

APPENDIX A - RECOMMENDED TRACK CHANGE AMENDMENTS TO PLAN CHANGE

RECOMMENDED TRACK CHANGE AMENDMENTS TO PLAN CHANGE

Changes to the Waipā District Plan arising from PC14, recommendations of the Section 42A report, and amendments following the Hearing are set out below under the following headings:

- Part B Definitions
- Section 7 – Industrial Zone
- Section 15 – Infrastructure, Hazards, Development and Subdivision
- Section 16 – Transportation
- Section 21 – Assessment Criteria and Information Requirements
- Appendix 20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines
- Appendix S27 – Mangaone Precinct Structure Plan

The changes are presented in the following ways:

Changes Recommended	Shown
Text to be added as proposed by PC14 and recommended to be included in district plan without alteration	<u>Black and underlined</u>
Text to be deleted as proposed by PC14 and recommended to be accepted	Black strikethrough
Text recommended to be added to district Plan as recommended by Section 42A Report	<u>Blue underline</u>
Text proposed by PC14 that is recommended to be deleted by Section 42A Report	Blue strikethrough
Text proposed or removed through evidence or Council's staff Right of Reply that is supported by Council staff	<u>Green underline or-strikethrough</u>

Part B - Definitions

<p>Innovation and Advanced Technology Activities</p>	<p>means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management.</p> <p>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.</p>
<p>Gymnasium (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area)</p>	<p>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.</p>

Section 7 – Industrial Zone

[7.1.8](#) [A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard \(particularly the support structures\) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity. \[3/4, FS2/12\]](#)

[7.1.9](#) [The management of subdivision within the National Grid Corridor is addressed in Section 15 \(Infrastructure, Hazards, Development and Subdivision\). \[3/4, FS2/12\]](#)

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.

Bat Habitat Values

[7.2.21](#) [Development within the Mangaone Precinct Structure Plan Area has the potential to adversely affect the habitat value of the threatened, nationally critical long-tailed bat within the ‘High Value Bat Habitat Area’. \[12.3, FS3/3\]](#)

National Grid Transmission Lines

[7.2.22](#) [National Grid Transmission Lines for the conveyance of electricity National Grid transmission lines for the conveyance of electricity \[Transpower\] are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid](#)

[Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line. \[3/5, FS2/13\]](#)

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, and the Bardowie Industrial Precinct Structure Plan Area, enable industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands. [9/20]

7.3.4.3 ~~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.~~

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).

7.3.4.5 ~~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).~~

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).
[9/24]

7.3.4.6 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.~~

7.3.4.7 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.

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

Policy – Industrial Zone: Area 6 (Hautapu)

7.3.4.10 ~~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.”

Policy – Mangaone Stream

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

Objective – Long-Tailed Bat Habitat Values – Mangaone Precinct [10/12, 10/13]

7.3.9 That the development of land within the Mangaone Precinct:

(a) achieves no net loss of long-tailed bat habitat values; and

(b) enhances and protects the high value bat habitat area identified on the Mangaone Precinct Structure Plan.

Policies – Long-Tailed Bats – Mangaone Precinct

7.3.9.1 To manage development of the Mangaone Reserve (including the High Value Bat Habitat Area) in and through a reserve development plan process.

7.3.9.2 To protect long-tailed bat habitat values within the Mangaone Precinct by controlling activities within and adjacent to the Mangaone Precinct High Value Bat Habitat Area, including performance standards relating to lighting, light spill and building location. [10/13]

Objective - National Grid Transmission Networks [3/6, FS2/14]

7.3.10 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network. [3/6, FS2/14]

Policies – Management of activities within National Grid Corridors [3/7, FS2/15]

7.3.10.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors. [3/7, FS2/15]

7.3.10.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it. [3/7, FS2/15]

7.3.10.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects. [3/7, FS2/15]

7.3.10.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects. [3/7, FS2/15]

7.3.10.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works. [3/7, FS2/15]

7.4.1 Activity Status Tables

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
a.	Industrial activities, {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.
u.	Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: i. Stormwater ponds and/or facilities; ii. Farming activities; iii. Spray Irrigation of dairy factory wastewater until 31 March 2024; iv. Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); [9/27] and v. Motor vehicle sale yards (including marine/boat sales facilities) each with a <u>site area</u> of no more than 7,000m ² .
w.	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. <u>DRY INDUSTRY in the areas listed below:</u> (a) Hautapu Industrial Structure Plan Area; (b) Bardowie Industrial Precinct Structure Plan Area; and (c) Mangaone Precinct Structure Plan Area.
x.	<u>Within the Central Focal Area shown on the Mangaone Precinct Structure Plan, only the following activities are permitted activities:</u>

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
	(i) Cafés, bakeries, dairies and takeaway outlets with no drive through facility. (ii) A GYMNASIUM; (iii) ANCILLARY ACTIVITY including public amenities.
y.	<u>INNOVATION AND ADVANCED TECHNOLOGY ACTIVITIES within the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area</u>

7.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
f.	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) <u>Hautapu Industrial Structure Plan Area;</u> (ii) <u>Bardowie Industrial Precinct Structure Plan Area; and</u> (iii) <u>Mangaone Precinct Structure Plan Area.</u>

7.4.1.4	Discretionary activities
f.	<u>Any activity that is not a permitted activity within the Central Focal Area shown on the Mangaone Precinct Structure Plan Area.</u>

7.4.1.5	Non-complying activities
j.	In the Hautapu Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> : 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 <u>and the Mangaone Precinct Structure Plan Area</u> 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 <u>and the Mangaone Precinct Structure Plan Area</u> : a. Bitumen plants; b. Incineration activities; c. Concrete batching plants; and d. Relocated buildings; <u>and</u> e. <u>Within the Mangaone Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials.</u>

7.4.2 Performance Standards

Rule - Minimum building setback from road boundaries

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

- a. Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond

Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.

- b. Hautapu Industrial Structure Plan 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 ~~15m~~. [2/4, 9/30, 11/1 & 15/3]

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.

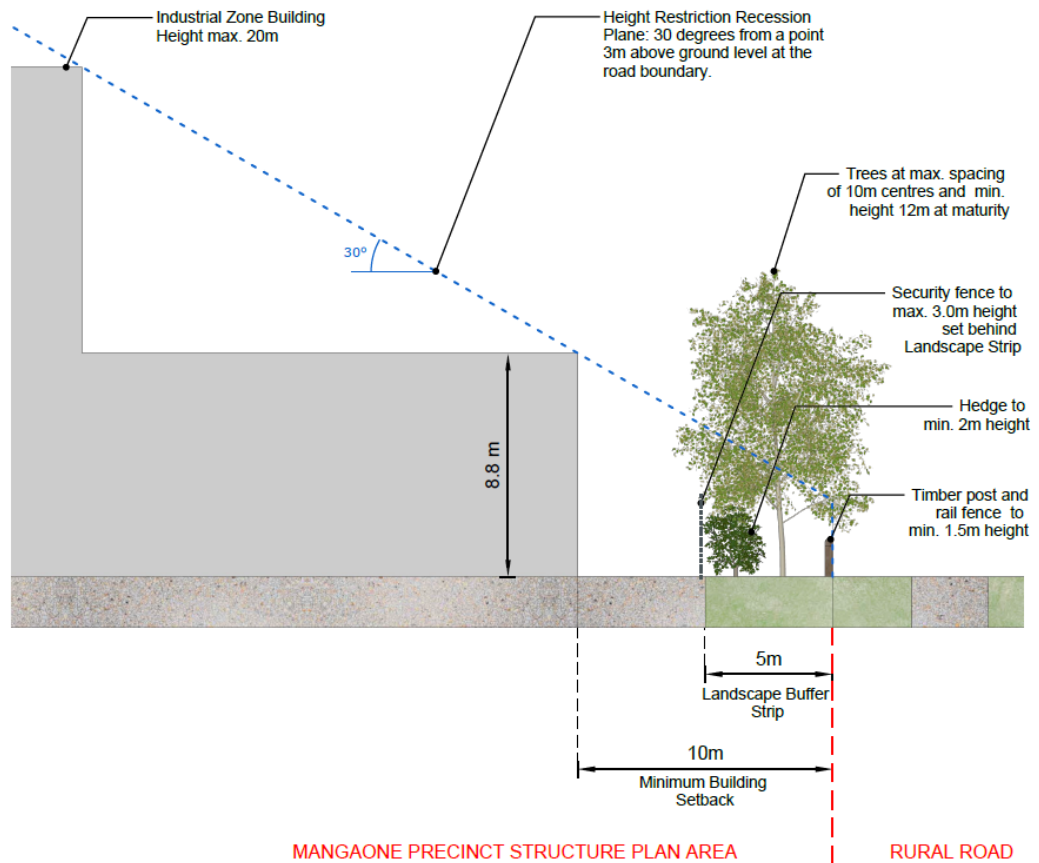
Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area

7.4.2.5A 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.

Rule - Daylight control

7.4.2.7A 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.”



Note: Amend 'Minimum Building Setback' distance in diagram '10m' [2/4, 9/30, 11/1 & 15/3]

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

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

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

Rules - Landscaping and screening

7.4.2.12 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).

7.4.2.15A 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.

Advice Notes:

1. Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the urban design guideline may not constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.
3. [Within the Mangaone Precinct Structure Plan Area low flammable native plant species should be considered and used where appropriate. Consultation with Fire and Emergency New Zealand on appropriate species is advisable. \[14/3, FS1/27 & FS2/116\]](#)

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.

Rules - Building colour

7.4.2.17A In the Mangaone Precinct Structure Plan Area buildings ~~facades facing towards a road or the Mangaone Stream Reserve [WDC Right of Reply]~~ 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.

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.”

Rules - Noise

7.4.2.20 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:...

Rules – Signs

7.4.2.31A 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.

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.

Rule - ~~Hautapu Industrial Structure Plan Areas: Development Agreements~~

7.4.2.36 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 non-complying activity.

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

~~7.4.2.37 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~~

~~7.4.2.38 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.~~

Rule - Light Spill in ~~Area 6 Hautapu Industrial Structure Plan Areas~~

7.4.2.41 All external lighting shall be shaded or directed away from any adjoining residential dwellings, [reserves \[7/2\]](#) 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.
- c) [4 lux at the boundary of the Mangaone Stream Reserve as identified on the Mangaone Precinct Structure Plan. \[7/2\]](#)

This rule only applies to land within:

- (i) Area 6 – Hautapu Industrial Structure Plan Area; and
- (ii) Mangaone Precinct Structure Plan Area.

7.4.2.42

- (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.

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.

Rules - Buildings and structures within the National Grid Yard

7.4.2.43

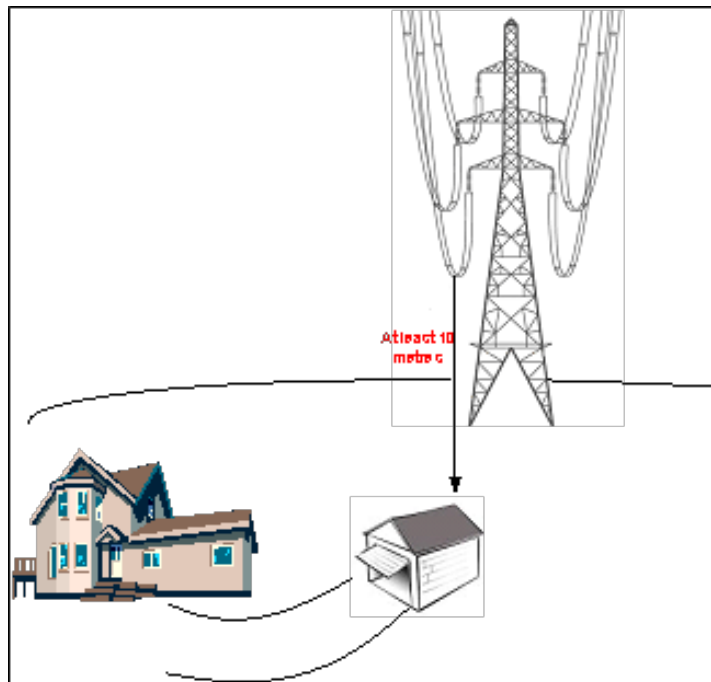
Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:

- 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 [3/1, FS2/9]~~
- e. Are uninhabited horticultural buildings or structures; and/or [3/1, FS2/9]

- 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~~ [Transpower] 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. and
- iii. Ensure vehicular access to any National Grid support structure is available. [Transpower]



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

7.4.2.44 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. [3/3, FS2/11]~~

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

Rules – Earthworks [3/8, FS2/16]

7.4.2.45 Any earthworks within a National Grid Yard must:

- a) Around National Grid tower support structures:
- i) Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and
 - ii) Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.
- b) Anywhere within the National Grid Yard
- i) Not create an unstable batter that will affect a transmission support structure; and
 - ii) Ensure vehicular access to any National Grid support structure is available; and
 - iii) Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:

- i) Earthworks undertaken by a network utility operator.

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

Rule – Mangaone Precinct – Transport [6/3, FS2/21]

7.4.2.46 The following transport upgrades are required prior to any development within the Mangaone Precinct ~~being reliant on them~~ the existing transport network [Fonterra/WDC Right of Reply]. These upgrades, along with when they will be required, are set out below:

	Transport Upgrade	Implementation Requirement
a)	<u>Victoria Road / East-West Collector Road Intersection</u>	To be completed prior to: <ul style="list-style-type: none"> ▪ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream; or</u> ▪ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>
b)	<u>A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West</u>	
c)	<u>Internal public road formation within the plan change area to be vested as 'local road'</u>	
d)	<u>Zig Zag Road carriageway shoulder widening and pavement strengthening</u> <u>Zig Zag Road / Victoria Road Intersection [WDC]</u>	To be completed prior to: <ul style="list-style-type: none"> ▪ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision north of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road [WDC]; or</u>

	Transport Upgrade	Implementation Requirement
		<ul style="list-style-type: none"> Any activity located north of the Mangaone Stream being able to generate traffic.
e)	<u>Swayne Road / Site Access 2-lane T-intersection</u>	<p>To be completed prior to:</p> <ul style="list-style-type: none"> Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream with the potential to generate traffic movements directly to or from Swayne Road [WDC]; or Any activity located south of the Mangaone Stream being able to generate traffic.
f)	<u>Swayne Road Rural Industrial Road formation – carriageway should [WDC] widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.</u>	

Activities that fail to comply with Rule (NEW) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Amenity effects; and
- Road design and connectivity; and
- Safety, capacity, and efficiency of the transport network; and
- The design and sequencing of upgrades to the transport network; and
- Provision of cycling and pedestrian networks; and
- Enabling of public transport; and
- The ability to adequately manage stormwater.

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

Section 15 – Infrastructure, Hazards, Development and Subdivision

15.4.1.1	Activity	Residential Zone	Medium Density Residential Zone	Commercial Zone	Industrial Zone / Airport Business Zone	Reserves Zone	Large Lot Residential Zone	Rural Zone & any other zone not listed in this table	Deferred Zone
aa.	<u>Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.</u>	NA	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 Land tenure and provision for ownership and management of shared communal areas. 									

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

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

- y. Mangaone Precinct Structure Plan Appendix S27
- ~~y.z.~~ Deferred Zones, for the intended future zones identified on the Planning Maps (Subject to resource consent or plan change)

Mangaone Precinct Structure Plan Area

15.4.2.91A 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 Development and Operational Maintenance Plan](#); and [\[4/5\]](#)
- (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 [and the management occurs in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan. \[10/18\]](#)

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, [in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan. \[4/5, 12/10, FS2/109, FS3/10\]](#)

(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.

(i) On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard. [3/10, FS2/18]

(j) On all lots, the provision of vehicle access to any National Grid Support Structures is available. Within the National Grid Corridor, vehicle access is available to any National Grid Support Structures. [Transpower & Fonterra] [3/24, FS2/10]

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

Section 16 – Transportation

Rule - Vehicle access to sites in the Industrial Zone

16.4.2.12 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.

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

16.4.2.12A 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 vehicular [Fonterra] 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.

Section 21 - Assessment Criteria and Information Requirements

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.7.7	Building colour	<p>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.</p> <p>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.</p> <p>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</u></p>

Industrial Zone Assessment Criteria		
		<u>amenity when viewed from the adjacent Rural zoned areas.</u>
21.1.7.17A	<u>Rural Interface</u>	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 Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.</u>
21.1.7.17B [6/3, FS2/21]	<u>Transport</u>	<p>a. <u>The impact of roading on the amenity of the area.</u></p> <p>b. <u>Whether the road design and layout is consistent with Mangaone Precinct Structure Plan .</u></p> <p>c. <u>The extent to which roading within the zone can be constructed to adequately manage stormwater.</u></p> <p>d. <u>Whether the proposed subdivision or development will enable the safe and efficient operation of the surrounding road network.</u></p> <p>e. <u>Where subdivision or development does not provide the transport upgrades specified by Rule NEW), it is supported by an Integrated Transport Assessment that:</u></p> <ul style="list-style-type: none"> i. <u>Identifies the reasons why the upgrades set out within Rule (NEW) are not required, deferred or varied; and</u> ii. <u>Includes an assessment of the transport effects of the proposal (including all modes of transport) that would support the land uses proposed or be enabled under the Industrial Zone; and</u> iii. <u>Outlines the extent of any consultation undertaken with Waipā District Council (as the relevant road controlling authority) in relation to the proposed design of the transport network and upgrades.</u> <p>f. <u>Whether the proposed subdivision or development will enable the provision of public transport.</u></p>
Discretionary Activities		
21.1.1.7.19	<u>Activities not otherwise permitted in the Central Focal Area of the Mangaone Precinct Structure Plan Area</u>	<p>a. <u>The extent to which the proposed activity, in conjunction with other established or consented activities:</u></p> <ul style="list-style-type: none"> i. <u>Will only service the day-to-day needs of the local workforce rather than serving a wider catchment area.</u> ii. <u>Avoids adverse effects on the vitality, function and amenity of other retail centres in the district.</u>

Industrial Zone Assessment Criteria		
		<ul style="list-style-type: none"> iii. <u>Avoids adverse traffic effects on the local and strategic road network.</u> iv. <u>Avoids adverse effects on the bat habitat values associated with the Mangaone Stream Reserve.</u>
21.1.1.20	<u>High Value Bat Habitat Area</u>	a. <u>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.</u>
21.1.15.23	Road reserves and lots for network utilities	<ul style="list-style-type: none"> 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: <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. b. <u>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.</u>

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	<u>Mangaone Stream Reserve Management Development and Operational Maintenance [4/6] Plan</u>	<ul style="list-style-type: none"> a. <u>Clarification (by way of mapping) as to the precise area and extent of the reserve area;</u> b. <u>The location and extent of stormwater management ponds and devices (including outfalls) within the reserve area;</u> c. <u>The route(s) of any roads passing through the reserve area including the point(s) of crossing of the Mangaone Stream;</u> d. <u>The routes of cycle and/or pedestrian paths within the reserve area including the point(s) of any crossing(s) of the Mangaone Stream;</u> e. <u>The proposed planting and other landscaping including a planting plan which specifies</u>

Industrial Zone Information Requirements	
	<p><u>areas to be planted, species, quantities, and size at time of planting;</u></p> <p>f. <u>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;</u></p> <p>g. <u>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:</u></p> <ul style="list-style-type: none"> i. <u>The timing and frequency of maintenance inspections;</u> ii. <u>Weed and pest management control;</u> iii. <u>Replacement of dead or damaged plants;</u> iv. <u>Maintenance of structures and facilities (excluding any roads); and</u> v. <u>The recording of maintenance inspections.</u> <p>h. <u>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).</u></p> <p>i. <u>Planting / Fencing Implementation Programme.</u></p> <p>j. Measures taken that consider flora and fauna and the enhancement of ecological values within the extent of the reserve area (including fish and fish passage). [10/23]</p> <p><u>In addition to the above, the Mangaone Stream Reserve Management Development and Operational Maintenance [4/6] 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:</u></p> <ul style="list-style-type: none"> a. <u>The extent to which lighting has been designed and located to maintain the function and quality of the High Value Bat Habitat Area.</u> b. <u>The extent to which transport corridors are located and designed to avoid or minimise effects of roadside lights and vehicle</u>

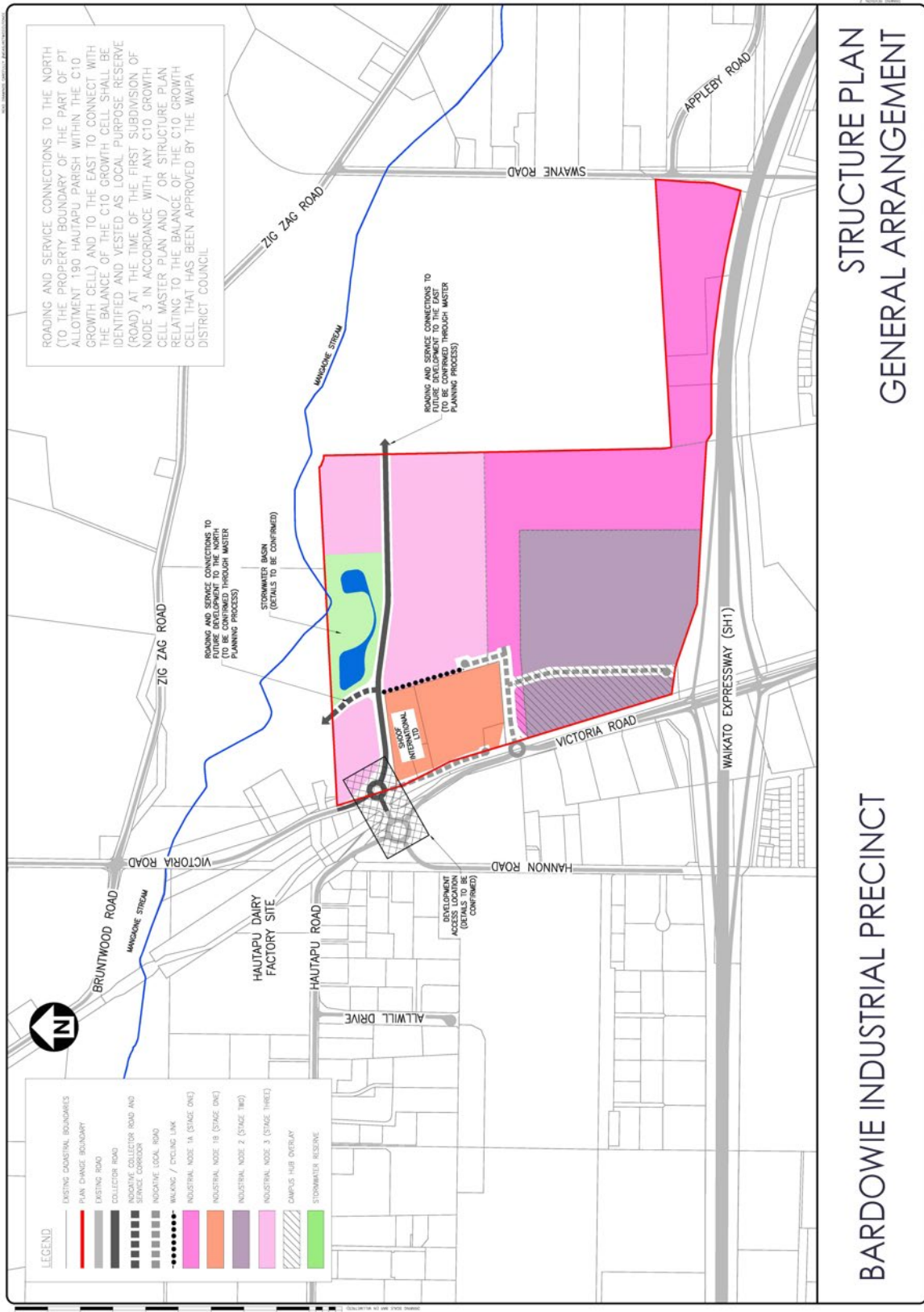
Industrial Zone Information Requirements	
	<p><u>headlights on the High Value Bat Habitat Area, and the bat population within that area. Where transport corridors are proposed within the Mangaone Stream Reserve, they should take the shortest route practicable (provided that is the route most likely to 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.</u></p> <p>c. <u>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 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 Development and Operational Maintenance [4/6] 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 <u>must [12/15, FS2/112, FS3/15]</u> employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts'</u></p>

Industrial Zone Information Requirements		
		<p>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.</p> <p><i>(NEW) The extent to which a minimum 20m buffer has been provided around the High Value Bat Habitat Area as part of the Mangaone Stream Reserve, to protect the High Value Bat Habitat Area and the bat population within that area from adverse effects of adjacent industrial activities. [WRC] [WDC]</i></p>
21.2.7.2	Landscape Buffer Strip Planting and Implementation Plan	<p>a. A Landscaping Plan identifying the location, extent, type and density of landscaping (including, but not limited to, the size of plants, height at time of planting and anticipated growth rate) [2/4, 11/1, 15/4] and design of fencing in relation to:</p> <ul style="list-style-type: none"> i. Establishing a 5.0m deep Landscape Buffer Strip planting: <ul style="list-style-type: none"> ▪ along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and ▪ along Swayne Road frontage in the Development Area south of Mangaone Stream ii. Establishing a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone. iii. <i>Ensuring gaps between hedges and trees within Landscape Buffer Strip are planted with shrubs and groundcovers rather than mowable lawn. [Fonterra]</i> <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>

Industrial Zone Information Requirements		
		d. <u>A 5-year Maintenance Plan outlining how plants will be managed to ensure their continued success to maturity, and any replacements of deaths that may be required. [Fonterra]</u>
<u>21.2.7.3</u>	<u>Swayne House</u>	a. <u>An assessment of any effects of development or subdivision on the heritage values of Swayne House along with any proposed mitigation measures.</u>

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

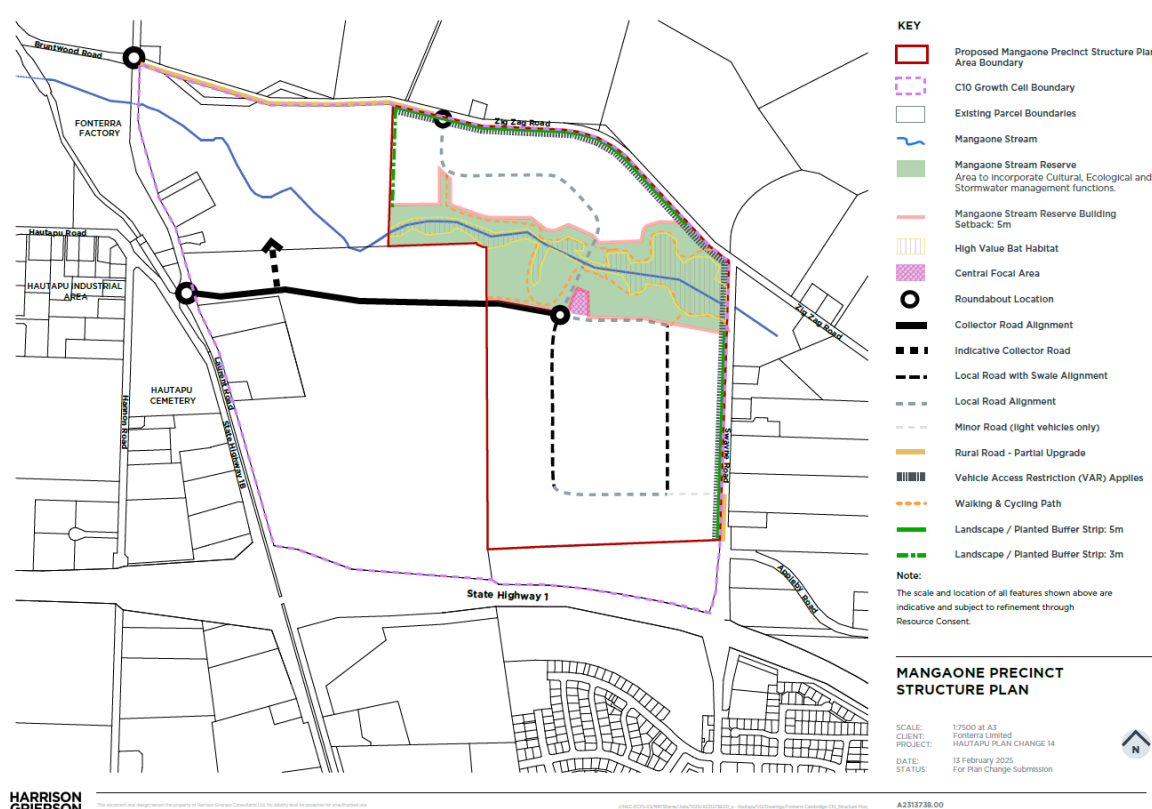
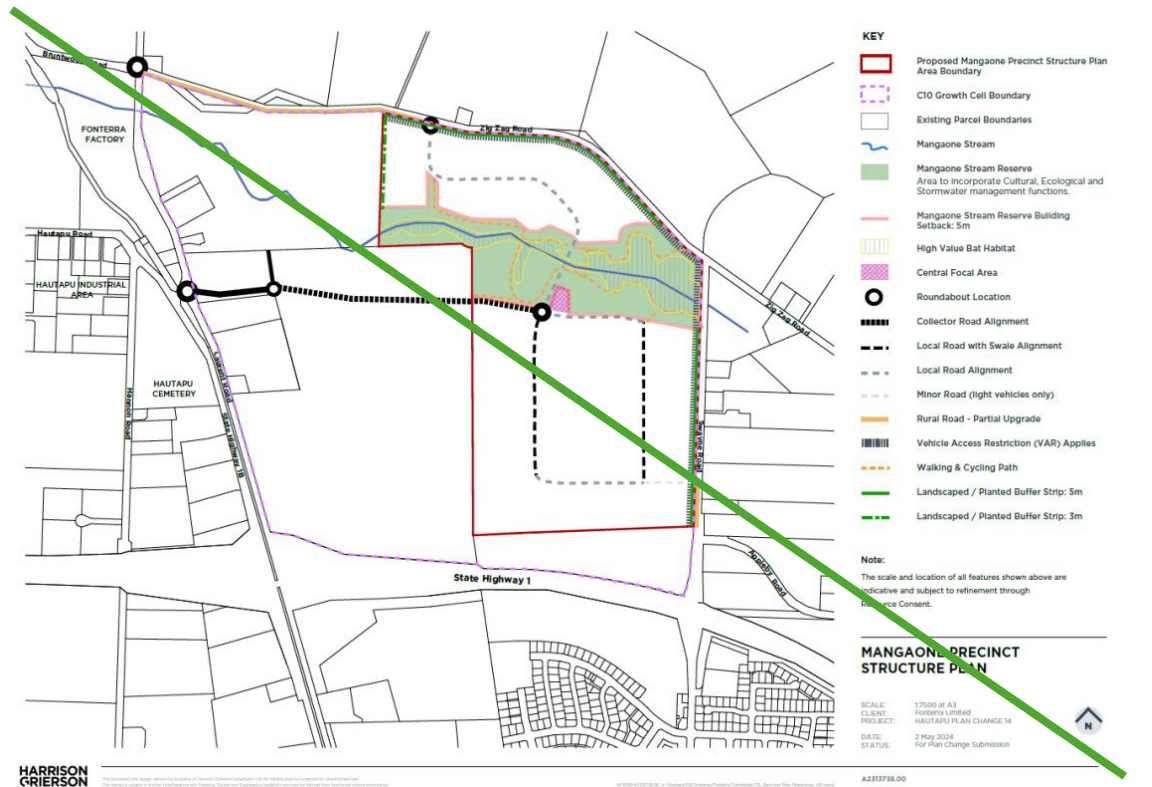
Replace and amend structure plan diagram as shown in Section 42A Report. *Note: No changes recommended following Hearing.*



Appendix S27 – Mangaone Precinct Structure Plan

Structure Plan

Figure S27. **BA** below is the Mangaone Precinct Structure Plan.



Replace and amend the structure plan diagram as shown above [Fonterra] [WDC]

S27.1 Introduction

- S27.1.1 The Mangaone Precinct Structure Plan, together with the provisions of Part D, Section 7 (Industrial Zone), Part E (District Wide Provisions), and Part F (District Wide Natural and Cultural Heritage), provides the framework for industrial development within this area.
- S27.1.2 The Mangaone Precinct Structure Plan forms a component of the identified Hautapu Strategic Industrial Node within the C10 Growth Cell at Hautapu. The Mangaone Precinct Structure Plan area is approximately 71.4 hectares in size and was historically used for rural activities.
- S27.1.3 The Mangaone Precinct Structure Plan provides a design framework for development proposals to ensure urban design outcomes are achieved in line with the vision for the area. Outcomes include development integration with adjacent land parcels, the provision of appropriate buffer interface to surrounding rural land, and the incorporation of the Mangaone Stream as a key element of environmental and cultural significance.
- S27.1.4 Swaynes House, an identified and protected heritage building in the Waipā District Plan, is located within the Mangaone Precinct Structure Plan area.
- S27.1.5 The vision for the Mangaone Precinct Structure Plan is to enable Dry Industrial development within the Mangaone Precinct Structure Plan area that responds positively to site context, in particular at the interface with adjacent rural areas and the Mangaone Stream.

S27.2 Mangaone Precinct Structure Plan

- S27.2.1 The Mangaone Precinct Structure Plan seeks to enable dry industrial activities to establish across the structure plan area in a manner that respects the cultural, ecological and freshwater values of the Mangaone Stream and its margins, as well as the rural character of the surrounding area to the north of Zig Zag Road and to the east of Swayne Road.

Activities within the Mangaone Precinct Structure Plan area

- S27.2.2 The Mangaone Precinct Structure Plan enables a light to medium industrial precinct to be developed within an identified Strategic Industrial Node.
- S27.2.3 A Central Focal Area is located centrally within the Mangaone Precinct Structure Plan area to facilitate the provision of small-scale commercial and retail activities that will service the day-to-day needs of the industrial businesses in the area.

Infrastructure

- S27.2.4 In order to develop a site within the Mangaone Precinct Structure Plan area, a development proposal will need to demonstrate compliance with the Waipā District Plan, including infrastructure provision. The following sections detail how the site is intended to be serviced.

Stormwater

- S27.2.5 The stormwater generated from the Mangaone Precinct Structure Plan area will be managed through adopting a water sensitive design approach whereby the stormwater solutions are integrated within the built form and landscape.
- S27.2.6 Primary Network: Roads and private lots are to be serviced by the primary stormwater network system with a level of service equivalent to the climate-adjusted 10% AEP 24-hr design storm event.
- S27.2.7 Secondary Network: The road reserves along the swales shall convey the runoff from storm events exceeding 10% AEP and will have a level of service up to climate-adjusted 1% AEP 24-hr design storm event. Stormwater design will ensure that the flow depth and velocities along these roads shall not be unsafe to pedestrians and vehicles.

S27.2.8 Runoff from the Mangaone Precinct Structure Plan area will be conveyed via swales along the local roads towards future constructed wetlands to be located adjacent to the Mangaone Stream, integrated with existing natural wetlands.

S27.2.9 Stormwater management and treatment within the Mangaone Precinct Structure Plan area will be in general accordance with the Stormwater Management Plan prepared for the area, including:

- Contaminant management at source through the use of inert roofing materials.
- First flush pre-treatment through the use of onsite proprietary devices to treat at-source runoff from high use roads and car parks prior to discharge to the primary network. Additional pre-treatment of all runoff going through the primary network shall be also be provided.
- Water quality treatment shall be provided within constructed wetlands and/or stormwater ponds.
- Extended detention shall be provided within constructed wetlands and/or stormwater ponds.
- Stormwater ponds shall attenuate 2yr post-development flow to predevelopment level.
- Swales along local roads shall provide conveyance with level of service up to 10yr ARI.
- Constructed wetlands shall attenuate 10yr ARI post-development flow to predevelopment level.
- Flows in excess of the 10yr ARI shall be conveyed via roads with level of service up to the 100yr ARI.
- Constructed wetlands shall attenuate 100yr post-development flows to appropriate pre-development levels to eliminate additional flood risk to downstream properties.

S27.2.10 Stormwater management within the Mangaone Precinct Structure Plan area should preserve the mauri of the Mangaone Stream and shall support opportunities for enhancement of cultural and ecological values, including water quality.

Water Supply

S27.2.11 A 450mm diameter bulk main was installed in 2020 on the western side of Victoria Road to meet the future demands for northern Cambridge, including Hautapu.

S27.2.12 Water supply to the Mangaone Precinct Structure Plan area will be provided by the Victoria Road bulk main via the water supply network installed through the Bardowie Industrial Precinct as part of the Stage 1 development of that precinct and which has been designed and sized to service the Mangaone Precinct Structure Plan area.

S27.2.13 The developers of land within the Mangaone Precinct Structure Plan area will need to design and provide for firefighting requirements in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice.

Wastewater

S27.2.14 The adjacent Bardowie Industrial Precinct includes the Bardowie Wastewater Pumpstation which ultimately discharges to the Cambridge Wastewater Treatment Plant.

S27.2.15 The Bardowie Wastewater Pumpstation and network has been designed as a terminal pumpstation servicing flows from the entire C10 Growth Cell.

Electricity

S27.2.16 Waipa Networks manage the power distribution in Cambridge. Waipa Networks has confirmed that, with planned upgrades in the area, electricity can be supplied to service the entire C10 Growth Cell, including the Mangaone Precinct Structure Plan area.

S27.2.17 Overhead, high-voltage power lines cross the Mangaone Precinct Structure Plan area to the north of the Mangaone Stream. Subdivision and development of land under, and within close proximity of, these power lines will need to have regard to the National Policy Statement on Electricity Transmission, Transpower National Grid Corridor Management requirements and New Zealand Electrical Codes of Practice.

Roading

S27.2.18 The primary road access point for the Mangaone Precinct Structure Plan area will be from a new Collector Road from Victoria Road that will be constructed through the neighbouring Bardowie Industrial Precinct to the west.

S27.2.19 The Mangaone Precinct Structure Plan area has existing frontage to Zig Zag Road to the north and Swayne Road to the east. Beyond the indicative roading network, no direct vehicle access from industrial sites to these roads is permitted and only light vehicles will be able to use the Swayne Road access point to the area. Upgrading of Zig Zag Road will be required if this is used as a vehicle access point.

Road Cross Sections

S27.2.20 Within the Mangaone Precinct Structure Plan Area, new roads, and upgrades to existing roads, shall be provided in accordance with the road cross-section diagrams at S27.2.20.1 to S27.2.20.5 below. Figure S27.A B, Road Cross-section Key Diagram, below shows where each road cross-section type applies.

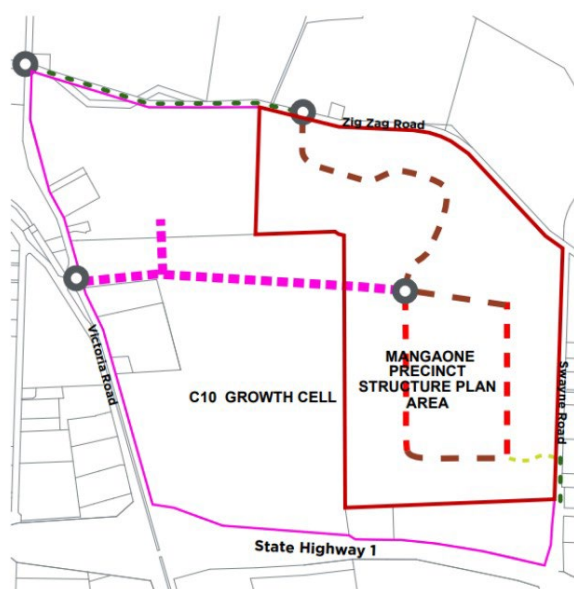
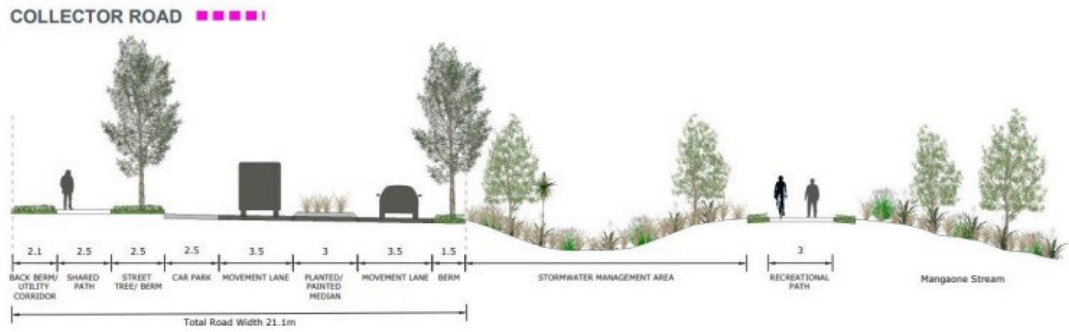


Figure S27B – Road Cross-section Key Diagram

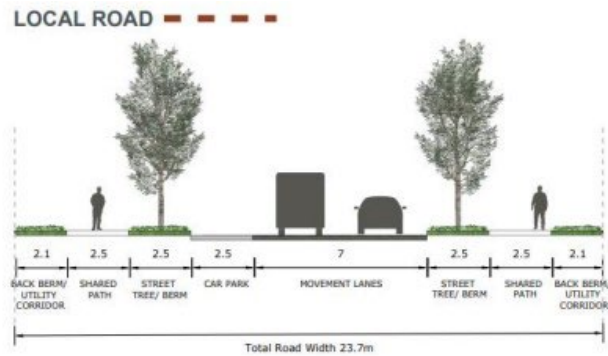
S27.2.20.1 Collector Road



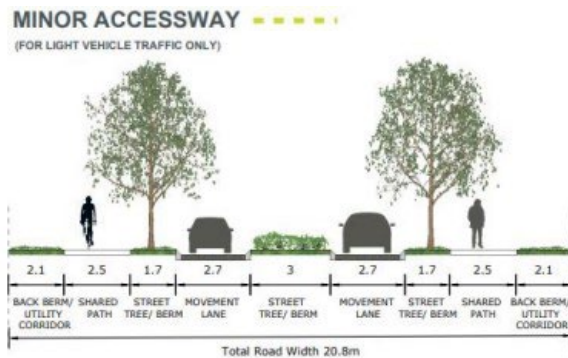
S27.2.20.2 Local Road (with Swale)



S27.2.20.3 Local Road



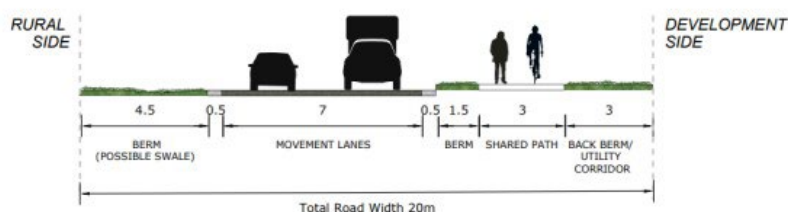
S27.2.20.4 Minor Accessway



Amend the sub-title to the diagram in brackets to read “(FOR LIGHT VEHICLE TRAFFIC, FIRE, EMERGENCY AND PUBLIC TRANSPORT ONLY)”. [WDC]

S27.2.20.5 Rural Road (Partial Upgrade)

RURAL ROAD - PARTIAL UPGRADE - - -



Development Agreement

S27.2.21 Development within the Mangaone Precinct Structure Plan area will only be approved once a Development Agreement is signed between Council and the developer. [Heritage and Cultural Values](#). [Fonterra]

[Heritage and Cultural Values](#) [Fonterra]

S27.2.22 The Mangaone Stream, and adjacent natural wetlands, is of spiritual, social and cultural significance to mana whenua. Opportunities to work with Council, mana whenua and the local community to preserve and enhance the cultural heritage, ecological and amenity values should be fully considered at the time of subdivision and development of the Mangaone Precinct Structure Plan area.

S27.2.23 Appendix N1 contains the heritage items within the Waipā District. Included in Appendix N1 is Swaynes House (reference 139, Fencourt), with a site address of 195 Swayne Road and a 'DP Cat' (District Plan Category) of 'C', being of Community Significance - Local significance heritage items that are of local importance and contribute to the community's history and that are noteworthy as community heritage places. Swaynes House is located within the Mangaone Precinct Structure Plan area and the heritage and archaeology provisions of Section 22 of the Waipa District Plan will apply to any future works or proposals affecting Swaynes House.

S27.2.24 Appendix N2 contains the known cultural sites and Appendix 3 contains the known archaeological sites within the Waipā District based on New Zealand Archaeological Association records as at 2009. Sites are marked with a number and 'X' symbol on the Planning Maps. Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

S27.2.25 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

[Bat Habitat Values](#)

S27.2.26 [The planted margins of the Mangaone Stream, provide over 2 hectares of suitable bat foraging and roosting habitat. These areas are identified on the structure plan as "High Value Bat Habitat". The Mangaone Stream Reserve includes a minimum 20m buffer around the High Value Bat Habitat Area where industrial activities cannot occur.](#) [WRC] [WDC] [10/11, 12/2, FS2/79, FS2/103, FS3/2] [10/11, 12/2, FS2/79, FS2/103, FS3/2]

S27.2.27 Provisions have been incorporated into the Industrial Zone and other parts of the District Plan to ensure that development of the Mangaone reserve and any exterior lighting within it protects and respects bat habitat values and assists in ensuring that the objective of no net habitat loss for long tailed bats as a result of the development of the Mangaone Precinct is met. [10/11, 12/2, FS2/79, FS2/103, FS3/2]

S27.3 Design Principles and Key Issues

Design Principles

S27.3.1 The Design Principles for the Mangaone Precinct Structure Plan area are:

1. To establish an attractive place for industrial activities to thrive with buildings and with landscaping that provides high amenity for those who work in the Precinct.
2. To establish an industrial area that is accessible, visually attractive and complements the established character and landscape qualities of the Cambridge area.
3. To protect and enhance the Mangaone Stream, natural wetlands and their margins.
4. To manage the interface between industrial subdivision and development within the Mangaone Precinct Structure Plan area with the Mangaone Stream Reserve and the Rural zone.
5. To integrate stormwater management and treatment with road design and with the cultural, ecological and amenity values of the Mangaone Stream Reserve.
6. To establish a safe, functional and convenient roading network that integrates with its strategic roading context, and that supports efficient freight vehicle movements as well as active modes of travel.

Key Issues

S27.3.2 The two key issues that subdivision and development within the Mangaone Precinct Structure Plan Area need to address are:

S27.3.3 Issue 1 - Mangaone Stream Reserve

- The Mangaone Stream is of spiritual, cultural and ecological significance to mana whenua. Council will expect applicants to demonstrate that consultation has been undertaken with mana whenua in designing the Mangaone Stream Reserve and in formulating the provisions of a Mangaone Stream Reserve [Management Development and Operational Maintenance \[4/6\] Plan](#).
- The Mangaone Stream Reserve encompasses a significant riparian margin on both sides of the Mangaone Stream including natural inland wetlands;
- Stormwater devices within the Mangaone Stream Reserve will need to be designed to integrate with the existing environment. Opportunities to enhance the ecological values and hydraulic function of natural wetland areas should be integral to any application for enabling works within the reserve area;
- Mangaone Stream Reserve contains the High Value Bat Habitat Area. Additional lighting, landscaping and building setback controls will protect and enhance bat habitat and ecological values in this area;
- 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 and these should connect with on-road cycling and pedestrian facilities within the Mangaone Precinct Structure Plan Area and the surrounding area;
- The amenity of the Mangaone Stream Reserve will be able to be enjoyed as the northern outlook from the Central Focus Area (within which it is expected that a café and other supporting activities will locate).

S27.3.4 Issue 2 - The Rural Interface

- Mangaone Precinct Structure Plan Area borders Rural zoned land to the north and east. It is important that subdivision and development responds to this rural interface and specific rules apply within the Precinct to achieve appropriate built form and landscaping outcomes. These rules include:
 - A 5m wide planted landscape buffer strip along Swayne Road and Zig Zag Road;
 - A 3m wide landscaped buffer strip along the boundary of industrial site bordering Rural zoned land within the C10 Growth Cell.
 - A 10m ~~15m~~ [Fonterra/WDC] setback for buildings along Swayne Road and Zig Zag Road; [2/4, 9/30, 11/1 & 15/3]
 - A rule to control the height of buildings in relation to Swayne Road and Zig Zag Road so that any part of a building should not penetrate a recession plane taken at 30-degrees at a point 3m above ground level at the road boundary;
 - 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.