



# Waipā District Plan Proposed Plan Change 14 Further Submission Form

Form 6

Clause 8 of the First Schedule to the Resource Management Act 1991

To: Waipā District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723  
| Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

**Note:** You must fill in **ALL** sections of this form.  
Submissions close **5pm Thursday, 29<sup>th</sup> August 2024**

COUNCIL USE ONLY	
Date received	
Document ref:	

1. Submitter details	
Full name of submitter:	HENHAR TRUST.
Contact name if different from above:	MARY BOURKE
Contact phone number(s)	[REDACTED]
Email address:	[REDACTED]@[REDACTED]
Postal address: <i>(required if no email address is provided)</i>	[REDACTED]

2. In accordance with clause 8(1) of the First Schedule of the Resource Management Act <i>(select one of the following)</i> :	
<input type="checkbox"/>	I represent a relevant aspect of the public interest.
<input checked="" type="checkbox"/>	I have an interest in the proposed plan change greater than the interest that the general public has.
My reason(s) are: PLEASE REFER TO THE ATTACHED DOCUMENTATION.	

3. Attendance at Council hearing	
(a) I wish <input checked="" type="checkbox"/> <u>OR</u> do not wish <input type="checkbox"/>	to be heard (attend and speak at the Council hearing) in support of my submission.
(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.	Yes <input type="checkbox"/> <u>OR</u> No <input checked="" type="checkbox"/>

4. Signature of submitter <i>(note: a signature is not required if you make your submission by electronic means, however please type your name below)</i>	
Signature of submitter: <u>M. L. Bourke</u> <i>(or person authorised to sign on behalf of submitter)</i>	Dated <u>29-08-2024</u>

Submissions must be received by Waipā District Council  
by 5pm on Thursday, 29<sup>th</sup> August 2024



## Proposed Private Plan Change 14 – Henmar Trust Further Submission

Submitters proposed amendments are shown in *red italics and red strikethrough*.

This submission follows the order of the Summary of Submissions by Submitter, prepared by the Waipa District Council.

Request that the relief sort by the submitter, Henmar Trust, in this further submission be accepted by the District Council and seek:

- Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters.
- Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust.

SUBMISSION POINT	SUBMITTER	SUBMISSION SUMMARY & RELIEF SOUGHT	SUPPORT /OPPOSE	REASON	RELIEF SOUGHT
<b>West, Terence Maxfield (1)</b>					
1/4	West, Terence Maxfield	<p><b>Topic:</b> All of Plan Change</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Oppose</p> <p><b>Submission Summary:</b> Support proposed amendments to rules that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area.</p> <p><b>Relief Sought/Decision Requested</b></p>	Oppose	The proposed Plan Change area is located within the C10 Industrial Growth Cell and is an anticipated form of development. The rezoning of the land is not the issue, but ensuring that any actual or potential adverse environmental effects are avoided, remedied or mitigated so they are no more than minor.	Disallow submission.

		Retain			
<b>Fonterra (5)</b>					
<b>5/1</b>	<b>Fonterra</b>	<p><b>Topic:</b> All of Plan Change</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Fonterra supports PC14 to ensure that sufficient supply of industrial land is available to the market. The proposed Mangaone Precinct is located immediately adjacent to the emerging Hautapu Industrial Area within the C10 Industrial Growth Cell. As such, PC14 represents a logical addition to the industrial zoned land in the Cambridge/Hautapu area that cannot be easily duplicated elsewhere. While PC14 brings forward the anticipated timing of the land being rezoned for industrial purposes, Fonterra considers that this allows for the planning framework to be put in place without unnecessary delay.</p> <p>The rezoning of Mangaone Precinct from Rural Zone to Industrial Zone is supported by Fonterra. PC14 will add approximately 79.2ha (47.6 ha net) of additional industrial capacity to the Cambridge/Hautapu market in the medium-term.</p>	Support in part/Oppose in part	<p>(i) Support the rezoning of Lot 2 DP 529042 comprised in RT: 856574 subject to the relief sought in this submission, in particular;</p> <ul style="list-style-type: none"> <li>Ensuring that any actual or potential adverse effects of the proposal, including dust, noise, odour, amenity, and flooding are less than minor.</li> <li>Ensuring that the proposal is in accordance with the objectives and policies of the Waipa District Plan.</li> <li>Ensure that the District Plan Rules are amended to protect the adjoining Rural Zones and the Industrial/Rural Interface.</li> <li>Ensure that the proposal provides traffic and service connectivity to the adjoining property owned by Henmar Trust that is located within the C10 Industrial Growth Cell.</li> <li>Avoid, remedy or mitigate any downstream flooding effects on the Henmar Trust property located within the C10 Industrial Growth Cell by restricting stormwater runoff within the Mangaone Industrial Precinct and Bardowie Industrial Precinct Structure Plan Areas to 80% of pre-development peak flows.</li> </ul> <p>(ii) Oppose the lack of connectivity of the proposed Plan Change with the Henmar Trust property located within C10 Industrial Growth Cell. It is common practice for Structure Plans to provide connectivity to adjoining sites within the same Growth Cell.</p> <p>The proposed Bardowie Structure Plan needs to reflect the access arrangement that was agreed with Council, the Bardowie Industrial Precinct and the Henmar Trust.</p> <p>With the proposed Mangaone Precinct located on our eastern boundary, Bardowie Industrial Precinct</p>	<p>(i) That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Growth Cell.</p> <p>(ii) That the Proposed Bardowie Industrial Precinct Structure Plan removes the word indicative from the collector road to the Henmar Trust property, marks the road the same as other collector roads, and includes the round-a-bout that was agreed. Additionally, services connections along this Collector Road need to be shown on the Structure Plan and referenced in the key.</p> <p>(iii) That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the “Kiwifruit Block”, with submitters having a further opportunity to submit on this aspect of the proposed plan change.</p> <p>(iv) That if Council grants the proposed plan change, they require appropriate provisions and Rules to be included into the District Plan to ensure that any actual or potential adverse effects (including but not limited to, dust, odour, noise, amenity and flooding) on the Henmar Trust property are less than minor.</p> <p>(v) Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring;</p>

		<p><b>Relief Sought/Decision Requested</b> Approve PC14 as notified</p>	<p>adjoining the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is imminent that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>(iii) Oppose lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Industrial Precinct Areas.</p> <p>The proposed plan change as presented increases flooding hazard on the Henmar Trust property. This is without including the additional stormwater effects of the development of the Kiwifruit Block (which was excluded from the Technical Reports and it may contain contaminated soils). The runoff quality and quantity must be assessed at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be controlled to 80% of pre-development peak flows.</p> <p>The proposed amendments to the Rules and Performance Standards of the District Plan fail to protect the Rural and Industrial Zone interface between the Henmar Trust property and the Industrial Precinct Areas, with no specific height, yard setback etc. provisions for development within the Precinct Areas adjoining the Henmar Trust property.</p>	<p>(a) Increase yard setback where the site adjoins the Rural Zone to 25m. For example, buildings over 250m<sup>2</sup> on the Henmar Trust property in the C10 Growth Cell need to be 25m from the boundary with the proposed Industrial Precincts, yet the proposed Industrial buildings only need to be 5m from the same boundary.</p> <p>(b) Reduced height where the site adjoins the Rural Zone. For example, buildings on the Henmar Trust property in the C10 Growth Cell have a maximum height of 12m, yet the proposed Industrial buildings can be 20m high.</p> <p>(c) Specific height in relation to boundary standard where the site adjoins the Rural Zone.</p> <p>(d) Specific rules relating to noise restrictions and air quality (e.g. dust, particulate, odour etc).</p> <p>(e) Specific stormwater rules to address both the runoff quality and quantity at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be managed at all times so it does not exceed 80% of pre-development peak flows.</p> <p>(vi) That Council accept the relief sought by Henmar Trust and amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p>
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				<p>The need for specific rules for adjoining zones is acknowledged in Section 7.1.4 of the District Plan that reads;</p> <p><i>“Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.”</i></p> <p>(iv) Oppose the rezoning of Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561, known as the Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>“... 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).”</i></p>	<p>(vii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
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				<p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, we understand that the “Kiwifruit Block” may contain contaminated soils.</p> <p>The existing resource consents are specific to the consented activities, and we assume have appropriate conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the “Kiwifruit Block”, without it being assessed by any Technical Reports fails to comply with Section 32(2).</p> <p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p>	
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			<p>(v) The proposed plan change in its current form is considered to be contrary to the objectives and policies of the Waipa District Plan.</p> <p>Some of the relevant objectives and policies include;</p> <p><b>Objective 1.3.2 Planning and integrated development</b></p> <p><i>To ensure that development and subdivision happens in a way and at a rate that is consistent with the anticipated settlement pattern, maximises the efficient use of zoned and serviced land, and is co-ordinated with cost-effective infrastructure provision.</i></p> <p><b>Policy 1.3.2.5 Avoid development and subdivision that compromises the development of Deferred Zones and future growth areas</b></p> <p><i>To ensure that development and subdivision within Deferred Zones and future growth areas does not compromise anticipated future uses.</i></p> <p><b>Objective 7.3.3 Amenity values: effects on adjoining sites and areas</b></p> <p><i>To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.</i></p> <p><b>Policy 7.3.3.2 To protect the amenity of surrounding areas by:</b></p> <p>(a) <i>Maintaining the building setback from a road boundary; and</i></p> <p>(b) <i>Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and</i></p>	
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			<p>(c) Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and</p> <p>(d) Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and</p> <p>(e) Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Large Lot Residential Zone or Reserve Zones.</p> <p>(vi) The proposed Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Area are considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> <li>• The Mangaone Stream runs through these Structure Plan Areas.</li> <li>• They both adjoin Rural zoned land.</li> <li>• They are located in close proximity to the Cambridge North Residential Zone.</li> <li>• Proximity to the Cambridge Bypass (Waikato Expressway). Activities undertaken within the proposed Industrial Precinct Structure Plan Areas will be highly visible.</li> </ul> <p>Due to the sensitive location of the Industrial Precincts and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.</p>	
Kama Trust (6)				



6/2	Kama Trust	<p><b>Topic:</b> Economic</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> Enabling an additional 79ha of industrial zoned land to be developed could have a significant impact on stakeholders in the C9 Growth Cell if industrial land supply exceeds demand.</p> <p><b>Relief Sought:</b> Add staging provisions which control any risk of adverse economic effects arising from an oversupply of industrial zoned land.</p>	Oppose	<p>Consider this submission to be based on trade competition.</p> <p>The Kama Trust property that has recently been rezoned to Industrial from Rural, was not located within any future Industrial (or other) growth cell, warranting the need for staging provisions.</p> <p>The proposed Plan Change area is located within the C10 Industrial Growth Cell and is an anticipated form of development. The rezoning of the land is not the issue, but ensuring that any actual or potential adverse environmental effects are avoided, remedied or mitigated so they are less than minor.</p>	Dismiss submission.
6/3	Kama Trust	<p><b>Topic:</b> All of Plan Change</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> 1. Impact on C9 Growth Cell if development enabled under PC14 is</p>	Oppose	<p>Consider this submission to be based on trade competition.</p> <p>The Kama Trust property that has recently been rezoned to Industrial from Rural, was not located within any future Industrial (or other) growth cell, warranting the need for staging provisions.</p> <p>The proposed Plan Change area is located within the C10 Industrial Growth Cell and is an anticipated form of development. The rezoning of the land is not the issue, but ensuring that any actual or potential adverse environmental effects are avoided, remedied or mitigated so they are less than minor.</p>	Dismiss submission.

		<p>able to progress before roading infrastructure upgrades have been completed.</p> <p>2. Impact on C9 Growth Cell if development is enabled to occur under PC14 prior to electricity network upgrades occurring.</p> <p><b>Relief Sought:</b> Add staging provisions to ensure that:</p> <p>1. The necessary infrastructure is in place prior to any development enabled by PC14 commencing; and</p> <p>2. That this infrastructure has adequate capacity available to service that development.</p>		The provision of services is an issue for the developer and Council as part of any future development agreement.	
6/4	Kama Trust	<p><b>Topic:</b> Infrastructure Capacity</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> Concerned that the manner in which stormwater is proposed to be managed could have adverse effects on land downstream, and may result in flooding.</p> <p><b>Relief Sought:</b></p> <p>1. Appropriate provisions to mitigate adverse stormwater effects arising under PC14.</p>	Support	The Henmar Trust property is the adjoining downstream property and agree that stormwater must be mitigated within the Plan Change Area and not have any flooding effects on the adjoining downstream property owned by Henmar Trust.	<p>Require the necessary provisions are incorporated into the District Plan as part of the proposed plan change to ensure that any actual or potential stormwater effects are avoided, remedied or mitigated within the Plan Change area and will not create any downstream flooding on the Henmar Trust property.</p> <p>Stormwater within the Mangaone Industrial Precinct and Bardowie Industrial Precinct should be restricted to 80% peak pre-development runoff levels to provide for extreme weather events. This is necessary due to the contour of the proposed Industrial Precincts and the fact that there is no physical barrier to keep their stormwater within their property boundaries in extreme weather events, potentially having severe adverse flooding effects on the downstream Henmar Trust property.</p>

		2. Any such consequential relief necessary to give effect to this submission.			
6/5	Kama Trust	<p><b>Topic:</b> Transport</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> Concerned about adverse effects on the wider transport network arising under PC14.</p> <p><b>Relief Sought:</b></p> <ol style="list-style-type: none"> <li>1. Appropriate provisions to mitigate adverse transport effects arising under PC14.</li> <li>2. Any such consequential relief necessary to give effect to this submission.</li> </ol>	Oppose	<p>The proposed Plan Change area is located within the C10 Industrial Growth Cell and is an anticipated form of development.</p> <p>Provided the transport network enables connectivity within the C10 Growth Cell, and is well designed, future development within C10 Industrial Growth Cell would have minimal/if any effect on the wider transport network due to the C10 Industrial Growth Cell being ideally located next to the Waikato Expressway and its close proximity to the Hautapu Interchange.</p>	<ol style="list-style-type: none"> <li>(i) Dismiss submission.</li> <li>(ii) Accept the relief sought by Henmar Trust.</li> <li>(iii) Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</li> <li>(iv) Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.</li> </ol>
<b>Submitter: Bardowie Investments Limited (7)</b>					
7/1	Bardowie Investments Limited	<p><b>Topic:</b> All of Plan Change</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> In Part</p>	Oppose	<p>Oppose the rezoning of Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>"... 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</i></p>	<ol style="list-style-type: none"> <li>1. Dismiss submission; or</li> <li>2. If the Kiwifruit Block were to be rezoned require that; <ol style="list-style-type: none"> <li>(i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater.</li> </ol> </li> </ol>

		<p><b>Submission Summary:</b> Support subject to incorporating plan provisions which protect against adverse effects on BIL land, including:</p> <ol style="list-style-type: none"> <li>1. Adverse amenity effects are appropriately mitigated, including in relation to dust, noise, odour and urban design.</li> <li>2. Adverse effects in transport network are appropriately mitigated.</li> </ol> <p><b>Relief Sought/Decision Requested:</b> Approved PC14 subject to the above matters being satisfactorily addressed through plan provisions.</p>	<p><i>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). ”</i></p> <p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, we understand that the “Kiwifruit Block” may contain contaminated soils.</p> <p>The existing resource consents are specific to the consented activities and we assume have appropriate conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the “Kiwifruit Block”, without it being assessed by any Technical Reports fails to comply with Section 32(2).</p> <p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p>	<ol style="list-style-type: none"> <li>(ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries.</li> <li>(iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.</li> </ol> <ol style="list-style-type: none"> <li>3. Accept the relief sought by Henmar Trust.</li> <li>4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</li> <li>5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.</li> </ol>
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				Furthermore, there is no connectivity between the Kiwifruit Block and the Mangaone Industrial Precinct.	
7/2	Bardowie Investments Limited	<p><b>Topic:</b> Kiwifruit Block</p> <p><b>District Plan Provision:</b> Planning Maps</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b></p> <ol style="list-style-type: none"> <li>1. Support rezoning of Kiwifruit Block to Industrial.</li> <li>2. Any changes to notified objectives, policies, rules and methods applying to Kiwifruit Block opposed.</li> </ol> <p><b>Relief Sought/Decision Requested</b> Retain</p>	Oppose	<p>Oppose the rezoning of Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>“... 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).”</i></p> <p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, we understand that the “Kiwifruit Block” may contain contaminated soils.</p>	<ol style="list-style-type: none"> <li>1. Dismiss submission; or</li> <li>2. If the Kiwifruit Block were to be rezoned require that; <ol style="list-style-type: none"> <li>(i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater.</li> <li>(ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries.</li> <li>(iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.</li> </ol> </li> </ol>

				<p>The existing resource consents are specific to the consented activities and we assume have appropriate conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the “Kiwifruit Block”, without it being assessed by any Technical Reports fails to comply with Section 32(2).</p> <p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p> <p>Furthermore, there is no connectivity between the Kiwifruit Block and the Mangaone Industrial Precinct.</p>	
7/3	Bardowie Investments Limited	<p><b>Topic:</b> Kiwifruit Block</p> <p><b>District Plan Provision:</b> Appendix S20</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Support extension of Bardowie Industrial Precinct Structure Plan to the Kiwifruit Block</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>	Oppose	<p>Oppose the rezoning of Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>“... 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). ”</i></p> <p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of</p>	<ol style="list-style-type: none"> <li>1. Dismiss submission; or</li> <li>2. If the Kiwifruit Block were to be rezoned require that; <ol style="list-style-type: none"> <li>(i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater.</li> <li>(ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries.</li> <li>(iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.</li> </ol> </li> </ol>

				<p>this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, we understand that the “Kiwifruit Block” may contain contaminated soils.</p> <p>The existing resource consents are specific to the consented activities and we assume have appropriate conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the “Kiwifruit Block”, without it being assessed by any Technical Reports fails to comply with Section 32(2).</p> <p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p> <p>Furthermore, there is no connectivity between the Kiwifruit Block and the Mangaone Industrial Precinct.</p>	
7/4	Bardowie Investments Limited	<p><b>Topic:</b> Transport</p> <p><b>District Plan Provision:</b> Appendix S20</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Support proposed deletion of collector road on Bardowie Industrial Precinct</p>	Support in part/Oppose in part	<p>(i) No assessment of the Kiwifruit Block in any of the technical reports and therefore appears to be being rezoned with no assessment of effects.</p> <p>(ii) The proposed Structure Plan shows the Kiwifruit Block as Industrial Node 1A not Stormwater Reserve.</p> <p>(iii) No buffer and/or segregation strip along the frontage of the Kiwifruit Block that adjoins Swayne Road. This means that heavy vehicles will still be able to use Swayne Road via the existing access to the Kiwifruit Block. Needs to be one access to Swayne Road for the whole C10 Industrial Growth</p>	<p>(i) Reject Appendix S20 – Bardowie Industrial Precinct Structure Plan as notified.</p> <p>(ii) Accept submitters proposed amendments to Appendix S20 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below:</p> <p>(a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency.</p>

		<p>Structure Plan and replacement with new northern collector road.</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>		<p>Cell that is limited to light vehicles only, or the whole of the C10 Growth Cell should have access to this heavy vehicle entrance.</p> <p>(iv) The keys of the proposed Structure Plans within the C10 Growth Cell vary and some features completely missed from the key creating confusion.</p> <p>(v) The Structure Plan does not reflect the agreement between Henmar Trust, Council and BIL.</p> <p>(vi) Due to the topography of the C10 Growth Cell and the Victoria Road culvert being designed to flood the Henmar Trust property in the case of a major weather event, to protect downstream properties, stormwater from future development on the Bardowie Industrial Precinct must be restricted to a maximum of 80% pre-development peak runoff.</p> <p>(vii) If the Kiwifruit Block is to be rezoned Industrial, need technical assessment of the effects of this rezoning, including stormwater.</p>	<p>(b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be).</p> <p>(c) Show the agreed round-a-about at the intersection of the collector roads (that is the collector road to the north and the collector road running west to east).</p> <p>(d) Show services connections to the Henmar Trust property and include this in the key.</p> <p>(e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north.</p> <p>(f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance.</p> <p>(g) Show proposed and existing stormwater retention areas and overland flow paths in all scenarios including extreme weather events.</p> <p>(h) Show proposed and existing reserve areas.</p> <p>(i) Show the location of the proposed new electricity substation.</p>
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7/5	Bardowie Investments Ltd	<p><b>Topic:</b> Industrial Zone Activities</p> <p><b>District Plan Provision:</b> 7.4.1.1(a)</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Support proposed amendments to rules that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area.</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>	Oppose	<p><b>'Industrial activity'</b> means any use of land or BUILDING where people or machinery:</p> <ul style="list-style-type: none"> <li>• Extract, process or convert natural resources, excluding FARMING ACTIVITIES and MINERAL EXTRACTION ACTIVITIES; and/or</li> <li>• Produce or manufacture goods; and/or</li> <li>• Store goods (ensuring from the industrial process); and/or</li> <li>• Transport or distribute goods including depots.</li> </ul> <p>Industrial activities specifically excluded activities to do with Mineral Extraction.</p> <p>Altering this rule provides for Mineral Extraction Activities within the Bardowie Industrial Precinct and Mangaone Precinct Areas as a permitted activity, under the definition of DRY INDUSTRY.</p> <p>These areas are considered to be more sensitive than the Hautapu Industrial Structure Plan Area, due to their location and being adjacent to the Rural and Residential Zones, potentially affecting the living and working quality of these adjoining environments. Specifically, the adjoining Henmar Trust property to the south and north of Zig Zag Road is used for primary food production.</p>	<p>(i) Dismiss submission.</p> <p>(ii) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan.</p> <p>(iii) Amend Rule 7.4.1.1(m) to read as follows;</p> <p>“Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <i>and the Mangaone Precinct Structure Plan Area</i>”</p>
7/6	Bardowie Investments Ltd	<p><b>Topic:</b> Industrial Zone Activities</p> <p><b>District Plan Provision:</b> 7.4.1.1(w)</p> <p><b>Support/Oppose:</b> Support</p>	Oppose	<p>Proposed Dry Industries involving extremely high temperatures, on sites with limited water use may provide a potential fire hazard and create adverse environmental effects, such as dust, particulate and odour.</p> <p>Dry Industries is very broad and could include anything, including activities to do with Mineral Extraction.</p>	<p>(i) Dismiss submission.</p> <p>(ii) Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan.</p> <p>(iii) Reject the proposed new/replacement Permitted Activity Rule.</p>

		<p><b>Submission Summary:</b> Support proposed amendments to rules that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area.</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>		<p><b>'Dry Industry'</b> Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).</p> <p>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.</p>	
7/7	Bardowie Investments Ltd	<p><b>Topic:</b> Industrial Zone Activities</p> <p><b>District Plan Provision:</b> 7.4.1.3(f)</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Support proposed amendments to rules that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area.</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>	Oppose	<p>The location of the Bardowie Industrial Precinct and the Mangaone Industrial Precinct in close proximity of Residential homes, and adjoining Rural Zone land, means that the effects of activities requiring an air discharge consent needs to include an assessment of any actual or potential effects on the local environment, adjoining properties and adjoining zones, with particular reference to noise, dust, particulate and odour.</p> <p>Activities requiring air discharge consents can have adverse health effects that must be considered, with potentially affected parties having the opportunity to be party to the process that affects the air quality of their home and/or work place.</p>	<p>(i) Dismiss submission.</p> <p>(ii) <b>Amend Rule 7.4.1.3(f) to read as follows:</b>  “Any activities, <a href="#">in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area</a> that requires an air discharge permit from the Waikato Regional Council:</p> <p>(i) <a href="#">Hautapu Industrial Structure Plan Area;</a>  (ii) <a href="#">Bardowie Industrial Precinct Structure Plan Area; and</a>  (iii) <a href="#">Mangaone Precinct Structure Plan Area.”</a></p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>• <a href="#">Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones, with particular reference to noise, dust, particulate and odour.</a></li> <li>▪ Adverse effect on the Hautapu Dairy Manufacutring Site due to the discharge of contaminants to air.</li> </ul> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>

					Advice Note: This rule addresses the potential effects on <i>the local environment, adjoining properties and adjoining zones, as well as</i> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.
7/10	Bardowie Investments Ltd	<p><b>Topic:</b> Industrial Zone Activities</p> <p><b>District Plan Provision:</b> 7.4.1.5(p)</p> <p><b>Support/Oppose:</b> Support</p> <p><b>Submission Summary:</b> Support proposed amendments to rules that introduce controls on industrial activities within the Mangaone Precinct Structure Plan Area.</p> <p><b>Relief Sought/Decision Requested</b> Retain</p>		<p>The proposed Bardowie Industrial Precinct and Mangaone Structure Plan Areas are considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> <li>• Adjoining land zoned Rural, some involved in the primary production of food.</li> <li>• Highly visible position of the Industrial Precincts means that development in this location affects the setting for the character and visual amenity of Cambridge town and the Hautapu District.</li> <li>• Location adjacent to the Hautapu Cemetery, a sacred site.</li> <li>• Proximity to the Hautapu Dairy Manufacturing Site.</li> <li>• Close proximity to the Cambridge North Residential and Deferred Residential Zones.</li> <li>• Location adjoining the Cambridge Bypass (Waikato Expressway). Activities undertaken within the Bardowie Industrial Precinct and Mangaone Precinct Structure Plan Areas will be highly visible.</li> <li>• The land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream is surrounded by Rural land to the west, north and east making it a more sensitive location and requiring higher amenity standards.</li> </ul> <p>Due to the sensitive location of the Industrial Precincts and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the Industrial Precincts, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that</p>	<p>(i) Dismiss submission.</p> <p>(ii) Amend the following aspects of Rule 7.4.1.5 to read:</p> <p>“j. In the Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <del>and</del> the Mangaone Precinct Structure Plan Area: any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.</p> <p>...</p> <p>l. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Structure Plan Area <del>and</del> the Mangaone Precinct Structure Plan Area that fail to comply with Rules 7.4.2.36, <del>7.4.2.37 and 7.4.2.38.</del></p> <p>...</p> <p>p. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, <del>and</del> Hautapu Industrial Structure Plan Area <del>and</del> the Mangaone Precinct Structure Plan Area:</p> <ol style="list-style-type: none"> <li>a. Bitumen plants;</li> <li>b. Incineration activities;</li> <li>c. Concrete batching plants; <del>and</del></li> <li>d. Relocated buildings; <del>and</del></li> <li>e. <u>Within the Mangaone Precinct Structure Plan Area and Bardowie Industrial Precinct Structure Plan Area, outdoor storage and</u></li> </ol>

			<p>the District Plan should enable to establish and operate in the Industrial Precincts.</p> <p>Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> <li>• Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, and within the Bardowie Industrial Precinct Structure Plan Area, within 100 metres of the Henmar Trust property boundary, Glass Manufacturing and associated industries;</li> <li>• demolition yards;</li> <li>• recycling depots/facilities;</li> <li>• use or storage of radioactive materials;</li> <li>• Hazardous facility;</li> <li>• Chemical Manufacturing;</li> <li>• The storage and/or reused of trade waste;</li> <li>• Smelting Industries;</li> <li>• Melting Industries;</li> <li>• Power generation activities;</li> <li>• Waste to Energy Plants; and</li> <li>• heavy industrial activities within the Industrial Precincts are considered to be incompatible with the adjoining rural zoned land, the neighbouring Residential properties and the local environment, and have the potential to create adverse environmental effects that would be more than minor.</li> </ul> <p>Proposed Dry Industries involving extremely high temperatures, on sites with limited water use may provide a potential fire hazard.</p>	<p><a href="#">handling of fertiliser or other dry bulk materials;</a></p> <p><i>f. Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, and within the Bardowie Industrial Precinct Structure Plan Area, within 100 metres of the Henmar Trust property boundary, Glass Manufacturing and associated industries.</i></p> <p><i>g. Demolition yards;</i></p> <p><i>h. Recycling depots/facilities;</i></p> <p><i>i. Use, creation or storage of radioactive materials;</i></p> <p><i>j. Hazardous facility;</i></p> <p><i>k. Chemical Manufacturing;</i></p> <p><i>l. The storage and/or use of trade waste;</i></p> <p><i>m. Smelting Industries;</i></p> <p><i>n. Melting Industries;</i></p> <p><i>o. Power generation activities;</i></p> <p><i>p. Waste to Energy Plants; and</i></p> <p><i>q. Heavy industrial activities."</i></p>
Dredge, Lesley (8)				

8/1	Dredge, Lesley	<p><b>Topic:</b> Economic</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Oppose</p> <p><b>Submission Summary:</b> Underpinning the creation of an industrial zone, is the requirement to prove without any uncertainty that there is a need for that industrial land. This is the objective of the NPS-UD, giving councils direction as to where and when development capacity should be provided. As a partner of Future Proof, Waipa District Council relies upon the Business Capability and Development Assessments released every 2 years to inform planning decisions, as directed by the NPS-UD. Importantly, planning for the long term should take priority since the consequences of making poor decisions in the short term will have lasting detrimental social, and economic effects which may not be resolved and/or become a future cost burden on communities.</p> <p>There is provision for 132 ha of industrial land available until 2041 in the Cambridge Hautapu area. There is no evidence of 'inappropriate' capacity modelling approaches. To use differences in values form different forecasts over different time periods is a manipulation of data</p>	Oppose	<p>The proposed Plan Change Area is located within Industrial Growth Cell C10 and is an anticipated form of development.</p> <p>Anticipated development should not be constrained for NIMBY (not in my back yard) reasons.</p> <p>Understand that submitter (8) did not put forward the same argument regarding Plan Change 17 – Hautapu Industrial Zones.</p>	Dismiss submission.
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		<p>which has no substance. There is no evidence of capacity estimates being overstated. BCDA 2023 provides full explanations of potential industrial land capacity in greenfield areas and adjusts these areas accordingly.</p> <p>BCDA 2023 has developed a model using adjusted sector employment data to predict demand for land and space. Without a complete understanding of this model, any critique of it relies upon the outcomes produced. These outcomes have been compared with population data to show an 'unusual' equality in percentage changes, which may be coincidental given that sector employment data may well track a similar path as population data, but inaccuracies occur if calculations are rounded, as shown in Section 4.3. This is not indicative of the model's inherent failure. The test of a predictive model is its past performance. NO evidence is provided on past performance. Confusion arises over the meaning of 'labour force', but in statistical terms its meaning is precise, and it is not equivalent to sector employment data, used by BDCA 2023. There is no evidence to prove that forecasted industrial land demand is understated in the Cambridge-Karapiro area or the Waipa District sub-region.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>A supplementary Business Capacity and Development Assessment to be prepared by Future Proof for the Cambridge-Karapiro locality and Waipa District for</p>			
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		<p>the period 2022 to 2024 to ascertain industrial land sufficiency.</p> <p>This independence assessment should provide an up to date forecast for the short, medium and long-term enabling an informed decision to be made. (Future Proof is the choice of providers for this assessment given that it has proven local, district and regional knowledge and competence). This assessment be presented as a submission.</p> <p>If the supplementary Business Capacity and Development Assessment (as sought for relief, above) forecasts industrial land sufficiency for the medium and long term, the 79.2 ha of C10 Growth Cell, identified in PC14, re zoned Deferred Industrial Zone, with the deferred status being uplifted by a revised plan change once 'Area 7' of the Hautapu Industrial Structure Plan has reached 80% development (i.e. 80% of the developable land area is the subject of s 224 certificates) or by 31 March 3035, whichever is the sooner.</p>			
8/2	Dredge, Lesley	<p><b>Topic:</b> Kiwifruit Block</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Oppose</p> <p><b>Submission Summary:</b></p>	Support	Agree that the Kiwifruit Block should be included in the Technical Assessment if it is to be included in the proposed Plan Change.	<p>Exclude the Kiwifruit Block from the proposed Plan Change; <b>or</b></p> <p>Include the Kiwifruit Block within the proposed Plan Change and provided that;</p> <p>(i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission.</p> <p>(ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the</p>

		<p>The Kiwifruit Block has been omitted from a number of the Plan Change 14 reports. There are inconsistencies in the reports as to what the reference area is – the Mangaone Structure Plan land area or the proposed Industrial Zoned land area. Although a recent consent for industrial activity was granted on this site (LU/0212/23), there was no notification opportunity, despite PC14 being a special circumstance for this land.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>Include the Kiwifruit Block in all documentation relating to the Proposed Mangaone Structure Plan.</p>			<p>C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries.</p> <p>(iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.</p> <p>(iv) Council accept the relief sought by Henmar Trust.</p> <p>(v) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(vi) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
<b>Waikato Regional Council (10)</b>					
10/23	Waikato Regional Council	<p><b>Topic:</b> All of Plan Change</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Neutral</p> <p><b>Submission Summary:</b> It appears that a number of the farm drainage canals on the plan change site</p>	Neutral	The requirement for fish passage should not take precedent over ensuring that there is no downstream flooding and/or contaminants entering the Mangaone Stream.	That Council prioritise the protection of downstream properties, in particular the adjoining Henmar Trust property, from flooding and/or contaminants entering the Mangaone Stream.



		<p>are piped at their point of entry to the Mangaone Stream. We recommend there is open access from the drains/wetlands to the Mangaone Stream, with no perches (if these are perched) so that fish can freely travel between habitats. Ideally, this would include removing the pipes if possible.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>Ensure that the future design of the proposed reserve and stormwater network provides open access from the drains/wetlands to the Mangaone Stream to provide for fish passage.</p>			
10/24	Waikato Regional Council	<p><b>Topic:</b> Infrastructure Capacity</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Further Assessment</p> <p><b>Submission Summary:</b> In Table 1 within Section 3.0 of the Stormwater Management Plan, the assessment has mixed up volume retention versus detention. The proposed stormwater wetlands will not provide volume retention, only detention (attenuation of peak flows).</p> <p><b>Relief Sought/Decision Requested</b></p>	Support	If this is correct it needs to be clarified to ensure an accurate assessment of actual or potential adverse environmental effects, in particular stormwater retention.	Support the request for further assessment.

		Clarify how the proposal will comply with the Waikato Stormwater Management Guideline 2020 to address volume retention.			
10/25	Waikato Regional Council	<p><b>Topic:</b> Infrastructure Capacity</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Neutral</p> <p><b>Submission Summary:</b> The Mangaone Stream forms part of WRC's Waikato Central Land Drainage Scheme. We note that the stream is not managed to accommodate urban runoff flows, therefore it will be imperative to manage stormwater volume flows.</p> <p><b>Relief Sought/Decision Requested</b> Ensure the stormwater management approach appropriately manages volume flows to the Mangaone Stream.</p>	Support	Important that stormwater is managed in a manner that will not adversely affect downstream properties.	<p>Stormwater must be managed in a manner that will not adversely affect downstream properties.</p> <p>Stormwater should be restricted to 80% pre-development peak runoff levels to cater for extreme weather events.</p>
10/26	Waikato Regional Council	<p><b>Topic:</b> Infrastructure Capacity</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Neutral</p>	Support	Agree that the management of peak flows is very important and that the proposed Plan Change must demonstrate that it will not create flooding effects on the Henmar Trust property, including in extreme weather events.	<ol style="list-style-type: none"> <li>1. Accept submission point.</li> <li>2. Require that the entire Plan Change 14 Area (including the Kiwifruit Block) is assessed, and that development and stormwater attenuation will not create flooding on the Henmar Trust property, including during extreme weather events.</li> <li>3. Accept the relief sought by Henmar Trust.</li> </ol>

		<p><b>Submission Summary:</b> The plan change proposes to manage peak flows by attenuating to the 2, 10 and 100 year ARI events in the stormwater wetlands. However, given the Mangaone Stream is in a floodplain, it will be difficult for the wetlands to effectively attenuate the peak flows if they are inundated by flood flows.</p> <p><b>Relief Sought/Decision Requested</b> Ensure the constructed stormwater wetlands will be outside the 100-year flood extent, to ensure these properly function as intended.</p>			<p>4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.</p>
10/27	Waikato Regional Council	<p><b>Topic:</b> Infrastructure Capacity</p> <p><b>District Plan Provision:</b> Not Specified</p> <p><b>Support/Oppose:</b> Neutral</p> <p><b>Submission Summary:</b> To assist with understanding the proposed stormwater management approach, we query whether Waipa District Council will seek stormwater discharge consent for the entire PC14 area and manage all the stormwater discharges from private developments, or whether it is intended that private developers within the PC14 area will seek</p>	Support	We consider this a valid question.	Accept submission.

		<p>their own stormwater discharge consents.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>Clarify whether Waipa District Council proposes to seek stormwater discharge consent for the entire PC14 area and arrange all the stormwater discharges from private developments.</p>			
10/28	Waikato Regional Council	<p><b>Topic:</b></p> <p>Infrastructure Capacity</p> <p><b>District Plan Provision:</b></p> <p>Not Specified</p> <p><b>Support/Oppose:</b></p> <p>Further Assessment</p> <p><b>Submission Summary:</b></p> <p>Section 4.0 (and Appendix 1) of the Stormwater Management Plan describes and provides the results of hydraulic modelling undertaken to assess the impact of future development of the PC14 area on the flood behaviour of the Mangaone Stream. We request further detail and clarification in order to understand the modelling and its outputs.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>Provide further detail and clarification in relation to the hydraulic modelling, to enable a full assessment of the potential flood hazard effects of the proposed plan change.</p>	Support	Agree with submission.	Accept submission.

Dredge, Kenneth (11)					
11/02	Dredge, Kenneth	<p><b>Topic:</b> Kiwifruit Block</p> <p><b>District Plan Provision:</b> Appendix S27</p> <p><b>Support/Oppose:</b> Oppose</p> <p><b>Submission Summary:</b> The Kiwifruit block has been omitted from a number of expert PC 14 reports and assessments. The Kiwifruit block is also omitted from the Mangaone Structure Plan, Urban Design Statement. Incorporating the Kiwifruit Block into the Mangaone Structure Plan will:</p> <ul style="list-style-type: none"> <li>▪ afford Swayne Road users and residents the same level of protection of amenity across the total industrial area to be re zoned.</li> <li>▪ Prevent a fragmented and ad hoc development approach, with continuous application of design elements across the total industrial area to be re zoned.</li> <li>▪ Achieve a well-functioning urban environment with good urban design.</li> </ul> <p><b>Relief Sought/Decision Requested</b> Incorporate the Kiwifruit block with the Mangaone Structure Plan.</p>	Oppose	<p>Oppose the rezoning of Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>"... 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)."</i></p> <p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, we understand that the "Kiwifruit Block" may contain contaminated soils.</p> <p>The existing resource consents are specific to the consented activities and we assume have appropriate</p>	<ol style="list-style-type: none"> <li>1. Exclude the Kiwifruit Block from the proposed Plan Change; <b>or</b></li> <li>2. Accept the relief sought by Henmar Trust; and</li> <li>3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</li> <li>4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</li> <li>5. If include the Kiwifruit Block within the proposed Plan Change, require that; <ul style="list-style-type: none"> <li>(i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission.</li> <li>(ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries.</li> <li>(iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.</li> </ul> </li> </ol>

				<p>conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the “Kiwifruit Block”, without it being assessed by any Technical Reports fails to comply with Section 32(2).</p> <p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p> <p>Furthermore, there is no connectivity between the Kiwifruit Block and the Mangaone Industrial Precinct.</p>	
<b>Laurent Property Co, Geoffrey and Beverley Laurent (13)</b>					
13/1	Laurent Property Co, Geoffrey and Beverley Laurent	<p><b>Topic:</b> Transport</p> <p><b>Support/Oppose:</b> Further Assessment</p> <p><b>Submission Summary:</b> We believe that the proposal will have a detrimental effect on our site and the wider Hautapu area. We want further consideration and clarification of the resultant traffic effects, particularly. The traffic effects will result in a significant change to industrial land provision with the wider Hautapu area, which have not been assessed through WRTM to take account of wider potential transport network issues, the potential multiple access points to that land and whether this opens up unintended consequences for through traffic movements along the east/west collector road in PC14.</p>	Support in part/Oppose in Part	<p>The submitter’s property is located within the Industrial Zone and forms part of Industrial Growth Cell C10. The submitters supported proposed PC11 which rezoned their property and reinstated the Industrial Growth Cell.</p> <p>The proposed Plan Change Area is part of the C10 Industrial Growth Cell and the proposed Plan Change is an anticipated form of development, including the associated traffic effects.</p> <p>The Collector Road is designed to facilitate traffic within and through the Industrial Growth Cell.</p> <p>Provided the transport network enables connectivity within the C10 Growth Cell, and is well designed, future development within C10 Industrial Growth Cell would have minimal/if any effect on the local and wider transport network due to the C10 Industrial Growth Cell being ideally located next to the Waikato Expressway and its close proximity to the Hautapu Interchange.</p> <p>The planned round-a-bout on Victoria Road is located at an important junction of roads going in different directions and we consider its location to being vitally important in the control of traffic to and from the C10 Industrial Growth Cell.</p>	<ol style="list-style-type: none"> <li>1. Amend proposed roading layout to provide for connectivity in and through the C10 Industrial Growth Cell.</li> <li>2. Accept the relief sought by Henmar Trust.</li> <li>3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</li> <li>4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</li> </ol>

		<p><b>Relief Sought/Decision Requested</b></p> <p>Further reporting is required to address our first concern relating to the traffic modelling.</p>			
13/2	Laurent Property Co, Geoffrey and Beverley Laurent	<p><b>Topic:</b></p> <p>All of Plan Change</p> <p><b>Support/Oppose:</b></p> <p>Further Assessment</p> <p><b>Submission Summary:</b></p> <p>We are concerned that there has been no consideration given to staging of development within PC14 as part of the proposal, with respect to the transport infrastructure upgrades required, the proposal appears to be assessed on a 2041 future with full development in place. This leaves significant uncertainty as to what road network and intersection upgrades will be needed, when, and how that might affect established businesses at that time. This matter is of particular concern in relation to Laurent Road which currently provides access to our land and businesses already established on it.</p> <p><b>Relief Sought/Decision Requested</b></p> <p>Caveats to when development can occur based on transportation requirements.</p>	Oppose	<p>The submitter's property is located within the Industrial Zone and forms part of Industrial Growth Cell C10. The submitters supported proposed PC11 which rezoned their property and reinstated the Industrial Growth Cell.</p> <p>The proposed Plan Change Area is part of the C10 Industrial Growth Cell and the proposed Plan Change is an anticipated form of development, including the associated traffic effects.</p> <p>It is anticipated that Council will ensure that any existing business will continue to have access while enabling the continued development of the C10 Industrial Growth Cell.</p> <p>The development of the C10 Industrial Growth Cell cannot be restricted to cater for this existing business, as this could be seen as Trade Competition.</p> <p>Provided the transport network enables connectivity within the C10 Growth Cell, and is well designed, future development within the C10 Industrial Growth Cell would have minimal/if any effect on the local and wider transport network due its ideal location next to the Waikato Expressway and the Hautapu Interchange.</p>	Dismiss submission.
<b>Fire and Emergency New Zealand (14)</b>					
14/1	Fire and Emergency New Zealand	<p><b>Topic:</b></p> <p>All of Plan Change</p>	Support	Agree with the submission.	Accept submission.

		<p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate capacity and pressures available to service the future developments. In the urban areas of the district water is supplied via the reticulated water supply network. As outlined in Section 4.3 of the application, PPC14 proposes that the Cambridge Urban Limits Boundary which denotes the 'urban limit' area within the Waipa District Pla, is extended to encompass the PPC14 area. Fire and Emergency support the extension of the urban limit to include the PPC14 area, as this will ensure that the existing firefighting water supply provisions within Section 15 – Infrastructure, Hazards, Development and Subdivision of the Waipa District Plan apply to the PPC14 area.</p> <p><b>Relief Sought/Decision Requested</b></p> <ol style="list-style-type: none"> <li>1. Council accepts the extension of the 'urban limit' within the planning maps to include the PPC14 area.</li> <li>2. If this component of PPC14 is not accepted, a new policy framework for the provision of firefighting water supply in accordance with SNZ PAS 4509:2008 and specific to the PPC14 area is requested.</li> </ol>			
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14/2	Fire and Emergency New Zealand	<p><b>Topic:</b> Transport</p> <p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> Fire and Emergency require adequate access to the built and natural environment to ensure that they can respond to emergencies. This includes access in the event of fire, natural hazard, hazardous substances, medical, or a rescue or assist. For fire appliances to access an emergency, adequate carriageway width, height clearance, and road gradient is necessary to support the operations requirements of fire appliances. SNZ PAS 4509:2008 and G5-02 GD require a minimum formed carriageway width of 4m for fire appliances.</p> <p><b>Relief Sought/Decision Requested</b> All Collector and Local Roads proposed in PPC14 are formed in accordance with the T4 provisions of the Waipa District Plan. This would require all lanes of the Indicative Internal Industrial Collector Road, the Indicative Internal Urban Industrial Local Road and Indicative Internal Industrial Local Road with Swale to be at least 4m wide.</p>	Support	Agree with submission.	Accept submission.
14/3	Fire and Emergency	<p><b>Topic:</b> Rural</p>	Support	Agree with submission.	Accept submission.

	New Zealand	<p><b>Support/Oppose:</b> In Part</p> <p><b>Submission Summary:</b> PPC14 provides detailed landscaping plans, which includes buffer planting. Many areas in New Zealand experience drought conditions over summer, including Cambridge, which heightens the risk of vegetation fire.</p> <p>Fire and Emergency acknowledge that the planting plans are in keeping with the surrounding area and what is commonly recommended with similar developments, however requires that the applicant considers the selection of low flammability planting to reduce the likelihood of unwanted fire and to help manage fire spread in the event of a vegetation fire.</p> <p><b>Relief Sought/Decision Requested</b> That the applicant considers the selection of low flammability planting to reduce the likelihood of unwanted fire and to help manage fire spread in the event of a vegetation fire.</p>			
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