

APPENDIX 5 - WAIKATO REGIONAL POLICY STATEMENT AND FUTURE PROOF ASSESSMENT

Waikato Regional Policy Statement and Future Proof Assessment

Responsive Planning, Ecosystems and Indigenous Biodiversity, and Natural Character

Contents

Part 1 – WRPS UFD-M49 – Out-of-Sequence or Unanticipated Urban Development.....	2
Part 2 – WRPS – UFD-P11 – Adopting Future Proof Land Use Pattern	3
Part 3 – WRPS Appendix 13 – Responsive Planning Criteria – Out-of-Sequence and Unanticipated Developments (Future Proof Local Authorities)	5
Part 4 – WRPS – Appendix 11 – Development Principles	9
Part 5 – Future Proof Principles / Growth Management Directives Assessment.....	13
Section B2 – Tāngata Whenua	13
Section B3 – Wāhi Toitū and Wāhi Toiora	16
Section B6 – Transport.....	17
Section B7 – Current and Future Growth Areas	19
Section B8 – Growing a Prosperous Economy.....	21
Section B9 – Rural Areas	25
Section B11 – Three Waters and Other Infrastructure.....	26
Part 6 – Future Proof (Out-of-Sequence) Criteria Assessment.....	30
Development Scenarios	30
Assessment Criteria	30
Part 7 – Waikato Regional Policy Statement – Ecosystems and Indigenous Biodiversity ...	35
Part 8 – Waikato Regional Policy Statement – Natural Character	39

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Part 1 – WRPS UFD-M49 – Out-of-Sequence or Unanticipated Urban Development

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

1. development proposals shall only be considered to be ‘significant’ for the purposes of UFD-P11 (7) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;

An assessment of criteria A and B within APP13 has been undertaken (Refer Part 3 below) and the proposed activation of PC14 land is considered to be consistent with the relevant criteria. As such PC14 is taken to represent significant development capacity.

2. the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;

The subject land is contained within an Urban Enablement Area. PC14 represents bringing forward the timing of land release from long term (2031 – 2050). An assessment of criteria A within APP13 has been undertaken and proposed activation of PC14 land is considered to be consistent with the relevant criteria. Assessment of Criteria B is not required.

3. when identifying additional urban or village enablement areas not shown on Map 43 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;

Not Applicable. PC14 land is located within an Urban Enablement Area shown on Map 43.

4. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;

Not Applicable. No change of planned land use proposed by PC14.

5. the effects of the change are consistent with the development principles set out in APP11;

PC14 is considered to be consistent with the development principles in APP11 (Refer Part 4 below).

6. in relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

PC14 has the effect of bringing forward a long-term land allocation for the Hautapu Strategic Industrial Node into the medium term. This is considered to be consistent with the relevant parts of Criteria A in APP13. PC10 does not have the effect of increase the total land allocation for the node

Part 2 – WRPS – UFD-P11 – Adopting Future Proof Land Use Pattern

Within the Future Proof Area

1. New urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only));

PC14 land is identified as being located within an Urban Enablement Area (Long Term Development 2031 – 2050) and as being part of a Strategic Industrial Node.

2. New residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 (5.2.10 Future Proof map (indicative only)) or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020) Table 34;

Not Applicable. No new residential development associated with PC14.

3. New industrial development should predominantly be located in the strategic industrial nodes in Table 35 (APP12) and in accordance with the indicative timings in that table except as set out in clause (7) below; UFD-M49;

PC14 land is identified as forming part of the Hautapu Strategic Industrial Node an programmed for long-term activation between 2031 – 2050 forming part of the total 227ha gross developable area allocation to 2050. PC14 is progressing ahead of the indicative timings

4. Other industrial development should only occur within the Urban Enabled Areas indicated on Map 43 (5.2.10 Future Proof map (indicative only)), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes in Table 35 (APP12) shall be provided for as appropriate in district plans;

Not Applicable. PC14 represents new industrial development.

5. New industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 35 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 35;

Not Applicable. PC14 is not occurring outside a strategic industrial node.

6. New industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the transport system, and on other infrastructure;

Not Applicable. PC14 is not occurring outside a strategic industrial node.

7. where alternative urban land release patterns are promoted, either out-of-sequence or unanticipated on Map 43 or in Table 35, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only

where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the responsive planning criteria in APP13; and

PC14 represents alternative out-of-sequence urban land release via a first schedule change to the Waipā District Plan. PC14 has been assessed against and is considered to be consistent with the criteria in APP13 (refer Part 3 below).

8. where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 35, such activities may be provided for within other land adjacent to the runways, providing adverse effects on the transport network and other infrastructure are avoided, remedied or mitigated.

Not Applicable. PC14 land not near Hamilton Airport.

Part 3 – WRPS Appendix 13 – Responsive Planning Criteria – Out-of-Sequence and Unanticipated Developments (Future Proof Local Authorities)

Criteria A	
A.	<p>That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.</p> <p><u>Commentary:</u> The rezoning of part of the C10 growth cell will significantly increase the supply of industrial land in Waipā District and will assist in the meeting shortfall in industrial land identified by the HBDCA for the sub-region as a whole in the medium term.</p>
B.	<p>That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:</p> <ol style="list-style-type: none"> have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets. <p><u>Commentary:</u></p> <ul style="list-style-type: none"> PC14 enables industrial development. The provisions of the industrial zone enable a variety of site sizes that are suitable for different types and scales of industrial activity. The large land area associated with PC14 is suitable for industrial activities which need bigger sites to operate. This is unique to the current industrial zone land offerings within the district. The ability to accommodate these types of activities will ensure that PC14 contributes to a well-functioning urban environment. PC14 will contribute to the enhancement of the competitive industrial land market at Hautapu and the subregion generally.
C.	<p>That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B5, B6, B7, B8, B9, B10 and B11 of the strategy).</p> <p><u>Commentary:</u> PC14 is considered to be consistent with the relevant guiding principles and growth management directives of Future Proof. Refer discussion on guiding principles / growth management directives in Part 5 below.</p>
D.	<p>That the development has good accessibility for all people between housing, jobs, educational facilities, community services, natural spaces, and open spaces, including by way of public or active transport.</p> <p><u>Commentary:</u></p> <ul style="list-style-type: none"> The PC14 land is accessible via road from Cambridge urban areas which provide housing and community services. Access at present is largely confined to private motor vehicle and bicycle travel modes as there is no public transport in place to the Hautapu area. Provision for future public transport (bus stops) able to be provided for through road design requirements. PC14 will assist in generating demand and feasibility for public transport to the Hautapu area Enhance of riparian areas and provision of open space areas in relation to the Mangaone Stream will be provided as part of PC14.
E.	<p>In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.</p>

Criteria A	
	<p><u>Commentary</u></p> <ul style="list-style-type: none"> • The rezoning of the PC14 land ensures that when the market dictates the need for more industrial land that options to accommodate this are available. In this sense it is not necessary for specific development proposals to be scheduled to warrant that rezoning occur. • The rezoning will enhance the available supply of industrial land within the future proof sub-region and will contribute to the creation of a more competitive land market. • There is capacity available in infrastructural services to accommodate development in the advanced timeframe.
F.	<p>In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.</p> <p><u>Commentary:</u> PC14 will replace rural land use with industrial land use and will not result in the creation of any shortfall in residential, commercial, or industrial land. Industrial activity is the planned land use for the PC14 land.</p>
G.	<p>That the development protects and provides for human health.</p> <p><u>Commentary:</u> In conjunction with existing and proposed district plan provisions it is considered that PC14 does not have the potential to compromise human health.</p>
H.	<p>That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis.</p> <p><u>Commentary:</u> Not Applicable</p>
I.	<p>That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the sub-region.</p> <p><u>Commentary</u></p> <ul style="list-style-type: none"> • Provision of infrastructure associated with PC14 to include road construction and upgrades (being the responsibility of the developer). Achievement of full development requires specific road upgrade works to be in place. • Connection to public water supply and wastewater services able to occur without issue • On-site stormwater management (ponds and devices) to be established by developer • Existing / future infrastructure not considered to be compromised by the by PC14
J.	<p>That the development can be serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government to support other growth areas.</p> <p><u>Commentary:</u> There are no infrastructure commitments which would be undermined by the bringing forward the industrial zoning of the PC14 land.</p>
K.	<p>That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.</p> <p><u>Commentary:</u> PC14 is aligned with an existing urban area which is a significant industrial node and will use / contribute towards necessary roading and infrastructure upgrades which are necessary to serve the Hautapu area. Development agreement process utilised to ensure efficient use of public resources occurs.</p>
L.	<p>The compatibility of any proposed land use with adjacent land uses including planned land uses.</p> <p><u>Commentary:</u> The land has been earmarked for industrial development for some time. The land is separated from sensitive residential activities by Swayne and Zig Zag roads. The</p>

Criteria A	
	industrial zone contains existing standards to address management of nuisance effects at the zone interface. PC14 proposes a number of measures to manage interface effects (including landscaping). With these measures in place it is considered that the extension of the industrial zone onto PC14 land will not be incompatible with adjacent land uses in the rural zone.
M.	<p>That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.</p> <p><u>Commentary</u></p> <ul style="list-style-type: none"> • PC14 will assist to mode-shift and the creation of a frequent multi-modal network for the Cambridge and Hautapu locations through creating additional demand for public transport. • Roads and the Mangaone Stream reserve will include pedestrian and cycle spaces. • PC14 includes structure plan elements and provisions which ensure multi-modal transport options are accommodated.
N.	<p>That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment .</p> <p><u>Commentary</u></p> <ul style="list-style-type: none"> • The development of PC14 land for industrial activities in itself is unlikely to result in significant or meaningful reductions in greenhouse gas emissions. • The PC14 land forms part of the Hautapu Strategic Industrial Node and has been earmarked as being needed to accommodate industrial growth into the future. The activation of PC14 land and its associated emissions are already anticipated to occur from a strategic sense. • The stormwater design will be designed to account for flood water from extreme storm events being the most likely impacts arising from future effects of climate change.
O.	<p>That the development provides for the values that make the area wāhi toitū and can avoid or mitigate any adverse effects arising in respect of those values as a result of the proposed development.</p> <p><u>Commentary:</u> The PC14 land is not specifically identified on Map 2 within Future Proof as being waahi toitu. In this respect:</p> <ul style="list-style-type: none"> • Other than the significance of the Mangaone Stream as a waterbody within the catchment of the Waikato River (subject to Te Ture Whaimana) the PC14 land is not an area that is specifically identified as being a protected area of significance to Māori. • PC14 seeks to protect the Mangaone Stream and its ecological role as habitat for long-tailed bat through reservation and vesting of land in Council and the undertaking of restoration planting along stream margins. • The PC14 land is not identified as an area subject to hazards or risks such that future development would be rendered infeasible or undesirable.
P.	<p>During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as wāhi toitū.</p> <p><u>Commentary:</u> PC14 is not a comprehensive district plan review. A review of Future Proof has recently been completed and the subject land remains within a strategic industrial node and</p>

Criteria A	
	urban enablement area. Other than provisions specific to the Mangaone Stream and its margins in terms of stormwater management, enhancement and ecological function a precautionary approach to the remainder of the C10 growth cell is not considered necessary.
Q.	That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development.
	<p><u>Commentary:</u> The PC14 land is high quality soil and as such within the meaning of wāhi toiora. In this respect:</p> <ul style="list-style-type: none"> • Map 2 within Future Proof identifies the PC14 land as being within an urban area • An assessment of the NPS – Highly Productive Land has been completed. Under this it has been concluded that the PC14 land is not within the transitional meaning of highly productive land provided by the NPS. • A precautionary approach to the development of the PC14 land is not necessary in this instance because the land has been earmarked for industrial purposes in growth strategies and development of the land for industrial purposes is needed and will occur in the medium term.

Criteria B	
A.	That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.
	<u>Commentary:</u> Not Applicable. Criteria B does not apply to PC14. C10 is identified as a long-term growth cell (2031 – 2050). PC14 does not involve bringing forward development identified as being beyond long term.
B.	That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved.
	<u>Commentary:</u> Not Applicable. Criteria B does not apply to PC14.
C.	That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.
	<u>Commentary:</u> Not Applicable. Criteria B does not apply to PC14. Bringing forward the development of part of the C10 growth cell will not impact the function or vitality of rural settlements of existing urban areas.
D.	That the development would address an identified housing type/tenure/price point need.
	<u>Commentary:</u> Not Applicable. No housing development proposed.

Part 4 – WRPS – Appendix 11 – Development Principles

General Development Principles

The general development principles for new development are:

- a. support existing urban areas in preference to creating new ones;

PC14 land forms part of an identified urban area.

- b. occur in a manner that provides clear delineation between urban areas and rural areas;

PC14 provides clear delineation between urban and rural area through boundaries of the C10 Growth Cell which border formed public roads (Swayne Road and Zig Zag Road). The balance of C10 will remain rural. Delineation in the interim period will be provided in the form of landscaping strips.

- c. make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;

PC14 relates specifically to industrial development which can be land intensive (e.g. APL development in the Bardowie Industrial Precinct). PC14 is greenfield land identified for industrial land use. Opportunities for intensification and redevelopment are not comfortably applied to industrial land.

- d. not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;

PC14 land is able to be serviced with existing water and wastewater infrastructure subject to appropriate engineering design. Stormwater infrastructure to be provided within the boundaries of the PC14 land and upgrading / provision of transport infrastructure able to be managed through the resource consent and development agreement process. It is considered that PC14 will not compromise the operation of existing or planned infrastructure.

- e. connect well with existing and planned development and infrastructure;

PC14 land forms part of a master planned environment is considered to connect well with existing development and planned infrastructure. The structure plan is in accord with master planning that has been completed to date.

- f. identify water requirements necessary to support development and ensure the availability of the volumes required;

PC14 will accommodate “dry industry”. Projected water demands of this type of industry is able to be accommodated by existing reticulated water supply and wastewater systems.

- g. be planned and designed to achieve the efficient use of water;

Efficient water use of future development to be managed by district plan, building code and regional infrastructure technical specifications in the same way that applies to all other development in the Waipā district.

- h. be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;

PC14 land is traversed by national grid infrastructure and is comprised of high class soils (Class 1 soils). The land is part of an identified growth cell, identified future urban area and significant industrial node such the loss of highly productive land is an acceptable outcome.

- i. promote compact urban form, design and location to:
 - i minimise energy and carbon use;
 - ii minimise the need for private motor vehicle use;
 - iii maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;
 - iv encourage walking, cycling and multi-modal transport connections; and
 - v maximise opportunities for people to live, work and play within their local area;

PC14 will enable the accommodation of industrial development in accordance with the built form anticipated and provided for in the existing industrial zone. The location of the Hautapu Industrial Node and nature of industrial land use frustrates the achievement of compact urban form and some of the stated outcomes in (i) – (v) of the policy. The Hautapu area will in the future be served by public transport and provides more opportunities for people who live in Cambridge to work closeby. The reserve and road network designs accommodates walking and cycling within the Mangaone Precinct.

- j. maintain or enhance landscape values and provide for the protection of historic and cultural heritage;

There are no specific landscape values associated with the PC14 land which warrant protection. There is an existing listed heritage dwelling within the plan change land (Swaynes Dwelling) which will continue to be protected. There is no known recorded cultural heritage sites associated with the plan change land which warrant protection from future industrial activities.

- k. promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;

PC14 involves the creation of a reserve along the Mangaone Stream, extensive landscape / restoration planting proposals and recognition / protection of the bat habitat values associated with this area.

- l. maintain and enhance public access to and along the coastal marine area, lakes, and rivers;

Public access to and along the margins of the Mangaone Stream will be an outcome created by the vesting of reserve as part of development of the PC14 land.

- m. avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);

PC14 is supported by technical reports which consider hydrological effects of future industrial development and in particular stormwater management and flood hazard assessment. The land is identified as having shallow ground water levels which constrains soakage as an appropriate stormwater solution. Adverse effects will be managed by low impact engineering design, reserve vesting, riparian enhancement and geotechnical consideration at the time of building consent.

- n. adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;

sustainable design technologies will be able to be adopted through engineering design and building design.

- o. not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;

Potential for reverse sensitivity complaint has the potential to arise from residential activities on adjacent rural land on the opposite side of Swayne and Zig Zag Roads. These are managed by existing plan provisions which address interface issues between industrial and rural zones, land consent triggers for activities which trigger requirement for resource consent under the regional plan, and proposed plan provisions which prescribe landscape outcomes along the interface and building setback requirements.

- p. be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments;

Stormwater management is modelled to include future effects of climate change. Reductions in greenhouse gas emissions are beyond the ability of PC14 to address. Emissions from future industrial land use will be assessed in terms the requirements of the Waikato Regional Plan and any national guidance in place in the form of National Policy Statements or National Environmental Standards.

- q. consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;

Iwi consultation has been completed and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14. No submissions from iwi authorities or mana

whenua have been received. The creation of the Mangaone reserve and associated restoration / enhancement works in line with the memorandum of understand demonstrates consideration of tangata whenua values for the PC14 area.

- r. support the Vision and Strategy for the Waikato River in the Waikato River catchment;

The provisions of PC14 relative to the Mangaone Stream are considered to give effect to Te Ture Whaimana.

- s. encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and

PC14 does not preclude the achievement of waste minimisation or efficient resource use outcomes.

- t. recognise and maintain or enhance ecosystem services.

The provisions of PC14 when implemented will ensure recognition, maintenance and enhancement of ecosystem services associated with the Mangaone Stream and its associated riparian margins.

Part 5 – Future Proof Principles / Growth Management Directives Assessment

Section B2 – Tāngata Whenua

Section B2 – Tāngata Whenua
Guiding Principles
<p><u>Principle 1.1</u> Ensure that partnerships and collaborative arrangements are in place for effective strategy governance and implementation</p>
<p><u>Commentary:</u> Iwi consultation has been completed and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14.</p>
<p><u>Principle 2.8</u> Improve housing affordability, accessible housing and choice, including papakaainga</p>
<p><u>Commentary:</u> Not Applicable.</p>
<p><u>Principle 3.1</u> Protect waahi toituu (places with enduring presence) from development in perpetuity, and only allow development on waahi toiora (places sensitive to development) with greatest care.</p>
<p><u>Commentary:</u> PC14 land is not identified as waahi toituu. PC14 land is within the meaning of waahi toiora (high quality soil). Precaution to development not necessary because the PC14 land has been identified as part of a strategic industrial node and suitable as a location for industrial development.</p>
<p><u>Principle 3.2</u> Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.</p>
<p><u>Commentary:</u> PC14 involves establishment of an extensive reserve along the margins of the Mangaone Stream. Development proposals include restoration planting of the riparian margins.</p>
<p><u>Principle 3.3</u> Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers</p>
<p><u>Commentary:</u> The provisions of PC14 relative to the Mangaone Stream are considered to give effect to Te Ture Whaimana.</p>
<p><u>Principle 5.1</u> Ensure that the values, principles, aspirations, roles and responsibilities and the place of taangata whenua as a partner are reflected and incorporated into strategy governance and implementation.</p>
<p><u>Commentary:</u> Iwi consultation has been completed and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14.</p>
<p><u>Principle 5.2</u> Recognise the unique relationship that taangata whenua have with the whenua awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and other people in the sub-region. This includes, but is not limited to, the practice of kaitiakitanga.</p>
<p><u>Commentary:</u> Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to recognise cultural relationships with the PC14 land.</p>
<p><u>Principle 5.3</u> Recognise mana whakahaere as the basis for engaging with taangata whenua.</p>
<p><u>Commentary:</u> The basis for engagement with taangata whenua alongside the 1st schedule process is Te Ture Whaimana. Appropriate engagement has been undertaken by Fonterra in preparing the plan change application prior to adoption by Council.</p>

Section B2 – Tāngata Whenua

Principle 5.4

Ensure that development does not adversely affect a rohe environmentally, socially or culturally and that the strategy provides for iwi economic development aspirations.

Commentary: Engagement with tangata whenua including the cultural impact assessment and memorandum of understanding has not identified adverse effects on the rohe arising from PC14 and future industrial development that may occur.

Principle 6.2

Everything we gain, we keep – Ensure that planning for the future use of water maintains or improves water quality, reduces demand and promotes efficient use.

Commentary: Future industrial development will draw water from reticulated supply and on-site storage associated with stormwater management responses. The wetlands and on-site stormwater management proposed will serve to improve water quality associated with the Mangaone Stream over and above existing rural overland flows and dairy factory wastewater disposal.

Principle 6.4

Apply a holistic, consistent and integrated approach to resource use (especially water) and land use development across the sub-region.

Commentary: Any existing or future district wide approach to resource and water use associated will apply to PC14 land and future industrial development

Principle 6.5

Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities.

Commentary: PC14 in itself does not propose any radical shift in land use or transport planning. The Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to improve the health and well-being of the Mangaone Stream and by default the Waikato River catchment.

Growth Management Directives

Directive 2.1

Develop and maintain enduring, collaborative and mutually respectful relationships with all Future Proof partners to assist in achieving taangata whenua environmental, economic, social and cultural aspirations and in implementing Treaty settlements.

Commentary: A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14. This represents development of a relationship with respect to the future development of the Mangaone Precinct for industrial purposes.

Directive 2.2

Restore and uphold maatauranga (Maori knowledge) pertaining to the environment, including the inherent value of water as a taonga, and retention of historical roles of kaitiakitanga, mana whenua, and mana wai within their rohe.

Commentary: PC14 in itself does not restore or uphold mātauranga. The memorandum of understanding provides a means by which development of the Mangaone Precinct can uphold these values. No submissions have been lodged with express any concerns in this respect.

Directive 2.3

Maintain meaningful participation in planning and environmental management processes, taking into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Commentary: A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14. This represents development of a relationship where meaningful participation in the future development of the Mangaone Precinct for industrial purposes can occur. No submissions have been lodged with express any concerns in this respect.

Section B2 – Tāngata Whenua

Directive 2.4

Recognise taangata whenua spatial priorities, including areas for the restoration and enhancement of the environment.

Commentary: PC14 recognises spatial priorities with respect to the Mangaone Stream, where restoration and enhancement and protection of the stream, its margins and associated habitat values will occur.

Directive 2.5

Collaborate to give effect to Te Ture Whaimana – the Vision and Strategy.

Commentary: Engagement with tangata whenua including the cultural impact assessment and memorandum of understanding, combined with the restoration and enhancement proposals for the Mangaone Stream provides the means by which Te Ture Whaimana will be given effect to by future development of the Mangaone Precinct.

Directive 2.6

Promote the importance of tikanga, reo, and other cultural taonga in urban growth and development, including through upholding cultural heritage and identity of areas that are traditional tribal lands.

Commentary: The memorandum of understanding entered into between Fonterra and mana whenua enables the importance of cultural heritage and identity to be recognised and provided for. In relation to PC14 this principally relates to the restoration and development of the Mangaone Stream reserve area to be vested in Council.

Directive 2.7

Promote restoration of ecosystems that respond to historic landscapes and cultural narratives.

Commentary: The enhancement of the Mangaone Stream and stormwater wetland areas provides the means for ecosystem and habitat restoration as an outcome of PC14.

Directive 2.8

Protect waahi tapu including urupaa, cultural heritage sites, places and landscapes associated with traditional knowledge of taangata whenua.

Commentary: The PC14 land is not specifically been identified as containing any known significant cultural heritage sites. No submissions have been lodged with express any concerns in this respect.

Directive 2.9

Support economic growth of iwi assets, in a manner that respects and restores the natural environment, particularly the awa.

Commentary: Not Applicable. PC14 does not specifically concern the economic growth of iwi assets.

Directive 2.10

Support the development of sustainable housing, including affordable housing and papakainga, for economic, cultural and spiritual wellbeing.

Commentary: Not Applicable. PC14 specifically relates to provision of industrial land for industrial development.

Directive 2.11

Support the development of marae as an important tool for community resilience and reconnection with ancestral land and economic development initiatives, including through affordable connectivity to infrastructure.

Commentary: Not Applicable. PC14 specifically relates to provision of industrial land for industrial development.

Directive 2.12

In decision-making, be cognisant that local authority boundaries do not reflect tribal rohe.

Commentary: Not Applicable. PC14 is wholly located within the boundaries of Waipā District.

Directive 2.13

Support iwi-led social, cultural and economic development initiatives designed to support iwi/hapuu members living outside of their rohe.

Section B2 – Tāngata Whenua

Commentary: Not Applicable. PC14 specifically relates to provision of industrial land for industrial development.

Section B3 – Wāhi Toitū and Wāhi Toiora

Section B3 – Wāhi Toitū and Wāhi Toiora

Guiding Principles

Principle 3.1

Protect waahi toituu (places with enduring presence) from development in perpetuity, and only allow development on waahi toiora (places sensitive to development) with greatest care.

Commentary:

- PC14 land is not specifically identified as containing any wāhi toitū areas. The Mangaone Stream will be protected through reservation and its margins restored and enhanced by planting and landscaping programmes.
- The PC14 land is comprised principally of Class 1 and 2 soils (highly productive land) which are recognised as wāhi toiora. In this instance the loss of these soils to industrial use is anticipated by the Waipa District Plan, Future Proof, Waikato Regional Policy Statement and the National Policy Statement for Highly Productive Land. The loss of productive potential of soils in this instance is an acceptable consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment.

Principle 3.2

Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.

Commentary: The creation of the Mangaone reserve by PC14 provides a means by which protection and improvement of the Mangaone Stream water quality margins and habitat values can occur.

Principle 3.3

Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers

Commentary: The restoration and enhancement proposals for the Mangaone Stream provides the means by which Te Ture Whaimana can be given effect to by future development of the Mangaone Precinct.

Principle 6.1

Protect highly productive land for highly productive farming through the provision of limited rural lifestyle development around existing towns and villages and encouraging a more compact urban footprint

Commentary: The loss of productive potential of soils is a necessary consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment.

Principle 6.5

Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities.

Commentary: PC14 in itself does not propose any radical shift in land use or transport planning. The Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to improve the health and well-being of the Mangaone Stream and by default the Waikato River catchment.

Growth Management Directives

Directive 3.1

Identifying and planning future growth areas to ensure that they avoid waahi toituu areas

Section B3 – Wāhi Toitū and Wāhi Toiora

Commentary: With the exception of the Mangaone Stream, PC14 land does not contain any wāhi toitū areas

Directive 3.2

Protecting existing waahi toitu areas from urban development.

Commentary: The Mangaone Stream and its ecological / habitat values are protected from future development by the area and extent of the proposed reserve to be developed and vested in Council

Directive 3.3

Taking a precautionary approach to developing on areas identified as waahi toiora.

Commentary: Despite containing high quality soils it is considered unnecessary for a precautionary approach to be taken for development of the PC14 land. The C10 growth cell has been identified for urban development for some time and the loss of productive potential of soils is a necessary consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment.

Directive 3.4

Avoiding areas which are, in the foreseeable future, either infeasible or undesirable for urban development

Commentary: The Mangaone Stream and its margins are undesirable for industrial development. These areas are avoided by PC14 through the development and vesting of the proposed reserve.

Directive 3.5

Safeguarding culturally important sites and enhancing their values.

Commentary: The creation of the Mangaone reserve by PC14 and the associated wetland development for stormwater management purposes and retirement of the land from its wastewater disposal function provides the means by which the cultural significance of water can be safeguarded.

Section B6 – Transport

Section B6 – Transport

Guiding Principles

Principle 2.2

Establish and maintain linkages between the Future Proof sub-region, the wider Waikato Region, the upper North Island and New Zealand, including planning in an integrated way.

Commentary: The PC14 land is part of the Hautapu Strategic Industrial Node which is accessed principally from an existing interchange with the Waikato Expressway via Victoria Road with established road links also providing connectivity to Cambridge. Local and regional linkages are in place.

Principle 2.5

Promote increased densities in new residential development and more intensive redevelopment of existing urban areas.

Commentary: Not Applicable. PC14 does not involve residential land use or intensification objectives.

Principle 2.6

Shape and guide development towards existing urban settlements and nodes, and ensure that rural-residential development occurs in a sustainable way to avoid unnecessary sprawl.

Commentary: The PC14 land is part of the Hautapu Strategic Industrial Node which provides an employment area directly associated with Cambridge.

Principle 2.10

Enable well-functioning and quality urban environments based around transit-oriented development, active travel infrastructure and connected centres.

Section B6 – Transport

Commentary: The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is dependent on private motor vehicles. The activation of the PC14 land in conjunction with the ongoing development of the Hautapu area will provide opportunities for public transport links (particularly with Cambridge) which will assist in the creation of a well-functioning urban environment.

Principle 2.11

Support managed growth through investments and initiatives that are responsive and timely.

Commentary: The development of the PC14 land is dependent on road upgrades being in place as set out in the integrated transport assessment. Subject to appropriate provisions being in place the transport infrastructure requirements will occur in response to subdivision and development proposals within the growth cell and development agreements that may be entered into.

Principle 2.9

Improve access to housing, employment, education, health care services, other services and amenities

Commentary: Development of PC14 land will ultimately result in access to the Hautapu area as a whole being improved.

Principle 4.1

Ensure that investment and staging of infrastructure supports the Future Proof growth management strategy.

Commentary: Required investment and staging of transport infrastructure will be undertaken as necessary to enable activation of the growth cell and development of the wider network as necessary based on actual traffic generation and associated effects arising from the Hautapu area as a whole. This will be captured through the resource consent and development agreement process.

Principle 4.2

Encourage development in established settlements to support the efficient use of existing infrastructure and resources, including public transport active travel modes

Commentary: PC14 land forms part of the Hautapu Strategic Industrial Node being an established urban area.

Principle 4.3

Protect existing and future infrastructure and transport corridors, as shown on Map 5 or as set out in any partner-endorsed One Network Framework Plans, from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation.

Commentary: Waikato Expressway and SH1B (Victoria Road) are identified in Map 5. Subject to staging and road upgrade provisions it is considered that activation of PC14 land will not constrain or compromise the efficiency of these strategic road networks. No submission received from New Zealand Transport Agency being the relevant road controlling authority for these roads.

Principle 4.4

Ensure that planning is integrated with partner endorsed infrastructure plans, investment plans and strategic transport plans

Commentary: Development agreements will ensure that transport upgrades associated with PC14 are undertaken in conjunction with strategic planning.

Principle 5.3

Recognise mana whakahaere as the basis for engaging with taangata whenua.

Commentary: The basis for engagement with tangata whenua alongside the 1st schedule process is Te Ture Whaimana. Appropriate engagement has been undertaken by Fonterra in preparing the plan change application.

Growth Management Directives

Directive 6.1

Require developments to contribute to local and national emission reduction targets, including by reducing reliance on cars and supporting people to walk, cycle and use public transport.

Section B6 – Transport

Commentary: The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is dependent on private motor vehicles. The activation of the PC14 land in conjunction with the ongoing development of the Hautapu area will provide opportunities for public transport links (particularly with Cambridge) which will assist in the creation of a well-functioning urban environment and contribute to achievement of emissions targets.

Directive 6.2

Optimise the use of existing transport infrastructure via efficient and shared use of available road space and by aligning land use and intensification.

Commentary: PC14 will utilise existing transport infrastructure external to the growth cell, including the Waikato Expressway. New roads are necessary within both the Mangaone Precinct and the Bardowie Structure Plan area to facilitate full development of the PC14 land.

Directive 6.3

Continued development of rapid and frequent public transport networks assists in offering a viable and attractive alternative mode choice. Strategic transport corridors in the future network will need to be managed and protected to ensure that their long term transport function is not undermined.

Commentary: The urban environment associated with the Hautapu Industrial Node does not have any existing public transport options and access is dependent on private motor vehicles. The activation of the PC14 land in conjunction with the ongoing development of the Hautapu area will provide opportunities for frequent public transport links (particularly with Cambridge) in the future.

Directive 6.4

Plan and protect freight network operations and inter-regional corridors. This includes maintaining high levels of service for national corridors and ensuring that these routes are not undermined.

Commentary: Activation of PC14 land will not undermine the level of service associated with the Waikato Expressway or State Highway 1B. No submission from NZTA has been received in relation to PC14 in this respect.

Directive 6.5

Connect places effectively and with low carbon options, linking major growth centres by public transport and active modes.

Commentary: Road upgrades (particularly Swaney Road) and the proposed cross sections for proposed collector and local roads make provision for shared pedestrian and cycle paths which ultimately provide links to Cambridge.

Directive 6.6

Plan, design and adapt neighbourhoods to create well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Commentary: It is considered that the structure plan elements in combination with existing and proposed plan rules will result in the creation of a well functioning industrial neighbourhood.

Section B7 – Current and Future Growth Areas

Section B7 – Current and Future Growth Areas

Growth Management Directives

Directive 7.1

Support compact urban development across the sub-region, focused within the key urban enablement areas set out in table 6 and the Future Proof Current and future urban areas map 6, providing for well-functioning urban environments and enhancing competitive land markets through a range of development opportunities

Commentary

Section B7 – Current and Future Growth Areas

- PC14 land (C10 Growth Cell) lies within the urban enablement area associated with Hautapu industrial area. Hautapu is a strategic industrial node.
- Structure plan elements will assist in establishment of a well-functioning urban environment
- PC14 will contribute to the enhancement of the competitive industrial land market.

Directive 7.2

Support existing urban and village areas in preference to creating new ones.

Commentary: C10 growth Cell forms part of an existing urban area

Directive 7.3

Focus on compact urban form and increased densities enabled in a way that accommodates long-term growth and provides high quality social, cultural, economic and environmental outcomes.

Commentary

- PC14 has the potential to general high quality economic and environmental outcomes.
- Compact urban form and increased densities are not a particular focus of industrial areas.

Directive 7.4

Use defined urban enablement areas to encourage a more compact urban form, to integrate land-use with infrastructure and to send clear signals to the community about the preferred settlement pattern and the scale and extent of urban development.

Commentary

- PC14 land is within a defined urban enablement area
- PC14 will integrate land use / development with infrastructure provision
- The C10 growth cell has sent a clear signal to the community for a long time about the used and development of land for industrial purposes.

Directive 7.5

Enable low levels of growth within village enablement areas in accordance with district- level land use planning. No additional growth is planned for in other villages beyond what is already identified in district-level land use plans.

Commentary: Not Applicable

Directive 7.6

Strictly limited growth in non-urban areas around the Hamilton periphery.

Commentary: PC14 land is within an urban area that is not located around Hamilton periphery

Directive 7.7

All growth areas at scale are connected to and supported by rapid and frequent public transport networks, as well as effective road and active mode connections

Commentary

- Intention that Hautapu industrial area will be connected / supported by public transport.
- PC14 land will be served by Waikato Expressway.
- PC14 area able to be served by active mode connections (cycle / pedestrian) within proposed road and reserve areas.

Directive 7.8

Meet the diverse needs of residents of the sub-region through a range of housing types and price points, and safe and inclusive urban design.

Commentary: Not Applicable

Directive 7.9

Build upon and strengthen local characteristics to create a sense of place.

Commentary: PC14 land will be integrated into the wider Hautapu area and will be developed to reflect the emerging characteristics / sense of place associated with this area.

Directive 7.10

Provide local employment and educational opportunities, access to green space and community facilities alongside housing, and enable high-density development

Section B7 – Current and Future Growth Areas
around access to these opportunities.
<p><u>Commentary</u></p> <ul style="list-style-type: none"> • PC14 land will assist in the provision of employment opportunities which in turn will enhance the growth and development of Cambridge residential areas. • Enhanced accessibility to and restoration of Mangaone Stream margins represents benefit of PC14.
<p><u>Directive 7.11</u></p> <p>Integrate land use, funding and infrastructure through tools such as structure planning.</p>
<p><u>Commentary</u></p> <ul style="list-style-type: none"> • Proposed structure plan and rule set associated with PC14 provides opportunity to integrate existing infrastructure (in particular roading infrastructure). • Water supply and wastewater infrastructure are available to service PC14 land. Structure plan provides the framework by which stormwater management is achieved subject to Waikato Regional Council requirements.
<p><u>Directive 7.12</u></p> <p>Development is planned in a way that minimises land use conflicts, including avoiding or minimising potential for reverse sensitivity issues.</p>
<p><u>Commentary:</u> Potential land use conflicts / reverse sensitivity could arise in relation to existing rural residential properties on Zig Zag Road and Swayne Road adjacent to the PC14 land. Industrial Zone contains rules which address potential reverse sensitivity complaint (e.g. noise) in relation to rural zoned properties and dwellings. Specific landscaping and building setback rules proposed as part of PC14 to address interface issues.</p>
<p><u>Directive 7.13</u></p> <p>Ensure that development in urban areas is reticulated for water and wastewater, where appropriate.</p>
<p><u>Commentary:</u> The PC14 land will be reticulated to water or wastewater services prior to development commencing.</p>
<p><u>Directive 7.14</u></p> <p>Minimise the impact of development on or near the boundary with another territorial authority where this development places additional pressure on infrastructure and services provided by the neighbouring territorial authority</p>
<p><u>Commentary:</u> Development of PC14 land will not place any pressure on infrastructural services provided by neighbouring Councils (Hamilton or Waikato).</p>

Section B8 – Growing a Prosperous Economy

Section B8 – Growing a Prosperous Economy
Guiding Principles
<p><u>Principle 2.1</u></p> <p>Support and promote the Hamilton Auckland Corridor as a nationally significant corridor to protect and grow.</p>
<p><u>Commentary:</u> Not Applicable. PC14 land located outside the Hamilton / Auckland Corridor</p>
<p><u>Principle 2.2</u></p> <p>Establish and maintain linkages between the Future Proof sub-region, the wider Waikato Region, the upper North Island and New Zealand, including planning in an integrated way.</p>
<p><u>Commentary:</u> Activation of PC14 land will provide for more plan enabled industrial land to come on online in the medium term which assists the future proof sub-region in providing for projected shortfall in demand for business land.</p>
<p><u>Principle 2.3</u></p>

Section B8 – Growing a Prosperous Economy	
	Maintain and enhance two anchor cities - Hamilton central city as the primary commercial, civic and social centre of the Future Proof area and Auckland city as the primary northern centre.
	<u>Commentary:</u> Activation of PC14 land will not impact on the primacy of Hamilton as the predominant urban centre in the Future Proof area and Waikato Region.
	<u>Principle 2.4</u> Ensure the sub-region’s towns and villages retain their individual and distinct identities with thriving town centres that support people to live, work, play, invest and visit
	<u>Commentary:</u> Activation of PC14 land provides more opportunity for business development and employment creation in Cambridge which in turn will serve to increase demand for people to live, work and play in Cambridge and enhanced residential development in existing urban areas and identified future growth cells.
	<u>Principle 2.7</u> Ensure commercial and industrial development is located in key growth areas and that it is not located where it undermines the areas of influence of established centres
	<u>Commentary:</u> PC14 land is located within the C10 Growth Area which forms part of the Hautapu Strategic industrial Node. No impact on the influence of established centres arise from activation of PC14 land.
	<u>Principle 2.9</u> Improve access to housing, employment, education, health care services, other services and amenities.
	<u>Commentary:</u> Activation of PC14 land will improve access to employment for people living in Cambridge.
	<u>Principle 2.10</u> Enable well-functioning and quality urban environments based around transit-oriented development, active travel infrastructure and connected centres.
	<u>Commentary:</u> There is currently no public transport to the Hautapu area. Similarly there is limited active travel infrastructure. Activation of PC14 land will increase demand and enhance viability for public transport offering to the Hautapu Area. In addition to this road upgrades (particularly Swayne Road) and the proposed cross sections for proposed collector and local roads make provision for shared pedestrian and cycle paths which represent active travel infrastructure linking to Cambridge. PC14 will assist in the enablement of a future urban environment with alternative transport options.
	<u>Principle 2.11</u> Support managed growth through investments and initiatives that are responsive and timely.
	<u>Commentary:</u> Activation of PC14 land increases the industrial rating base and enables collection of development contributions sooner than originally projected. This will enable Council to better manage growth and infrastructure investment in the Hautapu Area to ultimately create a well-functioning urban environment across the industrial node as a whole.
	<u>Principle 4.4</u> Ensure that planning is integrated with partner endorsed infrastructure plans, investment plans and strategic transport plans
	<u>Commentary:</u> PC14 is supported by information which outlines infrastructure requirements necessary to enable future industrial development. The resource consent process in combination with development agreements will ensure that appropriate infrastructure is in place to accommodate demands of development arising from activation of the PC14 area.
Growth Management Directives	
	<u>Directive 8.1</u> Concentrate jobs and services in urban areas accessible by rapid and frequent public transport networks to provide greater choice and accessibility to opportunities, amenities and facilities.

Section B8 – Growing a Prosperous Economy

Commentary: There is currently no public transport to the Hautapu area. Activation of PC14 land will increase demand and enhance viability for public transport offering to the Hautapu Area in the future.

Directive 8.2

Promote an urban form that can be more easily accessed by a variety of modes of transport, including walking, cycling and frequent and rapid public transport options.

Commentary: Activation of PC14 land will increase demand and enhance viability for public transport offering to the Hautapu Area. In addition to this road upgrades (particularly Swayne Road) and the proposed cross sections for proposed collector and local roads make provision for shared pedestrian and cycle paths which represent active travel infrastructure linking to Cambridge. PC14 will assist in the enablement of a future urban environment with a variety of transport options.

Directive 8.3

Implement the hierarchy of major commercial centres as identified in table 1 above.

Commentary: Not Applicable. No commercial centre proposed

Directive 8.4

Support existing commercial centres.

Commentary: Not Applicable. PC14 land and associated industrial development is not necessary to support existing commercial centres.

Directive 8.5

Ensure existing and new centres have a high- quality public realm to attract investment and capture agglomeration benefits

Commentary: PC14 structure plan includes provision of a small central focal area to enable commercial activities to serve the immediate industrial area. Rules and performance standards, along with location in close proximity to the Mangaone reserve will enable the development of a high quality public realm for this small centre.

Directive 8.6

Meet the needs of residential and employment growth through higher density development and land use in centres.

Commentary: Not Applicable. PC14 provides for industrial employment growth but does not enable consideration of high density development or land use in centres.

Directive 8.7

Ensure new commercial centres are only developed where they are needed to support new growth areas and meet local needs and are connected to and supported by public transport networks.

Commentary: Not Applicable. No new commercial centre proposed.

Directive 8.8

Recognise, maintain and enhance the Hamilton central city as the primary commercial, civic and social centre of the Future Proof sub-region.

Commentary: PC14 does not compromise the primacy of central Hamilton.

Directive 8.9

Manage development within areas outside the Hamilton central city to avoid adverse effects on the function, vitality or amenity of the Hamilton central city.

Commentary: PC14 does not compromise the function, vitality or amenity of central Hamilton.

Directive 8.10

Recognise, maintain and enhance the function of sub-regional commercial centres.

Commentary: Not Applicable. No new sub-regional centre proposed and no existing sub-regional centre impacted by PC14.

Directive 8.11

Strengthen connections between business services and industries within the metro economic corridor to support the efficient movement of people, goods and services to and through the area.

Section B8 – Growing a Prosperous Economy

Commentary: The PC14 area is within the Hautapu Strategic Industrial Node in close proximity to the Waikato Expressway and Cambridge. Business connections and efficient movement of goods and services enhanced by future industrial development of this area.

Directive 8.12

Promote and support the ongoing intensification of jobs, education and economic activity along the metro economic corridor

Commentary: Activation of PC14 enhances the intensification of employment and economic activity within the Future Proof sub-region.

Directive 8.13

Ensure an adequate supply of future business land occurs in agreed locations to meet long-term needs in a responsive and timely manner, only in areas agreed in the Future Proof Strategy.

Commentary: The PC14 area is within the Hautapu Strategic Industrial Node. Out-of-sequence activation of the growth cell assists in ensuring that supply of industrial land to meet needs in the medium and long term is accommodated in a responsive manner. Activation enables the market in line with demand to determine when it is best for development to occur.

Directive 8.14

Ensure business land release is co-ordinated with infrastructure provision in the partner councils' long term plans and 30-year infrastructure plans.

Commentary: Water and Wastewater infrastructure is available to serve future development of the PC14 land and stormwater infrastructure is to be provided prior to development commencing. Transport upgrades will be necessary and provided through the resource consent or development agreement processes.

Directive 8.15

Locate future industrial land in suitable areas to avoid sensitivity issues and maximise efficient use of existing and planned infrastructure.

Commentary: The PC14 area forms part of the C10 growth cell and is an area identified for future industrial development in the district plan, future proof growth strategy and Waikato Regional Policy Statement. There are interfaces with rural zoned containing sensitive activities. Provisions relating to landscape treatment and building setbacks are proposed to assist in managing these interface areas. These are in addition to existing rules in the Industrial Zone which are designed to manage interface areas.

Directive 8.16

Maintain and protect industrially zoned land for industrial activities.

Commentary: The PC14 land is proposed to be rezoned for industrial activities.

Directive 8.17

Develop partnerships to ensure joined-up cross-boundary planning with Auckland and the Bay of Plenty.

Commentary: Not Applicable. PC14 does not necessitate cross-boundary planning partnerships.

Directive 8.18

Development is planned in a way that minimises land use conflicts, including minimising potential for reverse sensitivity issues.

Commentary: The PC14 area forms part of the C10 growth cell and is an area identified for future industrial development in the district plan, future proof growth strategy and Waikato Regional Policy Statement. There are interfaces with rural zoned containing sensitive activities. Provisions relating to landscape treatment and building setbacks are proposed to assist in managing these interface areas. These are in addition to existing rules in the Industrial Zone which are designed to manage interface areas.

Directive 8.19

Support and provide opportunities for the rural economy including horticulture.

Commentary: Not Applicable. PC14 relates specifically to enabling industrial land use activities.

Section B9 – Rural Areas

Section B9 – Rural Areas	
Guiding Principles	
<u>Principle 2.6</u>	Shape and guide development towards existing urban settlements and nodes, and ensure that rural-residential development occurs in a sustainable way to avoid unnecessary sprawl.
<u>Commentary:</u>	The PC14 area is rural zoned land that is located within the Hautapu Strategic Industrial Node. It forms part of the C10 growth cell and is an area identified for future industrial development in the district plan, future proof growth strategy and Waikato Regional Policy Statement. Future development will not represent unnecessary sprawl.
<u>Principle 3.1</u>	Protect waahi toituu (places with enduring presence) from development in perpetuity, and only allow development on waahi toiora (places sensitive to development) with greatest care.
<u>Commentary</u>	<ul style="list-style-type: none"> PC14 land is not specifically identified as containing any wāhi toitū areas. The Mangaone Stream will be protected through reservation and its margins restored and enhanced by planting and landscaping programmes. The PC14 land is comprised principally of Class 1 and 2 soils (highly productive land) which are recognised as wāhi toiora. In this instance the loss of these soils to industrial use is anticipated by the Waipa District Plan, Future Proof, Waikato Regional Policy Statement and the National Policy Statement for Highly Productive Land. The loss of productive potential of soils in this instance is an acceptable consequence of growth management and necessary to ensure the development of Cambridge as a well-functioning urban environment.
<u>Principle 3.2</u>	Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.
<u>Commentary:</u>	The creation of the Mangaone reserve by PC14 provides a means by which protection and improvement of the Mangaone Stream water quality margins and habitat values can occur.
<u>Principle 5.1</u>	Ensure that the values, principles, aspirations, roles and responsibilities and the place of taangata whenua as a partner are reflected and incorporated into strategy governance and implementation
<u>Commentary:</u>	Iwi consultation has been completed and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14.
Growth Management Directives	
<u>Directive 9.1</u>	Highly Productive Land is protected for its productive potential including food production in recognition of the sub-region's role in domestic food security and exports.
<u>Commentary</u>	<ul style="list-style-type: none"> The PC14 area is rural zoned land that is located within the Hautapu Strategic Industrial Node. It forms part of the C10 growth cell and is an area identified for future industrial development in the district plan, future proof growth strategy and Waikato Regional Policy Statement. Despite comprising Class 1 and 2 soils the PC14 land is not taken to be highly productive land because it is land identified for future urban development over the next 10 years by Future Proof.
<u>Directive 9.2</u>	Rural residential development on highly productive land is limited to existing areas zones for rural lifestyle.
<u>Commentary:</u>	Not Applicable. No rural lifestyle development proposed.
<u>Directive 9.3</u>	

Section B9 – Rural Areas	
In rural areas that are not highly productive land, provision of limited rural lifestyle development around existing towns and villages and encouraging a more compact urban footprint.	
<u>Commentary:</u> Not Applicable. No rural lifestyle development proposed.	
<u>Directive 9.4</u> Value, maintain and enhance rural amenity and character across the sub-region, acknowledging that productive rural land uses are a key component of the rural environment.	
<u>Commentary:</u> Not Applicable. The maintenance and enhancement of rural amenity is not an outcome associated with PC14.	
<u>Directive 9.5</u> Provide a clear definition between urban and rural areas, including through directing urban development to defined urban enablement areas and village enablement areas	
<u>Commentary:</u> The PC14 land is located within a defined urban enablement area with public roads providing the key definition between future urban and rural areas. The balance part of the C10 growth cell not forming part of PC14 will maintain rural zoning until such time as the owners decide to make application to change its zoning. Landscaping requirements apply to this interim urban / rural interface.	
<u>Directive 9.6</u> Avoid further development and subdivision at and around the Hamilton urban periphery that adversely affects the use of land for rural purposes, and cumulatively results in a change in character from rural to low-density urban, which can prejudice future desired growth directions and alignment with the Future Proof settlement pattern.	
<u>Commentary:</u> PC14 land is not located around the Hamilton urban periphery.	
<u>Directive 9.7</u> Development occurs in a way that minimises loss of access to important mineral resources and minimises reverse sensitivity issues for waste management facilities.	
<u>Commentary:</u> No loss of access to mineral resources will occur as a result of PC14.	
<u>Directive 9.8</u> Development is planned in a way that minimises land use conflicts, including avoiding or minimising potential for reverse sensitivity issues.	
<u>Commentary:</u> The PC14 area forms part of the C10 growth cell and is an area identified for future industrial development in the district plan, future proof growth strategy and Waikato Regional Policy Statement. There are interfaces with rural zoned containing sensitive activities. Provisions relating to landscape treatment and building setbacks are proposed to assist in managing these interface areas. These are in addition to existing rules in the Industrial Zone which are designed to manage interface areas.	
<u>Directive 9.9</u> Support initiatives to ensure rural communities have easy access to basic services for their wellbeing.	
<u>Commentary:</u> Not Applicable.	
<u>Directive 9.10</u> Recognise that some industrial uses will need to be located in rural areas due to their reliance on rural resources or their nature as supporting activities (such as on-site processing and packing, equipment storage, and animal housing).	
<u>Commentary:</u> Not Applicable.	

Section B11 – Three Waters and Other Infrastructure

Section B11 – Three Waters and Other Infrastructure	
Guiding Principles	
<u>Principle 2.11</u>	

Section B11 – Three Waters and Other Infrastructure

Support managed growth through investments and initiatives that are responsive and timely.

Commentary: Activation of PC14 land increases the industrial rating base and enables collection of development contributions sooner than originally projected. This will enable Council to better manage growth and infrastructure investment in the Hautapu Area to ultimately create a well-functioning urban environment across the industrial node as a whole.

Principle 3.2

Restore, enhance and create important blue-green corridors for the protection and improvement of the natural environment.

Commentary: PC14 involves establishment of an extensive reserve along the margins of the Mangaone Stream. Development proposals include restoration planting of the riparian margins.

Principle 3.3

Give effect to Te Ture Whaimana o Te Awa o Waikato (Vision and Strategy for the Waikato River) by restoring the health and wellbeing of the Waikato and Waipā rivers

Commentary: The provisions of PC14 relative to the Mangaone Stream are considered to give effect to Te Ture Whaimana.

Principle 4.1

Ensure that investment and staging of infrastructure supports the Future Proof growth management strategy

Commentary: Required investment and staging of transport infrastructure will be undertaken as necessary to enable activation of the growth cell and development of the wider network as necessary based on actual traffic generation and associated effects arising from the Hautapu area as a whole. This will be capture through the resource consent and development agreement process.

Principle 4.2

Encourage development in established settlements to support the efficient use of existing infrastructure and resources, including public transport active travel modes

Commentary: PC14 land forms part of the Hautapu Strategic Industrial Node being an established urban area.

Principle 4.4

Ensure that planning is integrated with Partner endorsed infrastructure plans, investment plans and strategic transport plans

Commentary: PC14 is supported by information which outlines infrastructure requirements necessary to enable future industrial development. The resource consent process in combination with development agreements will ensure that appropriate infrastructure is in place to accommodate demands of development arising from activation of the PC14 area.

Principle 5.1

Ensure that the values, principles, aspirations, roles and responsibilities and the place of taangata whenua as a partner are reflected and incorporated into strategy governance and implementation

Commentary: Iwi consultation has been completed and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14.

Principle 5.2

Recognise the unique relationship that taangata whenua have with the whenua awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and otherpeople in the sub-region. This includes, but is not limited to, the practice of kaitiakitanga.

Commentary: Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to recognise cultural relationships with the PC14 land.

Principle 5.4

Ensure that development does not adversely affect a rohe environmentally, socially or culturally and that the strategy provides for iwi economic development aspirations.

Section B11 – Three Waters and Other Infrastructure

Commentary: Engagement with tangata whenua including the cultural impact assessment and memorandum of understanding has not identified adverse effects on the rohe arising from PC14 and future industrial development that may occur.

Principle 6.2

Everything we gain, we keep – Ensure that planning for the future use of water maintains or improves water quality, reduces demand and promotes efficient use.

Commentary: Future industrial development will draw water from reticulated supply and on-site storage associated with stormwater management responses. The wetlands and on-site stormwater management proposed will serve to improve water quality associated with the Mangaone Stream over and above existing rural overland flows and dairy factory wastewater disposal.

Principle 6.4

Apply a holistic, consistent and integrated approach to resource use (especially water) and land use development across the sub-region

Commentary: Any existing or future district wide approach to resource and water use associated will apply to PC14 land and future industrial development

Principle 6.5

Grows and fosters water-wise communities through a radical shift in land use and transport planning approaches, that puts the health and well-being of the Waikato River first to deliver liveable, sustainable, resilient and productive communities.

Commentary: PC14 in itself does not propose any radical shift in land use or transport planning. The Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to improve the health and well-being of the Mangaone Stream and by default the Waikato River catchment.

Growth Management Directives

Directive 11.1

Collaborate to give effect to Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River

Commentary: Iwi consultation has been undertaken and a cultural impact assessment prepared for the PC14 land. A memorandum of understanding has been entered into between Fonterra and Mana whenua outlining partnership outcomes for PC14. The provisions of PC14 relative to the Mangaone Stream are considered to give effect to Te Ture Whaimana.

Directive 11.2

Promote the concept of physical, ecological and spiritual betterment of the Waikato River where three waters activities and/or infrastructure is proposed.

Commentary: The restoration of the Mangaone Stream, the stormwater devices proposed and proposed reserve areas are considered to promote betterment of the Waikato River catchment.

Directive 11.3

Application of water sensitive urban design principles that support and enable population growth and deliver positive environmental and cultural outcomes by taking account of three waters infrastructure investment and operational requirements in assessing and planning development

Commentary: Water sensitive techniques and design principles as set out in the Regional Infrastructure Technical Specifications will assist in delivering positive outcomes in relation to the provision of three waters infrastructure and in particular stormwater management devices and methodology.

Directive 11.4

Ensure environmentally integrated and water sensitive planning and design principles to support resilience, ecological and social outcomes are considered at all scales

Commentary: Resource consent and Development Agreement processes will enable infrastructure solutions with positive outcomes for the PC14 area in line with the requirements of the Regional Infrastructure Technical Specifications.

Section B11 – Three Waters and Other Infrastructure

Directive 11.5

Seek responsive solutions that lead to positive environmental outcomes within the catchment

Commentary: Resource consent and Development Agreement processes will enable infrastructure solutions with positive outcomes for the PC14 area in line with the requirements of the Regional Infrastructure Technical Specifications.

Directive 11.6

Fully integrate land use, three waters and network infrastructure and utilities planning at all levels

Commentary: District Plan requirements, and resource consent and Development Agreement processes will enable infrastructure solutions with positive outcomes for the PC14 area in line with the requirements of the Regional Infrastructure Technical Specifications.

Directive 11.7

Infrastructure investment must be cognisant of iwi economic and environmental imperatives.

Commentary: Proposals to create the Mangaone Stream reserve, restoration planting along the stream margins and the memorandum of understanding entered into all serve to recognise cultural relationships with the PC14 land and iwi environmental imperatives. Infrastructure investment will ensure provision of infrastructure in line with the requirements of the Regional Infrastructure Technical Specifications.

Directive 11.8

Support for affordable infrastructure connectivity to marae.

Commentary: Not Applicable. No existing marae in PC14 area.

Directive 11.9

Ensure new infrastructure development takes of account potential future climate change effects

Commentary: Stormwater management and design and in particular swale and wetland design are all designed and modelled taking climate change into account.

Directive 11.10

The Auckland and Hamilton airports will continue to be seen as regionally significant infrastructure. An aim should be to protect them from reverse sensitivity impacts while recognising the need to maintain viable airports, including improving public transport links.

Commentary: Not Applicable. Activation of the PC14 land will not generate any potential for reverse sensitivity complaint on Hamilton Airport.

Directive 11.11

Recognising interdependencies in the infrastructure sector, especially between telecommunications and electricity, and acknowledging the role they play in responding to, and recovering from, natural hazard events

Commentary: Provision of infrastructure in activation of PC14 area will include telecommunications and infrastructure as is required for all subdivision and development by the District Plan.

Directive 11.12

Focussing growth away from areas likely to be more exposed to natural hazards that will be exacerbated by climate change, such as flooding and coastal erosion, while acknowledging that strategic infrastructure sometimes needs to operate in areas affected by natural hazards

Commentary: Modelling for flood hazards will be a key determinant of the design of land required for stormwater management and the final extent of the Mangaone Reserve. Areas available for development following activation of PC14 land will avoid areas of known and modelled flood hazard surrounding the Mangaone Stream.

Part 6 – Future Proof (Out-of-Sequence) Criteria Assessment

Development Scenarios

Potential Development Scenarios – PC14 = Scenario 1 – Out of Sequence	
<u>Scenario 1</u>	Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but out of sequence. For example: bringing forward development as planned for in a strategic document/District Plan.
<u>Commentary:</u>	PC14 land is located within Urban Enablement Area. Activation of C10 ahead of 2035 timeline projected by District Plan. Scenario 1 applies to PC14.
<u>Scenario 1a</u>	Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but an out-of-sequence scenario that brings forward growth that is planned for 30+ years away into the short (0-3 years), medium (0-10 years) or long term (0-30 years).
<u>Commentary:</u>	Not Applicable. PC14 land is located within Urban Enablement Area and C10 is identified as a long term development area. PC14 does not bring forward growth that is planned for 30+ years away. Scenario 1a does not apply to PC14.
<u>Scenario 2</u>	Development within an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but unanticipated. For example: increasing density of planned development to add more development capacity, or changing another type of land use to residential land use.
<u>Commentary:</u>	Not Applicable. PC14 represents the enablement of anticipated development within an Urban Enablement Area. Scenario 2 does not apply to PC14.
<u>Scenario 3</u>	Development outside of an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria). This development could be continuous or non-contiguous with an Urban Enablement Area or Village Enablement Area. This type of development is considered unanticipated.
<u>Commentary:</u>	Not Applicable. PC14 land is located within an Urban Enablement Area. Scenario 3 does not apply to PC14.

Assessment Criteria

Criteria A
<p>A</p> <p>That the development contributes to a well-functioning urban environment.</p> <p>Proposals are considered to contribute to a well-functioning urban environment, if they:</p> <ul style="list-style-type: none"> • have or enable a variety of homes that meet the needs, in terms of type, price, and location, of different households; and/or • enable Māori to express their cultural traditions and norms; and/or • have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and • support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.

Criteria A

Commentary

- PC14 enables industrial development. The provisions of the industrial zone enable a variety of site sizes that are suitable for different activities in terms of site size. The large land area associated with PC14 is suitable for industrial activities which need bigger sites to operate. This is unique to the current industrial zone land offerings within the district. The ability to accommodate these types of activities will ensure that PC14 contributes to a well-functioning urban environment.
- PC14 will contribute to the enhancement of the competitive industrial land market.

B

That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B6, B7, B8, B9 and B11 of the strategy)

Commentary

- Refer discussion on guiding principles / growth management directives in tables below.
- PC14 is considered to be consistent with the identified growth directives.

C

That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.

Commentary

- The PC14 land is accessible via road from Cambridge urban areas which provide housing and community services.
- Access at present will be confined to private motor vehicle and bicycle travel modes as there is no public transport in place to the Hautapu area. Provision for future public transport (bus stops) able to be provided for through road design requirements.
- Future development will enhance riparian areas and provide open space areas in relation to the Mangaone Stream.

D

In cases where development is being brought forward (scenario 1 and 1A), whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.

Commentary

- The PC14 area is made up of two landowners, Fonterra and Bardowie Investments Ltd.
- The Bardowie investments land has existing resource consent for development and is directly associated with existing industrial activities (APL) undertaken on neighbouring land.
- Fonterra is the major landowner in the C10 Growth Cell. They have demonstrated commitment to development of their land through funding the private plan change process to date. The PC14 land will be available for development from 2028 following commissioning of a new wastewater treatment plan at the Hautapu Dairy Factory site.
- The rezoning of the PC14 land ensures that when the market dictates the need for more industrial land that options to accommodate this are available. In this sense it is not necessary for specific development proposals to be scheduled to warrant that rezoning occur.
- The rezoning will enhance the available supply of industrial land within the future proof sub-region and will contribute to the creation of a more competitive land market.

E

In cases where the development is proposing to replace a planned land use with an unanticipated land use (scenario 2), whether it can be demonstrated that the proposal will not result in a short, medium or long-term shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.

Commentary: PC14 will replace rural land use with industrial land use and will not result in the creation of any shortfall in residential, commercial, or industrial land. Industrial activity is the planned land use for the PC14 land.

Criteria A	
F	That the development protects and provides for human health.
	<u>Commentary:</u> PC14 does not have the potential to compromise human health.
G	That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis.
	<u>Commentary:</u> Not Applicable
H	That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure in the sub-region
	<u>Commentary</u> <ul style="list-style-type: none"> • Provision of infrastructure to include road construction and upgrades (being the responsibility of the developer). Achievement of full development requires specific road upgrade works to be in place. • Connection to public water supply and wastewater services able to occur without issue • On-site stormwater management (ponds and devices) to be established by developer • Existing / future infrastructure not considered to be compromised by the by PC14
I	That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including Waka Kotahi NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by local authorities or central government to support other growth areas.
	<u>Commentary</u> <ul style="list-style-type: none"> • PC14 can be serviced without undermining committed infrastructure commitments.
J	That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.
	<u>Commentary</u> <ul style="list-style-type: none"> • PC14 is aligned with an existing urban area which is a significant industrial node and will use / contribute towards necessary roading and infrastructure upgrades which are necessary to serve the Hautapu area. Development agreement process utilised to ensure efficient use of public resources occurs.
K	The compatibility of any proposed land use with adjacent land uses including planned land uses
	<u>Commentary</u> <ul style="list-style-type: none"> • The land has been earmarked for industrial development for some time. The land is separated from sensitive residential activities by Swayne and Zig Zag roads. The industrial zone contains existing standards to address management of nuisance effects at the zone interface. PC14 proposes a number of measures to manage interface effects (including landscaping). With these measures in place it is considered that the extension of the industrial zone onto PC14 land will be compatible with adjacent land uses in the rural zone.
L	That the development would contribute to mode-shift that supports the medium and long term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.
	<u>Commentary</u> <ul style="list-style-type: none"> • PC14 will assist to mode-shift and the creation of rapid / frequent multi-modal through creating additional demand for public transport.

Criteria A

- Roads and the Mangaone Stream reserve will include pedestrian and cycle spaces.
- PC14 includes structure plan elements and provisions which ensure multi-modal transport options are available.

M

That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment .

Commentary – Greenhouse Gas Emissions

- The development of PC14 land for industrial activities is unlikely to result in significant or meaningful reductions in greenhouse gas emissions.
- The PC14 land forms part of the Hautapu Strategic Industrial Node and has been earmarked as being needed to accommodate industrial growth into the future. Bringing forward activation of the PC14 land and its associated emissions are already anticipated to occur.

Commentary – Climate Change Resilience

- The stormwater design will account for flood water from extreme storm events being the most likely impacts arising from future effects of climate change.

N

That the development avoids areas identified as waahi toituu. During a review of the Future Proof Strategy (including the development of a Future Development Strategy under the NPS-UD and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as waahi toituu. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short or medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as waahi toituu.

Commentary

The PC14 land is not specifically identified on Map 2 within Future Proof as being waahi toitu. In this respect:

- Other than significance of the Mangaone Stream as a waterbody which is within the catchment of the Waikato River (subject to Te Ture Whaimana) the PC14 land is not an area that is specifically identified as being a protected area of significance to Māori.
- PC14 seeks to protect the Mangaone Stream and its ecological role as habitat for long-tailed bat through reservation and vesting of land in Council and the undertaking of restoration planting along stream margins.
- The PC14 land is not identified as an area subject to hazards or risks such that future development would be rendered infeasible or undesirable

O

That a precautionary approach be taken when considering development on areas identified as waahi toiora, such that if the land is not needed in the short or medium term it should not be considered for urban development.

Commentary

The PC14 land is high quality soil and as such within the meaning of waahi toiora. In this respect:

- Map 2 within Future Proof identifies the PC14 land as being within an urban area
- An assessment of the NPS – Highly Productive Land has been completed. Under this it has been concluded that the PC14 land is not within the meaning of highly productive land.
- A precautional approach to the development of the PC14 land is not necessary in this instance because the land has been earmarked for industrial purposes in growth strategies and development of the land for industrial purposes is needed and will occur in the medium term.

Criteria B

PC14 qualifies for consideration as Scenario 1 development. The subject land is located within an Urban Enablement Area and activation of the C10 growth cell ahead of 2035 timeline is proposed. The provisions of Criteria B do not apply Scenario 1 development.

Part 7 – Waikato Regional Policy Statement – Ecosystems and Indigenous Biodiversity

Ecosystems and Indigenous Biodiversity	
Objectives	
ECO-O1 – Ecological Integrity and Indigenous Biodiversity	The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.
	<u>Commentary:</u> The Mangaone Stream as the present point in time represents a highly modified environment in places having the appearance of little more than a farm drain. PC14 proposes the development of a reserve and stormwater system adjacent to the margins of the stream which will serve to enhance ecosystem health and function in this location.
Policies	
ECO-P1 – Maintain or Enhance Indigenous Biodiversity	Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on: <ol style="list-style-type: none"> 1. working towards achieving no net loss of indigenous biodiversity at a regional scale; 2. the continued functioning of ecological processes; 3. the re-creation and restoration of habitats and connectivity between habitats; 4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna; 5. providing ecosystem services; 6. the health and wellbeing of the Waikato River and its catchment; 7. contribution to natural character and amenity values; 8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment; 9. managing the density, range and viability of indigenous flora and fauna; and 10. the consideration and application of biodiversity offsets.
	<u>Commentary:</u> The enhancement of the Mangaone Stream and the development of a reserve and stormwater management devices adjacent to it will ensure that change in land use arising from PC14 results in positive biodiversity outcomes. These outcomes, particularly considering bat habitat values will: <ul style="list-style-type: none"> • contribute to achieving no net loss at a regional scale • enhance ecological functioning of the Mangaone Stream in this location • provide and ecosystem buffers and services.
ECO-P2 – Protect Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna	Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.
	<u>Commentary:</u> There is no significant indigenous vegetation in place on the PC14 land, similarly the habitat values in place are not in themselves identified as significant habitats. The stream margin and existing riparian plantings along it provide high value bat habitat, but this in itself is not considered to be significant habitat.
ECO-P3 – Collaborative Management	Maintaining and enhancing indigenous biodiversity shall be promoted in an integrated and efficient manner including by working collaboratively with landowners, resource managers, tangata whenua and other stakeholders.

Ecosystems and Indigenous Biodiversity

Commentary: The development of the Mangaone Stream reserve as part of PC14 will be completed in a collaborate manner with a key outcome being the enhancement of indigenous biodiversity over time.

Methods

ECO-M1 – Maintain of enhance indigenous biodiversity

Regional and district plans shall maintain or enhance indigenous biodiversity, including by:

1. providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change;
2. having regard to any local indigenous biodiversity strategies developed under ECO-M11; and
3. creating buffers, linkages and corridors to protect and support indigenous biodiversity values, including esplanade reserves and esplanade strips to maintain and enhance indigenous biodiversity values.

Commentary: The provisions associated with PC14 will ensure that the development and vesting of the Mangaone Stream reserve as part of the first subdivision / development for industrial purposes will provide positive biodiversity outcomes through the creation of buffers to industrial land use and planting to create and enhance habitat values.

ECO-M2 – Adverse effects on indigenous biodiversity

Regional and district plans shall recognise that adverse effects on indigenous biodiversity within terrestrial, freshwater and coastal environments are cumulative and may include:

1. fragmentation and isolation of indigenous ecosystems and habitats;
2. reduction in the extent and quality of indigenous ecosystems and habitats;
3. loss of corridors or connections linking indigenous ecosystems and habitat fragments or between ecosystems and habitats;
4. the loss of ecological sequences;
5. loss or disruption to migratory pathways in water, land or air;
6. effects of changes to hydrological flows, water levels, and water quality on ecosystems;
7. loss of buffering of indigenous ecosystems;
8. loss of ecosystem services;
9. loss, damage or disruption to ecological processes, functions and ecological integrity;
10. changes resulting in an increased threat from animal and plant pests;
11. effects which contribute to a cumulative loss or degradation of indigenous habitats and ecosystems;
12. noise, visual and physical disturbance on indigenous species, particularly within the coastal environment; and
13. loss of habitat that supports or provides a key life-cycle function for indigenous species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists.

Commentary: Subject to development and vesting of the Mangaone Stream reserve PC14 is not considered to generate adverse effects on indigenous biodiversity values currently associated with the subject land and immediately surrounding areas. The reserve as identified on the structure plan will serve to:

- improve the extent and quality of habitat
- provide the genesis of improvement of the Mangaone Stream as a ecological corridor / link

ECO-M3 – Avoidance, remediation, mitigation and off-setting (for indigenous biodiversity that is not significant)

for non-significant indigenous vegetation and non-significant habitats of indigenous fauna (excluding activities pursuant to ECO-M4):

- a. shall require that where loss or degradation of indigenous biodiversity is authorised adverse effects are avoided, remedied or mitigated (whether by onsite or offsite methods).
- b. should promote biodiversity offsets as a means to achieve no net loss of indigenous biodiversity where significant residual adverse effects are unable to be avoided, remedied or mitigated.

Ecosystems and Indigenous Biodiversity

- c. when considering remediation, mitigation or offsetting, methods may include the following:
- i. replacing the indigenous biodiversity that has been lost or degraded;
 - ii. replacing like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);
 - iii. the legal and physical protection of existing habitat;
 - iv. the re-creation of habitat; or
 - v. replacing habitats or ecosystems with indigenous biodiversity of greater ecological value.

Commentary: PC14 is not considered to represent loss or degradation of indigenous biodiversity. This is because the existing environment is heavily modified pastureland. No loss of indigenous vegetation or degradation of indigenous biodiversity is considered to arise from the urban development and industrial rezoning subject to the development and vesting of the Mangaone Stream reserve. No net loss of indigenous biodiversity is considered to arise from PC14.

ECO-M4 – Recognition of activities having minor adverse effects on indigenous biodiversity
Regional and district plans should include permitted activities where they will have minor adverse effects in relation to the maintenance or protection of indigenous biodiversity. They may include:

1. the maintenance, operation and upgrading of lawfully established infrastructure, regionally significant infrastructure and lawfully established activities using natural and physical resources of regional or national importance;
2. existing lawfully established uses of land where the effects of such land use remain the same or similar in character, intensity and scale;
3. activities undertaken for the purpose of maintenance or enhancement of indigenous biodiversity;
4. the collection of material for maintaining traditional Māori cultural practices; and
5. actions necessary to avoid loss of life, injury or serious damage to property.

Commentary: PC14 does not propose any specific activities in this respect and instead relies on the provisions of the Industrial Zone. The Mangaone Stream will vest in Waipā District Council as reserve and will be subject to the reserves act.

ECO-M5 – Information Gathering – Not Applicable to PC14.

ECO-M6 – Biodiversity Inventory – Not Applicable to PC14.

ECO-M7 – Threatened Species Information

Local authorities should liaise with the Department of Conservation and other relevant agencies to ensure location and distribution data for species listed as ‘Threatened’ or ‘At Risk’ in the New Zealand Threat Classification System lists are available when preparing and implementing regional or district plans.

Commentary: PC14 identifies land adjacent to the Mangaone Stream as High Value Bat Habitat and proposes provisions specific to long-tailed bat protection. Department of Conservation is a submitter to PC14 and has expressed support for the proposed reserve area.

ECO-M8 – Plan Development – Not Applicable to PC14

ECO-M9 – Pest Management – Not Applicable to PC14

ECO-M10 – Funding and Assistance - Not Applicable to PC14

ECO-M11 – Local Indigenous Biodiversity Strategies - Not Applicable to PC14

ECO-M12 – Identify Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna – Not Applicable to PC14

ECO-M13 – Protect Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna – Not Applicable to PC14

ECO-M14 – Assess Significance – Identify Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna – Not Applicable to PC14

ECO-M15 – Identify Threats to Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna – Not Applicable to PC14

ECO-M16 – Working with Tāngata Whenua - Not Applicable to PC14

Part 8 – Waikato Regional Policy Statement – Natural Character

Natural Character
Objectives
<p>NATC-O1 – Natural Character</p> <p>The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.</p>
<p><u>Commentary:</u> The natural character of the Mangaone Stream will be enhanced through development of the reserve and stormwater devices. Protection of the stream will occur through it being reserved and vested in Council.</p>
Policies
<p>NATC-P1 – Preserve Natural Character</p> <p>Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and:</p> <ol style="list-style-type: none"> 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character; 3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.
<p><u>Commentary:</u> Activities undertaken adjacent to the Mangaone Stream reserve will be limited to those relevant to the ongoing reserve function and purposes. Development of the reserve will ensure that natural character values of the Mangaone Stream are enhanced from what currently exists.</p>
<p>NATC-M1 – District and Regional Plans</p> <p>Regional and district plans shall:</p> <ol style="list-style-type: none"> 1. recognise that different levels of natural character exist within the coastal environment and inland water bodies and their margins; 2. map or otherwise identify areas of high and outstanding natural character in the coastal environment using the criteria in APP8 (Table 31) ; 3. ensure activities are appropriate with respect to the level of natural character, including particularly those activities that: <ol style="list-style-type: none"> a. alter the natural appearance and functioning of beach and dune systems, or wetlands, lakes or rivers (and their margins); b. damage or remove areas of indigenous vegetation; c. introduce man-made elements/structures where none were previously present or obvious; or d. introduce man-made elements/structures into a modified area which results in a significant change to natural character; and 4. have particular regard to the following: <ol style="list-style-type: none"> a. protecting the special values of inland water bodies, estuaries and bays, beaches and dune systems, including the unique physical processes that occur within and between them; b. safeguarding the life-supporting capacity of fresh water aquatic, coastal and marine ecosystems; c. maintaining or enhancing indigenous biodiversity and the functioning of ecosystems;

Natural Character

- d. location, design and form of the man-made elements/structures and any mitigation measures necessary or proposed;
- e. protecting natural functioning of physical processes over a 100-year timeframe;
- f. protecting geological features;
- g. protecting surf breaks of national significance for surfing;
- h. the need to locate renewable electricity generation activities where the renewable energy resource is available; and
- i. the logistical or technical practicalities associated with developing, upgrading, operating or maintaining the renewable electricity generation activity.

Commentary: PC14 and its associated provisions will ensure that the natural character values of the Mangaone Stream are enhanced from what currently exists.

NATC-M2 – Enhance Natural Character where Compromised

Local authorities should identify opportunities to enhance, restore or rehabilitate the natural character of the coastal environment, wetlands, and lakes and rivers and their margins where it has been compromised, including when undertaking works and services or preparing or reviewing growth strategies, structure plans, or regional and district plans. In particular, opportunities to achieve the following should be considered:

1. the removal of derelict or unnecessary structures;
2. restoration or enhancement of natural elements;
3. enhancement of water quality;
4. modification of existing development to be less intrusive; and
5. de-reclamation of redundant reclaimed land.

Commentary: PC14 and its associated provisions will ensure that the natural character values of the Mangaone Stream are enhanced from what currently exists.