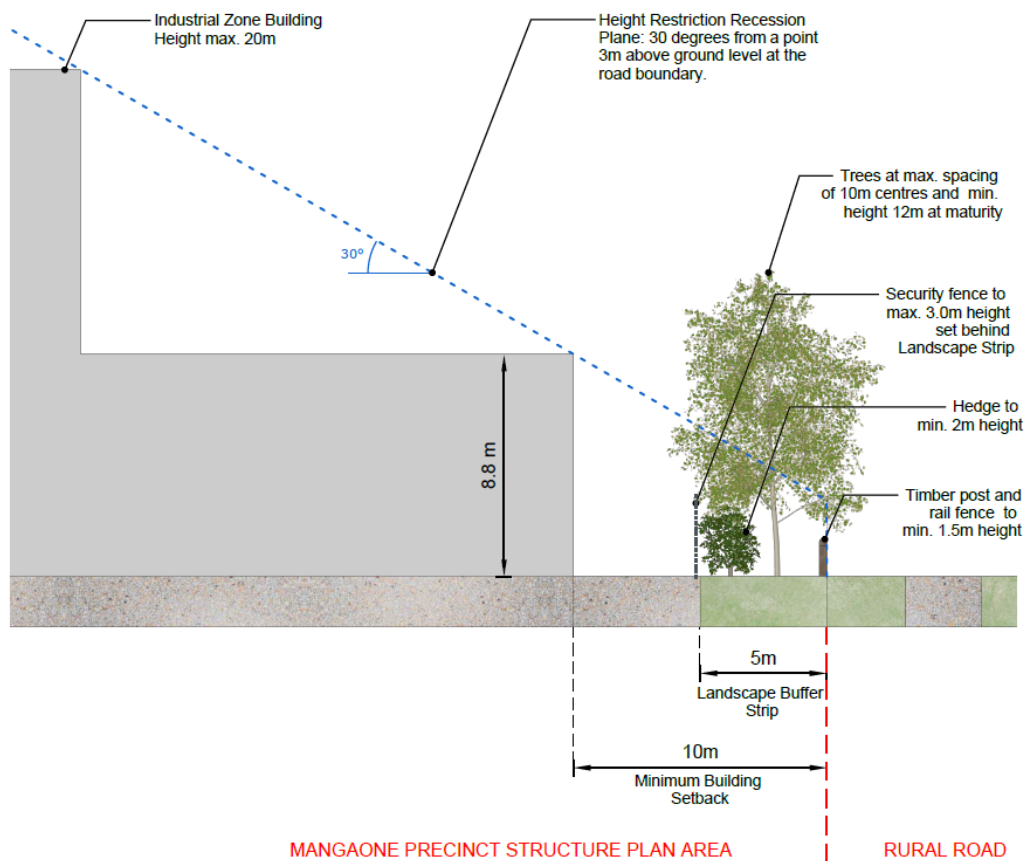
[“Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area](#)

[Within the Mangaone Precinct Structure Plan Area, the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.](#)

[Activities that fail to comply with this rule will require a resource consent for a discretionary activity.”](#)

➤ Insert a new Rule 7.4.2.7A to read:

[“Within the Mangaone Precinct Structure Plan Area, where a site adjoins Swayne Road or Zig Zag Road, no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the road boundary.”](#)



➤ Amend Rule 7.4.2.12 to read:

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

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

Provided that these rules do not apply to the Hautapu and Te Awamutu Dairy Manufacturing sites; provided that Rule 7.4.2.15 applies in respect of the Hautapu Industrial Structure Plan Area, the Bardowie Industrial Precinct Structure Plan Area and the Bond Road North Industrial Structure Plan Area.

This rule does not apply to:

- (a) The Hautapu and Te Awamutu Dairy Manufacturing Sites;
- (b) Hautapu Industrial Structure Plan Area (refer Rule 7.4.2.15 below);
- (c) Bardowie Industrial Precinct Structure Plan Area (refer Rule 7.4.2.15 below);
- (d) Bond Road North Industrial Structure Plan Area (refer Rule 7.4.2.15 below); and
- (e) Mangaone Precinct Structure Plan Area (refer Rule 7.42.15A below).”

- Insert a new Rule 7.4.2.15A to read:

“The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area:

- a. The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Area shall be as follows:
 - i. A Landscaped Buffer Strip of 5m (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:
 - A timber post and rail fence positioned along the road boundary;
 - A hedge with a minimum height of 2m at maturity; and
 - A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;
 - ii. A Landscaped Buffer Strip of 3m (minimum depth) along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell which must include a hedge with a minimum height of 2m at maturity;
 - iii. A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Area (except where site accessways are formed) comprising of:
 - A row of specimen trees at regular spacings of 20m or less; and
 - Groundcover planting or shrubs.
- b. The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:
 - i. The Zig Zag Road interface and Rural Zone interface within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and
 - ii. The Swayne Road interface is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the south of the Mangaone Stream.
- c. Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause (a) above.

- Amend the unnumbered rule following Rule 7.4.2.15 to read:

“Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15A will require a resource consent for a discretionary activity.”
- Insert a new Rule 7.4.2.17A to read:

“In the Mangaone Precinct Structure Plan Area building facades facing towards a road or the Mangaone Stream Reserve shall be clad or painted using materials and colour finishes that are in accordance with the following groups of the British Standard 5252 colour chart: A11, A13, A14, B25, B27, B29 and must also have low reflectivity, with maximum reflectance level of 70 percent.”
- Amend the unnumbered rule following Rule 7.4.2.17 to read:

“Activities that fail to comply with Rules 7.4.2.16, ~~and~~ 7.4.2.17 and 7.4.2.17A will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

 - Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.”
- Amend the first sentence of Rule 7.4.2.20 (specifying noise limits) to read:

“Within the Bardowie Industrial Precinct Structure Plan Area, the Mangaone Precinct Structure Plan Area and Hautapu 'Area 6' all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:

...”
- Insert a new Rule 7.4.2.31A to read:

“Within the Mangaone Precinct Structure Plan Area, in addition to Rule 7.4.2.28.d. and e. and Rule 7.4.2.29, the following signs are permitted:

 - a) Entrance signage forming part of an entrance gateway on each side of the entrance on Zig Zag Road identifying the name of the industrial area.
 - b) A ‘pou whenua’ at the Zig Zag Road entrance to the Mangaone Precinct Structure Plan Area and/or within the Mangaone Stream Reserve, up to a maximum height of 6m and a maximum width of 1.5m.
 - c) One single or double-sided tower sign at the vehicular entrance of each site identifying and providing information relating to the business(es) on the site with a maximum height of 8m and a maximum width of 2m on each side provided that the bottom 2m shall only comprise of one or two support poles within no signage so as to minimise any obstruction of sight lines for vehicles exiting the site.

Advice Note: In accordance with Rule 7.4.2.1, entrance signage, pou whenua and tower signs within the Mangaone Precinct Structure Plan Area permitted under clauses (a) – (c) above are not subject to a setback from the front boundary.

- d) One sign on a building within each site identifying and providing information relating to the business(es) on the site with a maximum area of 10m² provided that such signs shall be affixed to the building façade and the top of the sign shall not exceed 10m in height above ground level provided that such signs shall not be located on the façade of the building facing Swayne Road or Zig Zag Road.
- e) 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 face Swayne Road or Zig Zag Road or be within 200m of the Waikato Expressway.
- f) Any directional signage within the Mangaone Precinct Structure Plan Area.
- g) Any signage up to a maximum of 4m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.”

➤ Amend the rule following Rules 7.4.2.28 to 7.4.2.31A to read:

“Activities that fail to comply with Rules 7.4.2.28 to 7.4.2.31A will require a resource consent for a discretionary activity.”

➤ Amend Rule 7.4.2.36, and associated heading, to read:

“**Rule - Hautapu Industrial Structure Plan Areas: Development Agreements**

No development within the Hautapu Industrial Structure Plan Areas listed below shall occur 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:

- (a) all those items of infrastructure that are required to be upgraded at full or partial cost to the developer;
- (b) ~~The Development Agreement shall also specify~~ the reserves agreement; and
- (c) 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.

This rule only applies to land within:

- (i) Hautapu Industrial Structure Plan Area;
- (ii) Bond Road North Industrial Structure Plan Area;
- (iii) Bardowie Industrial Precinct Structure Plan Area; and

[\(iv\) Mangaone Precinct Structure Plan Area.](#)

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

- Delete Rules 7.4.2.37 and 7.4.2.38 (now incorporated into amended Rule 7.4.2.36 above) as follows:

~~“Rule – Bond Road North Industrial Structure Plan Area: Development Agreement~~

~~No development within the Bond Road North Industrial Structure Plan Area shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.~~

~~Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement~~

~~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.”~~

- Insert a new Rule 7.4.2.41, and associated heading, to read:

“Rule - Light Spill in [Area 6 Hautapu Industrial Structure Plan Areas](#)

All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed:

- a) 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10:00pm and 7:00am;
- b) 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required.

[This rule only applies to land within:](#)

[\(a\) Area 6 – Hautapu Industrial Structure Plan Area; and](#)

[\(b\) Mangaone Precinct Structure Plan Area.”](#)

- Insert a new Rule 7.4.2.42 to read:

“(a) Within the Mangaone Stream Reserve identified on the Mangaone Precinct Structure Plan artificial outdoor lighting, must:

- (i) Emit zero direct upward light.
- (ii) Be installed with the light emitting surface facing directly down and oriented away from the High Value Bat Habitat Area.
- (iii) Be white LED, with a maximum lighting intensity of 0.3 lux and a maximum colour temperature of 2,700K;
- (iv) In the case of exterior security lighting, be controlled by a motion sensor with a short duration timer (5 minutes).

“(b) Fixed artificial lighting shall not be located within a High Value Bat Habitat Area except where it is for the express purpose of providing lighting for roading or emergency works related to infrastructure operated by an entity that is defined as a lifeline utility under the Civil Defence Emergency Act 2002. The lighting must be white LED with a maximum colour temperature of 2700K, installed with the light emitting surface facing directly down, emit zero direct upward light and be mounted as low as practical.”

- Amend the rule following Rule 7.4.2.41 to read:

“Activities that fail to comply with ~~this rule~~ Rules 7.4.2.41 and 7.4.2.42 will require a resource consent for a discretionary activity.”

- Insert a new Rule 7.4.2.43 to read:

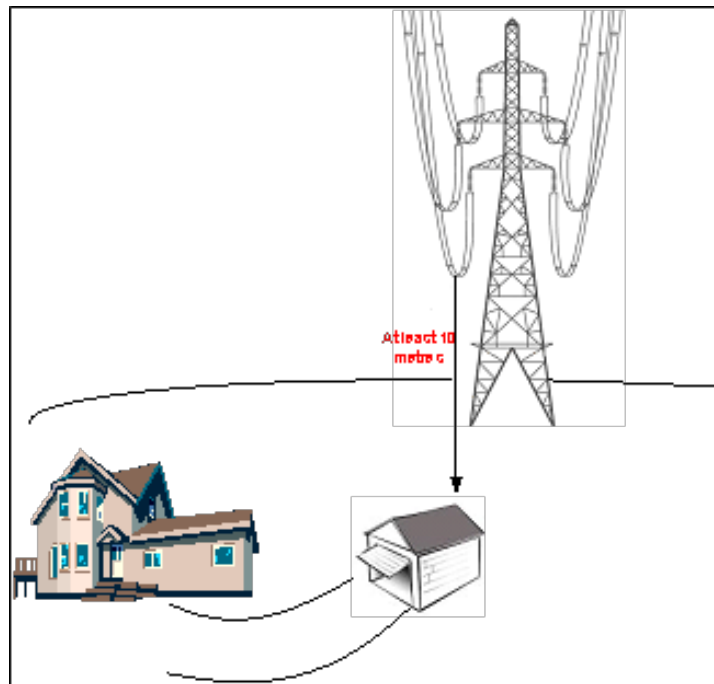
“Rules - Buildings and structures within the National Grid Yard

Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:

- a. Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or
- b. Are a fence; and/or
- c. Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or
- d. Are an uninhabitable building for farming activities, excluding commercial greenhouses, buildings for intensive farming activities, or milking/dairy sheds (excluding ancillary structures); and/or
- e. Are uninhabited horticultural buildings or structures; and/or
- f. Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.

Provided that all buildings and structures must comply with at least one of the following:

- i. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or
- ii. Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.



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

➤ Insert a new Rule 7.4.2.44 to read:

“Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:

- a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or
- b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure; or
- c. A horticultural structure between 8m and 12m from a single pole support structure that:

- i. [Meets the requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances for separation distances from the conductor \(NZECP34:2001\); and](#)
- ii. [Is no more than 2.5m high; and](#)
- iii. [Is removable or temporary, to allow a clear working space 12m from the pole support structure when necessary for maintenance and emergency repair purposes; and](#)
- iv. [Allows all weather access to the pole support structure and a sufficient area for maintenance equipment, including a crane.](#)

[Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”](#)

4.6 SECTION 15 – INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION

The changes proposed within Section 15 Infrastructure, Hazards, Development and Subdivision, are as follows:

- At the end of Rule 15.4.2.69 which sets out the list of Structure Plan Areas (and associated links to relevant Appendices which contain the actual Structures Plans and, in some instances, Guidelines) add the following:
 - [“Mangaone Precinct Structure Plan Appendix S27”](#)
- Add a new Rule 15.4.1.1(aa), at the end of the table of rules, to read:

	Activity			Industrial Zone / Airport Business Zone				
aa.	Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.	NA	NA	RD	NA	NA	NA	NA
	<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ The adequacy of services to service the land; ▪ Staging and vesting of land; ▪ The extent to which the subdivision layout is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27; ▪ The provisions of Landscaped Buffer Strips along Swayne Road and Zig Zag Road; ▪ The adequacy of the management plans required under Rule 15.4.2.91A; and 							

	<ul style="list-style-type: none"> ▪ Land tenure and provision for ownership and management of shared communal areas.
--	--

➤ Add a new Rule 15.4.2.91A to read:

[“Mangaone Precinct Structure Plan Area](#)

[Any subdivision or development \(as relevant\) in the Mangaone Precinct Structure Plan Area shall ensure that:](#)

[\(a\) There is no new direct access from Lots or Activities to:](#)

[\(i\) Swayne Road; or](#)

[\(ii\) Zig Zag Road.](#)

[Advice Note: Rule 15.4.2.8 shall apply to these roads.](#)

[\(b\) Only light vehicles are able to use the proposed road connection to Swayne Road.](#)

[\(c\) Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;](#)

[\(d\) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:](#)

[\(i\) A Mangaone Stream Reserve Management Plan; and](#)

[\(ii\) A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.](#)

[These plans shall include the information requirements set out in Rule 21.2.7.](#)

[\(e\) Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.](#)

[\(f\) The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application.](#)

[Advice Note: As part of a reserves agreement \(forming part of a Development Agreement under Rule 7.4.2.36\) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.](#)

[\(g\) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent.](#)

[\(h\) A list of matters that will be the subject of private covenants.](#)

Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.

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

4.7 SECTION 16 – TRANSPORTATION

Two changes are proposed within Section 16 – Transportation as follows:

- Amend Rule 16.4.2.12 to read:

“Where a site has a frontage greater than 50m to a road which is not a State Highway or a major arterial road, two vehicle crossings will be allowed from that road, subject to the requirements of Rule 16.4.2.5 and except as provided for in Rule 16.4.2.12A.

- Add a new Rule 16.4.2.12A (below the grey shaded box below Rule 16.4.2.12) to read:

“Rule - Vehicle access to sites in the Mangaone Precinct Structure Plan Area

Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.

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

4.8 SECTION 21 - ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS

- Add the following additional assessment criteria to Section 21:

21.1.7.7	Building colour	<ul style="list-style-type: none"> a. The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area. b. The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area. c. <u>The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.</u>
<u>21.1.7.17A</u>	<u>Rural Interface</u>	<ul style="list-style-type: none"> a. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the</u>

		Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.
21.1.1.7.19	Activities not otherwise permitted in the Central Focal Area of the Mangaone Precinct Structure Plan Area	<p>a. The extent to which the proposed activity, in conjunction with other established or consented activities:</p> <ul style="list-style-type: none"> i. Will only service the day-to-day needs of the local workforce rather than serving a wider catchment area. ii. Avoids adverse effects on the vitality, function and amenity of other retail centres in the district. iii. Avoids adverse traffic effects on the local and strategic road network. iv. Avoids adverse effects on the bat habitat values associated with the Mangaone Stream Reserve.
21.1.1.20	High Value Bat Habitat Area	a. Within the Mangaone Precinct Structure Plan Area, the extent to which light intensity and light spill from external lighting will adversely affect the ecological values of the High Value Bat Habitat Area.
21.1.15.23	Road reserves and lots for network utilities	<p>a. Where land is to be vested as a reserve for a road, or is to be subdivided for a utility service without being part of a subdivision provided for as a restricted discretionary activity, then particular regard shall be given to:</p> <ul style="list-style-type: none"> i. The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located; and ii. The proposed new lot or road reserve being of a configuration to accommodate the intended activity. <p>b. Within the Mangaone Precinct Structure Plan Area, the extent to which road design (new roads and existing roads to be upgraded) is in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan.</p>

- Amend Section 21.2.7 to read:

“21.2.7 Industrial Zone

There are no additional information requirements for the Industrial Zone.

The plans and documentation required by Rule 15.4.2.91A must at a minimum include:

		Industrial Zone Information Requirements
21.2.7.1	Mangaone Stream Reserve Management Plan	<ul style="list-style-type: none"> a. Clarification (by way of mapping) as to the precise area and extent of the reserve area; b. The location and extent of stormwater management ponds and devices (including outfalls) within the reserve area; c. The route(s) of any roads passing through the reserve area including the point(s) of crossing of the Mangaone Stream; d. The routes of cycle and/or pedestrian paths within the reserve area including the point(s) of any crossing(s) of the Mangaone Stream; e. The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting; f. Measures (including planting and the nature of any street or on-site lighting) to protect the quality of the reserve area for bat habitat including controls on lighting while maintaining safety for people using roads and pathways within the reserve area; g. A proposed maintenance regime in relation to all of the above (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36) including: <ul style="list-style-type: none"> i. The timing and frequency of maintenance inspections; ii. Weed and pest management control; iii. Replacement of dead or damaged plants; iv. Maintenance of structures and facilities (excluding any roads); and

		<p>v. The recording of maintenance inspections.</p> <p>h. The timing when the reserve area will be vested in Council and when management of the reserve will transfer to Council (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36).</p> <p>i. Planting / Fencing Implementation Programme.</p> <p>In addition to the above, the Mangaone Stream Reserve Management Plan will be assessed in relation to the following assessment criteria in relation to the High Value Bat Habitat Area within the Mangaone Stream Reserve:</p> <p>a. The extent to which lighting has been designed and located to maintain the function and quality of the High Value Bat Habitat Area.</p> <p>b. The extent to which transport corridors are located and designed to avoid or minimise effects of roadside lights and vehicle headlights on the High Value Bat Habitat Area, and the bat population within that area. Where transport corridors are proposed within the Mangaone Stream Reserve, they should take the shortest route practicable (provided that is the route most likely to minimise impacts), be aligned and designed to minimise the number of existing trees that are required to be removed, ensure lighting is designed to ensure that the High Value Bat Habitat Area maintains its role and function, and is designed to enable bats to continue to access the wider corridor.</p> <p>c. The extent to which bat-sensitive road lighting and planted buffer areas have been designed and will be implemented, where adjacent to or crossing the Mangaone Stream Reserve, to achieve the requirements of Rule 7.4.2.42. Bat-sensitive transport corridor lighting design should be prepared by a suitably qualified and experienced technical lighting specialist in collaboration with a</p>
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		<p><u>suitably experienced bat ecologist and be sufficiently detailed to enable an assessment of the extent of effect on the High Value Bat Habitat Area and immediate environs.</u></p> <p>d. <u>The extent to which the Management Plan addresses any residual adverse effects on bats and achieves a net biodiversity gain, whether through direct actions or via a financial contribution to be used within publicly owned land for measures such as habitat enhancement and targeted predator control.</u></p> <p>e. <u>A summary of planned works including proposals for replacement planting of indigenous tree species to provide indigenous vegetation and habitat for indigenous fauna, permitting requirements, biosecurity protocols, timing of works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures. The planned works should employ the Department of Conservation ‘Protocols for Minimising the Risk of Felling Bat Roosts’ where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.</u></p>
<p>21.2.7.2</p>	<p>Landscape Buffer Strip Planting and Implementation Plan</p>	<p>a. <u>A Landscaping Plan identifying the location, extent, type and density of landscaping and design of fencing in relation to:</u></p> <ul style="list-style-type: none"> i. <u>Establishing a 5.0m deep Landscape Buffer Strip planting:</u> <ul style="list-style-type: none"> ▪ <u>along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and</u> ▪ <u>along Swayne Road frontage in the Development Area south of Mangaone Stream</u> ii. <u>Establish a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone.</u>

		<p>b. Implementation programme for the staging, establishment and completion of buffer strip planting, noting that the timing of implementation for the southern and northern areas would be dependent on when resource consent for Structure Plan enabling works or structure plan subdivision for these areas are lodged.</p> <p>c. Assessment of relevant design guidance for fencing contained in the Mangaone Precinct Structure Plan (Appendix S27).</p>
21.2.7.3	Swayne House	<p>a. An assessment of any effects of development or subdivision on the heritage values of Swayne House along with any proposed mitigation measures.</p>

4.9 NEW APPENDIX S27 – MANGAONE PRECINCT STRUCTURE PLAN

It is proposed that a new Appendix S27 containing the Mangaone Precinct Structure Plan be inserted into the Waipā District Plan. The following diagram (**Figure 10**) is the Structure Plan (in terms of spatial layout). The full version of the Mangaone Precinct Structure Plan is presented in **Appendix B** of this document.

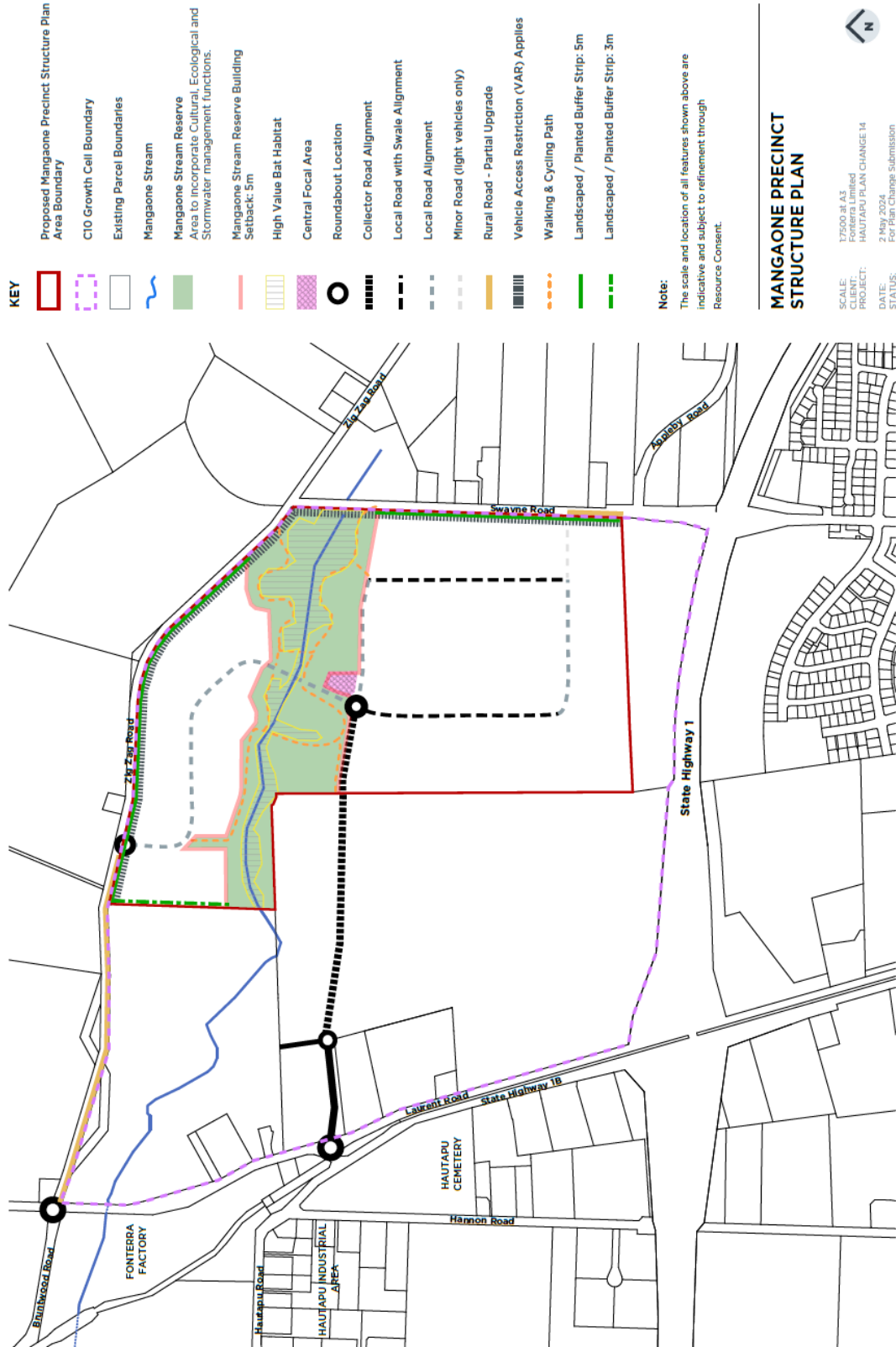


Figure 10: Mangaone Precinct Structure Plan



4.10 APPENDIX S20 - BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN

Figure 11 below is the Structure Plan relating to the Bardowie Industrial Precinct presented in Section S20.2.30 of Appendix S20 of the Waipā District Plan.

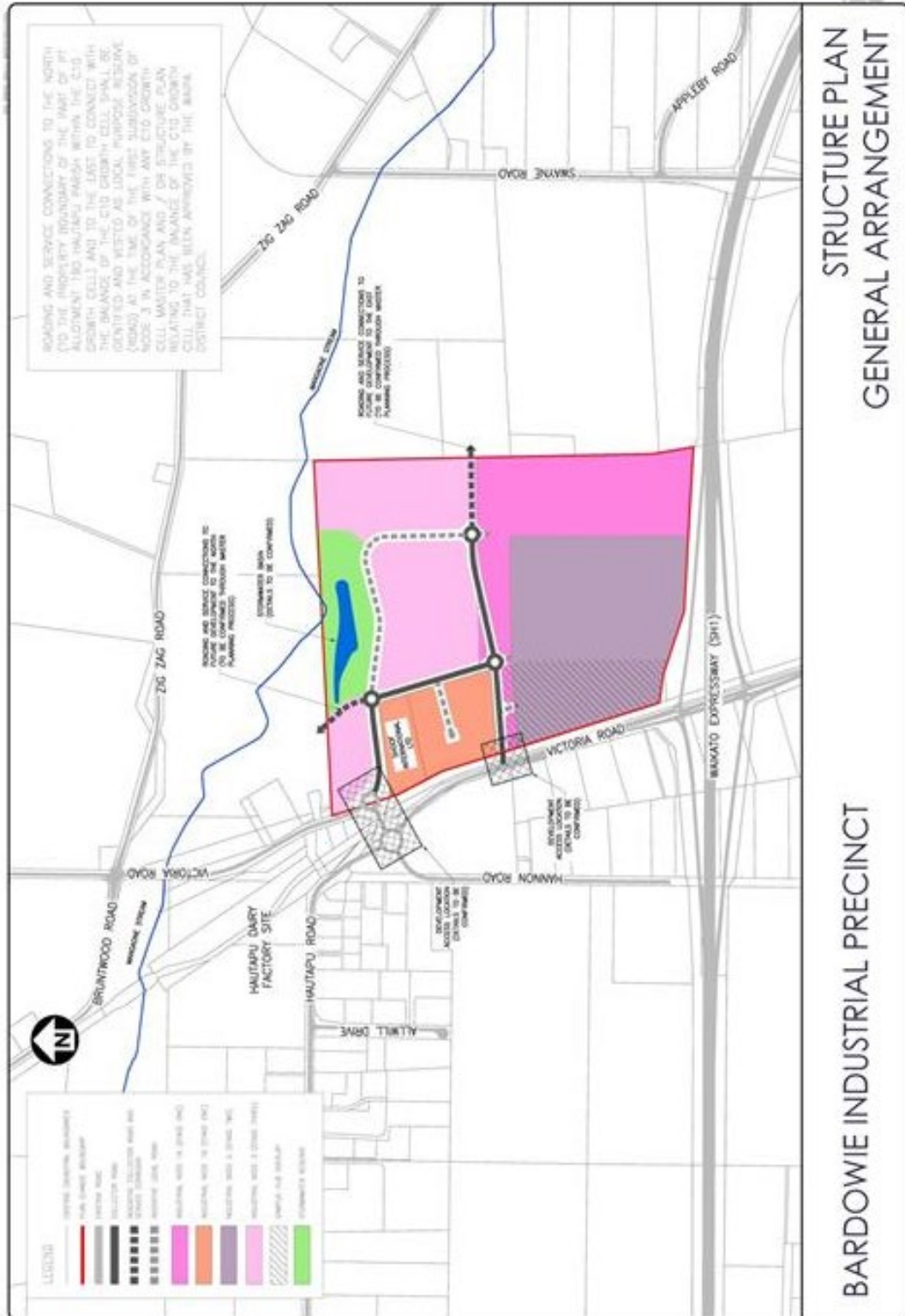


Figure 11: Bardowie Industrial Precinct Structure Plan

Three consequential changes are required to the Structure Plan relating to the Bardowie Industrial Precinct as follows:

- The Kiwifruit Block is proposed to form part of the Bardowie Industrial Precinct Area (identified as part of Node 1A) and be subject to the Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines contained in Appendix S20 of the Waipā District Plan;
- A change is required to reflect the updated position proposed in relation to the alignment of the roading connection (a proposed Collector Road) between Victoria Road and the Mangaone Precinct Structure Plan Area; and
- A pedestrian and cycle link is proposed along the eastern edge of Node 1B.

These changes are shown on **Figure 12** below. These consequential changes form part of Plan Change 14.

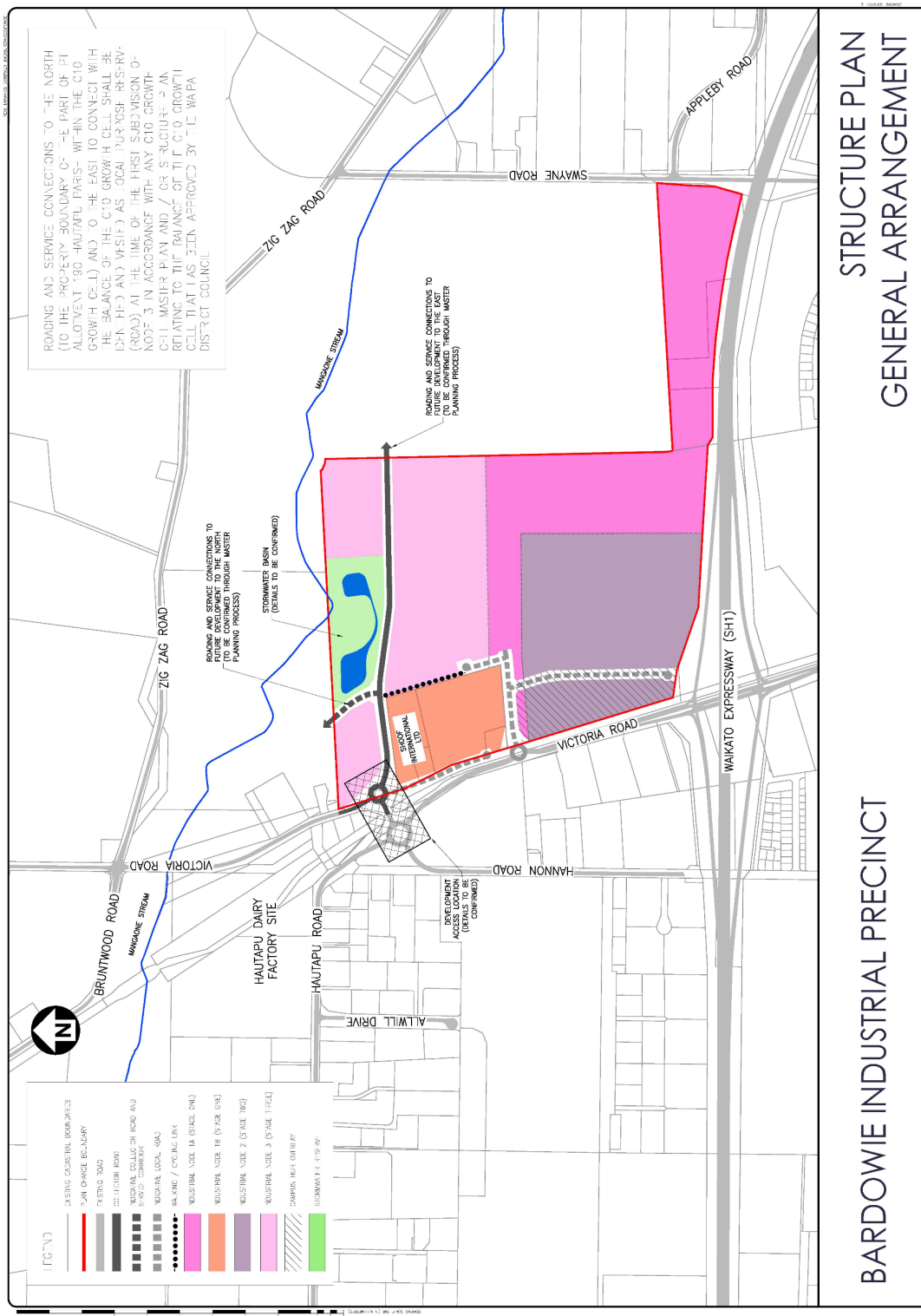


Figure 12: Proposed Amendments to Bardowie Industrial Precinct Structure Plan

4.11 FUTURE INTEGRATION OF REMAINING LAND IN THE C10 GROWTH CELL

As noted in the Executive Summary of this document, Plan Change 14 is effectively Stage 2 of the of the C10 Industrial Growth Cell being rezoned to Industrial Zone. Stage 1 was the creation of the Bardowie Industrial Precinct located immediately to the west of the Mangaone Precinct (shown in purple on **Figure 1**) which rezoned approximately 56 ha of land owned by BIL and Shoof within the C10 Industrial Growth Cell to Industrial Zone by way of Plan Change 11 to the District Plan in 2018.

Following the approval of Plan Change 14 (assuming that occurs), the remaining land within the C10 Industrial Growth Cell (expected to be rezoned for industrial purposes in the future) is the area to the north of the Bardowie Industrial Precinct and to the west of the northern part of the Mangaone Precinct. For the purposes of the following discussion, this area is referred to as the “C10 Northern Block”.

It is understood that the vast majority of the C10 Northern Block is owned by the Henmar Trust. It comprises an area of approximately 24 ha but due to its topography, particularly the low-lying areas on each side of the Mangaone Stream, is expected that only about 50% of the area could be developed for industrial purposes. Nevertheless, it is important to ensure that the development of the Mangaone Precinct is undertaken in a manner that does not compromise the development of the C10 Northern Block in an integrated manner. The achievement of that outcome will be achieved by virtue of the following:

- Master planning of the whole of the C10 Industrial Growth Cell has been undertaken by WDC.¹ The master planning has been undertaken in recognition of areas within the C10 Industrial Growth Cell being in different ownership (and likely different timing of development of those areas for industrial purposes).
- Due to the topography, the northern and southern parts of the C10 Northern Block can, and are likely to be, developed as separate areas.
- Given the opportunities for access onto the existing roading network to the north (Zig Zag Road) and via the proposed Collector Road to the south, it is assumed that there would be no need for a road crossing of the Mangaone Stream within the C10 Northern Block.
- It is expected that the northern part of the C10 Northern Block would gain access onto Zig Zag Road. By the time the development of this area occurs, it is expected that there will be a roundabout at the intersection of Zig Zag Road / Victoria Road / Bruntwood Road thereby providing a suitably upgraded point of connection onto Victoria Road.
- It is not expected that there be an internal roading connection from the northern part of the C10 Northern Block into the Mangaone Precinct (whereby an alternative point

¹ The Masterplan for the C10 Growth Cell is not a formal document approved by Council. Rather, it is a document that has been developed over time by Council staff with input from BIL and Fonterra.

of access to Zig Zag Road could be via the proposed roundabout on the northern edge of the Mangaone Precinct) and no such access has been proposed as part of Plan Change 14. This would result in vehicles from the northern part of the C10 Northern Block having to inefficiently travel some distance to the east to join Zig Zag Road and then travel a similar distance to the west towards Victoria Road (where the vast majority the traffic is expected to head).

- The Structure Plan for the Bardowie Industrial Precinct (see Figures 11 and 12 above) includes a roading link to the north which will provide vehicular access to the part of the C10 Northern Block to the south of the Mangaone Stream.
- It is expected that the C10 Northern Block would be serviced by the water and wastewater networks developed by WDC (this forms part of the C10 Masterplan).
- It is expected that stormwater management infrastructure for the C10 Northern Block would be developed in the lower lying parts of the land either side of the Mangaone Stream (in a similar manner to that proposed for the Mangaone Precinct).

In summary, subject to the completion of the necessary technical reports at the time, it is expected that the C10 Northern Block will be able to be developed in an appropriate and integrated manner. No aspect of Plan Change 14 will limit or foreclose that potential outcome. If anything, aspects of Plan Change 14 will be of assistance to the development of the C10 Northern Block (e.g. the upgrading of Zig Zag Road and the construction of a roundabout at the intersection of Zig Zag Road / Victoria Road / Bruntwood Road).

5. CONSULTATION

The following describes the consultation that has been undertaken as part of the preparation of Plan Change 14 and the results of that consultation.

5.1 WAIPĀ DISTRICT COUNCIL

As noted in the Introduction (Section 2), Plan Change 14 has been prepared and advanced at the request of WDC in order to ensure that sufficient supply of industrial land is available to the market (against a backdrop of demand for industrial land in the Cambridge / Hautapu area exceeding supply over a long period of time).

Leading up to, and as part of the preparation of Plan Change 14, a number of meetings have been held with representative of WDC along with extensive correspondence and telephone discussions. This has included meetings with Planning, Reserves and Engineering personnel. Harrison Grierson (“**HG**”) consulted with the Waipa District Council (“**WDC**”) in relation to stormwater management requirements for the Mangaone Precinct Structure Plan Area. A Teams meeting was held with Tony Coutts and Robin Walker on the 29 May 2023.

Drafts of the various technical reports (and this Plan Change document) were provided to WDC to review and provide feedback prior to lodgement. This was undertaken with a view to resolving as many issues as possible prior to lodging Plan Change 14 and avoiding (or at least minimising) any requests for further information at a later date. This process has also provided WDC with the opportunity to address various issues and tidy up aspects of the planning provisions relating to industrial areas (including avoiding and/or reducing duplication) beyond the Mangaone Precinct (hence some of the planning provision in Section 4 of this document having a wider applicability and effect).

5.2 WAIKATO REGIONAL COUNCIL

Meetings have been held, and correspondence entered into, with representatives of Waikato Regional Council (“**WRC**”) as part of the preparation of Plan Change 14. This has included discussions in relation to technical aspects of the proposal (particularly the management of stormwater) and policy considerations (including the fact that Plan Change 14 is seeking to rezone land for industrial purposes sooner than indicated in the District Plan).

Consultation has been undertaken in relation to stormwater management requirements for the Mangaone Precinct Structure Plan Area. Specifically, Harrison Grierson (“**HG**”) met with Bryan Richmond, Steven Cornelius and Megan Wood on the 29 June 2023 with a focus on the regional considerations for stormwater management including catchment modelling and flood risk assessment.

Correspondence was entered into with WRC in relation to policy considerations including Future Proof, Waikato Regional Policy Statement and the National Policy Statement for

Highly Productive Land. These matters are addressed, with the benefit of the consultation undertaken with WRC and feedback received, in subsequent sections of this document.

5.3 NEIGHBOURS

Consultation has been undertaken with all the neighbours surrounding the Mangaone Precinct. This involved the distribution of a brochure (via email² and letterbox drop / personal delivery) providing a summary of Plan change 14 and inviting neighbours to have their say. The brochure was emailed and/or delivered to the following parties:

- Henmar Trust;
- Bardowie Investments Limited / APL;
- Shoof Properties Limited and Shoof Industries Limited;
- All of the landowners on the eastern side of Swayne Road opposite the Mangaone Precinct;
- All of the landowners on the northern side of Zig Zag Road opposite the Mangaone Precinct; and
- All of the landowners (including businesses) on both sides of Victoria Road between Zig Zag Road and the Waikato Expressway.

Follow up discussions were held with a number of parties that indicated they had some concerns regarding aspects of the proposal. **Figure 13** below is aerial photograph that shows the properties of which the owners have been engaged with via in-person (red pin) and email/phone (yellow pin).

² Fonterra has a comprehensive email database for the purposes of periodic communications (including the distribution of newsletters) with its neighbours regarding its operations associated with the Hautapu Dairy Factory and associated farms including the Bardowie Farm.



Figure 13 Neighbours with Whom Discussions Have Been Held

The main issues of concern to those who provided feedback were:

- Traffic impact on Swayne Road;
- The quality of the development;
- Setbacks for buildings and visual screening;
- Types of industries that could be operating; and
- Operating noise from the precinct.

These issues have been addressed as part of Plan Change14 by way of:

- Preventing vehicular access to industrial lots directly from Swayne Road or Zig Zag Road;
- Limiting the use of Swayne Road to light vehicles only;
- Controls (by way of rules) on the type of activities that can occur as permitted activities and other activities that will require a resource consent; and
- Rules that require setbacks, screen planting, a height in relation to boundary limitation along Swayne Road and Zig Zag Road, and limitations on lighting and noise levels.

5.4 MANA WHENUA

Fonterra has undertaken consultation with Nga Iwi Toopu o Waipā and WDC’s Joint Management Agreement Partners in October 2023. It was affirmed that Ngāti Korokī Kahukura and Ngāti Hauā are mana whenua of the Hautapu area and that further consultation should occur with representatives of those iwi.

Norm Hill of Te Hira Limited was engaged by Fonterra to prepare a Cultural Impact Assessment (“**CIA**”) in relation to Plan Change 14 (**Appendix M**). The preparation of the CIA included consultation with representatives of Ngāti Korokī Kahukura and Ngāti Hauā who are identified as being mana whenua in relation to the Hautapu area.

The CIA identifies the aspects and implications of Plan Change 14 which are of cultural significance to mana whenua. It also sets out 15 recommendations which Fonterra has agreed to adopt and implement as part of Plan Change 14 and its subsequent implementation. Aspects of the recommendations in the CIA have been incorporated into Plan Change 14 include (but not limited to):

- The adoption of the name for the proposed industrial area (“Mangaone Precinct”) which was gifted by mana whenua as part of the preparation of the CIA;
- The identification of the Mangaone Stream Reserve in the vicinity of the Mangaone Stream for the protection of cultural, ecological, recreational and amenity values – this being a substantial area of land on both sides of the stream (about 16 ha) and incorporating natural inland wetlands;
- The identification and protection of a High Value Bat Habitat Area as part of the Mangaone Stream Reserve;
- Provisions which enable the establishment of pou whenua and other cultural markers and elements within the Mangaone Precinct; and
- The management and discharge of stormwater in a manner that will avoid adverse effects on the Mangaone Stream.

5.5 WAKA KOTAHI / NEW ZEALAND TRANSPORT AGENCY

Consultation has been initiated with Waka Kotahi / NZTA in relation to Plan Change 14. The Executive Summary of this document and the Integrated Transportation Assessment in **Appendix H** was sent to Waka Kotahi to review and provide any feedback. Given that the consultation with Waka Kotahi was initiated at a relatively late stage of the plan change preparation process, it is proposed that consultation will continue in the coming weeks as necessary with a view to resolving any issues of concern.

5.6 FUTURE PROOF

Correspondence has been entered into with Future Proof as part of the preparation of Plan Change 14 by way of correspondence (in conjunction with aspects of the consultation with WRC in relation to policy matters discussed above). Discussions have also been held

with Robert Brodnax (Future Proof Coordinator). A particular focus of the correspondence and discussions was the fact that Plan Change 14 is seeking to 'live zone' part of the C10 Industrial Growth Cell sooner than 2035 – the date indicated in the Waipā District Plan. This matter is addressed in subsequent sections of this document.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 INTRODUCTION

This section provides an assessment of the environmental effects of Plan Change 14. Clause 22(2) of the RMA First Schedule requires that where environmental effects are anticipated, requests to change a plan shall describe those effects in such detail as corresponds with the scale and significance of the actual or potential effects arising from the implementation of the proposed plan change.

The relevant actual and/or potential effects are considered to be:

- Landscape, visual amenity and character effects;
- Ecological effects;
- Archaeological effects;
- Water supply and wastewater reticulation;
- Transport effects;
- Economic effects;
- Soil contamination matters;
- Geotechnical and groundwater matters;
- Stormwater effects;
- Cultural considerations; and
- Urban Design matters.

As noted previously, a number of technical assessments have been commissioned to inform this AEE. These technical assessments are referenced, as appropriate, in Sections 6.2 to 6.13 below and are presented in full as **Appendices C to N**.

6.2 LANDSCAPE, VISUAL AMENITY AND CHARACTER EFFECTS

Harrison Grierson Consultants Limited was engaged to undertake a Landscape Assessment in relation to Plan Change 14. The full report is presented as **Appendix C**. The Conclusion of the Landscape Assessment is presented (verbatim) as follows:

“Proposed PC14 will rezone the land within the Mangaone Precinct and consequently enable an extension of industrial landscape values similar to those existing to the west, removing rural and heritage landscape values, and small areas of views to the Maungakawa Scenic Reserve hills as seen from the north-west. It is noted that the Mangaone Precinct has already been identified for future rezoning in the Waipā District Plan as part of the C10 Growth Cell in Appendix S1, and forms part of an area that is growing. The change in character anticipated by the Mangaone Precinct is not unexpected, and contributes to the perception of Cambridge as a developing town.”

Despite the identification of intended zone change for the Mangaone Precinct in the Waipā District Plan, it is noted that this was not anticipated until 2035 and beyond. Bringing this timeline forward, and the way development interfaces with the surrounding rural zones, was carefully considered and tested in the development of the Mangaone Precinct Structure Plan and plan change provisions to ensure sensitive outcomes.

Views of development facilitated by the proposed plan change primarily affect residents from existing rural zoned land, particularly on Swayne Road and Zig Zag Road, as this will form a permanent part of their outlook. More distant viewers will be less affected due to the scale, aspect and foreground obstructions. Transitory viewers will primarily see development facilitated by the proposed plan change request as part of a journey that will fit with the character of the existing 'Industrial Zone' to the west, and a reflection of the development and growth of Cambridge.

The protection and enhancement of the Mangaone Stream and associated wetlands, the stormwater management that will be required as part of further development, and protection area for the Pekapeka, allows opportunities to significantly enhance the natural and cultural landscape values. Combined with pedestrian and cycle recreation amenity, the asset of the Mangaone Stream and the change in landscape values associated with the Mangaone Precinct are notably positive for the local community and mana whenua.

The lack of development applied to boundary edges where the Mangaone Stream abuts them allows retention of some of the existing rural values associated with these locations and a softer transition between zones.

Landscape buffer planting and building set-backs at the rural edge of the Mangaone Precinct Structure Plan Area will assist to visually soften the changes built form create. The proposed plan change amends these requirements to ensure that the landscape amenity of fencing and buffers on Zig Zag Road and Swayne Road are considered appropriate. The proposed plan change seeks to provide a specific height and density that aims to achieve a soft transition between zones; while being sensitive to rural landscape values by providing links to this character style in terms of materials/species.

Sensitivity to rural residents directly adjacent to the Mangaone Precinct has been a priority for the team. A 'Moderate-High' adverse effect to existing rural landscape values has been assessed along Zig Zag Road and Swayne Road, in acknowledgement that the rural landscape values are being replaced with industrial landscape values. This is an assessment based on the embedded mitigation requirements that have been recommended for landscape and visual outcomes for the Mangaone Precinct that will soften this outcome. These outcomes and the assessment are considered appropriate in consideration that there is a transition from rural to urban landscape character.

Combined with the further recommendations identified in this assessment, the PC14 Structure Plan and provisions are viewed as an appropriate and acceptable approach to address the effects to landscape values for an area that is anticipating changes as identified in the Waipā District Plan.”

6.3 ECOLOGICAL EFFECTS

RMA Ecology Limited was engaged to undertake an Ecological Values and Effects Assessment in relation to Proposed Plan Change 14. The full report is presented as **Appendix D**. Report excerpts are provided (verbatim) as follows:

“3.4 Summary of ecological values

Overall, the ecology values reflect a highly modified landscape. Although most ecological features have been lost or are degraded, there are pockets of significant value and substantial opportunity to enhance the remaining features and return biodiversity and ecological function to the site. This assessment identified the following features:

- **Context:** *The predominant existing land use of the site is pastoral agriculture.*
- **Vegetation:** *All original vegetation at the site has been removed historically. There are four areas of mature planted native forest which have moderate-high ecological values. Any future development should seek to avoid adverse effects and further enhance these areas.*
- **Birds:** *Eleven native and eleven exotic bird species typical of rural Hamilton were detected at the site – none of which are At Risk, Threatened, or rare at a national, regional or local scale. Three At Risk shag species may utilise the Waikato River and riparian vegetation alongside the site.*
- **Bats:** *Low levels of bat activity were recorded onsite within the Mangaone Stream corridor. Suitable foraging and commuting habitat exists, as well as trees with potential to provide roost cavities. There are 28 records of long tailed bats within 2.5 km of the site. Given the high threat status of long-tailed bats and high use of the surrounding area, this corridor is considered high value bat habitat.*
- **Lizards:** *No native lizards were observed and none are likely to be present at the site.*
- **Wetlands:** *There are 9 NPS-qualifying wetlands at the site. They are located along the Mangaone Stream and range from low to moderately high in ecological value. Three former settling ponds do not class as natural inland wetlands.*
- **Streams:** *There are 957 m of river at the site (Mangaone Stream). The stream is typically degraded from deforestation and sedimentation.*
- **Fish:** *Native shortfin eel, longfin eel, and koura were recorded at the site. In addition, banded kokopu have been recorded in the catchment and may be present at the site.*

4.0 Assessment of Structure Plan and Design Guidelines

...

The Structure Plan and Design Guidelines incorporate the results of our ecological surveys and workshop design sessions that were held as part of this design process. The recommendations and features within the Design Guidelines align with best practice and legislative requirements by incorporating ecological considerations through several key design drivers, including:

- *Enhancing connectivity between features within the site and to neighbouring sites;*
- *Restoring and improving ecological functions, energy flows and habitats;*
- *Preserving the existing hydrology and strengthening water management systems;*
- *Creating buffers around ecological features.*

...

5.0 Conclusion

The identification of the ecological values documented in this report will assist in their recognition at the time of future resource consent applications.

Overall, the Structure Plan and supporting Design Guidelines provide for significant enhancements to the condition, extent, diversity, and connectivity of native vegetation, waterways, riparian margins, wetlands, and habitats for wildlife. The overall outcome from the proposed Plan Change will be a clear, positive, net-benefit for indigenous biodiversity values and ecological services. This net-gain will be most evident through the establishment of the c.15 hectare Mangaone Stream Reserve, incorporating extensive native revegetation along riparian margins and natural and constructed wetlands.

The Plan Change 14 Structure Plan and Design Guidelines are well aligned with the intent, and comply with the policies, of existing national, regional, and local legislation aiming to protect and enhance waterways and biodiversity.

The NPS-FM / NES-F, NPS-IB, Wildlife Act, Waikato Regional Policy Statement and Waipa District Strategies and Plans include a comprehensive set of objectives and policies to provide for the protection and enhancement of the identified ecological features onsite. From an ecological perspective, these rules are appropriate to address relevant effects that may be generated at the time of resource consent.”

RMA Ecology, on behalf of Fonterra, engaged Bluewattle Ecology to undertake bat survey. The full report is presented as an attachment to the Ecological Values and Effects Assessment in **Appendix D**.

The following conclusion and recommendation is noted.

“4.1 Conclusion

The bioacoustic survey for this assessment was conducted under optimal weather conditions, using best practice survey methods. This survey resulted in a low rate of confirmed bat detections, which indicates that the usage of bats of the site was very low during the time surveyed.

However, the low rate of detection from a single survey event does not guarantee that long-tailed bats are not using the site outside the period surveyed. This species mobility and seasonal variations in habitat usage and the high detection rate of bats nearby suggest that bats will regularly use this general locality for foraging and commuting, but that the stream, pond and its riparian vegetation are the most important habitats to protect, rather than the intensively grazed pastureland.

4.2 Recommendations

4.2.1 Lighting Controls

Long-tailed bats are responsive to artificial lighting (Schamhart et al,2023). Hence, it is recommended to reduce the use of artificial lighting near areas classified as High Value Bat Habitat as shown in Figure 2. This can be achieved by preparing a customised plan for bat-friendly outdoor lighting control in consultation with an experienced bat ecologist. This lighting plan should encompass strategies such as defining limits for lighting intensity (less than 0.3 lux) and colour temperature (2,700 kelvin) within at least 25 metres of High Value Bat Habitat, shielding light sources, restricting lighting during peak bat activity periods, and minimising the duration of artificial lighting as much as possible.”

Following the completion of the Ecological Values and Effects Assessment and as a result of discussions with WDC, further advice was sought from Gerry Kessels of Bluewattle Ecology in relation to the nature and extent of plan provisions to address the management of bat habitat within the Mangaone Precinct. The advice obtained resulted in a comprehensive set of planning provisions being developed which now form part of Plan Change 14. Attached (as part of **Appendix D**) is a letter from Gerry Kessels dated 2 May 2024 which sets out all the planning provisions proposed as part of Plan Change 14 that will be of benefit in relation to the management of bat habitat. The letter then concludes:

“It is my opinion that the package of measures forming part of PC14 as outlined above are sufficient to address the effects of the development of the Mangaone Precinct on long-tailed bats and their habitats.”

6.4 ARCHAEOLOGICAL EFFECTS

Siân Keith Archaeology Limited was engaged to undertake an Archaeological Assessment in relation to Plan Change 14. The full report is presented as **Appendix E**. The report summary is provided (verbatim) as follows:

“Fonterra commissioned Siân Keith Archaeology Ltd (SKA) to provide an Archaeological Assessment of Bardowie Plan Change 14 (the Project). This assessment is focused on archaeological sites, although it has considered the location of historic heritage sites where these are scheduled in the relevant Council District Plans and provides comment regarding if historic heritage sites will be affected.

The assessment has involved a review of historic documents including aerial photographs, historic maps, and archaeological data including the New Zealand Archaeological Association’s (NZAA) national database (ArchSite), and consultant’s reports for the wider area. A review of the relevant council plans has been undertaken, and a field visit to the project site has been made.

The project is located within a wider landscape that contains evidence of Māori occupation and use prior to 1864. This includes large tracks of traditional horticultural sites, characterised as borrow pits and garden soils, which are mainly recorded to the south of the subject site. One such site S15/480, investigated as part of the Waikato Expressway, may continue into the Project footprint. Field survey did not confidently relocate evidence for this site in the proposed PC14, however that archaeological

evidence is present in the subject site and below the topsoil remains a reasonable conclusion.

Evidence for a dwelling, probably occupied by RJ Lamb, who was the soldier awarded Lot 199 in 1864, may be present within the subject site. Archaeological evidence may include structural postholes, material culture (i.e. glass, ceramics, metal), rubbish pits and a well. A section of iron pipe was noted in the field adjacent to a dwelling visible on from 1939 aerial images, this may be the same as the Lamb dwelling but would require intrusive investigations to confirm.

The land was drained from the 1870s/1880s, some of the drains currently within the subject site likely originated from this time. Such features are not considered to hold notable archaeological values, in part because of their simple functional nature, and because they tend to be maintained by machine removal of silt build-up which would lead to their modification.

There is a minor risk that other archaeological features or deposits will be encountered during any earthworks within the subject site. Such material is likely to include evidence for horticultural practice (i.e. gardening and tools), fire-features, storage pits, European farming evidence, and further unreported dwellings and/or farm buildings.

Based on the available published information, and the results of recent fieldwork, it is concluded that there are likely to be archaeological deposits within the Project. These are most likely concentrated close to the depressions seen on the LiDAR and where the possible garden soils were identified in the hand-augers, and in the location of the probable Lamb dwelling. However, since there is no current reason to suspect that extensive archaeological evidence is present with the development there are no known reasons to alter the PC14 proposal based on archaeological values.

An application for an archaeological authority is recommended for any development works in proximity to S15/480 and in proximity to the possible Lamb dwelling.”

6.5 WATER SUPPLY AND WASTEWATER RETICULATION

Harrison Grierson Consultants Limited was engaged to undertake a Civil Infrastructure Assessment in relation to Plan Change 14. The full report is presented as **Appendix F**. The report conclusion is provided (verbatim) as follows:

“Our assessment has demonstrated that there are adequate and appropriate options to service the development of the PC14 Structure Plan Area. These options will be refined as part of the resource consent / detailed design process.

Our assessment concludes that:

- 1. Stormwater can be managed with a combination of road swales and constructed wetlands. Larger events up to the 100-year storm will be conveyed overland and be attenuated within communal wetlands with controlled discharge to the Mangaone Stream network.*
- 2. Potable water supply and firefighting can be provided from the existing water supply network.*
- 3. Wastewater can be reticulated and pumped from the PC14 Structure Plan Area to the Bardowie Wastewater Pumpstation and ultimately to the*

Cambridge Wastewater Treatment Plant. The emergency storage at the Bardowie Wastewater Pumpstation will need to be installed to include the PC14 Structure Plan Area.

4. *Waipa networks have confirmed that there is a programme in place to upgrade the existing power supply for the C10 Growth Cell. The specific demands of the PC14 Structure Plan Area will need to be confirmed and discussed with Waipa Networks to ensure the stages of the upgrades align with the PC14 Structure Plan Area implementation programme.”*

6.6 STORMWATER MANAGEMENT

Harrison Grierson Consultants Limited was engaged to prepare a Stormwater Management Plan in relation to Plan Change 14. The full report is presented as **Appendix G**. The report conclusion is provided (verbatim) as follows:

“The recommended stormwater management solution for the PC14 Structure Plan Area as discussed in this SMP report can be summarised as follows:

- *The proposed PC14 Structure Plan Area is to be serviced by the primary stormwater network system with a level of service equivalent to the 10% AEP 24hr design storm event. Due to the topographical limitations of the PC14 Structure Plan Area, the primary network is proposed to be composed of planted swales along the road reserve.*
- *The secondary stormwater system along road reserves shall be designed to service runoff from the PC14 Structure Plan Area up to 1% AEP 24hr design storm event.*
- *Both primary and secondary networks shall convey runoff towards the proposed constructed wetlands.*
- *Water quality pre-treatment shall be provided via treatment train approach by the following:*
 - *At-source controls such use of inert building (roofing) materials shall be implemented via conditions of consent and/or consent notices to those developing and/or owning new buildings within the PC14 Structure Plan Area.*
 - *Appropriate water sensitive design applications such as proprietary devices shall be installed to provide pre-treatment of runoff from high-risk facilities as classified in the Waikato Regional Plan, prior to discharge to stormwater network.*
 - *Planted swales shall also provide pre-treatment of runoff from public roads where applicable.*
- *The first-flush runoff will be provided with water quality treatment and extended detention via proposed constructed wetlands to be accommodated adjacent to the Mangaone Stream within the existing stream/wetland corridor. The number and layout of constructed wetlands is indicative and will be subject to refinement at resource consent stage. The design of the constructed wetlands shall follow the requirements of the regional stormwater guidelines.*

- *Due to the shallow groundwater levels prevalent across the majority of the PC14 Structure Plan Area, and the limited hydraulic conductivity of underlying soil, disposal of stormwater via soakage is unlikely to be feasible for both the swales and the constructed wetlands. Therefore, the peak flow rate in the post-development scenario is proposed to be reduced via attenuation within the constructed wetlands.*
- *The stormwater management solution for the PC14 Structure Plan Area assumes that the full runoff volume up to 1% AEP will be attenuated within the constructed wetlands. Refinement of swale sizing to distribute the required detention volume to optimise the swale land take shall be undertaken at resource consent stage.*
- *The outlets of the constructed wetlands shall be designed to control the peak flows and to minimise any increase in flood risk downstream of the PC14 Structure Plan Area. The post-development hydraulic model indicates that this can be achieved by reducing the peak flow to approximately 50% of the pre-development peak flow of the 1% AEP storm event. By doing so, the flood risks downstream are also not increased for 10% and 50% AEP storm events.*
- *Erosion protection for the proposed stormwater infrastructure shall be provided as follows:*
 - *Appropriate planting media and stabilised walls are to be provided to the swales and constructed wetland embankments and spillways.*
 - *Constructed wetland inlets and outlets shall be provided with protection where applicable*
 - *Swales shall be provided with appropriate cover (riprap) along bends to protect channel banks.*
- *Flood models illustrate that for the 50% and 10% AEP storm events, the impact on the flood levels along the existing Mangaone Stream/natural wetland corridor is localised within the PC14 Structure Plan Area boundary and is fully mitigated by lower flood levels downstream. For the 1% AEP storm event, there is a 2cm-2.5 cm increase in flood level just upstream of Victoria Road, but there is no additional flood effect to the west of the Victoria Road culvert. Potential downstream flood effects are also mitigated by lower flood levels further downstream near the culverts along the railway.”*

6.7 TRANSPORTATION EFFECTS

Stantec was engaged to prepare an Integrated Transportation Assessment (“ITA”) in relation to Plan Change 14. The full report is presented as **Appendix H**. The Conclusion of the ITA report is provided (verbatim) as follows:

“The descriptions and assessments set out in this report have been prepared in fulfilment of the requirements of the District Plan with respect to PC14. A Structure Plan has been prepared to establish an appropriate structural form for integration of the transport network. It also establishes an appropriate location and effects management outcome for the location of points of access. A comprehensive and well-integrated multi-modal transport system is described, which will enable future establishment of public transport services.

The analytical and evaluative assessments have identified a long-term future transport network considered necessary to support not only PC14 but a system that will appropriately provide for the long term and full development activity outcomes anticipated by the District Plan and the future Growth Cells WDC has identified. The assessments provide some guidance to inform the development of an IWA and describe the extent to which PC14 is expected to contribute to the transport infrastructure needs.

Overall, PC14 is anticipated by the District Plan, through the Growth Cell identification. It has been assessed that the proposal is consistent with and able to appropriately align with the relevant objectives, policies, and rules of the District Plan. The potential long-term effects are assessed as being manageable, with appropriate and timely infrastructure responses.

By way of an overall assessment therefore, it is concluded the transportation provisions of PC14 and the Structure Plan appropriately align with the relevant transportation and land use policy provisions of the District Plan. The potential transportation effects have been described and are able to be accommodated with the identified transportation infrastructure.”

6.8 ECONOMIC EFFECTS

Property Economics Limited was engaged to undertake an Economic Assessment in relation to Plan Change 14. The full report is presented as **Appendix I**. The Executive Summary of the report is provided (verbatim) as follows:

“This report has assessed the key economic issues surrounding the Proposed Plan Change (PPC or PC14) to rezone a piece of land within the C10 Industrial Growth Cell to enable the development of the Mangaone Precinct in Hautapu, in consideration of the RMA, NPS-UD, Waikato RPS, and NPS-HPL.

According to the BDCA 2023, there is expected to be sufficient industrial land capacity within the Cambridge – Karapiro local market, the Waipā District, and the broader Future Proof sub-region over the next 30 years. However, this forecast is considered unreliable and not reflective of ‘real world’ practicalities given the potential underestimated employment growth and land demand within the relevant markets, inappropriate industrial capacity modelling approaches adopted, the relocation outcome of Carter’s Flat industrial activity, and the Waikato Expressway proving attractive to industrial activity beyond those servicing the Cambridge market.

In Property Economics’ view, it is reasonable to expect that the Future Proof sub-region would potentially face a shortfall in industrial land capacity over the medium and long term. This requires the timely and efficient provision of additional industrial land to accommodate the faster growth, anticipated deficits and ongoing industrial expansion of the economy.

Therefore, allocating 47.6ha (net) of additional industrial land provision through the PPC is considered suitable to address a portion of the anticipated higher medium and long-term demand in the sub-region with increased certainty in an efficient location. From an economic perspective, the proposed Mangaone Precinct has limited potential to undermine the uptake and growth potential of the existing and live-zoned industrial land in the Cambridge market and the wider district, given the recent robust industrial growth of the markets.

Having assessed the PPC site against the NPS-HPL Criteria 3.6, Property Economics finds that there are no other practical locations within the Cambridge area that would be more suitable or economically efficient to rezone for industrial activity than the PPC site. Considering its close proximity to the Hautapu existing industrial environment and Waikato Expressway, the PPC site stands as an appropriate and highly appealing choice for industrial land utilisation.

Importantly, since the entire PPC site is identified as an industrial growth cell, the loss of productive land resulting from the PPC would be an anticipated consequence of the local industrial market growth. In other words, this loss of productive land is an inevitable part of accommodating the projected growth of the local industrial sector in Cambridge. Therefore, the decline of productive land due to the PPC should not be regarded as an additional cost to the wider district or the local economy.

Taking the above considerations into account, along with the underestimation of industrial land demand in Cambridge, the economic benefits of advancing the PPC site (e.g., increased industrial land capacity, improved land use efficiency, greater level of growth, potential decrease in industrial land price, etc) would significantly outweigh the economic costs associated with additional infrastructure investment requirement.

In Property Economics' view, bringing forward the release of the PPC site (sometime from 2027 / 2028 onwards following the commissioning of the wastewater treatment plant for the Hautapu Dairy Factory site) is appropriate when assessed against Policy UFD-M49 and the relevant criteria in Appendix 13 of the Waikato RPS.

On balance, the economic findings of this assessment support the PPC to rezone the site from Rural to Industrial as an appropriate outcome in the context of the RMA, NPS-UD, Waikato RPS and NPS-HPL. The rezoning would bring material economic benefits to Cambridge, stimulate employment and growth, create a more competitive industrial market and assist in creating a well-functioning urban environment.”

6.9 SOIL CONTAMINATION

Soil & Rock Consultants Limited was engaged to undertake a Detailed Site Investigation in relation to Proposed Plan Change 14. The full report is presented as **Appendix J**. The Executive Summary of the report is provided (verbatim) as follows:

“Soil & Rock Consultants (S&RC) completed a field investigation and prepared a Detailed Site Investigation for the proposed plan change and future commercial / industrial development at Fonterra Hautapu, 185 Swayne Road, Cambridge.

Soil samples were collected from across the site and analysed for Contaminants of Concern, including Heavy Metals, Organochlorine Pesticides, Polycyclic Aromatic Hydrocarbons and Asbestos.

Groundwater samples were also collected from across the site and analysed for Contaminants of Concern, including Dissolved Metals, Carbonaceous Biochemical Oxygen Demand, Chloride, Total Kjeldahl Nitrogen, Nitrite and Nitrate, Total Phosphorus and Cation Profile. Laboratory analytical results reported:

Soil:

- *There are no identified exceedances of applicable Human Health and Environmental Discharge criteria,*
- *Asbestos was not detected in any of the soil samples,*
- *Most metal concentrations are at background levels, or within the expected range of variability for the datasets used. The exception is some metals in isolated areas around buildings and the substation in the southeast of the site.*
- *Similarly, Polycyclic Aromatic Hydrocarbons concentrations are very slightly elevated above detection levels (and therefore above background) around one shed.*
- *No organochlorine pesticides were detected in samples tested.*

Groundwater:

- *Total Phosphorus concentrations were detected in all groundwater samples above applicable criteria for irrigation and general water use,*
- *Sodium concentration in one sample was detected above the Drinking Water Standards criteria,*
- *Heavy Metals concentrations were detected in all groundwater samples, but at concentrations below applicable criteria,*
- *Chloride was detected in all groundwater samples, but at concentrations below applicable criteria, and*
- *Nitrite and Nitrate Nitrogen were detected in three of the four groundwater samples, but at concentrations below applicable criteria.*

Findings from this report and our 2023 Preliminary Site Investigation are suitable to support the proposed Plan Change.

Prior to earthworks or future redevelopment:

- *A Site Management Plan will be prepared for the site. This will set out earthworks management requirements with regard to contaminated land, soil disposal options for surplus soils, and set out the contingency procedure should unexpected contamination be identified,*
- *All soils can be reused from a contamination perspective. In terms of surplus soil disposal, most topsoil and natural ground is expected to be suitable for cleanfill disposal. Isolated areas of topsoil around the dwelling and sheds will require disposal to a managed fill site if surplus to site needs.*
- *Shallow groundwater beneath the site is not intended for potable use and the anticipated future redevelopment of the site comprises commercial / industrial use. However, in the event that groundwater is intercepted by earthworks the potential risk presented by its phosphorus content will need to be evaluated further before discharge to surface water can be undertaken.*

Our findings, conclusion and recommendations are detailed in the following report and appendices.”

6.10 GEOTECHNICAL AND GROUNDWATER MATTERS

Soil&Rock Consultants Limited was engaged to undertake a geotechnical and groundwater investigation in relation to Plan Change 14. The full report is presented as **Appendix K**. The report summary is provided (verbatim) as follows:

“The following summarises the findings of this report however is not to be taken in isolation. It is a requirement that any user of this report review the document in its entirety, including all appendices.

Feature	Commentary
<i>Proposal</i>	<i>We understand a private plan change is proposed from ‘rural’ to ‘industrial’ land use.</i>
<i>RMA: Section 106</i>	<i>No geotechnical natural hazards were identified (as listed in the Act) that are considered an undue impediment to future development or that cannot be reasonably addressed by typical engineering design & construction or via ground improvement options suitable for the mitigation of liquefaction-induced settlement.</i>
<i>Fill</i>	<i>Encountered to a maximum depth of 0.5m bpgl. The backfill associated with the extensive underground irrigation network across the site is likely to contain topsoil and where this is the case, is unsuitable for re-use as engineered fill.</i>
<i>Natural Soils</i>	<i>Hinuera Formation alluvial deposits comprising intermixed loose to medium-dense sands and firm to stiff sandy to clayey silts extending to depths of at least 40m.</i>
<i>Unduly Weak, Sensitive, or Compressible Soils</i>	<i>Not encountered outside of the stream floodplain area.</i>
<i>Groundwater</i>	<i>Recorded at depths ranging between 0.1m and 3.2m bpgl at the completion of drilling, with an average recorded groundwater depth of 1.2m bpgl. Measurements within nine standpipe piezometers over a one-month period following drilling recorded groundwater at depths ranging between 0.2m and 2.4m bpgl.</i>
<i>Seismic Site Class</i>	<i>Site Class D.</i>
<i>Liquefaction</i>	<i>The site is considered to have a ‘High Liquefaction Vulnerability’ however liquefaction risk is considered ‘Medium’ under SLS conditions.</i>

Feature	Commentary
<i>Static Settlement</i>	<i>Static settlement under typical industrial structures is expected to be within acceptable tolerances or able to be mitigated by common engineering practises.</i>
<i>Slope Stability</i>	<i>In general, the site is near-level to gently sloping however there are localised steep stream banks. Overall, we consider the site to be suitable for development from a ‘global’ land stability perspective.</i>
<i>Foundations</i>	<p><i>Shallow foundations are expected to be capable of supporting typical industrial structures. Designs will be required to accommodate potential static and liquefaction induced settlement or ground improvement.</i></p> <p><i>The extensive irrigation network is expected to require excavation and backfilling to engineered standard. Should the network be left in situ, this will require consideration at the time of foundation design.</i></p> <p><i>Pile foundations will likely be required to extend to depths of at least 20m to avoid liquefaction-prone soils.”</i></p>

6.11 HYDROGEOLOGICAL ASSESSMENT

Beca Limited was engaged to undertake a Hydrogeological Assessment in relation to Plan Change 14. The full report is presented as **Appendix L**. The Executive Summary of the report is provided (verbatim) as follows:

“Fonterra Limited propose to undertake a plan change (PC14) to enable industrial development for a block of rural land at 185 Swayne Road, Hautapu (herein referred to as “the Site”). The Site is located within a wider area (C10 Industrial Growth Cell) identified by Waipā District Council for industrial zoning.

The preliminary Master Plan for the C10 Industrial Growth Cell (McCaffrey and Cable, 2022) identified soakage as a key element of the preliminary stormwater design, in accordance with the stormwater disposal hierarchy outlined in the Regional Infrastructure Technical Specifications (RITS). However, the preliminary Master Plan also recognized that shallow groundwater levels might pose a risk to stormwater soakage on the site and recommended that further site investigation and technical assessment be undertaken.

Initial site testing undertaken by Soil and Rock Limited in 2023 indicated highly variable ground conditions, raw unfactored infiltration rates that ranged from 0 mm/hour (i.e. no infiltration) to ~300 mm/hour and a shallow groundwater table typically encountered at depths of less than 2 metres below ground level.

Areas of poorer test results correlate with areas where the soil type is predominantly silt, where the groundwater level was shallowest, and, in areas of the Site already identified as being of low irrigation capacity. Conversely, the highest test results correlate to areas where the soil type is predominantly sand and gravel.

The shallow groundwater level identified by this initial testing was considered to be a significant limitation on the potential for soakage, and so further investigation and testing were undertaken to assess if the groundwater level might be perched, and if there might be a deeper unsaturated zone below this that could be targeted for soakage. However subsequent testing undertaken in late 2023 has confirmed that the shallow water level is extensive across the site and did not identify any deeper horizons that would be suitable for soakage of stormwater.

With regards to the Master Plan and recommendations for the stormwater strategy:

- *The combination of a shallow depth to water table, prevalence of fine-grained soils and only moderate raw infiltration rates is an impediment to centralised (large scale) soakage.*
- *It is recommended that the stormwater designers consider alternative stormwater management philosophies that do not rely on centralised soakage.*
- *Some on-lot soakage may be possible but would require careful siting and site-specific testing and design at each location. On-lot soakage could be identified as a future design opportunity for individual sites but should not be relied upon now.*
- *The shallow depth to groundwater in the vicinity of the stream will also be a consideration for attenuation basins. Basins that extend below the groundwater table will either require lining (and provision for uplift) or, may require some permanent discharge of groundwater to provide the necessary storage volumes.*

Ongoing monitoring of groundwater levels is recommended to support future design stages, including the design of attenuation basins.”

6.12 CULTURAL VALUES ASSESSMENT

Te Hira Limited was engaged to prepare a Cultural Impact Assessment in relation to Plan Change 14. The full report is presented as **Appendix M**. The report concludes with a Mana Whenua Position Statement which is provided (verbatim) as follows:

“Given that the PC 14 is earmarked for industrial development, it's important to note that it lies within a significant heritage area that spans a relatively large geographic area. This means that the industrial development plans should be approached with sensitivity and consideration for the historical and cultural significance of the surrounding heritage area.

For mana whenua, balancing the objectives of industrial progress with the preservation of the heritage elements distributed across this extensive region is a crucial aspect that requires careful planning and thoughtful execution.

The Mangaone Stream holds significant importance, and its connection to the Waikato River has implications for the provisions outlined in Te Ture Whai Mana. This connection underscores the need for a comprehensive understanding and integration of cultural and environmental considerations within the provisions to ensure the preservation and respectful treatment of the Mangaone and its association with the Waikato River.

*Ngāti Hauā Iwi Trust and Ngāti Korokī Kahukura as mana whenua **provide a neutral stance** for the Bardowie Plan Change 14 on the condition that Fonterra agrees and adopts the recommendations outlined in this report.”*

As previously discuss in Section 5, the CIA sets out 15 recommendations which Fonterra has agreed to adopt and implement as part of Plan Change 14 and its subsequent implementation.

6.13 URBAN DESIGN ASSESSMENT

Harrison Grierson Consultants Limited was engaged to undertake an Urban Design Assessment in relation to Plan Change 14. The full report is presented as **Appendix N**. The Conclusion of that report is provided (verbatim) as follows:

“The urban design process undertaken for the Mangaone Precinct Structure Plan Area is technically robust and demonstrates an appropriate level of urban design input for a project of this scale and nature.

Development of the Mangaone Precinct Structure Plan involved input by stakeholders and specialist technical consultants. This input has been informative and productive in terms of design issues identified. The client, Fonterra, has led stakeholder engagement to date, including with Iwi and neighbours.

The project design brief calls for flexibility in the future development staging, ownership and size of industrial lots created. This aspect is beneficial since development is able to respond as needs arise – the 5-hectare APL manufacturing facility is evidence of the large potential scale of development possible for this location. Flexibility in future activity types and lot sizes is enabled through the layout of the Mangaone Precinct Structure Plan, and can lead to positive urban design outcomes, providing that the effects (particularly those on the wider public) are appropriately managed.

The Design Principles and Guidelines provide context and inform the detailed design outcomes within the future development. They have been effective at informing proposed statutory provisions, and would continue to be effective when implemented through a private covenant which provides for ongoing review and management of the Precinct outside of the statutory planning methods.

The design outcomes anticipated for the Mangaone Precinct Structure Plan Area will, overall, be positive. The key features that will enable a well-functioning urban environment in future are:

- *The Mangaone Stream Reserve will establish a new public asset for the community and represents an opportunity for significant enhancement to the natural and cultural landscape in this location.*
- *The Central Focal Area will provide for high-amenity outcomes within the Mangaone Precinct Structure Plan Area by providing for complementary services and facilities serving the day-to-day needs of workers and by encouraging quality industrial operations to establish in this location.*
- *The Mangaone Precinct Structure Plan map, along with the Design Principles and Guidelines package, encourages detailed design outcomes appropriate for the Mangaone Precinct Structure Plan Area and the context of the*

surrounding area. These can be utilised as a framework for guiding for all future development proposals.

- *The character of surrounding rural areas has been respected through unique landscape and building design response.*

Overall, this proposal incorporates good quality urban design outcomes that will establish the fundamental aspects that enable future development to become a successful and positive part of the Waipā community in years to come.”

6.14 SUMMARY OF EFFECTS

As set out above, the preparation of Plan Change 14 has included the preparation of a range of technical reports which have assessed the effects of the proposed Mangaone Precinct on the environment. This has included reports which focus on the manner in which the industrial activities can be appropriately serviced in terms of three waters and transportation.

In summary (in the order in which the reports have been discussed above) the following key conclusions have been reached.

Landscape Effects – A comprehensive range of mitigation measures have been developed to address the landscape effects associated with the Bardowie Farm being transitioned from a Rural Zone to an Industrial Zone. The management of the interface between the Mangaone Precinct and the rural-residential properties on the opposite side of Swayne Road and Zig Zag Road has been a priority. The Landscape Assessment concludes that the PC14 Structure Plan and provisions are viewed as an appropriate and acceptable approach to address the effects to landscape values for an area that is anticipating changes as identified in the Waipā District Plan.

Ecological Effects – The Ecological Assessment concludes that Plan Change 14 will provide for significant enhancements to the condition, extent, diversity, and connectivity of native vegetation, waterways, riparian margins, wetlands, and habitats for wildlife. The overall outcome from the proposed Plan Change will be a clear, positive, net-benefit for indigenous biodiversity values and ecological services. This net-gain will be most evident through the establishment of the Mangaone Stream Reserve incorporating extensive native revegetation along riparian margins and natural and constructed wetlands. It is also concluded that measures forming part of Plan Change 14 are sufficient to address the effects of the development of the Mangaone Precinct on long-tailed bats and their habitats.

Archaeological Effects – There is very limited archaeology on the land the subject of Plan Change 14. The Archaeological Assessment concludes that there are likely to be archaeological deposits within the subject site. These are most likely concentrated close to the depressions seen on the LiDAR and where the possible garden soils were identified in the hand-augers, and in the location of the probable Lamb dwelling. However, since there is no current reason to suspect that extensive archaeological evidence is present

with the development there are no known reasons to alter the PC14 proposal based on archaeological values.

Civil Infrastructure – There are options available to service the Mangaone Precinct in relation to water supply, wastewater reticulation, and electricity supply.

Stormwater Management – Stormwater can be managed with a combination of road swales and constructed wetlands. Larger events up to the 100-year storm will be conveyed overland and be attenuated within communal wetlands with controlled discharge to the Mangaone Stream network.

Transportation Effects – The ITA concludes that Plan Change 14 is consistent with, and able to appropriately align with, the relevant objectives, policies, and rules of the District Plan. The potential long-term traffic related effects are assessed as being manageable, with appropriate and timely infrastructure responses.

Economic Effects – The Economic Assessment concludes that the economic benefits of advancing Plan Change 14 (e.g., increased industrial land capacity, improved land use efficiency, greater level of growth, potential decrease in industrial land price, etc) would significantly outweigh the economic costs associated with additional infrastructure investment requirement. Bringing forward the release of the Mangaone Precinct is appropriate when assessed against Policy UFD-M49 and the relevant criteria in Appendix 13 of the Waikato RPS. The rezoning would bring material economic benefits to Cambridge, stimulate employment and growth, create a more competitive industrial market and assist in creating a well-functioning urban environment.

Contaminated Land – There are no land contamination issues preventing the approval of Plan Change 14. The Detailed Site Investigation makes a number of recommendations which will be implemented as part of the resource consent application processes at a later date.

Geotechnical Assessment – The Geotechnical Assessment concludes that there are no geotechnical natural hazards were identified (as listed in the RMA) that are considered an undue impediment to future development or that cannot be reasonably addressed by typical engineering design & construction or via ground improvement options suitable for the mitigation of liquefaction-induced settlement.

Hydrogeological Assessment – The Hydrogeological Assessment concludes that shallow groundwater levels are a significant limitation on the potential for soakage. Recommendations have been made with have influenced the stormwater management strategy discussed above.

Cultural Effects – The CIA identifies the cultural significance of the Hautapu area and the wider environment. Ngāti Hauā Iwi Trust and Ngāti Korokī Kahukura as mana whenua are taking a neutral stance in relation to Plan Change 14 on the condition that Fonterra agrees and adopts the recommendations outlined in the CIA. It sets out 15 recommendations

which Fonterra has agreed to adopt and implement as part of Plan Change 14 and its subsequent implementation.

Urban Design – The Urban Design Statement has developed good quality urban design outcomes that will establish the fundamental aspects that enable future development to become a successful and positive part of the Waipā community in years to come. The Design Guidelines developed as part of the Urban Design Statement have been adopted within the various planning provisions where appropriate (e.g. as permitted activity performance standards) or will otherwise be the subject of private covenants (where a higher standard of outcome is desired beyond what is necessary for the District Plan to meet the requirements of the RMA).

Plan Change 14 Planning Provisions - All of the technical work described and summarised above has culminated in a set of proposed planning provisions which are being advanced by way of Plan Change 14. This includes a Structure Plan which will guide industrial development in the Mangaone Precinct. The planning provisions include a wide range of measures which are intended to ensure the achievement of key outcomes such as:

- The maintenance and enhancement of the cultural, ecological, and amenity values of the Mangaone Stream and its margins;
- The careful management of the industrial interface with rural-residential properties on the opposite side of Swayne Road and Zig Zag Road;
- A high standard of industrial development;
- Adequate servicing of the Mangaone Precinct in relation to three waters and transportation; and
- The management of stormwater in accordance with relevant engineering best practice.

7. STATUTORY CONSIDERATIONS

7.1 INTRODUCTION

The request to advance Plan Change 14 has been made in accordance with the requirements of sections 74 and 75 of the RMA.

Section 75(3) of the RMA requires that a district plan must give effect to:

- Any national policy statement;
- Any New Zealand coastal policy statement;
- A national planning standard; and
- Any regional policy statement.

Section 74 sets out matters which are to be considered by WDC when preparing or changing district plans. This section states that any change to a district plan must be in accordance with the functions set out in section 31, the provisions of Part 2, its obligation to prepare a section 32 report, a national policy statement, a national planning standard and any regulations. WDC shall also have regard to any proposed regional policy statement, proposed regional plan, and management plans and strategies prepared under other acts, together with any relevant planning document recognised by an iwi authority lodged with the territorial authority.

The following statutory planning documents are therefore considered relevant to Plan Change 14 and have been considered accordingly:

- Part 2 of the RMA;
- National Policy Statement on Urban Development 2020 (“**NPS-UD**”);
- National Policy Statement for Highly Productive Land 2022 (“**NPS-HPL**”);
- National Policy Statement for Freshwater Management 2020 (“**NPS-FM**”);
- National Policy Statement for Indigenous Biodiversity 2023 (“**NPS-IB**”);
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“**NES-CS**”);
- Te Ture Whaimana o Te Awa o Waikato (“**Te Ture Whaimana**”);
- Waikato Regional Policy Statement (“**RPS**”);
- Tai Tumu, Tai Pari, Tai Ao - Waikato-Tainui Environmental Plan;
- Te Rautaki Tāmata Ao Turoa o Hauā - Ngāti Hauā Environmental Management Plan; and
- Te Rautaki Taiao a Raukawa – Raukawa Environment Management Plan.

In addition, the following matters are also considered in this report:

- Future Proof Strategy; and
- Waipā 2050 District Growth Strategy.

The following sections provide an analysis of Plan Change 14 against the relevant statutory documents.

7.2 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

Section 5 of the RMA states as its purpose:

1. *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
2. *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In respect of Plan Change 14, the purpose of the Act is promoted by enabling industrial development to occur in planned growth areas which will have a positive effect on the rate and amount of development within the district. In terms of effects on the environment, the proposed management of the interface with the Mangaone Stream and existing wetlands within the site and the proposed industrial development is a key consideration. Similarly, the interface with the rural-residential properties on Swayne Road and Zig Zag Road is a key consideration.

The proposed stormwater management options present an opportunity to ensure an efficient and effective management of stormwater across the Plan Change 14 area, thus ultimately having positive effects through the development and/or enhancement of wetlands that will provide water quality treatment and storage to control the flow of stormwater to the Mangaone Stream.

In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to the use, development and protection of natural and physical resources, are required to recognise and provide for the matters of national importance identified in Section 6 of the Act. Of relevance to Plan Change 14 is the preservation of the natural character of the Mangaone Stream and its margins and the management of risks from natural hazards.

Regarding the management of the interface with Mangaone Stream, the specific provisions ensure that the character Mangaone Stream is appropriately preserved and improved where possible. The implementation of a Riparian Management Plan for the proposed Mangaone Stream Reserve prior to industrial development aims to provide positive indigenous biodiversity and amenity outcomes for the Mangaone Stream.

Similarly, the establishment of the Mangaone Stream Reserve on both sides of the Mangaone Stream will appropriately mitigate the encroachment of development near the stream and provides an appropriate buffer to minimise stormwater runoff and potential erosion effects. As such, potential effects on the Mangaone Stream will be appropriately mitigated and the character of the stream and its margins enhanced. This includes the protection of high value bat habitat.

Section 7 of the Act identifies other matters that particular regard is to be given to, including, but not limited to kaitiakitanga, efficient use and development of natural and physical resources, enhancement of amenity values and enhancement of the quality of the environment. With regard to Plan Change 14, the rezoning of the site aligns with the matters outlined in Section 7, in that industrial development is provided for within a location already deemed appropriate, and not in the wider rural environment of the District.

Section 8 of the Act requires that the principles of the Te Tiriti o Waitangi (the Treaty of Waitangi) be taken into account. Fonterra is committed to affirming the principles of partnership by formally establishing a Memorandum of Understanding (“**MoU**”) with Ngāti Hauā and Ngāti Korokī Kahukura as set out in the Cultural Values Assessment (**Appendix M**). Ngāti Hauā and Ngāti Korokī Kahukura have participated in the development of Plan Change 14 by attending site visits and imparting mātauranga regarding the Mangaone Precinct Structure Plan Area and associated values. Specific Plan Change 14 provisions protect cultural values associated with the Mangaone Precinct Structure Plan Area, including controls to preserve the mauri and the spritual, social and cultural significance of Mangaone Stream through the establishment of the Mangaone Stream Reserve.

It is considered that Plan Change 14 does not contravene the principles of Te Tiriti o Waitangi in any way. Plan Change 14 has been formulated to achieve the purpose and principles of the Act in Part 2, and in accordance with Section 32 of the Act.

7.3 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The NPS-UD was gazetted on 23 July 2020 and has legal effect from 20 August 2020. It identifies Waipā District as a high-growth urban area and a Tier 1 urban environment.

The NPS-UD recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; and
- Providing sufficient development capacity to meet the different needs of people and communities.

While the NPS-UD is a high-level Central Government policy document, the principles within it must be given effect to by WDC. In the context of making planning decisions, the NPS-UD directs WDC to:

- Improve housing affordability by supporting land and development markets (Objective 2);
- Take into account the principles of the Treaty (Te Tiriti o Waitangi) (Objective 5); and
- Use robust and frequently updated information about urban environments to inform planning decisions (Objective 7).

The proposal does not relate directly to the provision of housing, however, Plan Change 14 directly responds to demand for industrial land within the Cambridge / Hautapu area from 2027 / 2028 onwards. The Economic Assessment found that the rezoning of 79.2 ha from Rural Zone to Industrial Zone would bring material economic benefits to Cambridge, stimulate employment and growth, create a more competitive industrial market, and assist in creating a well-functioning urban environment.

As set out above, it is considered that Plan Change 14 does not contravene the principles of Te Tiriti in any way.

The Applicant has undertaken a number of robust and detailed investigations to inform the development of Plan Change 14. These are summarised in Section 6 of this report and attached in full as appendices.

Planning decisions are required to contribute to well-functioning urban environments, in the ways described in Policy 1. Plan Change 14 contributes to well-functioning environments as follows:

- The site is identified as an industrial growth area, demonstrating that the site is a suitable size and location for industrial uses;
- The Integrated Transport Assessment concludes that Plan Change 14 aligns well with the ultimate transport network expected and that the plan change and Structure Plan can be accommodated, with the supporting transport infrastructure and associated staging provisions recommended;
- The Economic Assessment concludes that Plan Change 14 would support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets;
- Plan Change 14 enables industrial development to be clustered together, which can contribute towards reductions in greenhouse gas emissions by reducing travel distances within the sector. In addition, all streets offer footpaths and cycle ways to promote the use of active modes; and
- The Structure Plan promotes resilience to current and future effects of climate change through consideration of flood risk and stormwater management.

WDC is also required to have particular regard to the matters set out in Policy 6, which are assessed as follows:

- While a Future Development Strategy under the NPS-UD has not yet been confirmed for the Waipā District, the site is identified for future growth in two relevant growth strategies. Future Proof is a sub-regional strategy for the Hamilton City, Waikato and Waipā districts' growth with a 30-year timeframe. Waipā 2050 provides direction on where development and growth should be accommodated within the district out to 2050. Alignment with these strategies is assessed below.
- It is acknowledged that development of industrial land enlivened by Plan Change 14 will unavoidably change amenity values appreciated by some people, however as Policy 6(b) clearly states, this change is not necessarily an adverse effect. The proposed Structure Plan and associated planning provisions seek to retain and enhance natural features of the site and ensure development occurs in a cohesive and safe manner to ensure a high level of amenity associated with an urban environment is established and maintained.
- The Economic Assessment confirms that Plan Change 14 will result in benefits consistent with well-functioning urban environments.
- The development is responsive to industrial land demand.
- As noted above, the Structure Plan promotes resilience to current and future effects of climate change through consideration of flood risk and stormwater management.

Accordingly, Plan Change 14 is considered to give effect to the relevant objectives and policies of the NPS-UD.

7.4 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2020

The Government enacted the NPS-HPL in October 2020. The single objective of the NPS-HPL is that “highly productive land is protected for use in land-based primary production, both now and for future generations”.

Councils are required to map and manage highly productive land in an integrated manner which considers interactions with both freshwater management and urban development (Policy 2). The rezoning of highly productive land is to be avoided except where provided for by the NPS-HPL (Policy 5).

The land within the site is classified as LUC 1. In the transitional period, until a regional policy statement containing maps of highly productive land is operative, each territorial and consent authority is to refer to land zoned general rural or rural production and with a LUC 1, 2 or 3 as highly productive land (clause 3.5(7)). However, the NPS-HPL does not apply to land "*identified for future urban development*", which is defined to cover land suitable for commencing urban development over the next 10 years, where identified in a strategic planning document.

The land the subject of Plan Change 14 forms part of the C10 Industrial Growth Cell in the Waipā District Plan which is programmed for urban development from 2035 onwards. By the time Plan Change 14 is likely to be operative (i.e. next year / 2025), it will fall within the

period of the "next 10 years" when assessed against the 2035 timeframe in the Waipa District Plan for the C10 Industrial Growth Cell. In this context, the NPS-HPL would not apply to the Plan Change 14 land. However, for completeness, we have undertaken an assessment on the assumption the NPS-HPL applies (as has the Economic Assessment in **Appendix I**).

Clause 3.6 of the NPS-HPL sets out the matters WDC, as a Tier 1 territorial authority, must consider when rezoning highly productive land.

In this regard, it is noted that:

- Plan Change 14 responds to demand for industrial land and the site is identified in the Waipā 2050 Growth Strategy and the Waipa District Plan Appendix S1 – Future Growth Cells as part of the Cambridge / Hautapu C10 Industrial Growth Cell;
- The Economic Assessment confirms that there are no other practical locations within the Cambridge area that would be more suitable or economically efficient to rezone for industrial activity than the Plan Change 14 area;
- The Economic Assessment confirms that the economic benefits of Plan Change 14 significantly outweigh the economic costs associated with additional infrastructure investment requirement; and
- Specific provisions of Plan Change 14, including the Structure Plan, provide for environmental, social, and cultural benefits which would not otherwise be realised.

On the basis of the above, and the more detailed analysis in the Economic Assessment (**Appendix I**), Plan Change 14 is therefore consistent with the requirements of Clause 3.6 and can be rezoned from Rural Zone to Industrial Zone.

7.5 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The NPS-FM came into effect on 3 September 2020. It sets out the objectives and policies for freshwater management under the RMA. The NPS-FM introduced new requirements that seek to provide for the management of freshwater resources in accordance with Te Mana o te Wai, and to facilitate a greater focus on:

- Prioritising the health and wellbeing of waterbodies;
- Improving degraded water bodies;
- Involving tangata whenua in the management of freshwater; and
- Increasing protection of natural inland wetlands.

The NPS-FM (together with the National Environmental Standards for Freshwater 2020 (“**NES-F**”)) has been considered in preparation of Plan Change 14 in that significant investigation has been undertaken to understand hydrology of the site and associated ecological values and manage these appropriately. The site contains nine natural wetlands which have low to moderately high ecological value, and the Mangaone Stream is the only watercourse defined as a ‘river’ (as per the definition in the RMA).

As demonstrated by the insertion of new Objective 7.3.4.h and new Policy 7.3.4.11, Plan Change 14 has been developed in order to ensure freshwater is managed in an integrated way that gives effect to Te Mana o te Wai (Policies 1 and 3). The Mangaone Stream and the natural inland wetlands are protected from infilling and diversion of water by the creation of the Mangone Stream Reserve identified in the Mangaone Precinct Structure Plan, and their enhancement is promoted by adding to existing native restoration planting. Rivers, natural wetlands and constructed wetlands will be buffered by a 10 m margin of native plantings. These buffers and the features themselves will be incorporated in the proposed Mangaone Stream Reserve. These measures ensure that there is no further loss of natural inland wetlands (Policy 6), or loss of river extent or values (Policy 7), and the habitats of indigenous freshwater species are protected (Policy 9).

Consideration has also been given to stormwater management to ensure appropriate water quality treatment and flood mitigation to ensure the health and well-being of receiving water bodies and freshwater ecosystems is maintained (Policies 3 and 5).

It is therefore considered that Plan Change 14 gives effect to the objective and relevant policies of the NPS-FM.

It is also noted that resource consent would be required from the Waikato Regional Council should any future activities not permitted by the NES-F be proposed within 10m of the identified natural inland wetlands.

7.6 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERISTY 2023

The NPS-IB took effect on 4 August 2023. It provides direction to councils to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally.

A detailed Ecological Values and Effects Assessment and a Bat Survey (**Appendix D**) were commissioned to inform the development of Plan Change 14, the Structure Plan and planning provisions. Advice was sought from Gerry Kessels of Bluewattle Ecology in relation to the nature and extent of plan provisions to address the management of bat habitat with the Mangaone Precinct.

Indigenous biodiversity within the Mangaone Precinct will be maintained and enhanced in a manner consistent with the NPS-IB policies, as follows:

- Indigenous vegetation is to be retained and planted setbacks around Mangaone Stream and natural inland wetlands are proposed in accordance with a Mangaone Stream Management Plan (to be prepared supporting the first subdivision consent application to create industrial lots within the Mangaone Precinct Structure Plan Area) to improve resilience to the effects climate change and to provide for the restoration of indigenous biodiversity in an urban environment (Policies 4, 13 and 14);
- No Significant Natural Areas were identified (Policies 6 and 7);

- There is evidence to suggest that long-tailed bats are using a portion of the Plan Change 14 area along Mangaone Stream as foraging or commuting habitat. A High Value Bat Habitat Area has been identified in the Mangaone Precinct Structure Plan and will be protected with the proposed Mangaone Stream Reserve straddling the Mangaone Stream. New Rule 7.4.2.42 is also proposed as part of Plan Change 14 to limit lighting to avoid adverse effects on long-tailed bats (Policy 15); and
- Plan Change 14 contributes to New Zealand’s social, economic, cultural and environmental well-being (Policy 10).

Accordingly, Plan Change 14 gives effect to the NPS-IB objective to maintain indigenous biodiversity across New Zealand.

7.7 RESOURCE MANAGEMENT (NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011

The NES-CS applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems.

A Detailed Site Investigation has been undertaken for the Plan Change 14 area (**Appendix J**). A site management plan is to be developed and where contaminants exceed background concentrations or applicable criteria, remediation will occur in accordance with the requirements of the NES-CS at the resource consent stage.

7.8 TE TURE WHAIMANA O TE AWA O WAIKATO

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngāti Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 inserted the Vision and Strategy for the Waikato River (the “**Vision and Strategy**”) into the Waikato Regional Policy Statement.

The Vision and Strategy prevails over any inconsistent provisions in a National Policy Statement or the New Zealand Coastal Policy Statement.

The Vision and Strategy applies to the area of the Waikato River from Huka Falls to Te Puuaha o Waikato (Port Waikato) and the Waipa River from its junction with the Punui River to its confluence with the Waikato River at Ngaruawahia. This area includes Cambridge and the C10 Industrial Growth Cell.

The Vision for the Waikato River is:

“... for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.”

There are 13 objectives included to realise the above Vision, 12 strategies to achieve those objectives and 18 methods to implement those strategies.

Of these provisions, it is the 13 objectives which contain the desired outcomes for the management of the Waikato River:

- A. *The restoration and protection of the health and wellbeing of the Waikato River.*
- B. *The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.*
- C. *The restoration and protection of the relationship of Waikato River Iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.*
- D. *The restoration and protection of the relationship of the Waikato Region's communities with the Waikato River including their economic, social, cultural and spiritual relationships.*
- E. *The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.*
- F. *The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.*
- G. *The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.*
- H. *The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.*
- I. *The protection and enhancement of significant sites, fisheries, flora and fauna.*
- J. *The recognition that the strategic importance of the Waikato River to New Zealand's social, cultural, environmental and economic wellbeing is subject to the restoration and protection of the health and wellbeing of the Waikato River.*
- K. *The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.*
- L. *The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.*
- M. *The application to the above of both maatauranga Maaori and latest available scientific methods.*

The Vision and Strategy has been fully considered during the formulation of Plan Change 14, the Structure Plan and associated planning provisions. In particular, the Structure Plan sets out to provide for a sustainable stormwater management approach that minimises impacts on the Mangaone Stream and Waikato River. The proposed Mangaone Stream Reserve and additional planting and setbacks along the Mangaone Stream and identified

natural inland wetlands will also contribute to managing potential adverse cumulative effects on the well-being of the Waikato River.

Of note, Plan Change 14 will result in an overall reduction in nutrient discharges (nitrogen and phosphorus) due to the progressive cessation of agricultural use and subsequent development of industrial uses. This results in a 'betterment' to the Waikato River catchment as required by the Vision and Strategy.

Ngāti Hauā Iwi Trust and Ngāti Korokī Kahukura have provided further comment on the proposal's consistency with Te Ture Whaimana o Te Awa o Waikato objectives. As noted in the CIA, Fonterra have signed an MoU with Ngāti Hauā Iwi Trust and Ngāti Korokī Kahukura to affirm the ongoing relationship and formalised their commitment to the partnership outcomes associated with Plan Change 14.

7.9 WAIKATO REGIONAL POLICY STATEMENT: TE TAUĀKĪ KAUPAPAHERE TE-ROHE O WAIKATO

The RPS provides an overview of the resource management issues in the Waikato Region, and the ways in which integrated management of the region's natural and physical resources will be achieved.

The RPS is currently subject to RPS Change 1 to incorporate requirements of the NPS-UD and reflect the updated Future Proof Strategy. The decisions version of RPS Change 1 was publicly notified on 15 November 2023 and three appeals were lodged with the Environment Court.³ There are no appeals on RPS Change 1 which are considered to have a material effect on how the Plan Change 14 is assessed under the RPS (on the assumption that there is no dispute that the C10 Industrial Growth Cell forms part of the Strategic Industrial Node relating to the Hautapu area as shown on Map 43 of the RPS). As such, the relevant provisions of the decisions version of RPS Change 1 are considered below.

Part 2 of the RPS sets out objectives and policies relating to the integrated management of resources. The relevant provisions are:

IM-01 – Integrated management

Natural and physical resources are managed in a way that recognises:

- 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;*
- 2. natural processes that inherently occur without human management or interference;*
- 3. the complex interactions between air, water, land and all living things;*

³ One appeal was lodged by Fonterra which seeks to clarify the location of Strategic Industrial Nodes on proposed Map 43 and to clarify related Policy UFD-P11.

4. *the needs of current and future generations;*
5. *the relationships between environmental, social, economic and cultural wellbeing;*
6. *the need to work with agencies, landowners, resource users and communities; and*
7. *the interrelationship of natural resources with the built environment.*

The Applicant has undertaken an integrated approach to developing the Structure Plan and planning provisions forming part of Plan Change 14. This approach facilitated the generation of comprehensive design solutions, involving collaboration across urban design, landscape, ecology, cultural aspects, transport, and civil engineering. As a result, Plan Change 14 ensures that demand for industrial land can be met while providing for environmental, social, economic, and cultural well-being.

Plan Change 14 gives effect to the relevant policies which support integrated management because:

- Detailed investigations recognise and respond to the inter-connected nature and multiple values of physical and natural resources (IM-P1.1, IM-P1.3 and IM-P1.4).
- The proposed Structure Plan will optimise efficiency within the Mangaone Precinct and its connectivity to existing industrial zones and the wider Waikato Region, thus maximising the benefits and efficiencies of working together (IM-P1.2).
- The proposed Structure Plan and planning provisions maximise opportunities to achieve multiple objectives (IM-P1.5).
- It responds to demand for industrial land including accordance with long-term strategic plans (IM-P1.6).
- The proposal sets a clear limit of the expansion area, which will be bound by the extent of the rezoned area and reinforced by the Structure Plan (IM-P1.8).

IM-O5 – Climate change

Land use is managed to:

1. *avoid the potential adverse effects of climate change induced weather variability and sea level rise on:*
 - a. *amenity;*
 - b. *the built environment, including infrastructure;*
 - c. *indigenous biodiversity;*
 - d. *natural character;*
 - e. *public health and safety; and*
 - f. *public access.*
2. *support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.*

Plan Change 14 will avoid the potential adverse effects of climate change induced weather variability, such a flooding risk, through the implementation of setbacks from Mangaone Stream and stormwater management measures.

Reductions in greenhouse gas emissions within an urban environment are supported through an integrated transport approach which includes providing options for active modes of transport and reducing commuting to employment opportunities further afield.

IM-07 – Relationship of tangata whenua with the environment

The relationship of tangata whenua with the environment is recognised and provided for, including:

- 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and*
- 2. the role of tangata whenua as kaitiaki.*

A CIA has been prepared to recognise and provide for the relationship of mana whenua with the environment. This has incorporated aspects of mātauranga Māori into Plan Change 14 and enabled mana whenua to exercise kaitiakitanga. The CIA has included recommendations which have been adopted into the Plan Change as discussed in Section 5.4.

IM-09 – Amenity

- 1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and*
- 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.*

As noted above in relation to the NPS-UD, while Plan Change 14 inevitably results in a change to amenity values, these changes are not necessarily adverse. The Structure Plan and other planning provisions ensure that a high level of amenity associated with an urban environment is established and maintained. The management of the interface with rural-residential properties on the opposite side of Swayne Road and Zig Zag Road has been a particular focus including the development of rules to manage and limit any actual and/or potential effects.

The proposed Mangaone Stream Reserve in the vicinity of the Mangaone Stream has been developed as part of Plan Change 14 to specifically enhance the cultural, ecological, recreational and amenity values of the Mangaone Precinct.

Part 3 of the RPS includes objectives and policies related to urban form and built environment associated with long term strategic urban development, some of which are relevant to Plan Change 14. The RPS also sets out methods for the release of land out of

sequence or unanticipated urban development. The following provisions are relevant to the Proposed Plan Change.

UFD-O1 – Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. *promoting positive indigenous biodiversity outcomes;*
2. *preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
3. *integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
4. *integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
5. *recognising and protecting the value and long-term benefits of regionally significant infrastructure;*

[...]

12. *strategically planning for growth and development to create responsive and well-functioning urban environments, that:*
 - (a) *support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;*
 - (b) *improve housing choice, quality, and affordability;*
 - (c) *enable a variety of homes that enable Māori to express their cultural traditions and norms;*
 - (d) *ensure sufficient development capacity, supported by integrated infrastructure provision, including additional infrastructure, for community, and identified housing and business needs in the short, medium and long term;*
 - (e) *improves connectivity within urban areas, particularly by active transport and public transport;*
 - (f) *take into account the values and aspirations of hapū and iwi for urban development.*

UFD-M49 – Out-of-sequence or unanticipated urban development

District plans and development area plans can only consider an alternative urban land release, or an alternative timing of that land release, than that indicated on Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 35 in APP12 provided that:

1. *development proposals shall only be considered to be ‘significant’ for the purposes of UFD-P11 (7) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;*
2. *the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;*
3. *when identifying additional urban or village enablement areas not shown on Map 43 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;*

4. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;
5. the effects of the change are consistent with the development principles set out in APP11;
6. in relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

Plan Change 14 seeks to 'live zone' land that has already been deemed appropriate for industrial development (i.e. it is part of the C10 Industrial Growth Cell) to increase the supply of industrial land to meet demand. In doing so, Plan Change 14 brings forward the timing of the 'live zoning' of the Mangaone Precinct to improve the continuity of available industrial land for development. Furthermore, the technical assessments confirm the suitability of the land to accommodate industrial development including the ability to service the land for industrial development. The proposal is considered to be an efficient use of physical resources and will enable improved efficiency of land uses for the wider Hautapu Industrial Area, in accordance with the UFD-O1, UFD-M49 and the criteria in APP13 of the RPS (an analysis of the latter is presented below). See also the analysis of the same in the Economic Assessment (**Appendix I**).

7.9.1 Analysis of Plan Change 14 against Appendix 13 Responsive Planning Criteria

Clause	Criteria	Analysis
Criteria A		
A	That the development would add significantly to meeting a demonstrated need or shortfall for housing and business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.	<p>Little or no reliance should be placed on the Business Development Capacity Assessments ("BDCA") prepared to date on the basis that they have consistently underestimated the demand for industrial land. Future Proof has recently released an updated BDCA 2023 in recognition of the fact that the previous one is out of date. See the critique of the BDCA 2023 in the Economic Assessment (Appendix I).</p> <p>The 'on the ground' reality is that there has been, and remains, insufficient supply of industrial land to meet demand. Land that is 'plan enabled' does not equate to actual market supply. This situation is best illustrated in the Hautapu Structure Plan Area whereby a significant area of land has been 'plan enabled' for over a decade but the land owner has been unwilling to make his land available to the market.</p> <p>Plan Change 14 will significantly add to meeting the need or shortfall for business floor spaces. It has been prepared and advanced at the request</p>

Clause	Criteria	Analysis
		<p>of WDC in order to ensure that sufficient supply of industrial land is available to the market (against a backdrop of demand for industrial land in the Cambridge / Hautapu area exceeding supply over a long period of time).</p>
B	<p>That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:</p> <ul style="list-style-type: none"> ➤ Have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or enable a variety of sites that are suitable for different business sectors in terms of location and site size; ➤ Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets. 	<p>A Cultural Impact Assessment has been prepared as part of Plan Change 14 which allows Māori to express cultural traditions and norms and provide a better understanding of their cultural values.</p> <p>Further, Plan Change 14 will enable a 79.2 ha (47.6 ha net) extension to the wider Hautapu Industrial Area providing for economic growth within Cambridge and the Waipā District. It will introduce a Structure Plan into the District Plan to guide the future development of the Mangaone Precinct and will therefore enable a variety of sites that will be suitable for different business sectors in terms of location and site size.</p> <p>Plan Change 14 will not have any adverse impacts on the competitive operation of land and development markets as it will ensure that sufficient supply of industrial land is available to the markets. The current tight supply of industrial land is contributing the high cost of industrial land. Plan Change 14 will help to address that issue.</p>
C	<p>That the development is consistent with the Future Proof Strategy guiding principles, and growth management directions (as set out in Sections B2, B3, B6, B7, B8, B9 and B11 of the strategy).</p>	<p>Plan Change 14 will not offend any of the applicable Future Proof Strategy guiding principles and growth management directions.</p> <p>As mentioned earlier in this document, the land has been earmarked for industrial development for many years. The purpose of Plan Change 14 is to rezone land within the C10 Industrial Growth Cell at Hautapu from Rural Zone to Industrial Zone due to an ongoing shortage of industrial land being available to the market in the Cambridge / Hautapu area (as distinct from industrial land merely being “plan enabled”).</p>
D	<p>That the development has good accessibility for all people between housing, jobs, community services, natural spaces and open</p>	<p>Plan Change 14 is supported by a comprehensive ITA (Appendix H). The development of the Mangaone Precinct will ensure good accessibility from a roading, walking, cycling perspective. The Structure Plan will identify a Collector Road,</p>

Clause	Criteria	Analysis
	spaces, including by way of public or active transport.	<p>Local Roads, as well as points of connectivity to the wider roading network. The State Highway network is also located adjacent to the Mangaone Precinct and is accessed via the Victoria Road grade separated interchange.</p> <p>The Mangaone Stream runs through the northern part of the site. The Structure Plan provided as part of Plan Change 14 provides for a network of pedestrian and cycle paths along the stream banks and connecting to wider networks.</p>
E	In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.	There is commitment and capacity available for delivering Plan Change 14 as WDC have requested this to ensure that sufficient supply of industrial land is available to the market (against a backdrop of demand for industrial land in the Cambridge / Hautapu area exceeding supply over a long period of time). It is anticipated that the Mangaone Precinct can contribute to the supply of industrial land from 2027 / 2028 onwards following the commissioning of Fonterra's Wastewater Treatment Plant on the Hautapu Dairy Factory Site.
F	In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.	N/A – The provision of an increased supply of industrial land through Plan Change 14 is reflective of the planned C10 Industrial Growth Cell under the District Plan.
G	That the development protects and provides for human health.	Plan Change 14 will protect and provide for human health by increasing the supply of industrial land within the Cambridge / Hautapu area which will in turn have positive social and economic effects on the wider community. Resource consents are required for activities that have discharges to air. The proposed Mangaone Stream Reserve in the vicinity of the Mangaone Stream will contribute to positive outcomes in terms of human health due to the recreational and amenity values it will provide.

Clause	Criteria	Analysis
H	That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning that analysis.	N/A – Plan Change 14 is related to the sufficient supply of industrial land rather than supply of affordable housing stock.
I	That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure in the sub-region.	Plan Change 14 will not compromise the efficiency, affordability, or benefits of infrastructure in the sub-region. Any infrastructure required will typically be paid for by the developer in accordance with a Development Agreement (which is required by the proposed rules of Plan Change 14).
J	That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by local authorities or central government to support other growth areas.	The land associated with Plan Change 14 can be adequately serviced from a stormwater, water, and wastewater perspective in the future without undermining committed infrastructure investments made by local authorities or central government. In fact, it will utilise planned capacity in relation to water supply, wastewater reticulation and the roading network including the Waikato Expressway.
K	That the development demonstrates efficient use of local authority and central government financial resources including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.	Plan Change 14 demonstrates efficient use of local authority and central government financial resources because it will provide an increased supply of industrial land is available to the market (against a backdrop of demand for industrial land in the Cambridge / Hautapu area exceeding supply over a long period of time) as requested by WDC. The Development Agreement (which is required by the proposed rules of Plan Change 14) typically results in cost neutrality for public finances. The development of the Mangaone Precinct will increase the rates take for WDC, thereby contributing to finances.
L	The compatibility of any proposed land use with adjacent land uses including planned land uses.	The land is situated immediately east of the Bardowie Industrial Precinct. Further, the subject land has been earmarked for industrial

Clause	Criteria	Analysis
		<p>development for many years being part of the C10 Industrial Growth Cell. As such, the rezoning of the land to industrial is compatible with the adjacent land uses, including planned land uses. Careful attention has been paid to the interface with more sensitive surrounding land uses including rural-residential properties on the opposite side of Swayne Road and Zig Zag Road (including planning provisions to address any actual or potential effects).</p>
M	<p>That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.</p>	<p>Plan Change 14 will contribute to mode-shift by ensuring good accessibility from a roading, walking and cycling perspective. The Structure Plan will identify a Collector Road, Local Roads, as well as points of connectivity to the wider roading network. More importantly, increasing employment opportunities in Cambridge will reduce commuting to Hamilton and other remote employment locations.</p>
N	<p>That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.</p>	<p>Plan Change 14 will support a reduction in greenhouse gases by providing movement networks that encourage walking and cycling. As noted above, it will also help reduce commuting to Hamilton and other remote employment locations by providing greater employment opportunities in Cambridge.</p>
O	<p>That the development avoids areas identified as wāhi toitū on Map 44.</p>	<p>Map 44 is produced at such a small scale with few topographical points of reference that it is very difficult to determine whether or not a particular site is identified as wāhi toitū. However, it appears that Map 44 identifies the entirety of the C10 Industrial Growth Cell (including the Mangaone Precinct) as “Urban areas” (shaded teal) and the land is therefore not wāhi toitū. That outcome is to be expected given that the C10 Industrial Growth Cell has been earmarked for industrial development for many years.</p>
P	<p>During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its</p>	<p>N/A – see comment above in relation to Criterion O.</p>

Clause	Criteria	Analysis
	<p>subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as wāhi toitū.</p>	
Q	<p>That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development.</p>	<p>N/A – see comment above in relation to Criterion O.</p>
<p>Criteria B</p>		
A	<p>That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.</p>	<p>Plan Change 14 is enabling of planned growth within an urban enablement area. As already noted, Plan Change 14 will provide an increased supply of industrial land at an earlier timeframe than what is proposed for the C10 Industrial Growth Cell under the District Plan to address the issue of industrial land demand being greater than supply.</p> <p>Plan Change 14 is supported by an Economic Assessment (Appendix I) that concludes, with reference to the objectives and policies of the NPS-UD including Policy 8 that deals with “out of sequence with planned land release”, that Plan Change 14 “gives effect to these objectives and policies and is consistent with NPS-UD Policy 8, particularly in this instance where there is an imminent shortage of industrial land capacity in the short-medium term”.</p>
B	<p>That the development demonstrates that value capture can be implemented and that cost</p>	<p>Plan Change 14 demonstrates that value capture can be implemented as a Development Agreement will be put in place prior to any</p>

Clause	Criteria	Analysis
	neutrality for public finance can be achieved.	development occurring within the Plan Change 14 Structure Plan Area. The Development Agreement will specify all of those items of infrastructure that are required to be upgraded at full or partial cost to the developer.
C	That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.	Plan Change 14 will not adversely affect the function and vitality of existing rural settlements as the land has already been earmarked for future industrial development.
D	That the development would address an identified housing type/tenure/price point need.	N/A – Plan Change 14 is related to the sufficient supply of industrial land rather than housing supply.

The analysis undertaken above highlights that the following are key points in relation to Plan Change 14:

- Industrial land use and development is already intended by the District Plan through the C10 Industrial Growth Cell, the Waipā 2050 Growth Strategy and the Draft 2024 Future Proof Strategy;
- While industrial land use for the C10 Industrial Growth Cell is intended beyond 2035, it has become apparent that prior Future Proof strategies have underestimated the demand for industrial land (the fact that 56 ha of the C10 Industrial Growth Cell has already been rezoned to Industrial Zone prior to 2035 is illustrative of this situation). Therefore, it is considered that bringing the timeframe forward for industrial land provision and development is appropriate for the following reasons:
 - Little or no reliance should be placed on the previous BDCA or the recent BDCA 2023 for the reasons set out in the Economic Assessment (Appendix I).
 - The presence of the established industrial environment (the land is situated immediately east of the Bardowie Industrial Precinct), coupled with the site's locational attributes, reflect its inherent suitability for industrial activities;
 - The approval of the proposed rezoning would result in a net addition of 47.6 ha of industrial land to the Cambridge / Hautapu market;
 - While the provision of industrial land in the wider Hautapu area is “plan enabled”, this is not sufficient to actually deliver industrial land to the market. For market delivery of industrial land to occur, this will also require vendor willingness. An example of this scenario is the central part of the Hautapu Structure Plan Area where the landowner has been unwilling to make his land available to the market

for industrial development despite it being live zoned as Industrial Zone for over a decade; and

- While Fonterra is seeking the land to be rezoned to industrial prior to 2035, the subject land is not anticipated to be available to market until 2027-2028. Plan Change 14 would 'plan enable' a greater supply of industrial land by the end of 2024 or early 2025 (i.e. on the assumption that Plan Change 14 is approved by that time), however, Fonterra will be continuing to utilise the Bardowie Farm for spray irrigation until the commissioning of a Wastewater Treatment Plant (anticipated to be commissioned by 2026). Therefore, the impact of the proposal's net additional industrial land provision (47.6 ha) is not anticipated to commence affecting the existing industrial market before 2027 - 2028.

7.10 TAI TUMU, TAI PARI, TAI AO – WAIKATO TAINUI ENVIRONMENTAL MANAGEMENT PLAN

Tai Tumu, Tai Pari, Tai Ao has been developed out of Whakatupuranga 2050, which is a long-term development approach to building the capacity of Waikato-Tainui marae, hapuu, and iwi. The key strategic objectives include tribal identity and integrity, including "to grow our tribal estate and manage our natural resources". It was designed to enhance participation between Waikato-Tainui and agencies in resource and environmental management. It provides high level guidance on Waikato-Tainui values, principles, knowledge and perspectives on, relationship with, and objectives for natural resources and the environment.

Mana whenua representatives consistently expressed that the Hautapu area holds significant heritage value with numerous historically significant sites. The location of the Waikato River, and its connection to the Mangaone Stream that divides the site, underscores the rich historical and cultural importance of the area.

Customary Activities matters outlined in the Management Plan are:

- *The ability of Waikato-Tainui to undertake customary activities is protected and enhanced within the rohe, particularly on, in, and around waterways and their margins, including wetlands and reserves.*
- *To ensure that activities do not adversely affect Waikato-Tainui customary activities and use of resources, particularly on, in and around waterway and their margins, including wetlands and reserves.*

Measures will be taken to ensure the development will protect and enhance the Mangaone Stream and its margins including wetlands to ensure Waikato-Tainui customary activities are not adversely affected are incorporated into the Structure Plan and planning provisions.

Natural Heritage and Biosecurity matters outlined in the Management Plan are:

- *To ensure that the full range of Waikato ecosystem types found throughout the Waikato-Tainui rohe are robust and support representative native flora and fauna.*
- *Cultural, spiritual and ecological features of the Waikato landscape that are significant to Waikato-Tainui are protected and enhanced to improve the mauri of the land.*

Plan Change 14 has regard to natural heritage and biosecurity, noting the site has been historically used as agricultural farmland. Consideration of ecological and archaeological features has been woven into the development of the Structure Plan and planning provisions to ensure existing features and ecosystems are protected and enhanced. Extensive use of local native vegetation will be incorporated across the site where appropriate. Lighting conditions and other measures are proposed for ensuring that effects on long-tailed bats will be mitigated.

Valuable historical items, highly prized sites and sites of significance outlined in the Management Plan are:

- *The adverse effects of resource use and activity operation are managed so as to appropriately protect areas and sites of significance.*
- *To ensure that the adverse effects of resource use and activity operation are managed so as to appropriately protect areas and sites of significance.*

Plan Change 14 has regard to valuable historical items, highly prized sites and sites of significance. The Archaeological Assessment (**Appendix E**) (which does not purport to assess cultural values) identified that the project is located within a wider landscape that contains evidence of Māori occupation and use prior to 1864, and it is reasonable to conclude that archaeological evidence may be present below the topsoil. An application for an archaeological authority is recommended for any development works within the Bardowie Farm.

Natural Hazards outlined in the Management Plan are:

- *Land use and the construction of structures occurs in a way that does not increase the risk or magnitude of a natural hazard event, and that does not increase the risk or effects on human life or activity in the event that a natural hazard event occurs.*
- *To ensure that human, cultural, spiritual, or environmental wellbeing is appropriately considered when assessing natural hazard risks and/or the need for hazard protection structures.*
- *The cause and effects of climate change are understood and prepared for within the Waikato-Tainui rohe.*

Plan Change 14 has regard to natural hazards, noting future development of the site will implement measures to ensure the risk or magnitude of natural hazard events are not increased. Future development will incorporate recommendations from the Geotechnical Assessment (**Appendix K**) and best-practice stormwater management to ensure stormwater and flooding effects are avoided.

Freshwater matters outlined in the Management Plan are:

- *Waikato-Tainui engage and participate in the highest level of decision-making on matters that affect waters in the Waikato-Tainui rohe.*
- *To ensure that Waikato-Tainui engage and participate in the highest level of decision-making on matters that affect waters in the Waikato-Tainui rohe.*
- *Regulators to set clearer and higher water quality targets, and to develop and incentivise methods to achieve these targets.*
- *An integrated and holistic approach to management of water is achieved.*

Plan Change 14 has regard to freshwater, noting future development will incorporate best practice stormwater management to avoid adverse stormwater effects on receiving waterbodies. Planted setbacks are proposed on the margins of Mangone Stream and the identified natural inland wetlands.

Land Use Planning matters outlined in the Management Plan are:

- *Development principles are applied to land use and development (urban and rural) and, in particular, development in new growth cells, that enhance the environment.*
- *Urban and rural development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.*
- *Land use and development has positive environmental and cultural effects.*

Plan Change 14 has regard to land use planning outcomes, noting the Structure Plan has been developed through a collaborative process to achieve a high-quality urban environment in an identified growth cell. The Structure Plan has been informed by all relevant specialists as well as being presented to Waikato-Tainui iwi through a consultation process forming part of the preparation of the CIA to understand and have regard to cultural values.

7.11 TE RAUTAKI TĀMATA AO TUROA O HAUĀ — NGĀTI HAUĀ ENVIRONMENTAL MANAGEMENT PLAN

Te Rautaki Tāmata Ao Turoa o Hauā explains the importance of communication between local authorities and Ngāti Hauā in terms of keeping the Iwi Trust informed about projects, providing a feedback loop and opportunity for relationship building. One of the main issues identified in relation to water is the impact of activities on the quality of water within rivers, streams and aquifers. Plan Change 14 includes measures to protect and enhance the interface with the Mangaone Stream by way of riparian management and ecological / habitat enhancement.

The plan clearly outlines that engagement is expected and that the Iwi seek opportunities to participate in consent and site monitoring and restoration projects. Consultation has been undertaken with representatives of Ngāti Hauā as part of the preparation of the CIA. As noted in the CIA, Fonterra has signed an MoU with Ngāti Hauā Iwi Trust and Ngāti

Korokī Kahukura to affirm the ongoing relationship and formalised their commitment to the partnership outcomes associated with Plan Change 14.

Wāhanga Tuatoru – Ngā Kaupapa Here (Part 3 Our Policies) sets out issues, objectives, policies and actions sought by Ngāti Hauā in relation to the taiao.

Sustainable Land Use and Development matters outlined in the Management Plan are:

- *A more integrated, holistic and collective approach to sustainable land use, development and management within our rohe. This is to provide for population growth without compromising the productive capacity of our soils or life supporting capacity of our environment.*
- *The mauri of land and soils within our rohe to be restored and enhanced...*
- *Recognition of Ngāti Hauā values, interests and Mātauranga in relation to the sustainable management and development of land, particularly underutilised Māori Land, within our rohe...*

Plan Change 14 has regard to land use and development policies, noting the Structure Plan has been developed through a collaborative process to ensure the mauri of the productive capacity of soils and life supporting capacity of the environment is not compromised. Riparian margins and areas of indigenous habitat are proposed to be maintained and enhanced through planting using locally sourced native species and setbacks.

Te Wai Māori – Water matters outlined in the Management Plan are:

- *The mauri of freshwater within our rohe is restored and protected...*
- *Recognition of Ngāti Hauā values, interests and Mātauranga in relation to freshwater planning and management within our rohe...*

Plan Change 14 has regard to freshwater policies insofar as is reasonable for a change to a district plan in that best practice stormwater management is proposed to avoid adverse stormwater effects on receiving waterbodies. Planted setbacks are proposed on the margins of Mangone Stream and the identified natural inland wetlands, and wastewater is to be discharged into a reticulated system to support water quality outcomes.

Ngā Repo - Wetlands matters outlined in the Management Plan are:

- *Protect, restore and enhance the mauri of all wetlands and associated ecosystems within our rohe...*

Plan Change 14 has regard to wetland policies, noting that nine natural inland wetlands have been identified on the site. Planted setbacks are proposed for these and stormwater wetlands to ensure their mauri is protected, restored and enhanced.

Cultural Heritage matters outlined in the Management Plan are:

- *Manage the potential effects of land disturbance activities (e.g. earthworks) on our cultural heritage.*

Plan Change 14 has regard to cultural heritage policies, noting that no waahi tapu have been identified on the site. An application for an archaeological authority is recommended for any development works in the Bardowie Farm in order to protect and/or record potential evidence of historical Māori occupation.

Our Kaitiaki – Ngāti Hauā Tangata matters outlined in the Management Plan are:

- *Ngāti Hauā are empowered, prepared and provided with opportunities to be actively involved in resource management processes and decisions.*

As noted above, preparation of the CIA included consultation with representatives of Ngāti Hauā. Ngāti Hauā have also signed an MoU with Fonterra which formalises Fonterra’s commitment to the partnership outcomes associated with Plan Change 14.

7.12 TE RAUTAKI TAIAO A RAUKAWA – RAUKAWA ENVIRONMENTAL MANAGEMENT PLAN 2015

Te Rautaki Taiao a Raukawa is a statement of Raukawa issues, aspirations, and priorities in relation to the environment. The Plan provides a statement of Raukawa values, experiences, and aspirations pertaining to the use and management of our environment. It is also a living and practical document that will assist Raukawa to engage in and shape current and future policy, planning processes, and resource management decisions proactively and effectively.

It is noted that Cambridge is located along the boundary of the Raukawa Area of Association and outside the rohe boundary (refer **Figure 14**).

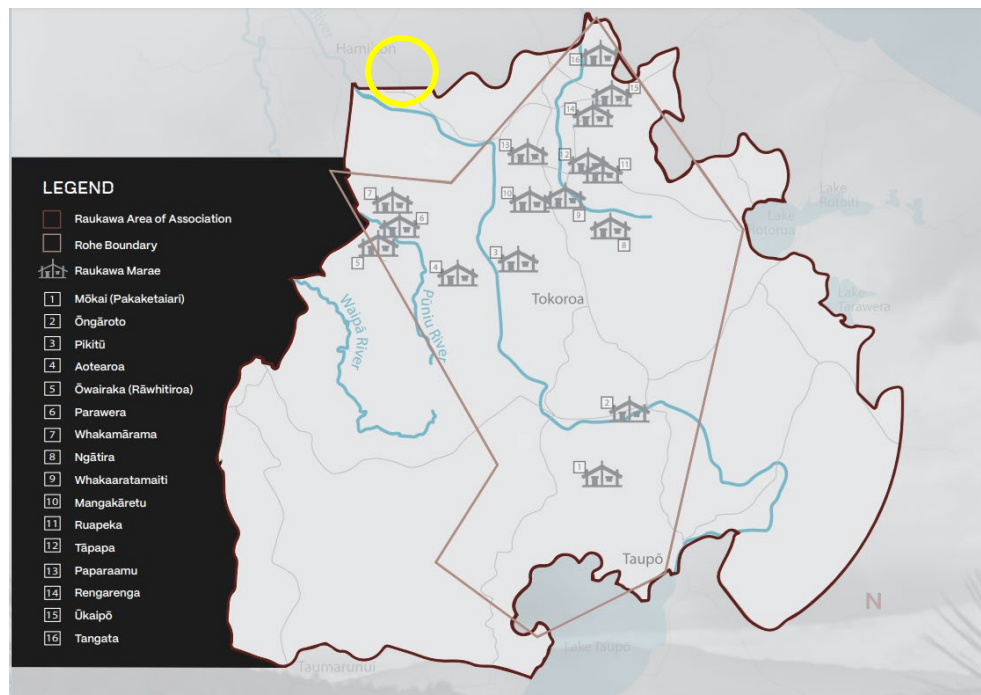


Figure 14: Raukawa Area of Association and Rohe Boundary, and the approximate location of the Plan Change 14 area (yellow circle)

Plan Change 14 has taken Te Rautaki Taiao a Raukawa into account by recognising that non-point source discharges such as those from on-site stormwater ultimately directly affect water quality and ensuring appropriate stormwater management systems are incorporated. In addition, opportunities to recognise interconnectedness and maintain and enhance indigenous biodiversity through planting riparian margins are emphasised through the Structure Plan and other planning provisions forming part of Plan Change 14.

7.13 OTHER CONSIDERATIONS

7.13.1 Future Proof Strategy

The Future Proof Strategy is a 30-year growth management and implementation plan for the Hamilton, Waipā and Waikato sub-region. It is currently under review and will become a Future Development Strategy to give effect to the NPS-UD. The Draft 2024 Future Proof Strategy is a high-level policy document with several principles and outcomes sought that are relevant to Plan Change 14.

The Hautapu area is identified as a Strategic Industrial Node, and the Mangaone Precinct is identified for long term development in the Draft 2024 Future Proof Strategy. As detailed above, demand for available industrial land has exceeded Future Proof projections, such that there is an under supply of available industrial land. Plan Change 14 intends to provide additional supply to meet demand in an area already reserved for industrial purposes in accordance with the relevant guiding principles:

- Plan Change 14 encourages vibrant city centre connected to thriving towns, villages and rural communities by ensuring industrial development is focussed on an existing development node and avoids unnecessary sprawl;
- The C10 Industrial Growth Cell has been earmarked for industrial development for many years and the Structure Plan and establishment of a limited Central Focal Area will ensure the proposal will not undermine the area of influence of established centres;
- The establishment of the Mangaone Stream Reserve will provide multiple benefits by protecting the natural environment, creating a blue-green corridor which protects High Value Bat Habitat, maintaining and enhancing natural inland wetlands, and contribute to the restoration of the health and well-being of the Waikato River;
- Plan Change 14 ensures affordable and sustainable resource use by enabling industrial development in an identified growth area and adjacent to existing urban environments which supports the efficient use of existing infrastructure;
- Specific provisions of Plan Change 14 ensure that the values of mana whenua are incorporated into industrial development, and that the unique relationship of mana whenua with the environment is recognised; and

- Plan Change 14 supports integrated transport and land use, will provide for active modes through the creation of cycling and walking paths and ensures sustainable resource use and climate resilience.

7.13.2 Waipā 2050 Growth Strategy

Waipā 2050 was updated in 2017 and provides direction for growth in the Waipā District. The document seeks to ensure that there is a comprehensive land use planning growth framework in place for a well-planned urban and rural environment. Hautapu is identified as the primary industrial node for Cambridge. Bardowie Farm provides the land necessary to support industrial development (there has been ongoing issues associated with accessing land in Hautapu for industrial development despite it being zoned Industrial).

Figure 15 below is from Waipā 2050, showing the Strategic Industrial Node at Hautapu.

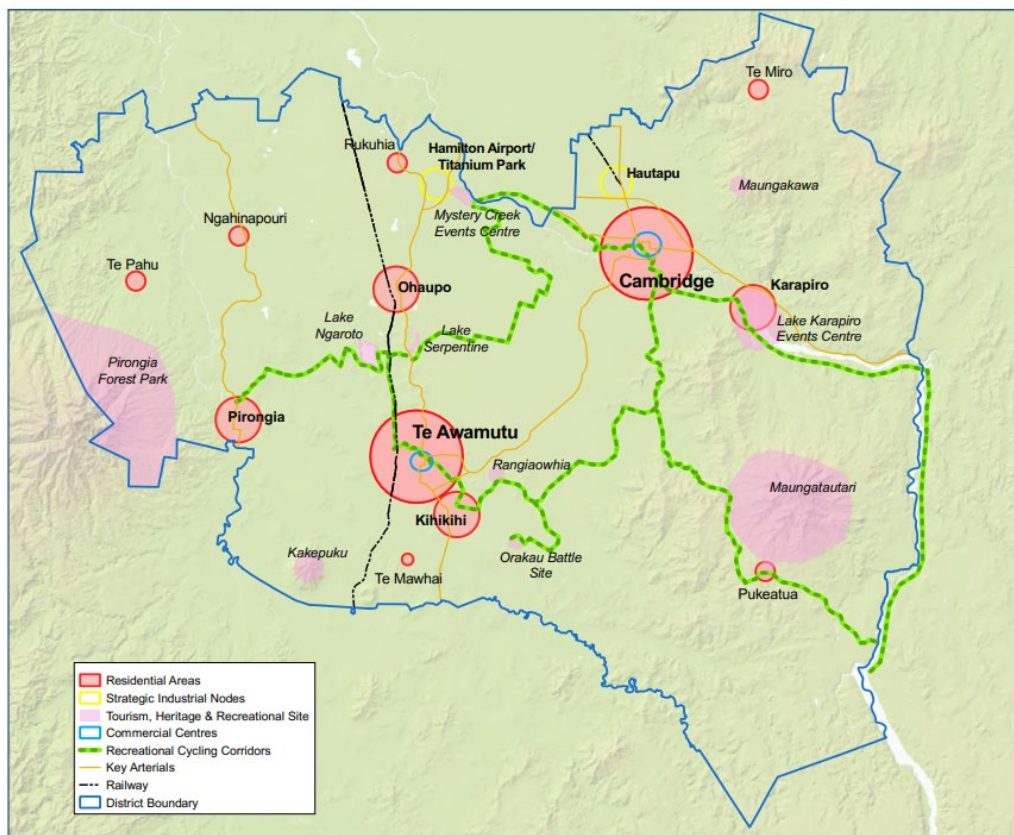


Figure 15: Waipā 2050 District Map

The expectation in Waipā 2050 regarding the site and the nature of the surrounding land use is that the site is adjacent to an existing industrial area and therefore development can be an expected part of the environment. Essentially the proposed revised regime will look to promote industrial development that is in accordance with the direction of the strategic planning document in a manner that promotes positive urban design outcomes and remedy the challenges with accessing appropriate industrial land in the Cambridge area.

As noted in the Economic Assessment (**Appendix I**), industrial growth and demand for industrial land has been underestimated. This reinforces the need for additional industrial land to provide employment opportunities.

Section 3.9 of the Strategy lists, as a key challenge, employment type, location of employment development and the need to provide employment opportunities within the district to make it more sustainable. Plan Change 14 provides an opportunity to promote employment opportunities within the Waipā District and reduce commuting to alternative employment opportunities further afield.

Based on the above, Plan Change 14 is considered to be consistent with Waipā 2050.

8. SECTION 32 EVALUATION

A Section 32 Evaluation Report is attached as **Appendix O**.

9. CONCLUSION

This report has been prepared to make, and support, Fonterra's request for a Private Plan Change to the Waipā District Plan. Plan Change 14 seeks to rezone the Bardowie Farm and the Kiwifruit Block from Rural Zone to Industrial Zone, adding some 79.2ha land (amounting to 47.6 ha net of addition industrial capacity) to the Cambridge/Hautapu market in the medium-term.

The request to advance Plan Change 14 has been made in accordance with the requirements of Sections 32, 74 and 75, and Schedule 1 of the RMA. The assessment has:

- Demonstrated that the objectives of Plan Change 14 are the most appropriate way to give effect to the purpose of the RMA and the proposed provisions are the most appropriate way to achieve the objectives;
- Demonstrated that Plan Change 14 will have positive environmental, social and economic effects and that any potential adverse effects can be managed through the amended District Plan provisions and subsequent resource consent applications; and
- Found that the request will give effect to the relevant National Policy Statements and the Waikato Regional Policy Statement.

Taking the above into account, it is considered that there is sufficient information for WDC to accepted and advance Plan Change 14.



A



APPENDIX A

Records of Title

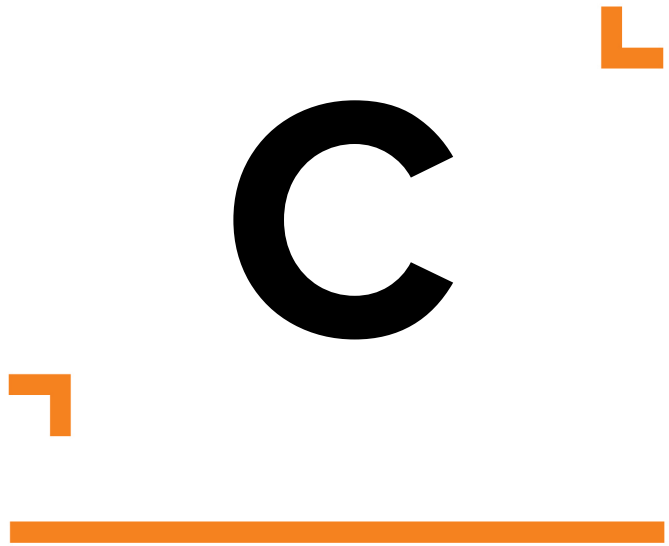


B



APPENDIX B

Mangaone Precinct Structure Plan
(Appendix S27)



APPENDIX C

Assessment of Landscape Effects



D



APPENDIX D

Ecological Values and Effects
Assessment (including Bat Survey)



APPENDIX E

Archaeological Assessment



APPENDIX F

Civil Infrastructure Assessment



G



APPENDIX G

Stormwater Management Plan



H



APPENDIX H

Integrated Transportation Assessment



APPENDIX I

Economic Assessment



APPENDIX J

Detailed Site Investigation



K



APPENDIX K

Geotechnical Investigation



APPENDIX L

Hydrogeological Assessment



M



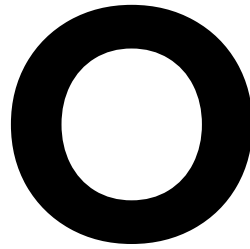
APPENDIX M

Cultural Impact Assessment



APPENDIX N

Urban Design Statement



APPENDIX O

Section 32 Evaluation Report

