

Send to: Waipā District Council, Private Bag 2402, Te Awamutu 3840

Phone: 0800 924 723 | Online: [www.waipadc.govt.nz/planchanges](http://www.waipadc.govt.nz/planchanges) | Email: [districtplan@waipadc.govt.nz](mailto:districtplan@waipadc.govt.nz)

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

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**Note:** You must fill in **ALL** sections of this form.

Submissions close **5pm Friday 19 July 2024**

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

We will serve all formal documents electronically via the email address provided above. Where there is no email address provided the documents will be posted to the above address.

2. This is a submission on the following proposed plan change to the Waipā District Plan	
Proposed Plan Change 14 – Rezoning of land within Cambridge C10 Growth Cell	

3. Trade competition			
Select one	<input type="radio"/> I could	gain an advantage in trade competition through this submission.	
	<input checked="" type="radio"/> I could not		
Select one	<input checked="" type="radio"/> I am	directly affected by an effect of the subject matter that – (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition	
	<input type="radio"/> I am not		

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

## 5. The specific provisions of the plan change my submission relates to are: (give details)

Select one	<input type="radio"/>	I SUPPORT	
	<input checked="" type="checkbox"/>	I SUPPORT IN PART	PLEASE REFER TO ATTACHED DOCUMENT.
	<input checked="" type="checkbox"/>	I OPPOSE IN PART	PLEASE REFER TO ATTACHED DOCUMENT.

## 6. My submission is: (please include the reasons for your view)

PLEASE REFER TO ATTACHED DOCUMENT.

## 7. I seek the following decision/s from Council: (give precise details – e.g. what you would like the wording of a specific provision (or map) to be changed to)

PLEASE REFER TO ATTACHED DOCUMENT.

## 8. Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Signature of submitter:  
(or person authorised to  
sign on behalf of submitter)

M. L. Bourke.

Dated 19-07-24

## Proposed Private Plan Change 14

### Submission on Plan Change 14

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

PROVISION	POSITION	REASONS	RELIEF SOUGHT
General	Support in Part/Oppose in Part	<p>(i) Support the rezoning of Lot 2 DP 529042 comprised in RT: 856574 subject to the relief sought in this submission, in particular;</p> <ul style="list-style-type: none"> <li>• Ensuring that any actual or potential adverse effects of the proposal are less than minor.</li> <li>• Ensuring that the proposal is in accordance with the objectives and policies of the Waipa District Plan.</li> <li>• Ensure that the District Plan Rules are amended to protect the adjoining Rural Zones and the Industrial/Rural Interface.</li> <li>• Ensure that the proposal provides traffic and service connectivity to the adjoining property owned by Henmar Trust that is located within the C10 Industrial Growth Cell.</li> <li>• Avoid, remedy or mitigate any downstream flooding effects on the Henmar Trust property located within the C10 Industrial Growth Cell by restricting stormwater runoff within the Mangaone Industrial Precinct and Bardowie Industrial Precinct Structure Plan Areas to 80% of pre-development peak flows.</li> </ul> <p>(ii) Oppose the lack of connectivity of the proposed Plan Change with the Henmar Trust property located within C10 Industrial Growth Cell. It is common practice for Structure Plans to provide connectivity to adjoining sites within the same Growth Cell.</p>	<p>(i) That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within Growth Cell C10.</p> <p>(ii) That the Proposed Bardowie Industrial Precinct Structure Plan removes the word indicative from the collector road to the Henmar Trust property, marks the road the same as other collector roads, and includes the round-a-bout that was agreed. Additionally, services connections along this Collector Road need to be shown on the Structure Plan and referenced in the key.</p> <p>(iii) That if Council grants the proposed plan change, they require appropriate provisions and Rules to be included into the District Plan to ensure that any actual or potential adverse effects on the Henmar Trust property are less than minor.</p> <p>(iv) That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the “Kiwifruit Block”, with submitters having a further opportunity to submit on this aspect of the proposed plan change.</p> <p>(v) Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the</p>

		<p>The proposed Bardowie Structure Plan needs to reflect the access arrangement that was agreed with Council with Bardowie Industrial Precinct.</p> <p>With the proposed Mangaone Precinct located on our eastern boundary, Bardowie Industrial Precinct adjoining the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is imminent that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>(iii) Oppose lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Industrial Precinct Areas.</p> <p>The proposed plan change as presented increases flooding hazard on the Henmar Trust property. This is without including the additional stormwater effects of the development of the Kiwifruit Block (which was excluded from the Technical Reports and is believed to contain contaminated soils). The runoff quality and quantity must be assessed at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be controlled to 80% of pre-development peak flows.</p>	<p>Henmar Trust property are less than minor. In particular rules requiring;</p> <ul style="list-style-type: none"> <li>• Increase yard setback where the site adjoins the Rural Zone to 25m from the boundary. For example, buildings over 250m<sup>2</sup> on the Henmar Trust property in the C10 Growth Cell need to be 25m from the boundary with the proposed Industrial Precincts, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.</li> <li>• Reduced height where the site adjoins the Rural Zone to a maximum of 12m. For example, buildings on the Henmar Trust property in the C10 Growth Cell have a maximum height of 12m, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.</li> <li>• Specific height in relation to boundary standard where the site adjoins the Rural Zone, protecting the amenity of the Rural Zone.</li> <li>• Specific rules relating to noise restrictions and air quality, protecting the amenity of the Rural Zone.</li> <li>• Specific stormwater rules to address both the runoff quality and quantity at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be managed at all times so it does not exceed 80% of pre-development peak flows.</li> </ul> <p>(vi) Council accept the submitters proposed amendments to Proposed Plan Change 14 outlined in the remainder of the submission.</p>
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		<p>The proposed amendments to the Rules and Performance Standards of the District Plan fail to protect the Rural and Industrial Zone interface between the Henmar Trust property and the Industrial Precinct Areas, with no specific height, yard setback etc. provisions for development within the Precinct Areas adjoining the Henmar Trust property.</p> <p>The need for specific rules for adjoining zones is acknowledged in Section 7.1.4 of the District Plan that reads;</p> <p><i>“Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.”</i></p> <p>(iv) Oppose the rezoning of Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561, known as the Kiwifruit Block. The Executive Summary of Proposed Plan Change 14 makes the following comments regarding this area of land;</p> <p><i>“... The southern portion of the area proposed to be rezoned Industrial is an area of land known as the “Kiwifruit Block” (comprising 7.8 ha) owned by BIL that adjoins the Waikato Expressway and has now been largely developed and/or consented for industrial</i></p>	
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		<p><i>purposes (i.e. for stormwater management purposes and a maintenance facility) in conjunction with existing and proposed activities within the Bardowie Industrial Precinct which adjoins the Kiwifruit Block to the west (Figure 2). For that reason, the various technical reports supporting Plan Change 14 relate to the undeveloped/unconsented part of the land that is the subject of Plan Change 14 (i.e. the Bardowie Farm)."</i></p> <p>The technical reports provided with this Private Plan change cannot be accurate if they have excluded this area of land (the Kiwifruit Block) and cannot be relied upon as a true indication of actual or potential effects.</p> <p>The proposed Plan Change as it stands seeks to rezone the Kiwifruit Block with no assessment of the impact of this land being used for the permitted Industrial Activities within the Bardowie Industrial Precinct. There is no restriction on the Kiwifruit Block stating that it can only be used for the activities for which it has resource consent. Once it is rezoned it will be entitled to undertake any of the activities provided for in the Industrial Zone, yet no assessment of the effects of these activities has been provided for in this Plan Change or in Plan Change 11. Furthermore, understand that the "Kiwifruit Block" contains contaminated soils.</p> <p>The existing resource consents are specific to the consented activities and we assume have appropriate conditions to avoid, remedy or mitigate any actual or potential adverse effects.</p> <p>Consider that the rezoning of the "Kiwifruit Block", without it being assessed by any Technical Reports fails to comply with Section 32(2).</p>	
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		<p>The proposed Bardowie Industrial Structure Plan shows this area as Industrial Node 1A, not stormwater reserve. Additionally, PC14 does not restrict the access of heavy vehicles to and from the Kiwifruit Block.</p> <p>(v) The proposed plan change in its current form is considered to be contrary to the objectives and policies of the Waipa District Plan.</p> <p>Some of the relevant objectives and policies include;</p> <p><b>Objective 1.3.2 Planning and integrated development</b></p> <p><i>To ensure that development and subdivision happens in a way and at a rate that is consistent with the anticipated settlement pattern, maximises the efficient use of zoned and serviced land, and is co-ordinated with cost-effective infrastructure provision.</i></p> <p><b>Policy 1.3.2.5 Avoid development and subdivision that compromises the development of Deferred Zones and future growth areas</b></p> <p><i>To ensure that development and subdivision within Deferred Zones and future growth areas does not compromise anticipated future uses.</i></p> <p><b>Objective 7.3.3 Amenity values: effects on adjoining sites and areas</b></p> <p><i>To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.</i></p>	
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		<p><b>Policy 7.3.3.2 To protect the amenity of surrounding areas by:</b></p> <p>(a) Maintaining the building setback from a road boundary; and</p> <p>(b) Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and</p> <p>(c) Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and</p> <p>(d) Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and</p> <p>(e) Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Large Lot Residential Zone or Reserve Zones.</p> <p>(vi) The proposed Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Area are considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> <li>• The Mangaone Stream runs through these Structure Plan Areas.</li> <li>• They both adjoin Rural zoned land.</li> <li>• They are located in close proximity to the Cambridge North Residential Zone.</li> <li>• Proximity to the Cambridge Bypass (Waikato Expressway). Activities undertaken within the proposed Industrial Precinct Structure Plan Areas will be highly visible.</li> </ul> <p>Due to the sensitive location of the Industrial Precincts and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and</p>	
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		prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.	
<b>NEW APPENDIX S27 – MANGAONE PRECINCT STRUCTURE PLAN</b>			
It is proposed that a new Appendix S27 containing the Mangaone Precinct Structure Plan be inserted into the Waipa District Plan. The following diagram (Figure 10) is the Structure Plan (in terms of spatial layout). The full version of the Mangaone Precinct Structure Plan is presented in Appendix B of this document.	Oppose in part/Support in part	<p>(i) Support the rezoning of this area of land within C10 Industrial Growth Cell in principle, but not in its current form.</p> <p>(ii) Oppose the proposed Structure Plan in its current form for the following reasons;</p> <ul style="list-style-type: none"> <li>▪ The proposed Structure Plan turns its back on the Henmar Trust property located within the C10 Industrial Growth Cell.</li> <li>▪ No traffic and/or service connectivity to the adjoining Henmar Trust property located within C10 Growth Cell.</li> <li>▪ No connectivity to the Kiwifruit Block to the south. Currently Heavy Vehicles access the Kiwifruit Block.</li> <li>▪ The solid black line is not included in the key.</li> <li>▪ The topography of Zig Zag Road, Victoria Road and Bruntwood Road intersection does not lean itself to a suitable access point to the Henmar Trust property.</li> <li>▪ Henmar Trust property will need access to the primary internal distributive intersection via the proposed Mangaone Industrial Precinct. It does not make sense for future development on the Henmar Trust property to go around the C10 Industrial Growth Cell to access the Waikato Expressway Interchange. It is logical that future development on the Henmar Trust property would be able to gain access via the other properties within the C10</li> </ul>	<p>(i) Reject Appendix S27 – Mangaone Precinct Structure Plan as notified.</p> <p>(ii) Accept submitters proposed amendments to Appendix S27 Mangaone Precinct Structure Plan.</p> <p>Submitters amendments are detailed below:</p> <p>(a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency.</p> <p>(b) Include the solid black line in the key, identifying what this represents.</p> <p>(c) The Collector Road from the Bardowie Industrial Precinct to the Henmar Trust property needs to be shown as a Collector Road.</p> <p>(d) Amend the proposed Structure Plan to identify road and service connectivity to the adjoining Henmar Trust property located within C10 Growth Cell, from the Mangaone Precinct.</p> <p>(e) Relocate the round-a-bout on Zig Zag Road approximately 120m to the west, so that the proposed round-a-bout is located on the boundary of the Mangaone Precinct and Henmar Trust property, providing access to both properties within the C10 Industrial Growth Cell.</p>

		<p>Industrial Growth Cell. The distance of the two different options is similar. Integrating transport within the Growth Cell is considered the preferred option, minimising traffic effects and keeping traffic away from the Zig Zag Road, Victoria Road and Bruntwood Road intersection which is a high crash point.</p> <ul style="list-style-type: none"> <li>▪ The proposed round-a-bout on Zig Zag Road has poor sight visibility and needs to be relocated approximately 125m to the west, with an access point into the Henmar Trust property and an access point into the Mangaone Precinct.</li> <li>▪ A round-a-bout in this location provides; <ul style="list-style-type: none"> <li>- access to both the Mangaone Precinct and the Henmar Trust property;</li> <li>- reduces the need for another round-a-bout on Zig Zag Road to provide access to the Henmar Trust property;</li> <li>- improves sight visibility in both directions;</li> <li>- provides connectivity between the Precincts within the C10 Industrial Growth Cell, giving the Henmar Trust property access to the primary internal distribution collector road and intersection; and</li> <li>- provides a safe communal entrance to properties north of the Mangaone Stream with access to the primary internal distribution collector road and intersection.</li> </ul> </li> </ul> <p>(iii) Due to the topography of the C10 Growth Cell and Victoria Road culvert being designed to flood the Henmar Trust property in the case of a major event, to protect downstream properties, future development on the Mangaone Precinct must be restricted to a</p>	<p>(f) Show services connections to the Henmar Trust property and include this in the key.</p> <p>(g) To provide connectivity and integration within the C10 Growth Cell all roading and/or services crossing the Mangaone Stream Reserve in the Mangaone Precinct, are to be connected to the boundary of the Henmar Trust property at the same time as the first development occurs in the Mangaone Precinct on its northern side of the Mangaone Stream Reserve.</p> <p>(h) Amend the proposed Structure Plan to provide connectivity to the Kiwifruit Block to ensure that the only traffic using the Swayne Road entrance are light vehicles, or if the Kiwifruit Block has a heavy vehicle access onto Swayne Road to ensure that the whole of the C10 Growth Cell has access to this entrance.</p> <p>(i) Amend the proposed Structure Plan to have a Landscaped/Planted Buffer Strip of 5m along the western boundary with the Henmar Trust property.</p> <p>(j) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining Henmar Trust property located within C10 Growth Cell.</p> <p>(k) Show the power sub-station currently located on the Structure Plan Area.</p>
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		maximum 80% predevelopment as there are no natural or manmade physical barriers to protect the Henmar Trust property from upstream flooding during major events.	
<b>APPENDIX S20 – BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN</b>			
<p>Three consequential changes are required to the Structure Plan relating to the Bardowie Industrial Precinct as follows:</p> <ul style="list-style-type: none"> <li>➤ The Kiwifruit Block is proposed to form part of the Bardowie Industrial Precinct Area (identified as part of Node 1A) and be subject to the Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines contained in Appendix S10 of the Waipa District Plan;</li> <li>➤ A change is required to reflect the updated position proposed in relation to the alignment of the roading connection (a proposed Collector Road) between Victoria Road and the Mangaone Precinct Structure Plan Area; and</li> <li>➤ A pedestrian and cycle link is proposed along the eastern edge of Node 1B.</li> </ul> <p>These changes are shown on <b>Figure 12</b> below. These consequential changes form part of Plan Change 14.</p>	Support in part/Oppose in part	<ul style="list-style-type: none"> <li>(i) No assessment of the Kiwifruit Block in any of the technical reports and therefore appears to be being rezoned with no assessment of effects.</li> <li>(ii) The proposed Structure Plan shows the Kiwifruit Block as Industrial Node 1A not Stormwater Reserve.</li> <li>(iii) No buffer and/or segregation strip along the frontage of the Kiwifruit Block that adjoins Swayne Road. This means that heavy vehicles will still be able to use Swayne Road via the existing access to the Kiwifruit Block. Needs to be one access to Swayne Road for the whole C10 Industrial Growth Cell that is limited to light vehicles only, or the whole of the C10 Growth Cell should have access to this heavy vehicle entrance.</li> <li>(iv) The keys of the proposed Structure Plans within the C10 Growth Cell vary and some features completely missed from the key creating confusion.</li> <li>(v) The Structure Plan does not reflect the agreement between Henmar Trust, Council and BIL.</li> <li>(vi) Due to the topography of the C10 Growth Cell and Victoria Road culvert being designed to flood the Henmar Trust property in the case of a major event, to protect downstream</li> </ul>	<ul style="list-style-type: none"> <li>(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.</li> <li>(ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below: <ul style="list-style-type: none"> <li>(a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency.</li> <li>(b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be).</li> <li>(c) Show the agreed round-a-about at the intersection of the collector roads (that is the one to the north and the one running west to east).</li> <li>(d) Show services connections to the Henmar Trust property and include this in the key.</li> <li>(e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north.</li> <li>(f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy</li> </ul> </li> </ul>

		<p>properties, stormwater from future development on the Bardowie Industrial Precinct must be restricted to a maximum of 80% pre-development peak runoff.</p> <p>(vii) If the Kiwifruit Block is to be rezoned Industrial, need technical assessment of the effects of this rezoning.</p>	<p>vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance.</p> <p>(g) Show proposed and existing stormwater retention areas and overland flow paths.</p> <p>(h) Show proposed and existing reserve areas.</p> <p>(i) Show the location of the proposed new electricity substation.</p>
<b>Planning Maps</b>			
<b>Proposed Planning Map</b>	Support in part/Oppose in part	<p>(i) Oppose the rezoning of the “Kiwifruit Block” as it has been excluded from the Technical Reports and therefore the actual or potential effects from rezoning this portion of rural land has not been assessed.</p> <p>(ii) Support the rezoning of Lot 2 DP 529042 comprised in RT: 856574, Bardowie Farm, subject to the relief sought in this submission.</p>	<p>(i) That Council accept the submitters proposed amendments to Proposed Plan Change 14.</p> <p>(ii) That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the “Kiwifruit Block”, with submitters having a further opportunity to submit on this aspect of the proposed plan change. That is, the “Kiwifruit Block” remain zoned Rural on the Proposed Planning Map, unless it’s rezoning is assessed in the technical reports and these reports publicly notified.</p> <p>(iii) That any actual or potential adverse effects on the Henmar Trust property are less than minor.</p> <p>(iv) That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Industrial Growth Cell.</p>

Part B - Definitions			
<p>Add the following new definitions in Part B – Definitions:</p> <p><u><a href="#">“Innovation and Advanced Technology Activities means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management.</a></u></p> <p><u><a href="#">Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.</a></u></p> <p><u><a href="#">“Gymnasium (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area) means a facility that provides for physical exercise or activity and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates, and dance studios and indoor physical recreational activities such as trampoline parks and climbing facilities.”</a></u></p>	<p>Support in part/Oppose in part</p>	<p>See no logical reason as to why the definition of Innovation and Advanced Technology Activities should be limited to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.</p> <p>Provides confusion within the plan having specific definitions for specific areas.</p> <p>Should be one definition that applies to the whole District Plan.</p>	<p>Amend to read as follows;</p> <p><u><a href="#">“Innovation and Advanced Technology Activities means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management.</a></u></p> <p><del><u><a href="#">Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.</a></u></del></p> <p><u><a href="#">“Gymnasium (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area) means a facility that provides for physical exercise or activity and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates, and dance studios and indoor physical recreational activities such as trampoline parks and climbing facilities.”</a></u></p>
Section 7: Industrial			
<p><b>7.3 Objectives</b></p> <p><b>Amend Objective 7.3.4 to read:</b></p> <p><b>Objective - Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <u>and Mangaone Precinct Structure Plan Area</u></b></p> <p>7.3.4</p> <p>Development of the Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct</p>	<p>Support in part/Oppose in part</p>	<p>Agree that it is essential that development within the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area;</p> <ul style="list-style-type: none"> <li>is visually attractive and has landscaping that reflects Cambridge’s character; avoids or mitigates any actual or potential adverse effects on surrounding rural properties; and</li> </ul>	<p>Objective - Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <u>and Mangaone Precinct Structure Plan Area</u></p> <p>7.3.4</p> <p>Development of the Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> occurs in a manner that:</p>

<p>Structure Plan Area <a href="#">and the Mangaone Precinct Structure Plan Area</a> occurs in a manner that:</p> <ol style="list-style-type: none"> <li>Is visually attractive and has landscaping that reflects Cambridge’s character; and</li> <li>Enables within the Hautapu Industrial Structure Plan Area <a href="#">and the Mangaone Precinct Structure Plan Area</a> the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and</li> <li>Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and</li> <li>Is co-ordinated with infrastructure provision;</li> <li>Contributes to the development of a ‘gateway’ to Cambridge; and</li> <li>Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement; and</li> <li>Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District. and;</li> <li><a href="#">Within the Mangaone Precinct Structure Plan Area, enables industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands.</a></li> </ol>		<ul style="list-style-type: none"> <li>is co-ordinated with infrastructure provision ensuring connectivity to all land within the C10 Industrial Growth Cell.</li> </ul> <p>However, maintain that the requirement to protect and enhance the ecological values of the Mangaone Stream and natural wetlands must apply to development within the Bardowie Industrial Precinct Structure Plan Area as well and the Mangaone Precinct Structure Plan Area, as the Mangaone Stream runs through both areas, both areas discharge to the Mangaone Stream and we understand that the “Kiwifruit Block” contains contaminated land.</p>	<ol style="list-style-type: none"> <li>Is visually attractive and has landscaping that reflects Cambridge’s character; and</li> <li>Enables within the Hautapu Industrial Structure Plan Area <a href="#">and the Mangaone Precinct Structure Plan Area</a> the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and</li> <li>Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and</li> <li>Is co-ordinated with infrastructure provision;</li> <li>Contributes to the development of a ‘gateway’ to Cambridge; and</li> <li>Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement; and</li> <li>Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District. and;</li> <li><a href="#">Within the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area, enables industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands.</a></li> </ol>
<p><b>7.3 Policies</b>  <b>Delete Policy 7.3.4.5 as follows:</b>  <del>“To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites the Hautapu Industrial Structure Plan Area the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (State Highway 1B) and the Cambridge Bypass (Waikato Expressway).”</del></p>	<p>Support in part/Oppose in part</p>	<p>(i) Support that the surrounding rural areas need to be protected through applying specific performance standards for perimeter sites, including the adjoining Rural Zone. The protection of the adjoining Henmar Trust property that is located in the Rural Zone is as important as the protection of properties across the road on Zig Zag Road and Swayne Road.</p>	<p>(i) Council accept the submitters proposed amendments to Proposed Plan Change 14.</p> <p>(ii) Amend proposed new/replacement version of Policy 7.3.4.5 to read:  <a href="#">“To ensure protection of surrounding rural areas through applying specific performance standards (such as buffer areas and building setbacks) for perimeter sites within the following areas:</a></p>

<p><b>Insert a new/replacement version of Policy 7.3.4.5 to read:</b></p> <p><u>“To ensure protection of surrounding rural areas through applying specific performance standards (such as buffer areas and building setbacks) for perimeter sites within the following areas:</u></p> <p>(a) <u>Hautapu Industrial Structure Plan Area;</u>  (b) <u>Bardowie Industrial Precinct Structure Plan Area;</u>  <u>and</u>  (c) <u>Mangaone Precinct Structure Plan Area (particularly along Zig Zag Road and Swayne Road.”</u></p>		<p>(ii) Oppose that the specific performance standards proposed do not protect the surrounding rural areas.</p>	<p>(i) <u>Hautapu Industrial Structure Plan Area;</u>  (ii) <u>Bardowie Industrial Precinct Structure Plan Area; and</u>  (iii) <u>Mangaone Precinct Structure Plan Area</u> <del>(particularly along Zig Zag Road and Swayne Road.”</del></p>
<p><b>Amend Policy 7.3.4.10, and associated heading, to read:</b></p> <p><b>“Policy – Industrial Zone: <del>Area 6 (Hautapu)</del></b></p> <p>To ensure that activities <u>in the areas listed below within Hautapu Industrial Structure Plan</u> are restricted to ‘dry industry’ activities due to infrastructure constraints:</p> <p>(a) <u>Hautapu Industrial Structure Plan Area;</u>  (b) <u>Bardowie Industrial Precinct Structure Plan Area;</u>  <u>and</u>  (c) <u>Mangaone Precinct Structure Plan Area.”</u></p>	<p>Oppose</p>	<p>Proposed Dry Industries involving extremely high temperatures, on sites with limited water use may provide a potential fire hazard.</p> <p>Dry Industries is very broad and could include anything, including activities to do with Mineral Extraction.</p> <p><i>‘Dry Industry’ Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).</i></p> <p><i>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.</i></p>	<p>(i) Council to reject proposed amendment.</p>
<p><b>Insert a new policy, Policy 7.3.4.11, to read:</b></p> <p><b><u>“Policy – Mangaone Stream</u></b></p>	<p>Support in part/Oppose in part</p>	<p>Agree with maintain and enhancing the cultural, ecological, and amenity values of the Mangaone Stream and its margins within or adjacent to industrial areas.</p>	<p>(i) Council accept the submitters proposed amendments to Proposed Plan Change 14.</p>

<p><a href="#">To maintain and enhance the cultural, ecological, and amenity values of the Mangaone Stream and its margins within or adjacent to industrial areas.”</a></p>			
<p><b>7.4 Rules</b>  <b>Amend Permitted Activity Rule 7.4.1.1(a) to read:</b>  “Industrial activities, <del>(excluding the areas listed below: ‘Area 6’ of the</del>  (i) Hautapu Industrial Structure Plan Area;  (ii) Bardowie Industrial Precinct Structure Plan Area;  and  (iii) Mangaone Precinct Structure Plan Area.”</p>	<p>Oppose and proposed amendments</p>	<p><b>‘Industrial activity’ means any use of land or BUILDING where people or machinery:</b></p> <ul style="list-style-type: none"> <li>• Extract, process or convert natural resources, excluding FARMING ACTIVITIES and MINERAL EXTRACTION ACTIVITIES; and/or</li> <li>• Produce or manufacture goods; and/or</li> <li>• Store goods (ensuring from the industrial process); and/or</li> <li>• Transport or distribute goods including depots.</li> </ul> <p>Industrial activities specifically excluded activities to do with Mineral Extraction.</p> <p>Altering this rule provides for Mineral Extraction Activities within the Bardowie Industrial Precinct and Mangaone Precinct Areas as a permitted activity, under the definition of DRY INDUSTRY.</p> <p>These areas are considered to be more sensitive than the Hautapu Industrial Structure Plan Area, due to their location and being adjacent to the Rural and Residential Zones, potentially affecting the living and working quality of these adjoining environments. Specifically, the adjoining Henmar Trust property to the south and north of Zig Zag Road is used for primary production.</p>	<p>(i) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan.</p> <p>(ii) Amend Rule 7.4.1.1(m) to read as follows;</p> <p>“Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <i>and the Mangaone Precinct Structure Plan Area</i>”</p>
<p><b>Delete Permitted Activity Rule 7.4.1.1(w) as follows:</b>  <del>“Within ‘Area 6’ of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.”</del></p>	<p>Oppose</p>	<p>Proposed Dry Industries involving extremely high temperatures, on sites with limited water use may provide a potential fire hazard.</p>	<p>(i) Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan.</p>



		<p>Dry Industries is very broad and could include anything, including activities to do with Mineral Extraction.</p> <p><i><b>‘Dry Industry’</b> Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).</i></p> <p><i>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.</i></p>	
<p><b>Insert a new/replacement Permitted Activity Rule 7.4.1.1(w) to read:</b></p> <p><u>“DRY INDUSTRY in the areas listed below:</u></p> <p>(a) <a href="#">Hautapu Industrial Structure Plan Area;</a></p> <p>(b) <a href="#">Bardowie Industrial Precinct Structure Plan Area;</a> <u>and</u></p> <p>(c) <a href="#">Mangaone Precinct Structure Plan Area.”</a></p>	Oppose	<p>Proposed Dry Industries involving extremely high temperatures, on sites with limited water use may provide a potential fire hazard.</p> <p>Dry Industries is very broad and could include anything, including activities to do with Mineral Extraction.</p> <p><i><b>‘Dry Industry’</b> Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge nor generate any liquid effluent from its operation (aside from domestic wastewater).</i></p> <p><i>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site. The activity does not require the use of council water and wastewater infrastructure and is adequately able to treat primary discharge stormwater prior to soakage disposal on site.</i></p>	(i) Reject the proposed new/replacement Permitted Activity Rule.

<p><b>Insert a new Rule 7.4.1.1(y) to read:</b>  <a href="#">“INNOVATION AND ADVANCED TECHNOLOGY ACTIVITIES within the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area.”</a></p>	<p>Oppose and recommend amendments</p>	<p>The proposed definition of Innovation and Advanced Technology Activities reads as follows;</p> <p><i>“Innovation and Advanced Technology Activities means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management.”</i></p> <p>Advanced Technology is an open-ended term with no limit. It provides no clarity on the limit of uses that would be provided for as a permitted activity and no clarity on the limit of the actual or potential effects may be. An open-ended activity such as this would be more suited to a discretionary or non-complying activity status where Council would have the opportunity to consider the actual or potential effects once they are known and have been identified.</p> <p>Furthermore, Rule 7.4.1.1(u) is no longer relevant as this date has passed.</p>	<p>(i) Reject proposed new Rule 7.4.1.1(y).  (ii) Amend Rule 7.4.1.1(u) to read as follows;</p> <p>“Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ol style="list-style-type: none"> <li>i. Stormwater ponds and/or facilities;</li> <li>ii. Farming activities;</li> <li>iii. <del>Spray Irrigation of dairy factory wastewater until 31 March 2024;</del></li> <li>iv. <del>Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan);</del> and</li> <li>v. Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m<sup>2</sup>.</li> </ol> <p>Advice Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the Waikato Regional Plan or an approved Waikato Regional Council consent.”</p>
<p><b>Amend Rule 7.4.1.3(f) to read:</b>  “Any activities, <del>in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area</del> that requires an air discharge permit from the Waikato Regional Council:</p> <p>(i) <a href="#">Hautapu Industrial Structure Plan Area;</a>  (ii) <a href="#">Bardowie Industrial Precinct Structure Plan Area;</a>  and  (iii) <a href="#">Mangaone Precinct Structure Plan Area.”</a></p>	<p>Support in part/Oppose in part</p>	<p>The location of the Bardowie Industrial Precinct and the Mangaone Industrial Precinct in close proximity of Residential homes, and adjoining Rural Zone land, means that the effects of activities requiring an air discharge consent needs to include an assessment of any actual or potential effects on the local environment, adjoining properties and adjoining zones.</p> <p>Activities requiring air discharge consents can have adverse health effects that must be considered,</p>	<p><b>Amend Rule 7.4.1.3(f) to read as follows:</b>  “Any activities, <del>in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area</del> that requires an air discharge permit from the Waikato Regional Council:</p> <p>(i) <a href="#">Hautapu Industrial Structure Plan Area;</a>  (ii) <a href="#">Bardowie Industrial Precinct Structure Plan Area;</a> and  (iii) <a href="#">Mangaone Precinct Structure Plan Area.”</a></p>

<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>Adverse effect on the Hautapu Dairy Manufacutring Site due to the discharge of contaminants to air.</li> </ul> <p>These matters will be considered in accordance with the assessment criteira in Section 21.</p> <p>Advice Note: This rule addresses the potential effects on the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.</p>		<p>with potentially affected parties having the opportunity to be party to the process that affects the air quality of their home and/or work place.</p>	<p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> <li><u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u></li> <li>Adverse effect on the Hautapu Dairy Manufacutring Site due to the discharge of contaminants to air.</li> </ul> <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> <p>Advice Note: This rule addresses the potential effects on <i>the local environment, adjoining properties and adjoining zones, as well as</i> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.</p>
<p><b>Amend the following aspects of Rule 7.4.1.5 to read:</b></p> <p>“j. In the Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>; any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.</p> <p>...</p> <p>i. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules 7.4.2.36, <del>7.4.2.37 and 7.4.2.38</del>.</p> <p>...</p> <p>p. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, <del>and</del> Hautapu Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>:</p> <ol style="list-style-type: none"> <li>Bitumen plants;</li> <li>Incineration activities;</li> <li>Concrete batching plants; <del>and</del></li> </ol>	<p>Support in part/Oppose in part</p>	<p>The proposed Bardowie Industrial Precinct and Mangaone Structure Plan Areas are considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> <li>Adjoining land zoned Rural.</li> <li>Highly visible position of the Industrial Precincts means that development in this location affects the setting for the character and visual amenity of Cambridge town and the Hautapu District.</li> <li>Location adjacent to the Hautapu Cemetery, a sacred site.</li> <li>Proximity to the Hautapu Dairy Manufacturing Site.</li> <li>Close proximity to the Cambridge North Residential and Deferred Residential Zones.</li> <li>Location adjoining the Cambridge Bypass (Waikato Expressway). Activities undertaken within the Bardowie Industrial Precinct and Mangaone Precinct Structure Plan Areas will be highly visible.</li> <li>The land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream is surrounded by Rural land to the west, north and east making it a more</li> </ul>	<p><b>Amend the following aspects of Rule 7.4.1.5 to read:</b></p> <p>“j. In the Hautapu Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>; any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.</p> <p>...</p> <p>i. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, <del>and</del> the Bardowie Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules 7.4.2.36, <del>7.4.2.37 and 7.4.2.38</del>.</p> <p>...</p> <p>a. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, <del>and</del> Hautapu Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>:</p> <ol style="list-style-type: none"> <li>Bitumen plants;</li> <li>Incineration activities;</li> <li>Concrete batching plants; <del>and</del></li> <li>Relocated buildings; <del>and</del></li> </ol>

<p>d. Relocated buildings; <u>and</u>  <u>e. Within the Mangaone Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials.”</u></p>		<p>sensitive location and requiring higher amenity standards.</p> <p>Due to the sensitive location of the Industrial Precincts and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the Industrial Precincts, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the Industrial Precincts.</p> <p>Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> <li>• Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, Glass Manufacturing;</li> <li>• demolition yards;</li> <li>• recycling depots/facilities;</li> <li>• use or storage of radioactive materials;</li> <li>• Hazardous facility;</li> <li>• Chemical Manufacturing;</li> <li>• The storage and/or reused of trade waste;</li> <li>• Smelting Industries;</li> <li>• Melting Industries;</li> <li>• Power generation activities;</li> <li>• Waste to Energy Plants; and</li> <li>• heavy industrial activities within the Industrial Precincts are considered to be incompatible with the adjoining rural zoned land, the neighbouring Residential properties and the local</li> </ul>	<p><u>e. Within the Mangaone Precinct Structure Plan Area and Bardowie Industrial Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials;</u></p> <p><i>f. Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, Glass Manufacturing;</i></p> <p><i>g. Demolition yards;</i></p> <p><i>h. Recycling depots/facilities;</i></p> <p><i>i. Use, creation or storage of radioactive materials;</i></p> <p><i>j. Hazardous facility;</i></p> <p><i>k. Chemical Manufacturing;</i></p> <p><i>l. The storage and/or use of trade waste;</i></p> <p><i>m. Smelting Industries;</i></p> <p><i>n. Melting Industries;</i></p> <p><i>o. Power generation activities;</i></p> <p><i>p. Waste to Energy Plants; and</i></p> <p><i>q. Heavy industrial activities.”</i></p>
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<p><b>7.4.2 Performance Standards</b>  <b>Amend Rule 7.4.2.1 to read:</b>  “The minimum building setback from road boundaries shall be 5m, except in the following locations:</p> <p>a. Bond Road North Industrial Structure Plan Area – The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.</p> <p>b. Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ – The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ shall be 5m.</p> <p>c. Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.</p> <p>d. Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.</p> <p>e. <a href="#">Mangaone Precinct Structure Plan Area – The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m.</a></p> <p><a href="#">This rule does not apply to the location of entranced signage, pou whenua and tower signs permitted under Rule 7.4.2.31A(a) – (c) within the Mangaone Precinct Structure Plan Area.</a></p>	<p>Support in part/Oppose in part</p>	<p>Setback should be 15m as in other Industrial Precincts.</p> <p>Additionally, the rule needs to amended to include the Bardowie Industrial Precinct Area as the Kiwifruit Block has significant road frontage with Swayne Road.</p>	<p><b>Amend proposed Rule 7.4.2.1 to read as follows;</b></p> <p>“The minimum building setback from road boundaries shall be 5m, except in the following locations:</p> <p>a. Bond Road North Industrial Structure Plan Area – The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.</p> <p>b. Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ – The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu ‘Area 6’ shall be 5m.</p> <p>c. Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.</p> <p>d. Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.</p> <p>e. <a href="#">Mangaone Precinct Structure Plan Area and Bardowie Industrial Precinct Structure Plan Area – The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be <del>10m</del> 15m.</a></p> <p><a href="#">This rule does not apply to the location of entranced signage, pou whenua and tower signs permitted under Rule 7.4.2.31A(a) – (c) within the Mangaone Precinct Structure Plan Area.</a></p> <p><a href="#">Advice Note: The provisions of this rule apply irrespective of the existence of any segregation strip.”</a></p>

<p><u>Advice Note: The provisions of this rule apply irrespective of the existence of any segregation strip.</u></p>			
<p><b>Insert a new Rule 7.4.2.5A to read:</b>  <u>“Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area</u>  <u>Within the Mangaone Precinct Structure Plan Area, the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.”</u></p>	<p>Support in part/Oppose in part</p>	<p>This rule should include the Bardowie Industrial Precinct Area as the Mangaone Stream passes through this Area as well and the Bardowie Industrial Precinct discharges to the Mangaone Stream.</p>	<p><b>Amend proposed new Rule 7.4.2.5A to read:</b>  <u>“Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area <i>and Bardowie Industrial Precinct Area</i></u>  <u>Within the Mangaone Precinct Structure Plan Area <i>and the Bardowie Industrial Precinct Area</i>, the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.”</u></p>
<p><b>Insert a new Rule 7.4.2.7A to read:</b>  <u>“Within the Mangaone Precinct Structure Plan Area, where a site adjoins Swayne Road or Zig Zag Road, no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the road boundary.”</u></p>	<p>Support in part/Oppose in part</p>	<p>The Bardowie Industrial Precinct also fronts Swayne Road.</p> <p>Both the Mangaone Industrial Precinct Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area adjoin Rural Zone land.</p> <p>Need to also protect the amenity of adjoining land that is not zoned Industrial.</p>	<p><b>Amend proposed new Rule 7.4.2.7A to read:</b>  <u>“Within the Mangaone Precinct Structure Plan Area <i>and the Bardowie Industrial Precinct Structure Plan Area</i>, where a site adjoins Swayne Road or Zig Zag Road, <i>or any zone other than the Industrial Zone</i>; no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the <i>front boundary, side boundary and rear boundary of a site</i><del>road boundary</del>.”</u></p>
<p><b>Amend Rule 7.4.2.12 to read:</b>  “Front sites and corner sites shall be landscaped along the entire road boundary, except for access and egress points, to the following minimum depths:</p> <ol style="list-style-type: none"> <li>Where adjoining a site located within the Industrial Zone 2m</li> <li>Where adjoining a site located in any other zone 3m</li> </ol>	<p>Support in part/Oppose in part</p>	<p>For the Bardowie Industrial Precinct this rule refers to Rule 7.4.2.15 which then refers to the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.</p> <p>This is confusing and poorly drafted.</p> <p>The requirements for the Bardowie Industrial Precinct should be written into Rule 7.4.2.15 and/or proposed 7.4.2.15A.</p>	<p>Amend Rule 7.4.2.15 and/or proposed 7.4.2.15A to ensure that the landscaping rules are included in the District Plan.</p> <p>Make any other necessary changes to the District Plan rules to cater for this amendment.</p>

<p><del>Provided that these rules do not apply to the Hautapu and Te Awamutu Dairy Manufacturing sites; provided that Rule 7.4.2.15 applies in respect of the Hautapu Industrial Structure Plan Area, the Bardowie Industrial Precinct Structure Plan Area and the Bond Road North Industrial Structure Plan area.</del></p> <p><u>This rule does not apply to:</u></p> <p>(a) The Hautapu and Te Awamutu Dairy Manufacturing Sites;</p> <p>(b) Hautapu Industrial Structure Plan Area (refer Rule 7.4.2.15 below);</p> <p>(c) Bardowie Industrial Precinct Structure Plan Area (refer Rule 7.4.2.15 below);</p> <p>(d) Bond Road North Industrial Structure Plan Area (refer Rule 7.4.2.15 below); and</p> <p>(e) Mangaone Precinct Structure Plan Area (refer Rule 7.42.15A below)."</p>			
<p><b>Insert a new Rule 7.4.2.15A to read:</b></p> <p><u>"The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area:</u></p> <p>a. <u>The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Area shall be as follows:</u></p> <p>i. <u>A Landscaped Buffer Strip of 5, (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:</u></p> <ul style="list-style-type: none"> <li>▪ <u>A timber post and rail fence positioned along the road boundary;</u></li> <li>▪ <u>A hedge with a minimum height of 2m at maturity; and</u></li> <li>▪ <u>A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;</u></li> </ul>	<p>Support in part/Oppose in part</p>	<p>The Bardowie Industrial Precinct Structure Plan Area also adjoins Rural zoned land within the C10 Growth Cell, contains the Mangaone Stream, and has frontage to Swayne Road via the proposed inclusion of the Kiwifruit Block.</p> <p>It is only logical that these rules would apply to both Structure Plan Areas, particularly as they are both located within the C10 Industrial Growth Cell. This refinement of the District Plan will improve the usability of the District Plan.</p> <p>Additionally, the Bardowie Industrial Precinct Design and Landscaping Guidelines do not carry the same weight as a Rule within the District Plan. As specified in S20.3.6 Interpretation of these guidelines reads as follows;</p> <p>"Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with</p>	<p>(i) Make any other necessary changes to the District Plan rules to cater for the amendment below.</p> <p>(ii) Amend proposed new Rule 7.4.2.15A to read as follows:</p> <p><u>"The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area and Bardowie Industrial Precinct Structure Plan Area:</u></p> <p>a. <u>The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the <del>Mangaone Precinct</del> Structure Plan Areas shall be as follows:</u></p> <p>i. <u>A Landscaped Buffer Strip of 5, (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:</u></p> <ul style="list-style-type: none"> <li>▪ <u>A timber post and rail fence positioned along the road boundary;</u></li> </ul>

<p>ii. <u>A Landscaped Buffer Strip of 3m (minimum depth) along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell which must include a hedge within a minimum height of 2m at maturity;</u></p> <p>iii. <u>A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Area (except where site accessways are formed) comprising of:</u></p> <ul style="list-style-type: none"> <li>▪ <u>A row of specimen trees at regular spacings of 20m or less; and</u></li> <li>▪ <u>Groundcover planting or shrubs.</u></li> </ul> <p>b. <u>The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:</u></p> <p>i. <u>The Zig Zag Road interface and Rural Zone interface within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and</u></p> <p>ii. <u>The Swayne Road interface is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the south of the Mangaone Stream.</u></p> <p>c. <u>Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause (a) above."</u></p>		<p>the Urban Design and Landscape Guidelines may not constitute non-compliance with the District Plan rules subject to the overall amenity and urban design outcomes being achieved."</p> <p>Including the standards within the Rules of the District Plan will prevent disputes over the legality of these standards.</p> <p>Amendments will be required to Rules 7.4.2.12, 7.4.2.13, 7.4.2.14, and 7.4.2.15 for administrative purposes.</p>	<ul style="list-style-type: none"> <li>▪ <u>A hedge with a minimum height of 2m at maturity; and</u></li> <li>▪ <u>A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;</u></li> </ul> <p>ii. <u>A Landscaped Buffer Strip of 53m (minimum depth) along boundary of the <del>Mangaone Precinct</del> Structure Plan Areas with any Rural Zone section of the C10 Growth Cell which must include a hedge within a minimum height of 2m at maturity;</u></p> <p>iii. <u>A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the <del>Mangaone Precinct</del> Structure Plan Areas (except where site accessways are formed) comprising of:</u></p> <ul style="list-style-type: none"> <li>▪ <u>A row of specimen trees at regular spacings of 20m or less; and</u></li> <li>▪ <u>Groundcover planting or shrubs.</u></li> </ul> <p>b. <u>The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:</u></p> <p>i. <u>The Zig Zag Road interface and Rural Zone interface (to the north of the Mangaone Stream) within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and</u></p> <p>ii. <u>The Swayne Road interface and Rural Zone interface (to the south of the Mangaone Stream) is to be landscaped at the time of the first subdivision and/or development of the land within the <del>Mangaone Precinct</del> Structure Plan Areas to the south of the Mangaone Stream.</u></p> <p>c. <u>Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause (a) above."</u></p>
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<p><b>Amend the unnumbered rule following Rule 7.4.2.15 to read:</b></p> <p>“Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15A will require a resource consent for a discretionary activity.”</p>	<p>Support in part/Oppose in part</p>	<p>Is an administrative matter.</p> <p>Support provided Council accept our proposed amendments to PC14.</p>	<p>(i) Council to accept all the submitters proposed amendments to Proposed Plan Change 14.</p>
<p><b>Insert a new Rule 7.4.2.17A to read:</b></p> <p><u><a href="#">“In the Mangaone Precinct Structure Plan Area building facades facing towards a road or the Mangaone Stream Reserve shall be clad or painted using materials and colour finishes that are in accordance with the following groups of the British Standard 5252 colour chart: A11, A13, A14, B25, B27, B29 and must also have low reflectivity, with maximum reflectance level of 70 percent.”</a></u></p>	<p>Support in part/oppose in part.</p>	<p>This should apply to all buildings within the Mangaone Structure Plan and Bardowie Industrial Precinct Structure Plan area to mitigate any adverse visual amenity effects.</p>	<p>(i) Council to amend the proposed rules to ensure that these standards apply to all buildings within the Mangaone Structure Plan and Bardowie Industrial Precinct Structure Plan area to mitigate any adverse visual amenity effects</p>
<p><b>Amend the first sentence of Rule 7.4.2.20 (specifying noise limits) to read:</b></p> <p>“Within the Bardowie Industrial Precinct Structure Plan Area, <u><a href="#">the Mangaone Precinct Structure Plan Area</a></u> and Hautapu ‘Area 6’ all activities shall be conducted, and building located, designed and used to ensure that they do not exceed the following limits:</p> <p>...”</p>	<p>Support in part/Oppose in part</p>	<p>Support that noise rules are required for the Mangaone Precinct Structure Plan Area, but oppose the lack of specific noise standards/rules within the boundary of any property zoned Rural.</p> <p>Developments within the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area require a high level of amenity.</p> <p>Concerned with adverse noise effects on the adjoining property owned by the Henmar Trust and zoned Rural.</p> <p>Particularly the cumulative noise effects of proposed PC14 together with the existing noise emissions from the Hautapu Dairy Factory.</p> <p>This rule does not provide specifically for the adjoining Rural Zone.</p> <p>To protect the submitters property from adverse noise effects it is essential the Bardowie Industrial Precinct Structure Plan Area and Mangaone Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural.</p>	<p>(i) Council to accept all the submitters proposed amendments to Proposed Plan Change 14.</p> <p>(ii) Council amend this rule to protect the amenity of the adjoining Rural Zone.</p>

		<p>Specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area.</p> <p>It is requested that the noise rule be amended to include noise standards suitable for the amenity of the Rural Zone.</p> <p>This is acknowledged in Section 7.1.4 of the District Plan that reads;</p> <p><i>“Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.”</i></p>	
<p><b>Insert a new Rule 7.4.2.41, and associated heading, to read:</b></p> <p><b>“Rule – Light Spill in <del>Area 6 – Hautapu Industrial</del> Structure Plan Areas</b></p> <p>All external lighting shall be shaded or directed away from any adjoining residential dwellings or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed:</p> <p>a) 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10.00pm and 7.00am;</p> <p>b) 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required.</p> <p><u>This rule only applies to land within:</u></p> <p>(a) <u>Area 6 – Hautapu Industrial Structure Plan Area;</u> and (b) <u>Mangaone Precinct Structure Plan Area.”</u></p>	<p>Support in part/Oppose in part</p>	<p>Should also include the Bardowie Industrial Precinct as there are residential dwellings in close proximity to the Precinct boundaries.</p> <p>Should also relate to adjoining Rural Zones.</p>	<p><b>Amend to read as follows;</b></p> <p><b>Insert a new Rule 7.4.2.41, and associated heading, to read:</b></p> <p><b>“Rule – Light Spill in <del>Area 6 – Hautapu Industrial</del> Structure Plan Areas</b></p> <p>All external lighting shall be shaded or directed away from any adjoining residential dwellings, <del>or</del> roads, <i>or adjoining Rural Zones</i> and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed:</p> <p>a) 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10.00pm and 7.00am;</p> <p>b) 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required.</p> <p><u>This rule only applies to land within:</u></p> <p>(a) <u>Area 6 – Hautapu Industrial Structure Plan Area; <del>and</del></u> (b) <u>Mangaone Precinct Structure Plan Area; <del>and</del></u> (c) <u>Bardowie Industrial Precinct Area.”</u></p>

**SECTION 15 – INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION**

**Add a new Rule 15.4.1.1(aa), at the end of the table of rules, to read:**

Activity				Industrial Zone / Airport Business Zone					
aa. Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.	NA	NA	RD		NA	NA	NA	NA	

Assessment will be restricted to the following matters:

- The adequacy of services to service the land;
- Staging and vesting of land;
- The extent to which the subdivision layout is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27;
- The provisions of Landscaped Buffer Strips along Swayne Road and Zig Zag Road;
- The adequacy of the management plans required under Rule 15.4.2.91A; and
- Land tenure and provision for ownership and management of shared communal areas.

Support in part/Oppose in part

Needs to refer to the Bardowie Industrial Precinct as well.

It is important that any subdivision within the C10 Industrial Growth Cell is well designed and provides for the development of the whole of the Industrial Cell to provide a cohesive and well-planned development. A piecemeal approach should not be taken, but a vision as to the development of the whole Industrial Cell needs to be applied to every subdivision.

The assessment criteria should include the Note on the Existing and Proposed Bardowie Industrial Precinct Structure Plan area that requires roading and service connections to be provided to the boundary of the Henmar Trust property located to the North that is within the C10 Industrial Growth Cell. This provides clarity for those assessing future applications.

Assessment criteria should also include;

- Traffic and service connectivity to other properties within the C10 Industrial Growth Cell.
- Whether the proposal will prevent other properties within the C10 Industrial Growth Cell from being developed.
- The provision of traffic and services to the boundary of adjoining properties within the C10 Industrial Growth Cell.
- For subdivisions within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell.
- For subdivisions within Node 3 of the Bardowie Industrial Precinct, roading and service connections to be provided to the

(i) Council to accept all the submitters proposed amendments to Proposed Plan Change 14.

(ii) Council to amend the proposed Rule to also include the Bardowie Industrial Precinct Structure Plan Area.

(iii) Council to amend the proposed Rule to also include the following assessment criteria;

- Traffic and service connectivity to other properties within the C10 Industrial Growth Cell.
- Whether the proposal will prevent other properties within the C10 Industrial Growth Cell from being developed.
- The provision of traffic and services to the boundary of adjoining properties within the C10 Industrial Growth Cell.
- For subdivisions within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell.
- For subdivisions within Node 3 of the Bardowie Industrial Precinct, roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell.
- The extent to which the subdivision layout is in general accordance with the Bardowie Industrial Precinct Structure Plan.
- The provision of Landscaped Buffer Strips along the boundary with adjoining Zones.

		<p>adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell.</p> <ul style="list-style-type: none"> <li>▪ The extent to which the subdivision layout is in general accordance with the Bardowie Industrial Precinct Structure Plan.</li> <li>▪ The provision of Landscaped Buffer Strips along the boundary with adjoining Zones.</li> </ul>	
<p><b>Add a new Rule 15.4.2.91A to read:</b>  <b><u>“Mangaone Precinct Structure Plan Area</u></b>  <u>Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:</u></p> <p>(a) <u>There is no new direct access from Lots or Activities to:</u>  (i) <u>Swayne Road; or</u>  (ii) <u>Zig Zag Road.</u>  <u>Advice Note: Rule 15.4.2.8 shall apply to these roads.</u></p> <p>(b) <u>Only light vehicle are able to use the proposed road connection to Swayne Road.</u></p> <p>(c) <u>Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;</u></p> <p>(d) <u>The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:</u>  (i) <u>A Mangaone Stream Reserve Management Plan; and</u>  (ii) <u>A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.</u>  <u>These plans shall include the information requirements set out in Rule 21.2.7.</u></p> <p>(e) <u>Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.</u></p>	<p>Support in part/Oppose in part</p>	<p>The Bardowie Industrial Precinct Structure Plan Area has access to Swayne Road, via the inclusion of the Kiwifruit Block and the Mangaone Stream is located within the Bardowie Industrial Precinct Structure Plan Area.</p> <p>It is therefore only logical that the Bardowie Industrial Precinct would be required to be bound by these rules as well as the Mangaone Precinct.</p> <p>It is important that any subdivision within the C10 Industrial Growth Cell is well designed and provides for the development of the whole of the Industrial Cell to provide a cohesive and well-planned development. A piecemeal approach should not be taken, but a vision as to the development of the whole Industrial Cell needs to be applied to every subdivision.</p> <p>The rules should include the Note on the Existing and Proposed Bardowie Industrial Precinct Structure Plan area that requires roading and service connections to be provided to the boundary of the Henmar Trust property located to the North that is within the C10 Industrial Growth Cell. This provides clarity for those assessing future applications.</p>	<p>(i) Council to accept all of the submitters proposed amendments to PC14.</p> <p>(ii) Amend proposed new Rule 15.4.2.91A to also related to the Bardowie Industrial Precinct.</p> <p>(iii) Amend proposed new Rule 15.4.2.91A(d) to include the following rules;</p> <ul style="list-style-type: none"> <li>▪ The first subdivision or land use consent application within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, shall include the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell.</li> <li>▪ The first subdivision or land use consent application within Node 3 of the Bardowie Industrial Precinct, shall include roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell.</li> </ul>

<p>(f) <u>The Mangaone Stream Reserve is vested in Waipa District Council as part of the first subdivision consent application.</u>  <u>Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that these will be a transitioning period post maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features/infrastructure.</u></p> <p>(g) <u>The Mangaone Stream Reserve is planted and fenced, and pedestrian/cycle paths are constructed as part of the first subdivision consent.</u></p> <p>(h) <u>A list of matters that will be the subject of private covenants.</u>  <u>Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.</u>  <u>Activities which fail to comply with this rule will require resource consent for a non-complying activity."</u></p>			
<b>SECTION 16 – TRANSPORTATION</b>			
<p><b>Add a new Rule 16.4.2.12A (below the grey shaded box below Rule 16.4.2.12) to read:</b>  <u>"Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area</u>  <u>Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone</u></p>	<p>Support in part/Oppose in part</p>	<p>The Kiwifruit Block has a road frontage of approximately 200m along Swayne Road and therefore should be included in this rule to minimise any actual or potential traffic effects.</p>	<p><b>Amend proposed new Rule 16.4.2.12A (below the grey shaded box below Rule 16.4.2.12) to read:</b>  <u>"Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area</u>  <u>Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan and the Bardowie Industrial Precinct Structure Plan, there shall be no direct access to industrial</u></p>

<p><a href="#">Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.</a></p> <p><a href="#">Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”</a></p>			<p><a href="#">lots within the Mangaone Precinct Structure Plan Area or Bardowie Industrial Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.</a></p> <p><a href="#">Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”</a></p>
<b>SECTION 21 – ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>			
<p><b>Add the following additional assessment criteria to Section 21:</b></p> <p><b>21.1.7.7 Building Colour</b></p> <p>a. The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area.</p> <p>b. The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area.</p> <p>c. <a href="#">The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.</a></p>	<p>Support in part/Oppose in part</p>	<p>The Bardowie Industrial Precinct also adjoins the Rural Zone.</p> <p>This rule should apply to both Structure Plan Areas to protect amenity.</p>	<p><b>Amend to read as follows;</b></p> <p><b>21.1.7.7 Building Colour</b></p> <p>a. The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area.</p> <p>b. The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area.</p> <p>c. <a href="#">The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.</a></p>
<p><b>Add the following assessment criteria to Section 21:</b></p> <p><b><a href="#">21.1.7.17A Rural Interface</a></b></p> <p>a. <a href="#">Within the Mangaone Precinct Structure Plan Area, the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.</a></p>	<p>Support in part/Oppose in part</p>	<p>The Bardowie Industrial Precinct also adjoins Rural land to the north, and to the east via the proposed inclusion of the Kiwifruit Block within this Precinct. The Kiwifruit Block has road frontage to Swayne Road.</p> <p>All land within the Rural Zone should be given the same consideration.</p>	<p><b>Add the following assessment criteria to Section 21:</b></p> <p><b><a href="#">21.1.7.17A Rural Interface</a></b></p> <p><a href="#">Within the Mangaone Precinct Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.</a></p>
<p><b>Amend Section 21.2.7 to read:</b></p> <p><b>“21.2.7 Industrial Zone</b></p>	<p>Support in part/Oppose in part</p>	<p>Maintain that there should be a 5m deep Landscape Buffer Strip planting along boundaries that adjoin a Rural Zone to protect the amenity of</p>	<p>(i) Council accepts all of the submitters proposed amendments to PC14.</p>

<p><del>There are no additional information requirements for the Industrial Zone.</del></p> <p><u>The plans and documentation required by Rule 15.4.2.91A must at a minimum include:</u></p> <p><u>21.2.7.1 Mangaone Stream Reserve Management Plan</u></p> <ol style="list-style-type: none"> <li>a. <u>Clarification (by way of mapping) as to the precise area and extent of the reserve area;</u></li> <li>b. <u>The location and extent of stormwater management ponds and devices (including outfalls) within the reserve area;</u></li> <li>c. <u>The route(s) of any roads passing through the reserve area including the point(s) of crossing of the Mangaone Stream;</u></li> <li>d. <u>The routes of cycle and/or pedestrian paths within the reserve area including the point(s) of any crossing(s) of the Mangaone Stream;</u></li> <li>e. <u>The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting;</u></li> <li>f. <u>Measures (including planting and the nature of any street or on-site lighting) to protect the quality of the reserve area for bat habitat including controls on lighting while maintaining safety for people using roads and pathways within the reserve area;</u></li> <li>g. <u>A proposed maintenance regime in relation to all of the above (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36) including:</u> <ol style="list-style-type: none"> <li>i. <u>The timing and frequency of maintenance inspections;</u></li> <li>ii. <u>Weed and pest management controls;</u></li> <li>iii. <u>Replacement of dead or damaged plants;</u></li> <li>iv. <u>Maintenance of structures and facilities (excluding any roads); and</u></li> <li>v. <u>The recording of maintenance inspections.</u></li> </ol> </li> </ol>		<p>the Rural Zone. The Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area both adjoin land in the Rural Zone and therefore 21.2.7.1 must be amended to include this information.</p> <p>Maintain that it is important that any subdivision within the C10 Industrial Growth Cell is well designed and provides for the development of the whole of the Industrial Cell to provide a cohesive and well-planned development. A piecemeal approach should not be taken, but a vision as to the development of the whole Industrial Cell needs to be applied to every subdivision.</p> <p>Therefore, request that for the first subdivision or land use consent application within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, information requirements must include the plans and supporting information of the roading and services to be provided to the boundary of the Henmar Trust property within the C10 Industrial Growth Cell.</p> <p>Additionally, the Note on the existing and proposed Bardowie Industrial Precinct Structure Plans requires roading and service connections to be provided to the boundary of the Henmar Trust property located to the North that is within the C10 Industrial Growth Cell.</p> <p>Therefore, request that for the first subdivision or land use consent application within Node 3 of the Bardowie Industrial Precinct, information requirements must include the plans and supporting information of the roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located</p>	<p>(ii) Amend proposed Section 21.2.7 to read:</p> <p><u>Landscape Buffer Strip Planting and Implementation Plan</u></p> <ol style="list-style-type: none"> <li>a. <u>A Landscaping Plan identifying the location, extent, type and density of landscaping and design of fencing in relation to:</u> <ol style="list-style-type: none"> <li>i. <u>Establishing a 5.0m deep Landscape Buffer Strip planting:</u> <ul style="list-style-type: none"> <li>▪ <u>along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and</u></li> <li>▪ <u>along Swayne Road frontage in the Development Area south of Mangaone Stream; and</u></li> <li>▪ <u>along boundaries that adjoin a Rural Zone.</u></li> </ul> </li> <li>ii. <del><u>Establish a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone.</u></del></li> </ol> </li> <li>b. <u>Implementation programme for the staging, establishment and completion of buffer strip planting, noting that the timing of implementation for the southern and northern areas would be dependent on when resource consent for Structure Plan enabling works or structure plan subdivision for these areas are lodged.</u></li> <li>c. <u>Assessment of relevant design guidance for fencing contained in the Mangaone Precinct Structure Plan (Appendix S27).</u></li> </ol> <p>(iii) Council to add a sub-section that for the first subdivision or land use consent application within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, information requirements must include the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell.</p> <p>(iv) Council to add a sub-section that for the first subdivision or land use consent application within Node 3 of the Bardowie Industrial Precinct, information requirements must include roading and service connections to be provided to the adjoining boundary of the Henmar Trust</p>
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<p>h. <u>The timing when the reserve area will be vested in Council and when management of the reserve will transfer to Council (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36).</u></p> <p>i. <u>Planting/Fencing Implementation Programme.</u></p> <p><u>In addition to the above, the Mangaone Steam Reserve Management Plan will be assessed in relation to the following assessment criteria in relation to the High Value Bat Habitat Area within the Mangaone Stream Reserve:</u></p> <p>a. <u>The extent to which lighting has been designed and located to maintain the function and quality of the High Value Bat Habitat Area.</u></p> <p>b. <u>The extent to which transport corridors are located and designed to avoid or minimize effects of roadside lights and vehicle headlights on the High Value Bat Habitat Area, and the bat population within that area. Where transport corridors are proposed within the Mangaone Stream Reserve, they should take the shortest route practicable (provided that is the route most likely to minimise impacts), be aligned and designed to minimise the number of existing trees that are required to be removed, ensure lighting is designed to ensure that the High Value Bat Habitat Area maintains its role and function, and is designed to enable bats to continue to access the wider corridor.</u></p> <p>c. <u>The extent to which bat-sensitive road lighting and planted buffer areas have been designed and will be implemented, where adjacent to or crossing the Mangaone Stream Reserve, to achieve the requirements of Rule 7.4.2.42. Bat-sensitive transport corridor lighting design should be prepared by a suitability qualified and experienced technical lighting specialist in collaboration with a suitably experienced bat ecologist and be sufficiently detained to enable</u></p>		<p>to the north that is within the C10 Industrial Growth Cell.</p>	<p>property located to the north that is within the C10 Industrial Growth Cell.</p>
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<p><u>an assessment of the extent of effect on the High Value Bat Habitat Area and immediate environs.</u></p> <p>d. <u>The extent to which the Management Plan addresses any residual adverse effects on bats and achieves a net biodiversity gain, whether through direct actions or via a financial contribution to be used within publicly owned land for measures such as habitat enhancement and targeted predator control.</u></p> <p>e. <u>A summary of planned works including proposals for replacement planting of indigenous tree species to provide indigenous vegetation and habitat for indigenous fauna, permitting requirements, biosecurity protocols, timing of works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures. The planning works should employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roots' where potential roosting trees for long-tailed bat are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.</u></p> <p><b><u>Amend Section 21.2.7 to read:</u></b></p> <p><u>Landscape Buffer Strip Planting and Implementation Plan</u></p> <p>a. <u>A Landscaping Plan identifying the location, extent, type and density of landscaping and design of fencing in relation to:</u></p> <p>i. <u>Establishing a 5.0m deep Landscape Buffer Strip planting:</u></p> <ul style="list-style-type: none"> <li>▪ <u>along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and</u></li> </ul>			
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<ul style="list-style-type: none"> <li>▪ <u>along Swayne Road frontage in the Development Area south of Mangaone Stream</u></li> <li>ii. <u>Establish a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone.</u></li> <li>b. <u>Implementation programme for the staging, establishment and completion of buffer strip planting, noting that the timing of implementation for the southern and northern areas would be dependent on when resource consent for Structure Plan enabling works or structure plan subdivision for these areas are lodged.</u></li> <li>c. <u>Assessment of relevant design guidance for fencing contained in the Mangaone Precinct Structure Plan (Appendix S27).</u></li> </ul> <p><b>Amend Section 21.2.7 to read:</b>  <u>21.2.7.3 Swayne House</u></p> <ul style="list-style-type: none"> <li>a. <u>An assessment of any effects of development or subdivision on the heritage values of Swayne House along with any proposed mitigation measures.</u></li> </ul>			
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