

# **Plan Change 17: Hautapu Industrial Zones**

**Incorporating**

## **Decisions of Hearing Panel and Section 32AA Evaluation Report**

**August 2023**

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## Report Information

<b>Author:</b>	Nicola Holmes <b>District Plan Team Leader</b>	8 August 2023
<b>Reviewed by:</b>	 Wayne Allan <b>Group Manager District Growth and Regulatory Services</b>	8 August 2023
<b>Approved by:</b>	 Clare St Pierre <b>Hearing Chair</b>	9 August 2023
<b>Date publicly notified</b>	<b>10 August 2023</b>	

## Executive Summary

Waipā District Council notified Proposed Plan Change 17 – Hautapu Industrial Zones ('PC17') on 30 September 2022. PC17 sought to update the Hautapu Industrial Structure Plan, enable development of growth cell C9 pre-2035 rather than post 2035, and to rezone an area of approximately 20 hectares north of Hautapu Road from Rural Zone to Industrial Zone.

A total of 28 submissions, and six further submissions were received, making a number of submission points to various parts of PC17.

A hearing was held on 14 June 2023. After hearing from submitters, the Hearing Panel ('the Panel') has made decisions on each submission and further submission.

The Panel has determined that amendments to the Waipā District Plan are made as detailed in Part C for the reasons as outlined in Parts A, B and D of this report.



**A**

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**Part A – Decision Report  
Hautapu Industrial Zones**

# Part A – Decision Report

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## 1 Introduction and Decision

### 1.1 Introduction

- 1.1.1 This decision report contains Waipā District Council’s decision under clause 10 of Schedule 1 of the Resource Management Act 1991 (‘RMA’) on Proposed Plan Change 17 – Hautapu Industrial Zones (PC17) to the Waipā District Plan.
- 1.1.2 PC17 was initiated by Waipā District Council to ensure that the Hautapu Industrial Structure Plan reflected the recent infrastructure changes in the area and rezoning growth cell C9 from ‘deferred industrial’ to ‘industrial’ to reflect the industrial development occurring via resource consent approval within this area. Land further to the north, referred to as Area 6, is also to be rezoned from ‘rural’ to ‘industrial’ to generate additional land to cater to the demand for industrial zoned land.

### 1.2 Decision

- 1.2.1 Pursuant to clause 10 of Schedule 1 of the RMA:
- (a) The submissions are either accepted in whole or in part, or rejected as set out in Part B of this decision report; and
  - (b) Amendments to the Waipā District Plan are made in accordance with Part C of this decision report.

### 1.3 Format of Decision Report

- 1.3.1 The decision report contains four parts.
- 1.3.2 Part A contains:
- Introduction and Decision
  - Overview of Plan Change 17
  - Statutory context
  - Submission analysis
- 1.3.3 Part B contains:
- Decision on Submissions and Further Submissions
- 1.3.4 Part C contains:
- Tracked change version of the District Plan amendments.
- 1.3.5 Part D contains the Section 32AA Report.

## 1.4 Hearing

1.4.1 PC17 was heard by the Panel on 14 June 2023. The Panel members were Hearings Commissioners Clare St Pierre (Chairperson), Lou Brown, Roger Gordon, Poto Davies and Alan Withy.

1.4.2 The following record of attendance is provided as a minute of the hearing:

### DAY 1 – 14 JUNE 2023

#### Submitters

Submitter name	In attendance
Kama Trust	Lachlan Muldowney (Legal)
	Malcolm and Ash Boyd (Representatives)
	Michael Chapman (Three Waters)
	Michael Hall (Transport)
	Gareth Moran (Planning)
Mike and Jenni Briggs	
Waikato Regional Council	Katrina Andrews (Planning)
Jane West	
Hayden Burke	
Maria Barrie	Christina Walker (Planning)
Fonterra	Daniel Minhinnick & Patrick Senior (Legal)
	Mark Chrisp (Planning)
Hautapu Landowners' Group	Marianne Mackintosh (Legal)
	Dean Hawthorne (Representative)
	John Gundesen (Representative)
	Cameron Inder (Transport)
	Mathew Dickey (Geotechnical and Three Waters)
	Tim Heath (Economics)
	Mark Chrisp (Planning)
Hannon	Murray Osmond

## Waipā District Council Team

Council attendees	
Hearing Secretary	Keryn Phillips
Hearing Panel support	Wayne Allan
Engineering	Tony Coutts
Strategic Planning	David Totman
Policy advisor – Beca on behalf of Waipā District Council	Neda Bolouri
Legal counsel – Tompkins Wake on behalf of Waipā District Council	Theresa Le Bas and Kahlia Goss
Transportation – Stantec on behalf of Waipā District Council	Rhulani Mothelesi and Mark Apeldoorn
Three Waters – Te Miro Water on behalf of Waipā District Council	Britta Jensen

### Tabled Evidence

1.4.3 In addition to evidence filed before the hearing and made available to all parties pursuant to the Panel’s directions<sup>1</sup>, the following evidence was tabled at the hearing:

- Addendum to Statement of Michael James Briggs, dated 13 June 2023.
- Rebuttal Statement of Evidence of Rhulani Matshepo Mothelesi (Traffic & Transport) on behalf of Waipā District Council, dated 8 June 2023.
- Summary of Evidence for Malcolm and Ashley Boyd, Trustees of Kama Trust, dated 14 June 2023.
- Summary and Supplementary Statement of Evidence of Katrina Rose Andrews for the Waikato Regional Council (Planning), dated 13 June 2023.
- PC17 Hautapu Industrial - Three Waters Rebuttal Statement, prepared by Britta Jensen (Te Miro Water Consultants Limited, on behalf of Waipā District Council, dated 13 June 2023.
- Submission on behalf of R & C Hannon to Plan Change 17, prepared by Mr Osmond.

## **1.5 Overview of Plan Change 17**

1.5.1 The objectives of PC17 are to:

- Update and amend the Hautapu Structure Plan (Appendix S5) to reflect the Master Plan which has been designed for the area;

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<sup>1</sup> See [www.waipadc.govt.nz/our-council/waipā-district-plan/wpdc-variations/current-plan-changes/draft-plan-change-17-hautapu-industrial-zones](http://www.waipadc.govt.nz/our-council/waipā-district-plan/wpdc-variations/current-plan-changes/draft-plan-change-17-hautapu-industrial-zones)



- Uplift the Deferred Industrial Zone for C9 Growth Cell and change to Industrial Zone to enable industrial development to occur in this area now; and
- Rezone Area 6 containing approximately 20 hectares, north of Hautapu Road from Rural Zone to Industrial Zone. This better reflects some of the current use of land within this area and will rationalise the Industrial Zone boundary.

1.5.2 The changes included in PC17 apply to the following provisions of the Waipā District Plan:

Part B – Definitions

1.5.3 A new definition is proposed being ‘dry industry’. This term will be used in a proposed new policy as there are water constraints in the wider area, which is why it is a term already used in Appendix S20 of the District Plan in relation to the Bardowie Industrial Precinct. It is also a term that will be used increasingly in the future as water constraints become a more pressing issue.

Section 7 – Industrial Zone

1.5.4 A number of proposed changes to the Industrial Zone are summarised below:

- Add a new rule to enable existing industrial activities established prior to 2022 that are located within Carters Flat in Cambridge to be relocated to Hautapu Area 6;
- Amend existing rules relating to road boundary and internal boundary setbacks to make the existing setbacks clear, and to define the setbacks for Area 6;
- Amend Rule 7.4.1.3(f) to restrict activities within the Hautapu Industrial Structure Plan Area that require an air discharge permit from the Waikato Regional Council;
- Amend Rule 7.4.2.20 relating to noise to include Area 6; and
- Add new policies to enable dry industry in the Hautapu Industrial Structure Plan area.

Section 21 – Assessment Criteria

1.5.5 Insert reference to the Hautapu Industrial Structure Plan Area within rule 21.1.7.16.

Appendix S1 – Future Growth Cells

1.5.6 The proposed changes to Appendix S1 are summarised below:

- Bring forward live industrial zoning in growth cell C9 from post 2035 to pre-2035 by removing the deferred zoning;
- Add Area 6 to the C9 growth cell; and
- Add reference to Area 7 and its deferred industrial zoning status and the timing for ‘live’ zoning of the land.

Appendix S5 – Hautapu Structure Plan and Landscape Guidelines

1.5.7 A number of proposed changes to Appendix S5 are summarised below:

- Amend paragraph S5.1.3 – location of area included;

- Amend paragraph S5.1.6 – limited to dry industry;
- Amend S5.7.1.2 Design guidelines – reduce the spacing between amenity street tree planting to 12m;
- Amend item S5.5.1.2 – introduction of 5m setback from internal road boundaries; and
- Update Structure Plan maps S5.9 – S5.14.

#### Planning maps

(Map 4, Map 21, Map 22, Map 23, Map 24)

1.5.8 A number of proposed changes to zoning identified in the planning maps are summarised below:

- Uplift deferred zone status of growth cell C9 to live Industrial zone in C9;
- Change zoning of Area 6 from Rural to Industrial Zone;
- Including Area 6 as a part of C9;
- Change zoning of Area 7 from Rural to Deferred Industrial Zone; and
- Extending the Urban Limit to include C9, Area 6 and Area 7.

## **1.6 Submissions and further submissions**

1.6.1 A total of 28 submissions and six further submissions were received on PC17. The submissions and further submissions were grouped into topic areas as listed below. The decisions on submissions will adopt this same topic area format however the analysis of submissions will focus only on those topics that were still in contention at the time of the hearing:

- Topic 1 - Amenity
- Topic 2 - Incentive for Carter’s Flat Industry
- Topic 3 - Land Supply
- Topic 4 - Rezoning Additional Land
- Topic 5 - Rezoning Area 6
- Topic 6 - Transportation
- Topic 7 - Updated Structure Plans
- Topic 8 - Water
- Topic 9 - Cultural
- Topic 10 - Elite Soils

1.6.2 The submission received from the Hautapu Landowners’ Group (HLG) sought rezoning of their land from ‘Rural’ to ‘Deferred Industrial’ as part of the PC17 process. This aspect of their submission was originally deemed to be outside the scope of PC17, which sought to increase the supply of land live zoned Industrial. However, following receipt of an objection

made under section 357 of the RMA, a decision was made by an Independent Commissioner to enable the request made by HLG to have their land rezoned to Deferred Industrial, to be heard and considered as part of PC17. The purpose of PC17 is to address a shortage of industrial land, and in taking a broader approach the Commissioner considered it to be good planning practice to hear the submission and evidence regarding the request made by HLG.

- 1.6.3 During the exchange of evidence HLG requested the Panel consider a live industrial zoning of their land. During the hearing this request was subsequently retracted, however the request for the Panel to consider Deferred Industrial zoning for their land remained.

## 1.7 Statutory context

### RESOURCE MANAGEMENT ACT 1991

- 1.7.1 The purpose of the RMA is set out in Section 5 and is to promote the sustainable management of natural and physical resources. Sustainable management means:

*Managing the use, development and protection of natural and physical resources in a way and at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while –*

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.*

- 1.7.2 The reporting planner, Ms Neda Bolouri, has outlined within the section 42A report a thorough assessment against the relevant sections of the RMA<sup>2</sup> and as there was no specific contention (beyond the matters discussed below) raised through submissions or the hearing process, we have no further comment to make and agree with the findings within the Section 42A analysis.

### NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT

- 1.7.3 The National Policy Statement on Urban Development 2020 ('NPS-UD') recognises the national significance of:
- (a) Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; and
  - (b) Providing sufficient development capacity to meet the different needs of people and communities.
- 1.7.4 Part 2 contains the objectives for the NPS-UD. Objective 4 requires that "New Zealand's urban environments, including their amenity values, develop and change over time in

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<sup>2</sup> Section 4.1, Section 42A Hearing Report

response to the diverse and changing needs of people, communities, and future generations”.

- 1.7.5 Objective 6 states that the “Local authority decisions on urban development that affect urban environments are: (a) integrated with infrastructure planning and funding decisions; and (b) strategic over the medium term and long term; and (c) responsive, particularly in relation to proposals that would supply significant development capacity”.
- 1.7.6 The planning evidence of Ms Walker, presented on behalf of Ms Barrie (Submitter #7), states that the rezoning of Area 6 from Rural to Industrial has not met the requirements of the NPS-UD<sup>3</sup> and sufficient evidence has not been provided to demonstrate that rezoning is required and that there is insufficient industrial zoned land to accommodate short, medium and long-term demand.
- 1.7.7 Mr David Totman, on behalf of Waipā District Council addresses this issue and drawing on his involvement with the 2022 updated Future Proof Strategy states “...it is apparent that the short term, medium term and long term supply of industrial land across the wider Hamilton sub-region is tight if not already insufficient.”<sup>4</sup>
- 1.7.8 Furthermore, Mr Heath providing economic evidence on behalf of the Hautapu Landowners’ Group (HLG) (Submitter #21),<sup>5</sup> also addresses the supply and demand of industrial zoned land within the Cambridge - Karapiro area and based on his findings, there is insufficient industrial zoned land, and based on the current situation additional industrial land is required earlier than anticipated.
- 1.7.9 The Panel accepts the findings of both Mr Totman and Mr Heath; a demonstrable need for additional industrial zoned land is apparent. The proposed rezoning of Area 6, and also the rezoning of Area 7 from Rural to ‘Deferred Industrial’, will provide for economic well-being and enable the supply of development capacity to meet projected demand.

#### **NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND**

- 1.7.10 The recently issued National Policy Statement for Highly Productive Land 2022 (‘NPS-HPL’) came into effect on 17 October 2022 and seeks to protect land with high class soils from inappropriate use and subdivision.
- 1.7.11 The planning evidence of Ms Andrews, presented on behalf of Waikato Regional Council (‘WRC’) (Further Submitter #03), and of Ms Walker on behalf of Ms Barrie (Submitter #7) raised concerns in relation to the NPS-HPL, in particular, to the rezoning of rural land sought

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<sup>3</sup> Section 10, Statement of Evidence (Planning) of Christina Walker on Behalf of Maria Barrie & Section 6, Supplementary Statement of Evidence (Planning) of Christina Walker on Behalf of Maria Barrie

<sup>4</sup> Paragraph 49, Statement of Evidence of David Totman, dated 25 May 2023

<sup>5</sup> Statement of Evidence of Tim Heath on behalf of the Hautapu Landowners’ Group, dated 13 March 2023

by HLG (Submitter #21), and that there was insufficient evidence to demonstrate that this gives effect to the NPS-HPL, specifically clause 3.6(1)(a)<sup>6</sup>.

1.7.12 Ms Bolouri has undertaken an assessment of the proposal for 'Deferred Industrial' rezoning of land, referred to as 'Area 7', sought by HLG against the NPS-HPL. When having regard to clause 3.6(1) and 3.6(2) of the NPS-HPL, Ms Bolouri concludes that the rezoning of Area 7 meets the requirements of both these clauses. In summary, the loss of highly productive soils for non-primary production purposes is outweighed by the benefits of rezoning, and when also having regard to the lack of viable alternative options to providing additional industrial zoned land. The economic evidence submitted by Mr Heath on behalf of HLG also supports the findings of Ms Bolouri.

1.7.13 The Panel have considered all evidence on this matter, and on balance we agree with the Section 42A author, Ms Bolouri and that sufficient evidence has been provided to demonstrate that the rezoning of Area 7 from Rural to Deferred Industrial is consistent with the NPS-HPL.

### **TE TAUĀKI KAUPAPAHERE TE-ROHE O WAIKATO: OPERATIVE WAIKATO REGIONAL POLICY STATEMENT**

1.7.14 Te Tauāki Kaupapahere Te-Rohe o Waikato (the 'RPS') provides an overview of the resource management issues for the Waikato region. The RPS also focuses on the ways integrated management of the region's natural and physical resources will be achieved. It contains policies and methods to achieve integrated outcomes across the region.

1.7.15 Section 75 of the RMA requires district plans to give effect to any relevant RPS. Regional policy statements are required to achieve the purpose of the Act by providing an overview of the resource management issues of the region, and policies and methods to achieve integrated management of the natural and physical resources.

1.7.16 Ms Bolouri in the Section 42A report<sup>7</sup> assessed the proposal as notified against the provisions of the RPS and concluded that PC17 was not inconsistent with the relevant provisions of the RPS as it rationalises rural land adjacent to industrial land that is being developed in an industrial manner via the resource consent process. We accept the findings of Ms Bolouri.

1.7.17 In terms of the rezoning of the HLG land, Area 7, from Rural to Deferred Industrial, Ms Andrews on behalf of WRC (Further Submitter #03) has stated in her evidence that an assessment of the HLG rezoning request is required against the relevant provisions of the RPS, and the provisions within the RPS Proposed Change 1.<sup>8</sup>

1.7.18 The legal reply on behalf of Waipā District Council assists the Panel on this matter and sets out the matters to be considered when assessing the relevant provisions of the RPS and

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<sup>6</sup> Clause 3.6(1)(a) - the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement of Urban Development 2020.

<sup>7</sup> Section 4.4 Plan Change 17 Hautapu Industrial Zone Section 42A Hearing Report, dated 29 March 2023

<sup>8</sup> Paragraph 64, Summary and Supplementary Statement of Evidence of Katrina Andrews for the WRC, dated 13 June 2023

Proposed Change 1.<sup>9</sup> In summary, consideration needs to be given to the sequence of development capacity within the Waikato region, responding to any shortfalls in demand, compatibility with surrounding land uses, connections with existing and planned development, effects on tangata whenua and their values, and effects on the Waikato River.

1.7.19 The Panel consider that, having regard to Proposed Change 1 and giving effect to the RPS, overall the proposal for rezoning of the HLG land is not inconsistent with the RPS or Proposed Change 1. Whilst the rezoning of the HLG land is 'out of sequence', there has been sufficient evidence provided to the Panel to demonstrate that there is a need for additional industrial zoned land to meet future demand and given the location of the land it will form an extension to an existing industrial zone and connections to infrastructure. The Panel also note that further assessment against the RPS will also be required at the time of a plan change to live zone the land.

### **TE TURE WHAIMANA O TE AWA O WAIKATO – WAIKATO RIVER VISION AND STRATEGY**

1.7.20 Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River (the 'Vision and Strategy') was developed by the Waikato River Guardians Establishment Committee, iwi and communities of the Waikato River catchment. The Waikato River co-management legislation (Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act)) establishes the Vision and Strategy in law. The Vision and Strategy is the primary direction setting document for the Waikato River including its catchment (which includes most of the Waipā District).

1.7.21 The Vision for the Waikato River is "for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come." The Vision and Strategy also includes objectives and strategies to achieve the Vision. Waipā District Council has a duty to give effect to the Vision and Strategy, through the District Plan and other planning documents.

1.7.22 The Vision and Strategy has been addressed in the Section 42A report where it is noted PC17 contains appropriate controls to manage stormwater and wastewater to avoid discharge directly to the Mangaone Stream and the provisions do not alter the ability of the District Plan to give effect to the Vision and Strategy. Whilst the rezoning of Area 7 will subsequently result in development closer to the Mangaone Stream given this land immediately adjoins the stream, effects on the stream will be assessed as part of a future plan change process to 'live' zone Area 7 from the deferred zoning proposed through the PC17 process.

### **IWI JOINT MANAGEMENT AGREEMENTS**

1.7.23 Council has joint management agreements in place with Waikato Tainui, Raukawa and Maniapoto. Pre consultation copies of PC17 were sent to these iwi as well as Ngāti Hauā and Ngāti Koroki Kahukura for their information and for comment.

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<sup>9</sup> Paragraph 18, Reply on behalf of Waipā District Council, prepared by Tompkins Wake, dated 30 June 2023

1.7.24 The Section 32 report contains a full assessment of PC17 against the relevant iwi environmental management plans and no issues have been raised through the submission process that need addressing.

### **FUTURE PROOF AND WAIPĀ 2050 DISTRICT GROWTH STRATEGY**

1.7.25 Future Proof is a joint growth management strategy between a cluster of local authorities (being Hamilton City, Waikato and Waipā Districts, and Waikato Regional Council), iwi, Waka Kotahi and the successor to the former Waikato District Health Board, Te Whatu Ora Health New Zealand Waikato. It establishes a strategic plan for land use, infrastructure and roading which provides for the future needs of the sub-region. The Future Proof Strategy was updated in 2022.

1.7.26 Waipā 2050 is a district wide growth strategy for managing Waipā's growth until 2050. Waipā 2050 was last updated in 2017 and will soon be reviewed by Council to bring it into line with Future Proof changes.

1.7.27 While both of these documents are broad policy documents, any changes proposed to the District Plan must align with the intentions stated within Waipā 2050.

1.7.28 Ms Bolouri has addressed Future Proof in the S42A Addendum<sup>10</sup> and that a decision was made by Future Proof during the process to update the Future Proof Strategy to accept the Kama Trust submission for industrial zoning of Area 6. It is noted that Area 6 is not shown in the Future Proof maps: however, this does not negate the decision made by Future Proof for its inclusion, and the maps associated with Future Proof do not extend to the level of detail as to show individual land parcels.

1.7.29 The rezoning of Area 7 from Rural to Deferred Industrial requested by HLG has not been considered by the Future Proof, however the area directly adjoins an existing industrial location, has been demonstrated by expert evidence that it can connect to existing and planned infrastructure and, from a strategic perspective, seems logical and does not undermine the purpose of Future Proof. It is also noted that Waipā 2050 refers to an increase in industrial zoned land at Hautapu and therefore an expectation of future industrial zoned land is consistent with the outcomes of this strategic document.

### **OPERATIVE WAIPĀ DISTRICT PLAN**

1.7.30 PC 17 retains the existing planning framework of the District Plan. The plan change focuses on the policy and rule provisions within Section 7 and the administrative changes to Appendix S5 Hautapu Structure Plan area.

#### Section 7 – Industrial Zone

1.7.31 Section 7 of the District Plan includes issues, objectives, policies and rules for the Industrial Zone. Many of them relate to outcomes anticipated for the Zone.

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<sup>10</sup> Paragraph 4.1.42 – Plan Change 17 Hautapu Industrial Zone Addendum to Section 42A Hearing Report – May 2023

A variety of activities are promoted within the Industrial Zone, with a strong focus on amenity, both within the zone and on neighbouring zones. In particular, the Industrial Zone has specific Hautapu related objectives and policies, which address activities anticipated within the Hautapu Structure Plan Area.

*Objective - Function of the Industrial Zone*

7.3.1 *The Industrial Zone is developed in a manner that:*

- (a) Avoids a reduction in industrial land supply by the establishment of non-industrial activities; and*
- (b) Protects industrial activities from incompatible land uses that could result in reverse sensitivity effects; and*
- (c) Protects the ability for the Hautapu and Te Awamutu Dairy Manufacturing Sites to continue to operate and expand within their respective sites.*

*Objective - Amenity value within the zone*

7.3.2 *To maintain a level of amenity along road boundaries within the Industrial Zone.*

*Objective - Amenity values: effects on adjoining sites and areas*

7.3.3 *To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.*

*Objective - Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area*

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

- (a) Is visually attractive and has landscaping that reflects Cambridge's character; and*
- (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area with a reserve and retail activities and commercial services that principally meet the needs of workers; and*
- (c) Avoids or mitigates any actual or potential adverse effects on surrounding rural properties and public spaces, including the Hautapu Cemetery; and*
- (d) Is co-ordinated with infrastructure provision; and*
- (e) Contributes to the development of a 'gateway' to Cambridge; and*
- (f) Is aligned with the land allocation table for industrial land within Hautapu and/or the criteria for alternative land release both as outlined within the Regional Policy Statement; and*
- (g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.*



1.7.32 The proposed PC17 provisions are consistent with those already outlined within the objectives and policies of Chapter 7 and will not alter the intent of the zone to provide for industrial activities.

## **1.8 Submission analysis and decisions on submissions**

1.8.1 The analysis of submissions was undertaken in the Section 42A report by Ms Bolouri and in general, we concur with that analysis. The section below references only those submission points on topic that were discussed during the hearing process and require the Panel's comment.

### **AMENITY**

1.8.2 The main outstanding issues in relation to amenity effects are those concerns raised in relation to landscaping and lighting and which Ms Barrie and Mr Briggs spoke to during the hearing.

1.8.3 Mr Briggs requested that the lighting rule (Rule 7.4.2.41) proposed by PC17 for Area 6 be extended to the entirety of the Hautapu Structure Plan Area. This has been assessed within the S42A report and the Panel agree that the provisions need only to apply to Area 6 to allow industrial activities within Hautapu to operate as Industrial Zone standards.

1.8.4 In terms of landscaping, there were concerns noted about lack of compliance with existing landscaping requirements which therefore results in a lack of mitigation of effects on the amenity of neighbouring properties zoned Rural. This is a Council monitoring issue and cannot be addressed through PC17.

1.8.5 In addition, there were concerns raised about the landscaping provisions and that the required 30m spacing between trees will not be adequate in addressing amenity effects along the interface with the adjoining Rural zone. Ms Bolouri has suggested reducing the spacing between trees to a 12m maximum separation distance that will provide for greater softening of the industrial zone boundaries whilst still providing the space for canopy growth. The Panel consider this outcome to be an appropriate compromise. Having undertaken a site visit and also from viewing the subject area from the vantage point of various submitters, we do acknowledge that the change for Ms Barrie, owner/occupier of 345 Peake Road, will be noticeable. However, we consider that the landscaping requirements together with the final design of the stormwater basin and associated earth mounding along this boundary, will provide adequate mitigation to manage the amenity effects on the owner/occupier of 345 Peake Road.

### **TRANSPORTATION**

1.8.6 At the hearing there were two main transportation matters discussed pertaining to the extent of Road 4 as shown on the Structure Plan maps, and the triggers for signalisation of the intersection between Allwill Drive and Hautapu Road. The Panel agree that updating the

Structure Plan maps to show an extension of Road 4 to the northern boundary of Area 6 is the correct outcome in order to, in turn, show a future roading connection to Area 7.

- 1.8.7 The disagreement in relation to the signalisation of the Allwill Drive/Hautapu Road intersection relates to timing, that is when signalisation should occur. The transportation expert for Kama Trust, Mr Michael Hall, considers that signalisation is not required prior to the Allwill Drive connection with Road 1, or development within Area 6. Mr Hall recommends incorporating flexibility in the District Plan by amending the Structure Plan text to include the following proviso – *“Unless suitable safety improvements for active mode connectivity to Area 1-5 and 6 can be demonstrated to be provided by alternative means, to the satisfaction of the Transportation Engineering Manager, Waipā District Council.”*
- 1.8.8 The Panel did not receive any additional information from Mr Hall during the hearing that the trigger for signalisation of the intersection needs changing or provides for alternatives. Accordingly, the Panel rejects Mr Hall’s proposed change.

### **REZONING ADDITIONAL LAND (AREA 7)**

- 1.8.9 The HLG sought via their submission to rezone their land, located to the north of Area 6 from ‘Rural’ to ‘Deferred Industrial’ as part of PC17. Of relevance to this rezoning, of what is referred to as Area 7, is the NPS-HPL and NPS-UD, and the RPS and whether the rezoning proposal is consistent with the policy direction of these documents. For the reasons we discussed above, the Panel considers that there has been sufficient evidence provided by expert witnesses that there is a demand for additional industrial zoned land within the Cambridge area, and although Area 7 constitutes elite soils, this is the case for most land surrounding Cambridge and, in this instance, the benefits outweigh the costs of the loss of elite soil for productive use. We have factored into our decision the existing size of the lots within Area 7 that are not of a size that will enable the use of the land for productive purposes and the contaminated land status of a significant portion of the total area. We therefore accept the submission for the rezoning of Area 7 from Rural to Deferred Industrial and also the condition offered by the HLG in relation to the proposed timing of live zoning through a future plan change process.
- 1.8.10 The HLG in the ‘Statement of Supplementary Evidence’ prepared by their planning expert, Mr Chrisp, requested that the Panel consider ‘live zoning’ of Area 7. However, we have not considered the live zoning of this land as HLG withdrew this request through the course of the hearing. Council staff were present at the hearing, and it is expected that Council staff will liaise with the HLG representatives in relation to a future plan change process required to facilitate the live zoning of Area 7.

### **STORMWATER**

- 1.8.11 Through the caucusing between the stormwater experts, it was found that there were no disagreements between the parties with PC17, including the request for deferred industrial zoning for Area 7. It was however noted that stormwater management will need to be addressed as part of a subsequent plan change to live zone Area 7 and that there may need to be consents required from WRC in the event the design requires discharge to the Mangaone Stream. The stormwater plan in relation to the Hautapu Industrial Structure Plan Area has been updated to refer to the stormwater management approach agreed as part of

PC17, however this does not cater for development within Area 7 and as aforementioned, stormwater management for development within Area 7 will need to be addressed as part of the future plan change to live zone this area.

- 1.8.12 Mr Osmond on behalf of Mr and Mrs Hannon (Submitter #10) sought a change to the location of proposed stormwater basin 3. However, there was no technical evidence provided as to why the location of the basin should change, or how it will effectively work if changed in location. The Panel therefore determines that the stormwater management approach as proposed within PC17 is sufficient and no further changes are required.

#### **DRY INDUSTRY**

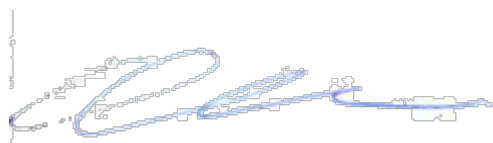
- 1.8.13 As a result of the submission received from WRC the definition for 'dry industry' has altered from the notified version and that outlined in the S42A report. WRC have stated that any discharges disposed to ground need to be treated prior to discharge. We agree with the submission from WRC on this matter and that the definition for 'dry industry' is revised to ensure that prior to soakage disposal on site, primary stormwater is treated.

#### **SPECIALISED DAIRY INDUSTRIAL AREA**

- 1.8.14 Fonterra through their submission sought to extend the 'Specialised Dairy Industrial Area' over Area 6 to ensure that food producing activities that occur on the neighbouring Fonterra site are not adversely affected from air discharges associated with industrial activities. Whilst the Panel do not agree with extending the 'Specialised Industrial Area' we do agree with the recommendation from Mr Chrisp on behalf of Fonterra to amend Rule 7.4.1.3(f) to include reference to the 'Hautapu Industrial Structure Plan Area', requiring a land use resource consent for any activity that requires a discharge to air permit from the Waikato Regional Council. This will assess the effects of the air discharge on food safety.

### **1.9 Overall Conclusion**

- 1.9.1 The Panel considers for the reasons as outlined above in Part A, that the provisions proposed by Council, and the changes subsequently made because of submissions, is suitable for adoption into the Waipā District Plan, as detailed in Part C of this report. The following detailed responses to individual submissions are based on this conclusion and considering all the submissions and evidence.



Signed Wednesday, 9 August 2023



**B**

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**Part B – Decisions on Submissions**

## Part B – Decisions on submissions

### Topic 1: Amenity

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
7.2	Barrie, Marie	Planning Maps	Oppose	Amend the following rules to remove Area 6 from this plan change: Appendix S1 - Future Growth Cells b. Cambridge Growth Map – show the original C9 Growth Cell outlined in blue and labelled 55ha, (exclusive of Area 6). c. Table labelled “Cambridge/Hautapu Industrial Growth Cells – anticipated now to 2035”, Land Area delete 75ha and replace with 55ha (current C9 area). The industrial provision of <del>111</del> 91 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.	Reject
7.6	Barrie, Marie	Appendix S5	Oppose in part	Clarification required for Perimeter Boundary Treatment.  Changes sought to Attachment B Recommended Species Selection either through a general increase in planting density, choice in trees or some specific treatment opposite 345 Peake Road.	Accept  Accept in part
FS02.02	Kama Trust	Planning Maps	Oppose	Do not reject ‘Area 6’ in the plan change. Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
FS04.01	Fonterra Limited	Planning Maps	Oppose	Do not reject ‘Area 6’ in the plan change.	Accept
13.1	Stamp, Jason	Planning Maps	Oppose	Do not rezone any land in the area. Improve consultation and engagement.	Reject
FS02.21	Kama Trust	General	Oppose	Approve PC17 as notified.	Accept
14.8	Briggs, Michael & Jenni	Section 7	Support in part	Amend Rule 7.4.2.41 Rule - Light Spill in <del>Area 6</del> – Hautapu Industrial Structure Plan Area	Reject
FS02.03	Kama Trust	Section 7	Neutral	Further clarification on District plan provisions is sought.	Accept in part

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
14.10	Briggs, Michael & Jenni	Appendix S5	Support	Amend Structure Plan to reflect Attachment A in S5.	Accept
FS02.03	Kama Trust	Appendix S5	Neutral	No specific relief sought. Neutral to the addition of the landscaping planting plan.	Accept in part
15.3	Matheson, Ian	General	Oppose	Specific relief not mentioned.	Reject
FS02.15	Kama Trust	General	Oppose	Approve PC17 as notified, potential noise related effects with be avoided and managed.	Accept
16.2	Matheson, Natalie	Amenity	Oppose	Not rezoning any land in the area.	Reject
FS02.16	Kama Trust	Amenity	Oppose	Approve PC17 as notified.	Accept
17.1	Danswan, Rebecca	Appendix S5	Oppose	Do not approve PC17.	Reject
FS01.04	Barrie, Marie	General	Oppose	Do not include Area 6 in PC17	Reject
FS02.05	Kama Trust	General	Oppose	Approve PC17 as notified.	Accept
19.3	West, Jane	General	Oppose	Do not rezone any land in the area.	Reject
FS02.27	Kama Trust	General	Oppose	Approve PC17 as notified. District plan and design characteristics will adequately avoid/mitigate any potential noise, lighting or odour effects.	Accept
26.2	Antram, Janine	General	Oppose	Do not implement PC17.	Reject
FS02.01	Kama Trust	General	Oppose	Do not reject the Plan change	Accept
27.2	Roberts, Ethne	General	Oppose	Do not rezone any land in the area.	Reject
FS02.19	Kama Trust	General	Oppose	Approve PC17 as notified. Amenity effects can be avoided or managed.	Accept

## Topic 2: Incentive for Carter's Flat Industry

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
14.2	Briggs, Michael & Jenni	Section 7	Oppose	Delete Policy 7.3.4.9	Reject
14.5	Briggs, Michael & Jenni	Section 7	Support in part	Amend 7.4.1.1 (w) as follows: "Within 'Area 6' of the Hautapu Industrial Area, any <del>lawfully established</del> , dry industry 'Industrial Activity' <del>that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022. Development Contributions do not apply to these activities.</del> "	Reject
FS01.02	Barrie, Maria	Industry Zone Policy 7.3.4.9	Support	Delete policy and amend rule 7.4.1.1 to remove reference to Carters Flat	Reject
FS02.03	Kama Trust	Section 7 – Industrial Zone	Neutral	Further clarification on District plan provisions is sought.	Accept
FS03.02	Waikato Regional Council	Section 7 – Industrial Zone	Support in part	Further clarification on District plan provisions is sought – on the definition of 'dry industry' activities, in relation to the 'Hautapu Industrial structure plan area' and 'Area 6'.	Accept

## Topic 3: Land Supply

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
6.4	Hogarth, Nicky	Appendix S1	Support	Retain the uplifting of the deferred C9 industrial zone.	Accept
FS02.13	Kama Trust	Appendix S1	Support	Supports the uplifting of the C9 Industrial Zone. Approve PC17 as notified.	Accept
7.1	Barrie, Marie	Appendix S1	Support in part	Retain the uplifting of the deferred C9 Industrial Zone.	Accept
FS02.02	Kama Trust	Appendix S1	Oppose	Do not reject 'Area 6' in the plan change. Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
25.1	Henmar Trust	Appendix S1	Oppose	That Council brings forward the rezoning of land already identified	Reject

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
				within existing Industrial Growth Cells.	
FS01.08	Barrie, Maria	Appendix S1	Oppose	Do not include Area 6 in PC17.	Reject
FS02.12	Kama Trust	Appendix S1	Oppose	Area 6 has been identified in the Futureproof Strategy for future industrial growth.	Accept
FS05.03	Henmar Trust	Appendix S1	Support	That Council brings forward the rezoning of land already identified within existing Industrial Growth Cells at Hautapu,	Reject

#### Topic 4: Rezoning additional land

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
21.1	Hautapu Landowners' Group	Planning Maps	Oppose in part	Amend PC17 to include a Deferred Industrial Zone to encompass the land to the north of Area 6, bounded by Peake Road, Fonterra and Managone Stream. Amend to include additional rules regarding timing; i.e., to uplift deferment once Area 6 is 80% developed or by 31 March 2030.  Should this not be accepted, the submitter seeks the deletion of Area 6 rezoning from the plan change.	Accept
FS01.06	Barrie, Marie	General	Oppose	Does not mitigate effects of proposed rezoning on Area 6 and likely worsen effects.	Reject
FS02.10	Kama Trust	Planning Maps	Oppose	Do not change the PC17 zoning to 'Deferred Industrial' to the land north of Area 6.	Accept
FS03.03	Waikato Regional Council	Planning Maps and Structure Plans	Oppose	Reject rezoning request and retain Industrial Zone extent as notified.	Reject
FS04.02	Fonterra Limited	Planning Maps	Support in part	Supports the rezoning of Area 6 from Rural Zone to Industrial Zone.	Accept
FS05.01	Henmar Trust	Planning Maps	Oppose	Do not amend PC17 to include a 'Deferred Industrial Zone' for land north of Area 6, nor additional rules regarding timing.	Reject



Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
				Rezone the land within the existing Industrial Growth Cells at Hautapu. PC17 should allow for effects to Area 6 to be avoided, remedied or mitigated.	
FS06.03	Michael & Jenni Briggs	Planning Maps	Support in part	Access to the area via a local road through Area 6 which connects to Hautapu Road as far east as possible.  The extension of the existing amenity street tree planting, landscape amenity planting strip and building setbacks of the Hautapu Industrial Structure Plan.	Reject  Accept

## Topic 5: Rezoning Area 6

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
1.1	Turner, Lee & Kristin	General	Support	Approve PC17 as notified.	Accept
FS02.23	Kama Trust	General	Support	Approve PC17 as notified.	Accept
2.1	Keaney, Andrew	General	Support	Approve PC17 as notified.	Accept
FS02.14	Kama Trust	General	Support	Approve PC17 as notified. (Aside from the inclusion of stormwater detention pond at 84 Hautapu Road.)	Accept
3.1	McGowan, Bruce & Susan	General	Support	Approve PC17 as notified.	Accept
FS02.17	Kama Trust	General	Support	Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
4.1	Webb, Edward & Betty	General	Support	Approve PC17 as notified.	Accept
FS02.26	Kama Trust	General	Support	Approve PC17 as notified.	Accept
5.1	Middlemiss, Kevin	General	Support	Approve PC17 as notified.	Accept
FS02.18	Kama Trust	General	Support	Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
7.3	Barrie, Marie	Section 7	Oppose	Section 7 – Industrial Zone Delete: Policy: Industrial Zone – ‘Area 6’ (Hautapu) 7.3.4.9	Reject

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
				<p><del>7.3.4.9 To enable lawfully established industrial activities within the Carter's Flat Commercial Zone to relocate Hautapu 'Area 6'.</del></p> <p>Delete: 7.4.1.1</p> <p><del>Permitted activities (w) Within 'Area 6' of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</del></p> <p>Delete: 7.4.2.2 b)</p> <p><del>(b) Hautapu 'Area 6' The minimum setbacks from the Rural Zone boundary shall be 15m.</del></p>	
7.4	Barrie, Marie	Appendix	Oppose	Amend in S5.1.3 The structure plan area is approximately 100 <del>120</del> hectares in size.	Reject
FS02.02	Kama Trust	Appendix	Oppose	Do not reject 'Area 6' in the plan change. Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
8.1	Kama Trust	Planning Maps	Support	Approve PC17 as notified.	Accept
9.1	Smith, Matthew	General	Support	Approve PC17 as notified.	Accept
FS02.21	Kama Trust	General	Support	Approve PC17 as notified, apart from the stormwater detention pond at 84 Hautapu Road.	Accept
11.1	Burke, Hayden	General	Support	Approve PC17 as notified.	Accept
FS02.04	Kama Trust	General	Support	Approve PC17 as notified, apart from the stormwater detention pond at 84 Hautapu Road.	Accept
14.4	Briggs, Michael & Jenni	Section 7	Support in part	Amend 7.4.1.1a) as follows: "Industrial activities ( <u>excluding Area 6 of the Hautapu Industrial Area</u> )."	Accept
FS01.03	Barrie, Marie	7.4.1.1	Support in part	Amend rule 7.4.1.1a)	Accept
FS02.03	Kama Trust	Section 7	Neutral	Further clarification on District plan provisions is sought.	Accept
FS03.02	Waikato Regional Council	Section 7 – Industrial Zone	Support in part	Further clarification on District plan provisions is sought – on the definition of 'dry industry' activities, in relation to	Accept

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
				the 'Hautapu Industrial structure plan area' and 'Area 6'.	
14.6	Briggs, Michael & Jenni	Section 7	Support in part	Amend 7.4.1.5(p) as follows: "Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and <del>Hautapu Industrial Area 'Area 6'</del> Hautapu Industrial Structure Plan Area."	Accept
FS02.03	Kama Trust	Section 7	Neutral	Further clarification on District plan provisions is sought.	Accept
15.1	Matheson, Ian	Planning Maps	Oppose	Not rezoning any land in the area.	Reject
FS02.15	Kama Trust	Planning Maps	Oppose	Approve PC17 as notified, aside from the inclusion if stormwater detention pond at 84 Hautapu Road.	Accept
16.1	Matheson, Natalie	Planning Maps	Oppose	Not rezoning any land in the area.	Reject
FS02.16	Kama Trust	Planning Maps	Oppose	Approve PC17 as notified.	Accept
18.1	Walker, Casey	General	Oppose	Do not rezone any land in the area.	Reject
FS02.25	Kama Trust	General	Oppose	Approve PC17 as notified. Traffic effects and property value is not of concern in relation to the plan change.	Accept
19.1	West, Jane	General	Oppose	Do not rezone any land in the area.	Reject
FS02.27	Kama Trust	General	Oppose	Objects submitters concerns around the location and suitability of 'Area 6'.	Accept
20.1	Fonterra Ltd	Planning Maps	Support	Retain the zoning of Area 6 as Industrial, with the addition of Specialised Dairy Industrial Area.	Accept in part
FS01.05	Barrie, Marie	Planning Maps	Oppose	Reject the proposed amendment as it would raise the possibility of dairy industry activities taking place in close proximity to existing residences.	Reject
FS02.08	Kama Trust	Planning Maps	Support	Rezone the wider C9 growth cell and Area 6.	Accept
FS02.08	Kama Trust	Planning Maps	Oppose	Do not include the 'Specialised Dairy Industrial' zoning as part of Area 6.	Accept
22.1	Transland Group Ltd	General	Support	Approve PC17 as notified.	Accept
FS02.22	Kama Trust	General	Support	Approve PC17 as notified.	Accept

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
23.1	Hayes, Owen	Planning Maps	Oppose	Do not re-zone the rural land to industrial. Owners of industrial land that have not developed should be disincentivised through property taxes to discourage land banking.	Reject
24.1	Evans, Jane	General	Support	Approve PC17 as notified	Accept
FS02.06	Kama Trust	General	Support	Approve PC17 as notified, aside from stormwater detention pond at 84 Hautapu Road.	Accept
25.2	Henmar Trust	Planning Maps	Oppose	That Council does not rezone land outside the existing identified Industrial Growth Cells until the existing Industrial Growth Cells have been rezoned and serviced.	Reject
FS02.12	Kama Trust	Planning Maps	Oppose	Area 6 has been identified in the Futureproof Strategy for future industrial growth.	Accept
FS05.04	Henmar Trust	Appendix S1	Support	That Council does not rezone land outside the existing identified Industrial Growth Cells at Hautapu until the existing Industrial Growth Cells at Hautapu have been rezoned and serviced.	Reject

## Topic 6: Transportation

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
7.5	Barrie, Marie	Appendix S5	Oppose in part	Do not permit access to Area 6 from Peake Road, during construction and upon future development.	Accept
FS02.02	Kama Trust	Appendix S5	Oppose	Do not reject 'Area 6' in the plan change. Approve PC17 as notified, aside from the inclusion of stormwater detention pond at 84 Hautapu Road.	Accept
12.1	Waka Kotahi	General	Support in part	Undertake an assessment of traffic flows and intersection capacity to determine whether the existing intersection can cater for the additional traffic flows prior to 2023/2024 planned upgrade.	Accept in part
FS01.12	Barrie, Marie	General	Oppose	Do not include Area 6 in PC17 and undertake the necessary assessments.	Reject

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
FS02.24	Kama Trust	General	Neutral	Kama Trust satisfied with proposed council upgrades to SH1B and Hautapu Road intersection.	Accept
FS06.02	Michael & Jenni Briggs	General	Support	Assess traffic flows and intersection capacity of planned upgrade – if sufficient include a provision limiting a certain level of development prior to an appropriate upgrade.	Accept
13.2	Stamp, Jason	General	Oppose	Do not rezone any land in the area.	Reject
FS01.11	Barrie, Marie	General	Oppose	Do not include Area 6 in PC17.	Reject
FS02.21	Kama Trust	General	Oppose	Approve PC17 as notified	Accept
14.9	Briggs, Michael & Jenni	Appendix S5	Support in part	Amend the Structure Plan and move the indicative local road as far east as possible.	Reject
FS02.03	Kama Trust	Appendix S5	Oppose	Retain the proposed indicative road layout accessing 'Area 6'.	Accept
15.2	Matheson, Ian	General	Oppose	Specific relief not mentioned.	Accept in part
FS01.09	Barrie, Marie	General	Oppose	Do not include Area 6 in PC17	Reject
FS02.15	Kama Trust	General	Neutral	Neutral to the submitters suggested footpath at Peake Road.	Accept
16.3	Matheson, Natalie	General	Oppose	Not rezoning any land in the area.	Reject
FS02.16	Kama Trust	General	Oppose	Approve PC17 as notified.	Accept
18.2	Walker, Casey	General	Oppose	Do not rezone any land in the area.	Reject
FS02.25	Kama Trust	General	Oppose	Approve PC17 as notified. Traffic effects and property value is not of concern in relation to the plan change.	Accept
19.2	West, Jane	General	Oppose	Do not rezone any land in the area.	Reject
FS02.27	Kama Trust	General	Oppose	Approve PC17 as notified. Satisfied with the safety of the roading network.	Accept
26.1	Antram, Janine	General	Oppose	Do not implement PC17.	Reject
FS01.01	Barrie, Maria	General	Oppose	Do not include Area 6 in PC17	Reject

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
FS02.01	Kama Trust	General	Oppose	Do not reject the Plan change	Accept

## Topic 7: Updated Structure Plans

Submission Point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
10.1	Hannon, Ritchie & Carol	Appendix S5	Support in part	Amend the structure plan to change the location of the stormwater detention pond and the internal road layout.	Reject
FS02.09	Kama Trust	Appendix S5	Support/ Neutral	Approve PC17 as notified. Neutral position to a revised location of the stormwater detention ponds.	Accept
14.7	Briggs, Michael & Jenni	Section 7	Support	Retain Rule 7.4.2.1 and 7.4.2.2 as notified.	Accept
FS02.03	Kama Trust	Section 7	Neutral	Further clarification on District plan provisions is sought.	Accept
21.3	Hautapu Landowner s' Group	Appendix S5	Oppose	Amend Structure Plan to re-position stormwater pond. Amend Structure plan to re-zone all of 84 Hautapu Road as Industrial.	Accept Accept in part
FS02.10	Kama Trust	Appendix S5	Support	Concerns that the proposed stormwater detention pond to the north of Area 6 dissects the property at 84 Hautapu Road, and was added to PC notification package in error.	Accept
FS02.10	Kama Trust	Appendix S5	Oppose	More information required in relation to split zoning at 84 Hautapu Road.	Accept
FS04.02	Fonterra Limited	Appendix S5	Support in part	Supports the rezoning of Area 6 from Rural Zone to Industrial Zone.	Accept
FS05.02	Henmar Trust	Appendix S5	Oppose	That the Plan Change is not amended to re-zone all of 84 Hautapu Road.	Reject

## Topic 8: Water

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
6.1	Hogarth, Nicky	Definitions	Support in part	Amend the definition of 'Dry Industry' to the following: "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. <u>Includes any industrial operation that uses and/or disposes of water from processing, manufacturing and production but is self-contained on site and does not require the use of council water infrastructure.</u> "	Accept in part
FS06.01	Michael & Jenni Briggs	Definitions	Oppose	Add the new definition of 'Dry Industry' as worded in Plan Change 17.	Reject
6.2	Hogarth, Nicky	Section 7	Support in part	Amend 7.3.4.10 to read as: "To ensure that activities within the Hautapu Structure Plan are restricted to 'dry industry' activities due to infrastructure constraints, <u>and in addition any other industry which are self-contained, and which do not require the use of council infrastructure.</u> "	Accept in part
FS02.13	Kama Trust	Definitions and Section 7	Neutral	Neutral to the request to broaden the definition of wet/dry industry.	Accept
FS03.01	Waikato Regional Council	Definitions and Section 7 – Industrial Zone	Oppose	Retain the definition of 'dry industry' as notified. Do not amend Policy 7.3.4.10 as sought by the submitter.	Reject
FS06.01	Michael & Jenni Briggs	Section 7	Oppose	Amend Policy 7.3.4.10 as follows: <i>To ensure that activities within Hautapu Structure Plan are restricted to 'dry industry' activities due to infrastructure and groundwater constraints.</i>	Accept
6.3	Hogarth, Nicky	Section 7	Oppose	Amend 7.4.1.5 to clearly state if it applies to the entire Hautapu area of just Area 6.  Delete 7.4.1.5 (p)(iii) 7.4.1.5 Non-complying Activities	Accept  Reject

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
				Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and Hautapu Industrial Area and 'Area 6' (i) Bitumen plants; (ii) Incineration activities; (iii) Concrete batching plants (iv) Relocated buildings	Reject
FS01.08	Barrie, Marie	Rule 7.4.1.5	Support	Do not remove 'Concrete Batching Plants' from the rule.	Accept
FS02.13	Kama Trust	Rule 7.4.1.5	Neutral	No relief sought. Neutral position in relation to the exclusion of concrete batching plans as non-complying activities	Accept
FS06.01	Michael & Jenni Briggs	Section 7	Oppose in part	Amend Rule 7.4.1.5(p) as follows: <i>Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and <del>Hautapu Industrial Area 'Area 6'</del> Hautapu Industrial Structure Plan Area.</i> i) Bitumen plants; ii) Incineration activities; iii) Concrete batching plants; iv) Relocated buildings.	Accept
14.1	Briggs, Michael & Jenni	Definitions	Support	Retain the definition of 'dry industry' as notified.	Accept in part
14.3	Briggs, Michael & Jenni	Section 7	Support	Retain Policy 7.3.4.10 as notified.	Accept
FS02.03	Kama Trust	Section 7	Neutral	Further clarification on District plan provisions is sought.	Accept
FS03.02	Waikato Regional Council	Section 7 – Industrial Zone	Support in part	Further clarification on District plan provisions is sought for – on the definition of 'dry industry' activities, in relation to the 'Hautapu Industrial structure plan area' and 'Area 6'.	Accept
21.2	Hautapu Landowners' Group	Appendix S5	Oppose	No specific relief sought.	No specific relief sought
FS01.06	Barrie, Marie	Appendix S5 - Stormwater	Support in part	Concerns about effects on water supply at 345 Peake Road.	Reject



Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
FS02.10	Kama Trust	Appendix S5	Oppose	Objects the concerns regarding stormwater contamination.	Accept
FS04.02	Fonterra Limited	Appendix S5	Support in part	Supports the rezoning of Area 6 from Rural Zone to Industrial Zone.	Accept
28.1	Fire & Emergency NZ	Section 7	Oppose	<p>The Council does not enable development within the Hautapu Structure Plan area unless it is matched with the delivery of key water infrastructure (reservoirs, network extensions or upgrades), or development is not enabled where there is potential or known infrastructure capacity constraints in relation to the water supply network (unless the development itself includes necessary upgrades or additional storage).</p> <p>Addition of a new policy in Section 7 Industrial Zone as follows:</p> <p><u>Policy 7.3.4.11 To ensure that all subdivision and development within the Hautapu Structure Plan area is provided with a firefighting water supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p>	Reject
FS01.05	Barrie, Marie	Policy 7.3.4.11	Support in part	Concerned about limits of water supply.	Reject
FS02.07	Kama Trust	Policy 7.3.4.11	Oppose	Do not object PC17 on the basis of an inadequate water supply for firefighting purposes.	Accept

## Topic 9: Cultural

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
27.3	Roberts, Ethne	General	Oppose	Do not rezone any land in the area.	Reject
FS02.20	Kama Trust	General	Oppose	Approve the PC17 as notified. Consultation with iwi was undertaken by council.	Accept

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
19.4	West, Jane	General	Oppose	Do not rezone any land in the area.	Reject
FS02.27	Kama Trust	General	Oppose	Approve PC17 as notified. No cultural related effects identified, no concerns for loss of elite soils. Area 6 is exempt from NPS-HPL.	Accept

## Topic 10: Elite Soils

Submission point	Submitter	Plan Change Reference / District Plan Provision	Support / Oppose / In Part	Decision requested	Hearing Panel Decision
19.5	West, Jane	General	Oppose	Do not rezone any land in the area.	Reject
27.1	Roberts, Ethne	General	Oppose	Do not rezone any land in the area.	Reject
FS01.10	Barrie, Marie	General	Oppose	Do not include Area 6 in PC17	Reject
FS02.19	Kama Trust	General	Oppose	Area 6 is exempt from the NPS-HPL.	Accept
23.3	Hayes, Owen	General	Oppose	Do not re-zone the rural land to industrial.	Reject
FS01.07	Barrie, Marie	Protection of highly productive land	Oppose	Do not include Area 6 in PC17	Reject
FS02.13	Kama Trust	General	Oppose	Any amenity concerns can be avoided or mitigated. Area 6 is exempt from NPS-HPL.	Accept



# C



**Part C – Recommended tracked changes  
to the Waipā District Plan**

## Part C - Tracked Changes to Waipā District Plan

Note:

- Text from the Waipā District Plan is included in the same colour and text as the notified version of Plan Change 17 ('PC17').
- Text included in response to submissions [is in blue and underlined](#) [submission number] and text deleted in response to submissions ~~is in blue and struck through~~.
- Consequential renumbering of some provisions in the Waipā District Plan ('District Plan') may be required as a result of accepting or rejecting submissions on PC17.

### Part B – Definitions

Add new definition for dry industry:

'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).*

*[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.](#)*

*[Submission 6.2]*

### Section 7 – Industrial Zone

#### Policies – Industrial Zone: Area 6 (Hautapu)

7.3.4.9 To enable lawfully established industrial activities within the Carter's Flat Commercial Zone to relocate to Hautapu 'Area 6'.

7.3.4.10 To ensure that activities within Hautapu [Industrial](#) Structure Plan are restricted to 'dry industry' activities due to infrastructure constraints.

#### Proposed Rules:

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
(a)	Industrial activities <a href="#">(excluding the Hautapu Industrial Structure Plan Area)</a> . <i>[Submission 14.4 and FS29]</i>

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
(w)	<u>Within 'Area 6' of the Hautapu Industrial Plan Area, any lawfully established, dry industry activity that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022.</u>

7.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
(f)	<p>Any activities within the Bardowie Industrial Precinct Structure Plan Area <a href="#">and the Hautapu Industrial Structure Plan Area</a> that requires an air discharge permit from the Waikato Regional Council.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>▪ Adverse effect on the Hautapu Dairy Manufacturing 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 the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.</p>

7.4.1.4	Discretionary activities
(a)	<p>Any permitted activity , controlled activity, or restricted discretionary activity that does not comply with the following rules:</p> <ul style="list-style-type: none"> <li>(i) Rule 7.4.2.1 - Minimum building setback from road boundaries</li> <li>(ii) Rule 7.4.2.2 - Minimum building setback from internal boundaries</li> <li>(iii) Rule 7.4.2.3 - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area</li> <li>(iv) Rule 7.4.2.4 - Building setback from water bodies: Bond Road North Industrial Structure Plan Area</li> <li>(v) Rule 7.4.2.5 - Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area</li> <li>(vi) Rule 7.4.2.6 - Height</li> <li>(vii) Rule 7.4.2.11 - Design and layout of development adjoining water bodies and reserves.</li> <li>(viii) Rules 7.4.2.12 to 7.4.2.15 - Landscaping and screening</li> <li>(ix) Rules 7.4.2.18 to 7.4.2.20 - Noise</li> <li>(x) Rule 7.4.2.21 – Internal Acoustic Noise Standards – Bardowie Industrial Precinct Structure Plan Area Campus Hub</li> <li>(xi) Rule 7.4.2.28 to 7.4.2.31 - Signs</li> <li>(xii) Rule 7.4.2.32 - Earthworks</li> <li>(xiii) Rule 7.4.2.40 - Stormwater Management in the Bardowie Industrial Structure Plan Area.</li> <li>(xiv) <u>Rule 7.4.2.41 – Light Spill in ‘Area 6’ of the Hautapu Industrial Structure Plan Area.</u></li> </ul> <p>Places of assembly.</p>
(c)	Within the Hautapu Industrial Structure Plan Area and the Industrial Zone located at Kihikihi: Demolition yards, recycling depots are discretionary activities.
(d)	Within the central core area of the Hautapu Industrial Structure Plan Area: any other retail activity not provided for with a GFA of less than 200m <sup>2</sup> .
(e)	Any restricted discretionary or discretionary activity except for Rule 7.4.1.2(b) located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.

7.4.1.5	Non-Complying activities The following activities shall comply with the performance standards of this zone
(p)	Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area <a href="#">and Hautapu Industrial Structure Plan Area Industrial Area 'Area 6'</a> . [Submission 14.6 and FS29] (i) Bitumen plants; (ii) Incineration activities; (iii) Concrete batching plants; (iv) Relocated buildings.

#### Rule - Minimum building setback from road boundaries

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

- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- (b) Hautapu Industrial Structure Plan and Hautapu 'Area 6' - The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu 'Area 6' shall be 5m. ~~Hautapu Industrial Structure Plan Area - The minimum setbacks from road boundaries shall be those as defined on the Landscape Concept Plan within the Hautapu Industrial Structure Plan Area refer Appendix S5.~~
- (c) .....

#### Rule - Minimum building setback from internal boundaries

7.4.2.2 The minimum building setback from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 5m, except in the following locations:

- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- (b) Hautapu 'Area 6' - The minimum setbacks from the Rural Zone boundary shall be 15m.

Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.

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

#### Rule - Noise

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

## **Rule - Light Spill in Area 6 Hautapu Industrial Structure Plan Area**

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

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

Advice note. For exterior lighting near to any residential dwelling, and in any other case where the applicant, or the Council is unsure as to the ability of the lighting to comply with these performance standards, the applicant shall provide the Council with a report from a Professional Illumination Engineer confirming that the lighting installation has been designed, installed and aimed in a manner that will ensure compliance with this Rule and with AS 4282-1997. In the case of a new installation, design information must be provided at the time of applying for a building consent.

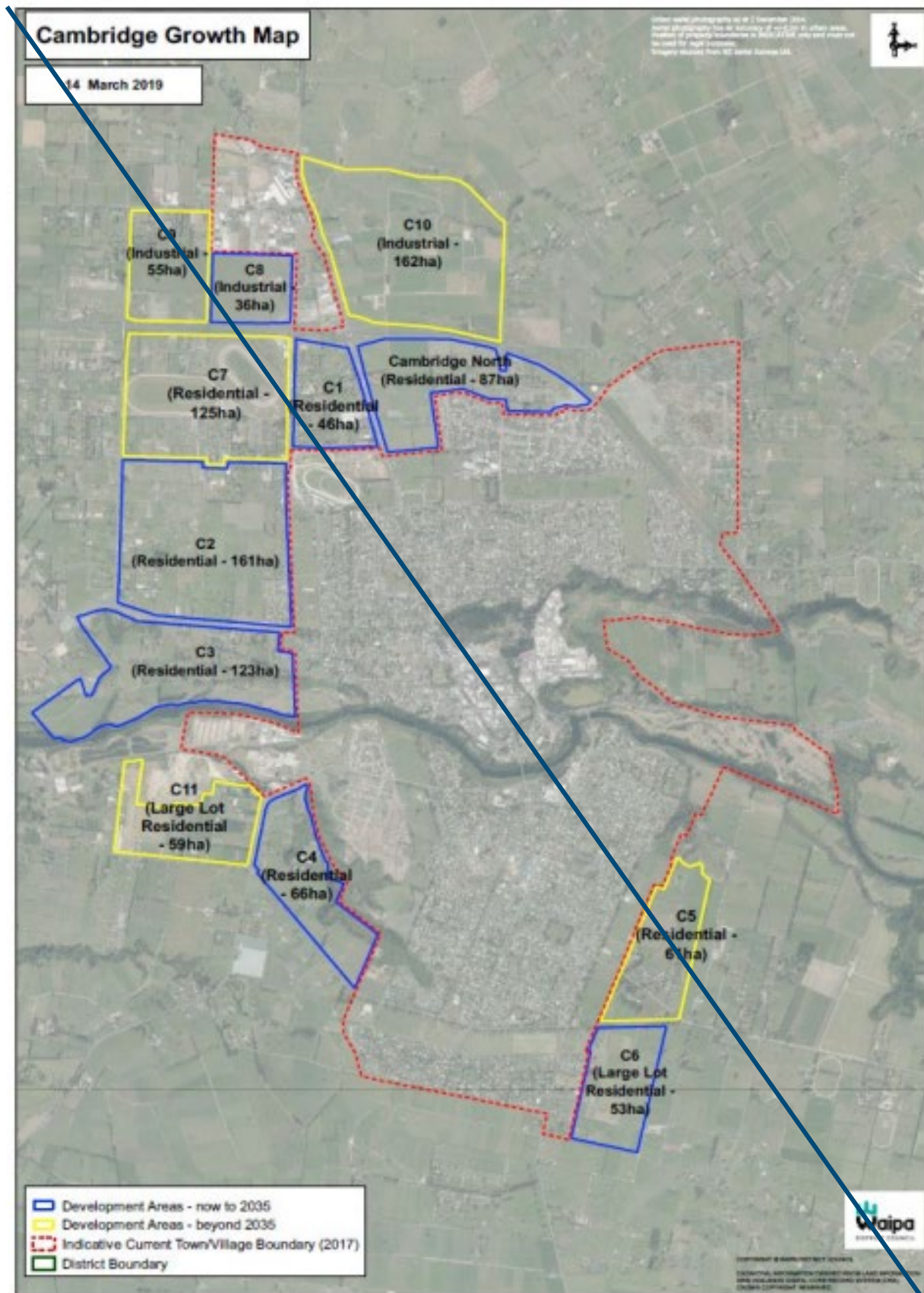
Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

## **Section 21 – Assessment Criteria**

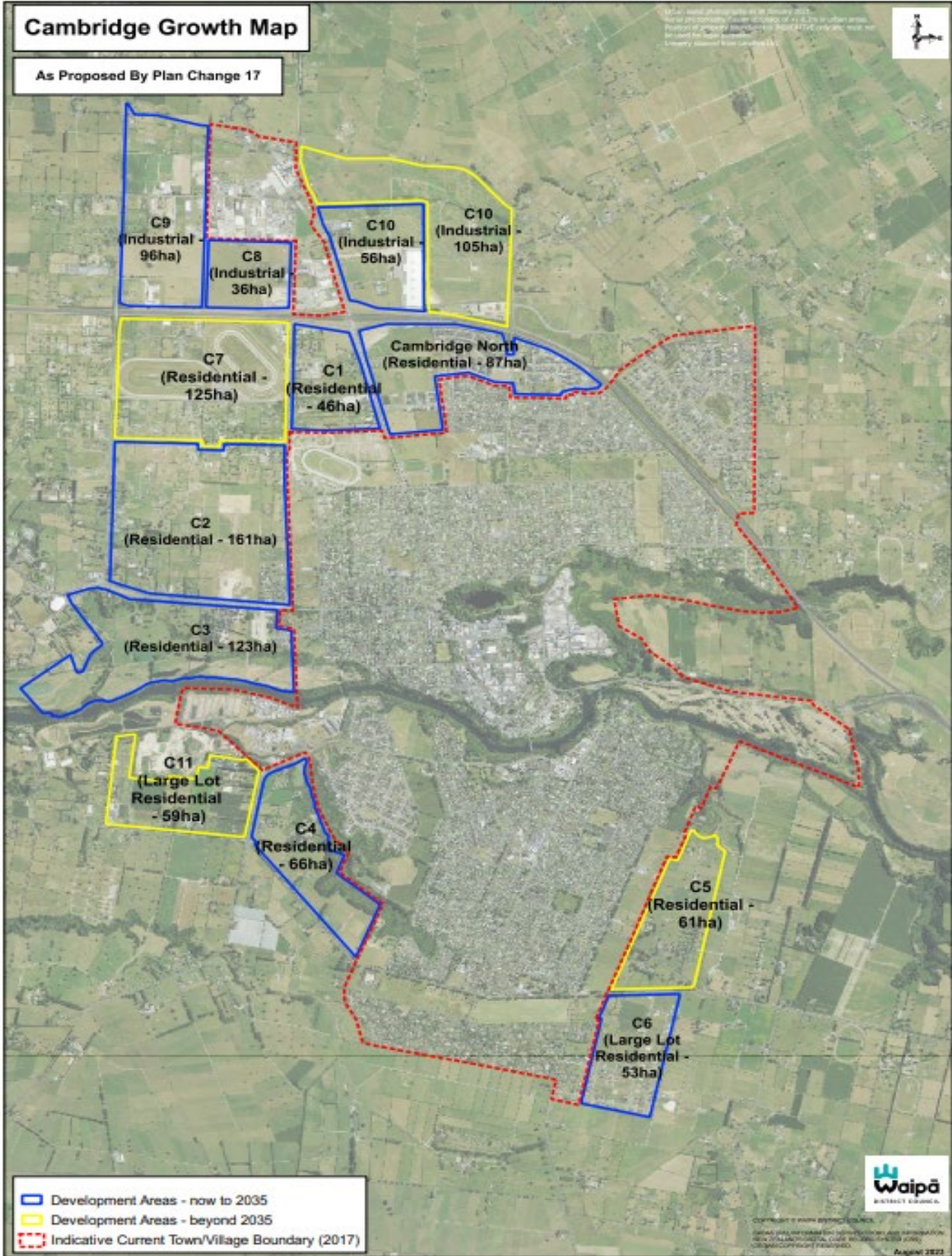
### **21.1.7 Industrial Zone**

	<b>Industrial Zone Assessment Criteria</b>	
	<b>Restricted Discretionary Activities</b>	
21.1.7.16	Activities in the Bardowie Industrial Precinct Structure Plan Area <a href="#">and the Hautapu Industrial Structure Plan Area</a> requiring an air discharge permit from the Waikato Regional Council	(a) The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.

# Appendix S1 – Future Growth Cells







## Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

Growth Cell	Land Area	Overview and Capacity
C9	96ha	<ul style="list-style-type: none"> <li>Intended for industrial development, the C9 growth cell is located within the Hautapu Industrial Structure Plan Area. A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge.</li> <li>The area is currently unserviced, with the structure plan review identifying needed infrastructure.</li> <li>The deferred status of the Industrial Zone (Area 7) can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.</li> </ul>
The provision of 36 132 hectares of industrial land will be sufficient to meet the Future Proof anticipated demand until 2041.		

## Cambridge / Hautapu Industrial Growth Cells – anticipated beyond 2035

Growth Cell	Land Area	Overview and Capacity
C9	55ha	<ul style="list-style-type: none"> <li>Intended for industrial development, the C9 growth cell is located within the Hautapu Structure Plan area. A combination of both the C8 and C9 areas has been identified as necessary to satisfy the industrial needs for Cambridge.</li> <li>The area is currently unserviced, with the structure plan review identifying needed infrastructure.</li> </ul>

## Appendix S5 – Hautapu Industrial Structure Plan and Landscape Guidelines

The following changes are proposed to the Hautapu Industrial Structure Plan.

S5.1.3 The structure plan area is defined by land east of Peake Road, ~~south of Hautapu Road~~, west of Victoria Road and north of the Waikato Expressway (State Highway 1). The structure plan area does not include the existing industrial land to the north of the area. The structure plan area is approximately ~~100~~ 120 hectares in size. It does not include the area east of Victoria Road that is within the Deferred Industrial Zone. Existing activities in the structure plan area include agricultural, large lot residential, and light industrial and commercial premises. The majority of this land is currently undeveloped greenfield land.

S5.1.6 The Hautapu Industrial Structure Plan provides information for developers to ensure their development meets infrastructure requirements in a coordinated and sustainable manner to avoid complications in the future, and to enable development to be managed in an integrated approach to achieve the best outcome for developers, Council and communities. In formulating the structure plan, specific studies for urban design and landscaping, stormwater, water and wastewater, and transportation have been undertaken. There is appropriate allocation in the water network to service the Hautapu Industrial Structure Plan area. Water supply and demand will assume 'dry industry' and a ratio of 30 FTE's (full time equivalent employees) per hectare occupancy.

S5.5.1.2 Design Guidelines

(a) ....

(e) Buildings setbacks from internal road boundaries shall be 5m.

S5.5.1.2 Design Guidelines

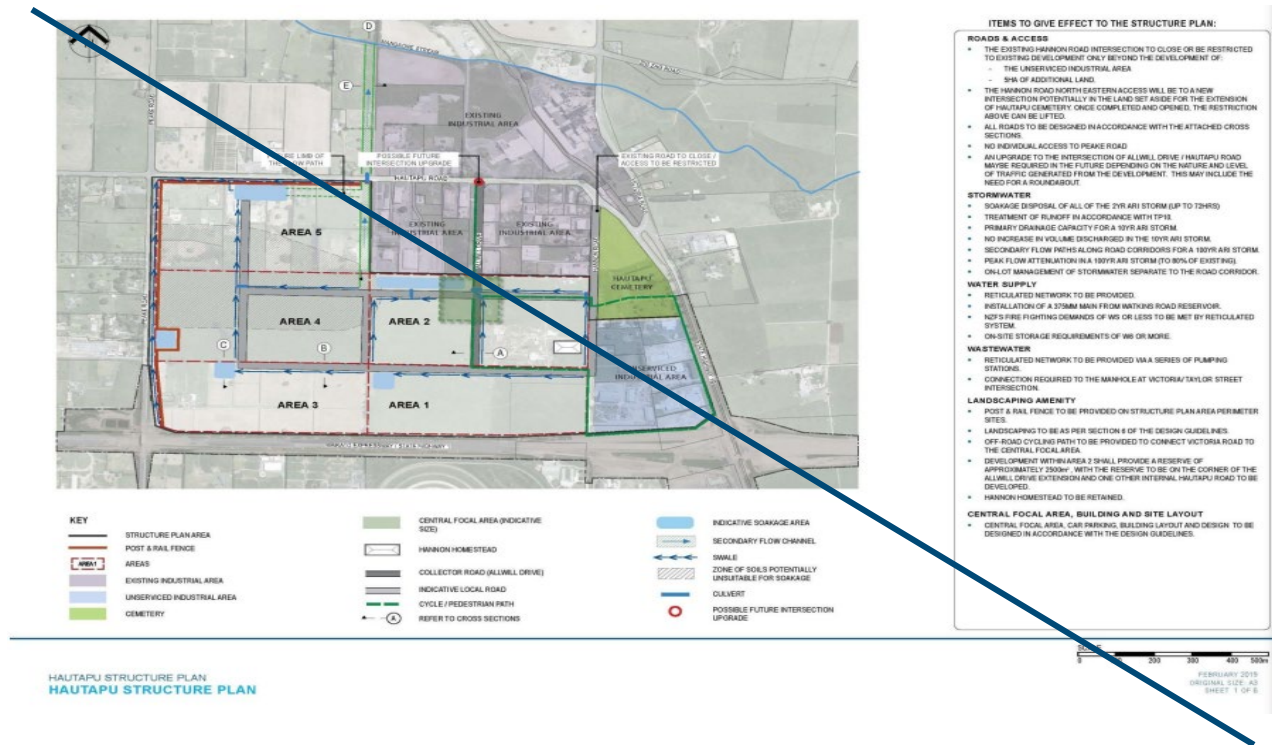
- (a) ...
- (b) Building setbacks along Hautapu Road and Peake Road and along external boundaries of the 'Future Industrial Zone' area are to be setback 15 metres. Refer Attachment A.

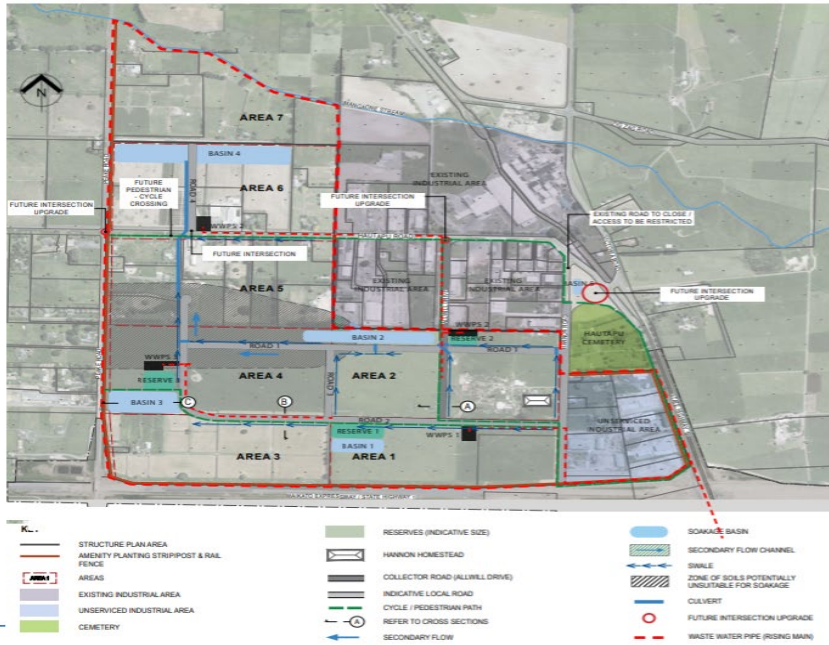
S5.7.1.2 Design Guidelines

Street tree planting

- (c) Amenity street tree planting at ~~30m~~ 12m maximum spacings should be provided along Peake Road, Hautapu Road and along parts of Hannon Road and Victoria Road (refer to Attachment A).

S5.9 Hautapu Industrial Structure Plan





- ITEMS TO GIVE EFFECT TO THE STRUCTURE PLAN:**
- ROADS & ACCESS**
- HANNON ROAD INTERSECTION TO CLOSE FOLLOWING OPENING OF THE PLANNED VICTORIA ROAD / HAUTAPU ROAD ROUNDABOUT.
  - HAUTAPU ROAD, HANNON ROAD TO ALLWELL DRIVE, INCLUDING ALLWELL DRIVE SIGNALS, TO BE UPGRADED PRIOR TO ALLWELL DRIVE CONNECTION WITH ROAD 1 OR DEVELOPMENT WITH AREA 6 (IMPROVED COMES FIRST, UNLESS SUITABLE SAFETY IMPROVEMENTS FOR ACTIVE MODE CONNECTIVITY TO AREA 1 & 4 CAN BE DEMONSTRATED TO BE PROVIDED BY ALTERNATIVE MEANS, TO THE SATISFACTION OF THE TRANSPORTATION ENGINEERING MANAGER, WAIPĀ DC.
  - HAUTAPU ROAD, ALLWELL DRIVE TO PEAKE ROAD, INCLUDING PEAKE ROAD INTERSECTION IMPROVEMENTS, TO BE UPGRADED PRIOR TO DEVELOPMENT WITH AREA 6.
  - A RIGHT TURN BAY AND PEDESTRIAN/CYCLE CROSSING TO BE ESTABLISHED AT THE HAUTAPU ROAD, ROAD 4 INTERSECTION PRIOR TO DEVELOPMENT WITH AREA 6.
  - NO REVERSAL ACCESS TO PEAKE ROAD.
  - CYCLE WAY TO BE CONSTRUCTED FROM VICTORIA ROAD THROUGH AREAS 1 AND 3 TO PEAKE ROAD AS SHARED PATH. TREATMENT REQUIRED AT VEHICLE CROSSINGS ALONG ROUTE TO ALERT TO ALERT VEHICLES TO CYCLISTS ON PATH.
  - INTERSECTION UPGRADE HAUTAPU ROAD AND SH1 / VICTORIA STREET REFER TO GREY MATTER DESIGNS REF# ECM10796019.
- STORMWATER**
- ON LOT TREATMENT AND DISPOSAL REQUIRED FOR RUNOFF UP TO AND INCLUDING 24HR, 10% AEP EVENTS.
  - PRIMARY NETWORK (SWALE) CAPACITY FOR 10% AEP EVENTS. SECONDARY NETWORK ROAD CORRIDORS FOR 1% AEP EVENTS.
  - Basin Capacity FAR 72+HR, 1% AEP EVENTS WITH NO SOAKAGE ALLOWANCE.
  - Basin UNDER DRAINAGE MATRIX REQUIRED TO MINIMISE EFFECTS FROM SILT DEPOSITION IN THE BASIN.
- WATER SUPPLY**
- RETICULATED NETWORK TO BE PROVIDED.
  - INSTALLATION OF DRAIN MAIN REQUIRED PRIOR TO DEVELOPMENT.
  - STAGED NETWORK MAY ONLY ACHIEVE FRO LEVEL OF SERVICE. COMPLETED NETWORK WILL ACHIEVE FRO. FROHER USES MUST PROVIDE APPROPRIATE SOLUTIONS TO MEET FIRE FIGHTING REQUIREMENTS.
- WASTEWATER**
- GRAVITY SEWER NETWORK REQUIRED THROUGHOUT, DISCHARGING TO WW PUMP STATIONS.
  - PS-1 REQUIRED WITH AREA 1 DEVELOPMENT. SUBSEQUENT PUMP STATIONS TO DISCHARGE INTO GRAVITY NETWORK SERVING PS-1.
  - PS-1 RISING MAIN TO DISCHARGE TO TAYLOR STREET WW PUMP STATION.
- LANDSCAPING AMENITY**
- 4M PLANTING STRIP TO FACE WAIKATO EXPRESSWAY.
  - PEAKE ROAD, HAUTAPU ROAD, NORTH END OF HANNON ROAD AND VICTORIA ROAD TO PROVIDE 8M LANDSCAPING AMENITY PLANTING STRIP AND AMENITY TREE PLANTING AT APPROX 30M INTERVALS.
  - PLANTING STRIP ON PEAKE ROAD TO BE VESTED WITH COUNCIL.
  - NOISE BARRIERS REQUIRED ON PEAKE ROAD AND HAUTAPU ROAD.
  - THREE RESERVES TO BE PROVIDED IN LOCATIONS IDENTIFIED. ALLOWANCE TO BE MADE FOR LIMITED CARPETS (AND/OR LUNCH BARS) ADJACENT TO PARKS.
- BUILDING AND SITE LAYOUT**
- CAR PARKING, BUILDING LAYOUT AND DESIGN, LANDSCAPING ETC ON LOTS, TO BE IN ACCORDANCE WITH THE DESIGN GUIDELINES.

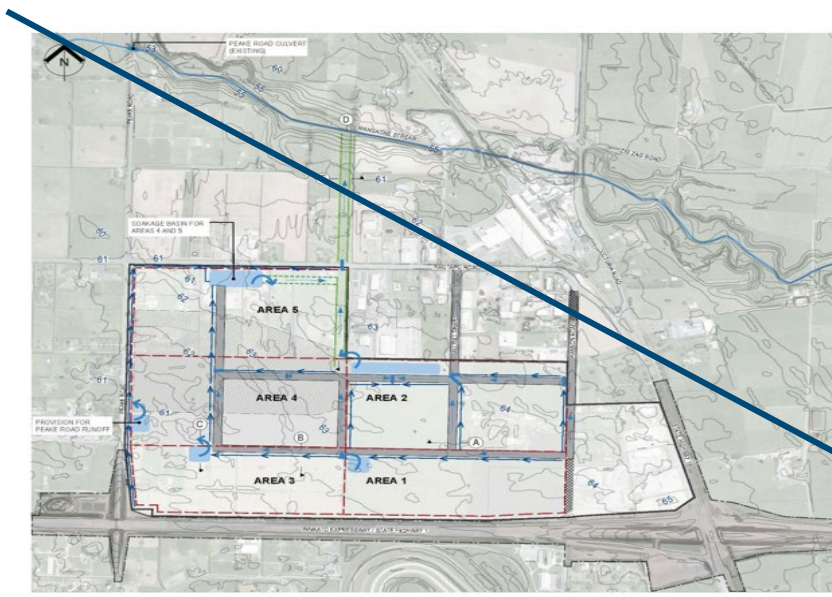
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Decisions Version as at 10 August 2023

AUGUST 2023  
ORIGINAL SIZE: A3  
SHEET 1 OF 5

HAUTAPU STRUCTURE PLAN  
HAUTAPU STRUCTURE PLAN

### S5.10 Indicative Stormwater Layout



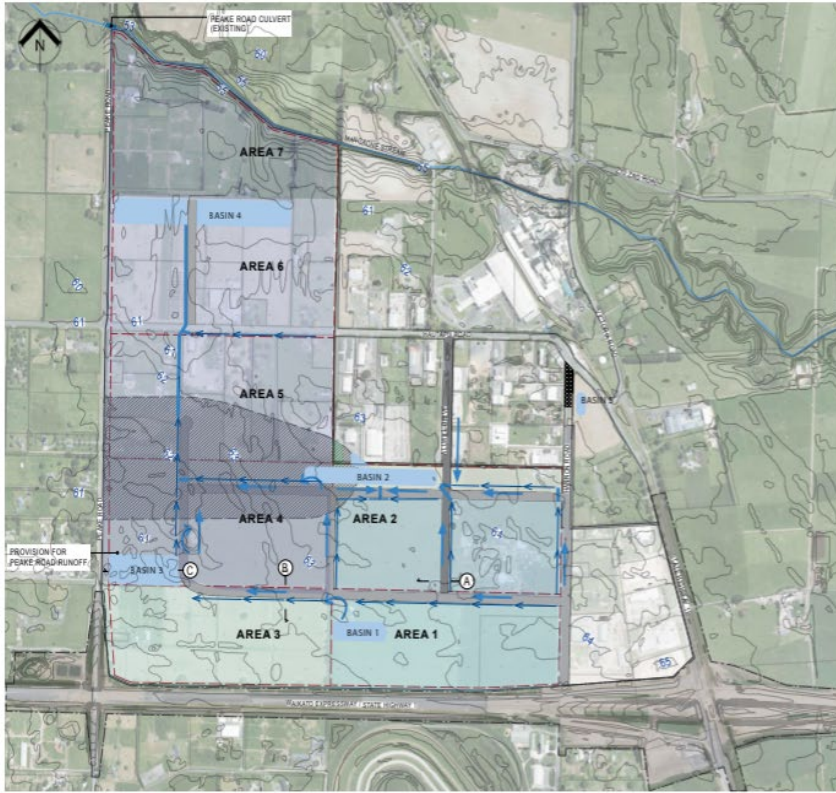
- NOTES:**
- STORMWATER PERFORMANCE CRITERIA:**
    - SOAKAGE AREAS SIZED TO:
      - DISPOSE TO GROUND 100% OF THE 2HR AIR STORM RUNOFF FOR DURATIONS UP TO 72HRS
      - DISCHARGE NO MORE THAN EXISTING DEVELOPMENT VOLUME DURING A 10YR AIR STORM FOR DURATIONS UP TO 24HRS
      - FLOOR LEVELS SET TO BE CLEAR OF THE 10YR FLOOD LEVEL
      - ATTENUATE 100YR AIR STORM PEAK FLOW RATE TO 80% OF EXISTING DEVELOPMENT FLOW RATE FOR THE CRITICAL DURATION STORM AT THE PEAKE ROAD CULVERT
    - SOAKAGE AREAS SIZED FOR ROAD CORRIDOR RUNOFF ONLY. THESE ARE TO BE VESTED AS A COUNCIL ASSET.
    - PIPED SYSTEMS TO BE DESIGNED TO 10YR AIR CAPACITY WITH A 10MIN TIME OF CONCENTRATION.
    - TREATMENT OF RUNOFF IN ACCORDANCE WITH TP16.
    - OVERFLOWS TO RUN DOWN THE ROAD CORRIDORS AND BE DIRECTED INTO THE SECONDARY FLOW CHANNEL DESIGNED TO A 10YR AIR STANDARD.
  - BASIN SIZES SHOWN ARE INDICATIVE AND ARE SUBJECT TO DETAILED DESIGN GIVING CONSIDERATION TO SPECIFIC SITE CONDITIONS AND ASSESSMENTS.
  - EACH PRIVATE LOT SHALL MANAGE STORMWATER WITH ON LOT SOLUTIONS TO THE SAME PERFORMANCE CRITERIA NOTED IN ITEM 1.
  - THE FOLLOWING SHALL BE PROVIDED WHERE GROUND CONDITIONS CAN BE SHOWN NOT TO BE CONDUCTIVE TO SOAKAGE DISPOSAL:
    - MINIMUM RETENTION OF THE FIRST 3MM OF RAINFALL FOR ALL IMPERVIOUS SURFACES; PROVIDED PERVIOUS AREAS ARE REMEDIATED WHERE COMPACTED, OTHERWISE, 5MM ACROSS THE WHOLE SITE AND;
    - EXTENDED DETENTION OF 1.2 x THE WATER QUALITY VOLUME DISCHARGED OVER 24HRS.

- KEY**
- STRUCTURE PLAN AREA
  - INDICATIVE ROAD LAYOUT
  - EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
  - INDICATIVE SOAKAGE AREA
  - SECONDARY FLOW CHANNEL
  - SECONDARY FLOW
  - SWALE
  - ZONE OF SOILS POTENTIALLY UNSUITABLE FOR SOAKAGE
  - CULVERT
  - FLOW

SCALE  
0 100 200 300 400 500M

HAUTAPU STRUCTURE PLAN  
INDICATIVE STORMWATER LAYOUT

AUGUST 2023  
ORIGINAL SIZE: A3  
SHEET 1 OF 5

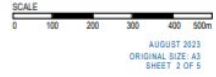


1. STORMWATER PERFORMANCE CRITERIA:
  - SOAKAGE AREAS SIZED TO:
    - DISPOSE TO GROUND 100% OF THE 2YR ARI STORM RUNOFF FOR DURATIONS UP TO 72HRS
    - DISCHARGE NO MORE THAN EXISTING DEVELOPMENT VOLUME DURING A 10YR ARI STORM FOR DURATIONS UP TO 24HRS.
    - FLOOR LEVELS SET TO BE CLEAR OF THE 100YR FLOOD LEVEL
    - ATTENUATE 100YR ARI STORM PEAK FLOW RATE TO 80% OF EXISTING DEVELOPMENT FLOW RATE FOR THE CRITICAL DURATION STORAGE AT THE PEAKE ROAD CULVERT.
  - SOAKAGE AREAS SIZED FOR ROAD CORRIDOR RUNOFF ONLY. THESE ARE TO BE VESTED AS A COUNCIL ASSET.
  - PIPED SYSTEMS TO BE DESIGNED TO A 10YR ARI CAPACITY WITH A 10MIN TIME OF CONCENTRATION.
  - TREATMENT OF RUNOFF IN ACCORDANCE WITH TP10.
  - OVERFLOWS TO RUN DOWN THE ROAD CORRIDORS AND BE DIRECTED INTO THE SECONDARY FLOW CHANNEL. DESIGNED TO A 100YR ARI STANDARD.
2. BASIN SIZES SHOWN ARE INDICATIVE AND ARE SUBJECT TO DETAILED DESIGN GIVING CONSIDERATION TO SPECIFIC SITE CONDITIONS AND ASSESSMENTS.
3. EACH PRIVATE LOT SHALL MANAGE STORMWATER WITH ON-LOT SOLUTIONS TO THE SAME PERFORMANCE CRITERIA NOTED IN ITEM 1.
4. THE FOLLOWING SHALL BE PROVIDED WHERE GROUND CONDITIONS CAN BE SHOWN NOT TO BE CONDUCTIVE TO SOAKAGE DISPOSAL:
  - MINIMUM RETENTION OF THE FIRST 5MM OF RAINFALL FOR ALL IMPERVIOUS SURFACES. PROVIDED PERVIOUS AREAS ARE REMEDIATED WHERE COMPACTED. OTHERWISE, 5MM ACROSS THE WHOLE SITE. AND;
  - EXTENDED DETENTION OF 1.2 x THE WATER QUALITY VOLUME DISCHARGED OVER 24HRS.

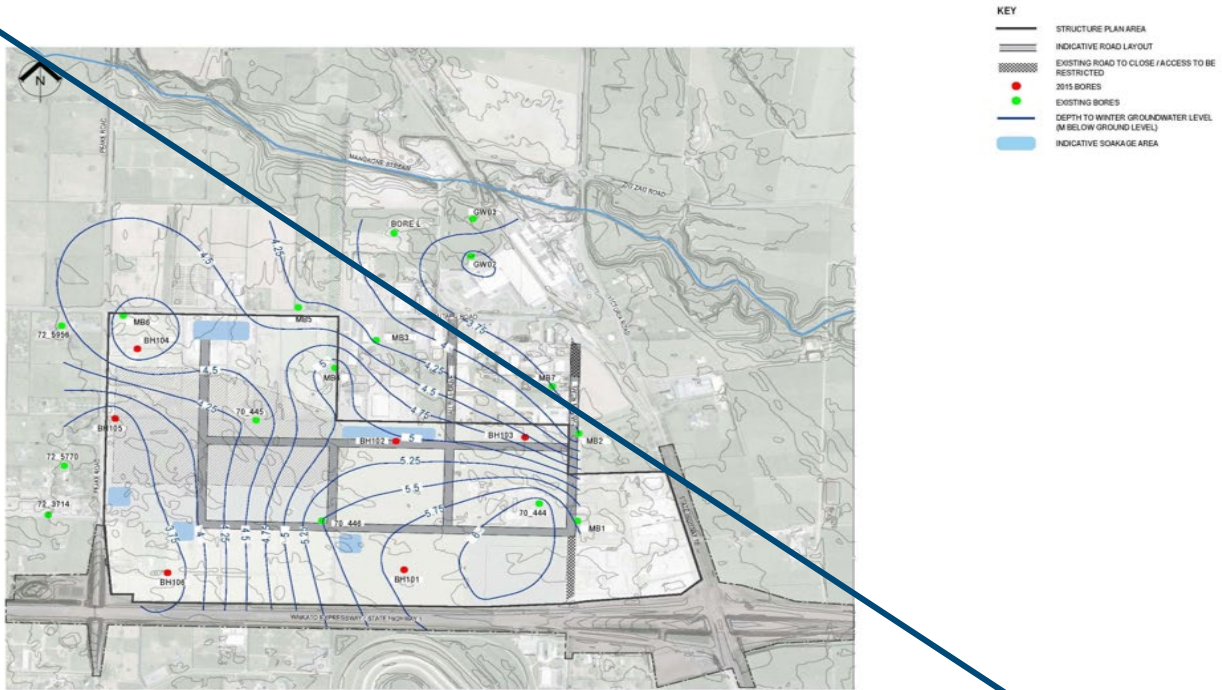
Indicative stormwater layout does not cater for development in Area 7

**KEY**

- STRUCTURE PLAN AREA
- INDICATIVE ROAD LAYOUT
- EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
- SOAKAGE BASIN
- SECONDARY FLOW CHANNEL
- SECONDARY FLOW
- SWALE
- ZONE OF SOILS POTENTIALLY UNSUITABLE FOR SOAKAGE
- CULVERT
- OVERFLOW
- BASIN 1 AREA 1 CATCHMENT    BASIN 2 AREA 2 CATCHMENT
- BASIN 3 AREA 3 CATCHMENT    BASIN 4 AREA 4, 5, & 6 CATCHMENT

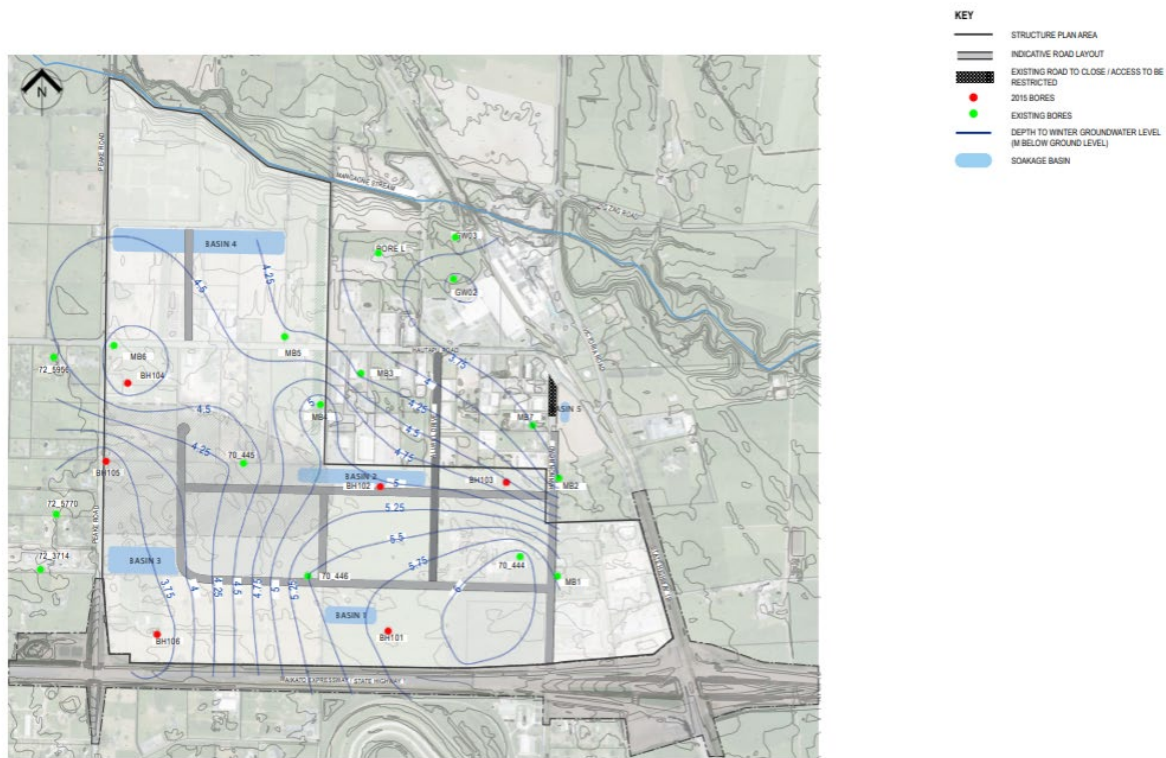


# S5.11 Estimated Winter Groundwater Contours



HAUTAPU STRUCTURE PLAN  
ESTIMATED WINTER GROUNDWATER CONTOURS

FEBRUARY 2019  
ORIGINAL SIZE: A3  
SHEET 3 OF 6

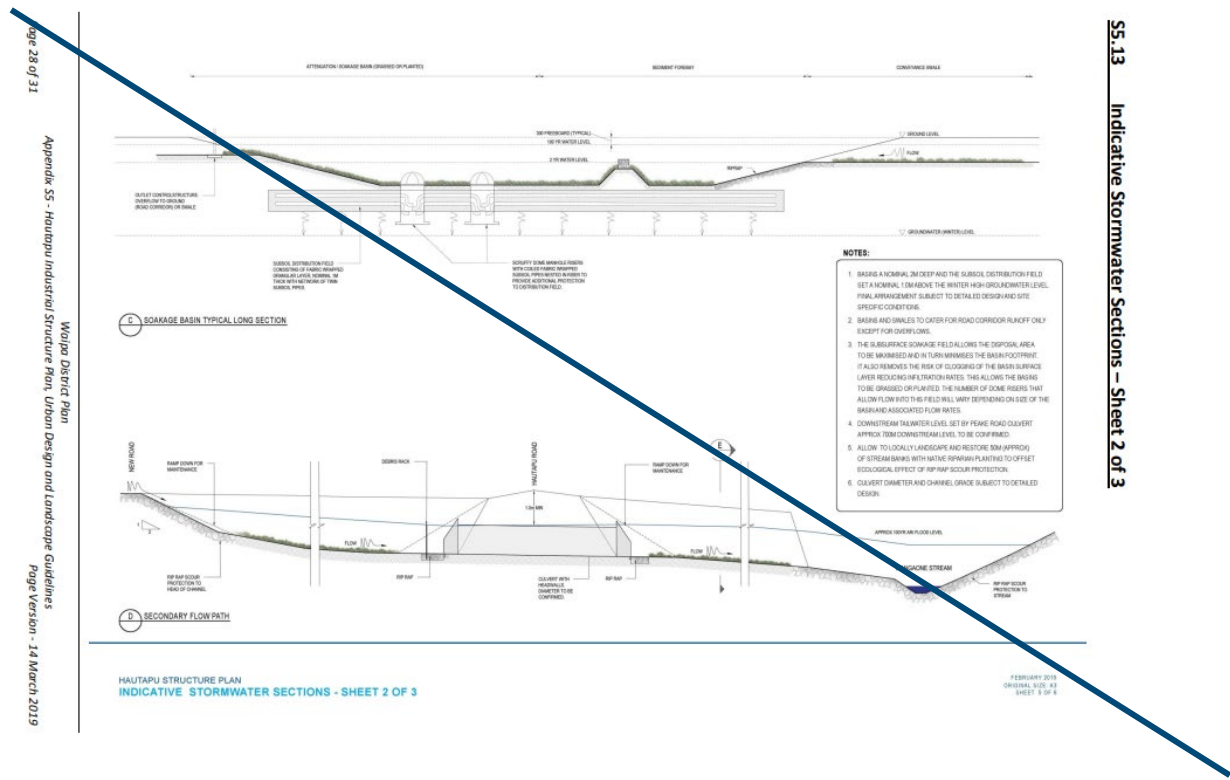


HAUTAPU STRUCTURE PLAN  
ESTIMATED WINTER GROUNDWATER CONTOURS

Decisions Version as at 10 August 2023

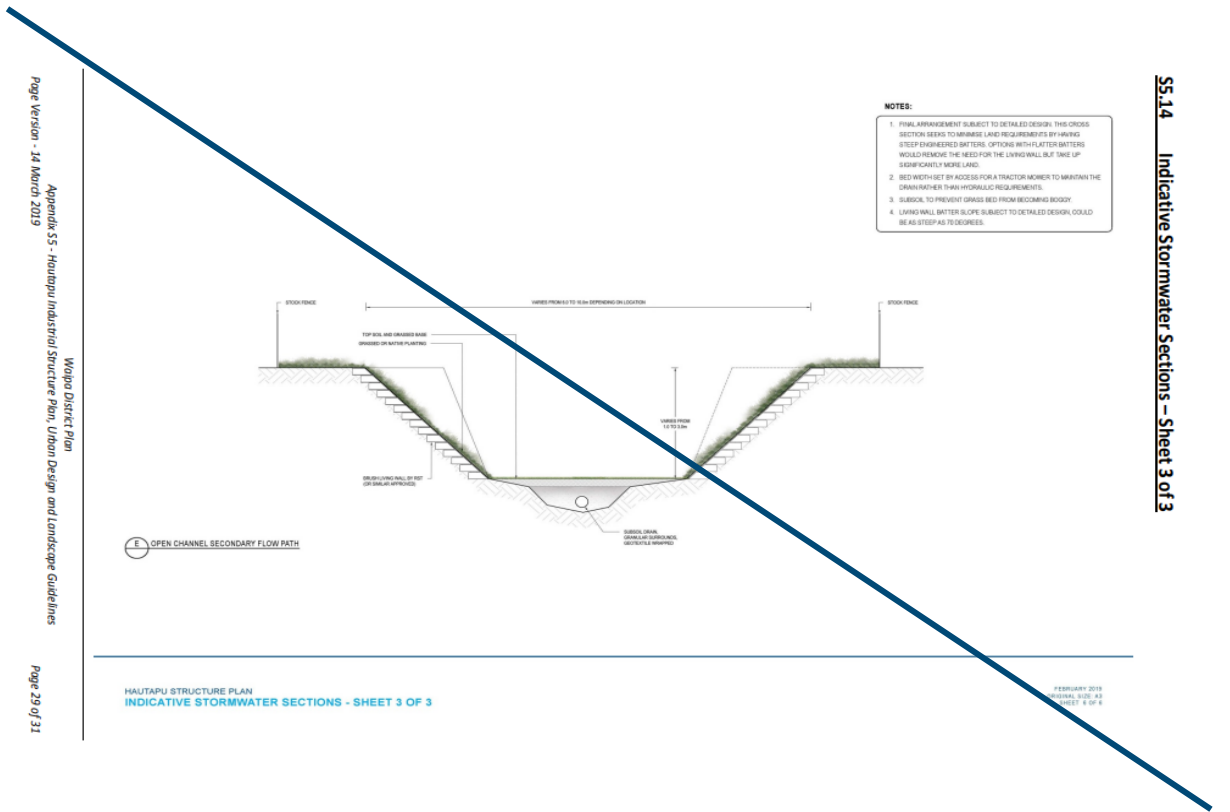
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SHEET 3 OF 6

S5.12 - Deleted



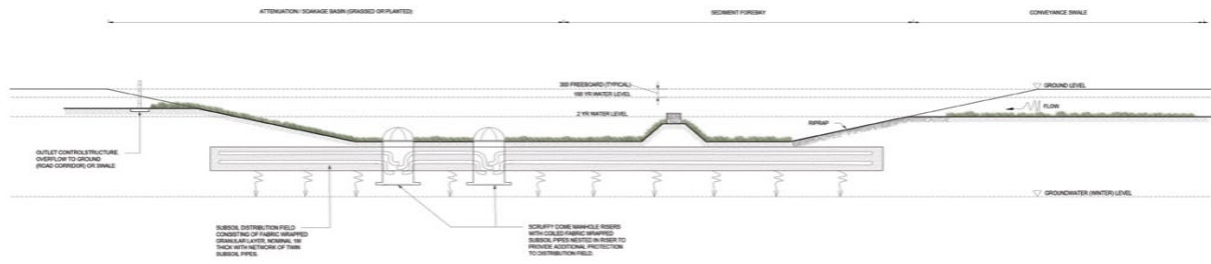
S5.13 Indicative Stormwater Sections – Sheet 2 of 3

S5.13 - Deleted



S5.14 Indicative Stormwater Sections – Sheet 3 of 3

## S5 – 12 Indicative Stormwater Sections



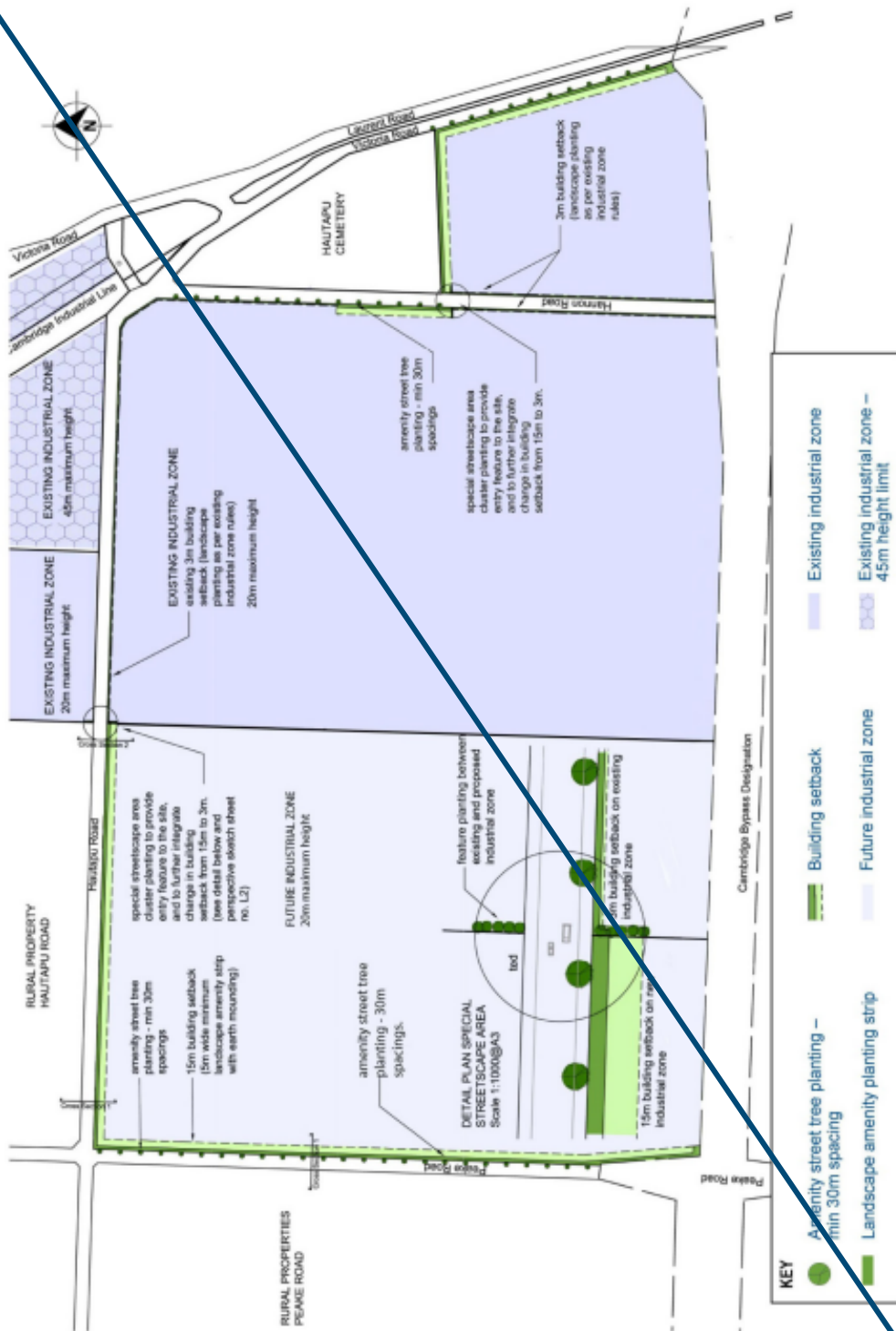
C SOAKAGE BASIN TYPICAL LONG SECTION

**NOTES:**

1. BASINS A NOMINAL 2M DEEP AND THE SUBSOIL DISTRIBUTION FIELD SET A NOMINAL 1M ABOVE THE WINTER HIGH GROUNDWATER LEVEL. FINAL ARRANGEMENT SUBJECT TO DETAILED DESIGN AND SITE SPECIFIC CONDITIONS.
2. BASINS AND SWALES TO CATER FOR ROAD CORRIDOR RUNOFF ONLY EXCEPT FOR OVERFLOWS.
3. THE SUBSURFACE SOAKAGE FIELD ALLOWS THE DISPOSAL AREA TO BE MAXIMISED AND IN TURN MINIMISES THE BASIN FOOTPRINT. IT ALSO REMOVES THE RISK OF CLOGGING OF THE BASIN SURFACE LAYER REDUCING INFILTRATION RATES. THIS ALLOWS THE BASINS TO BE GRASSED OR PLANTED. THE NUMBER OF DOME RISERS THAT ALLOW FLOW INTO THIS FIELD WILL VARY DEPENDING ON SIZE OF THE BASIN AND ASSOCIATED FLOW RATES.
4. DOWNSTREAM TAILWATER LEVEL SET BY PEAK ROAD CULVERT APPROX 700M DOWNSTREAM LEVEL TO BE CONFIRMED.
5. ALLOW TO LOCALLY LANDSCAPE AND RESTORE 50M (APPROX) OF STREAM BANKS WITH NATIVE RIPARIAN PLANTING TO OFFSET ECOLOGICAL EFFECT OF RIP RAP SCOUR PROTECTION.
6. CULVERT DIAMETER AND CHANNEL GRADE SUBJECT TO DETAILED DESIGN.
7. FINAL ARRANGEMENT SUBJECT TO DETAILED DESIGN. THIS CROSS SECTION SEEKS TO MINIMISE LAND REQUIREMENTS BY HAVING STEEP ENGINEERED BATTERS. OPTIONS WITH FLATTER BATTERS WOULD REMOVE THE NEED FOR THE LIVING WALL BUT TAKE UP SIGNIFICANTLY MORE LAND.
8. BED WIDTH SET BY ACCESS FOR A TRACTOR/MOWER TO MAINTAIN THE DRAIN RATHER THAN HYDRAULIC REQUIREMENTS.
9. SUBSOIL TO PREVENT GRASS BED FROM BECOMING BODDY.
10. LIVING WALL BATTER SLOPE SUBJECT TO DETAILED DESIGN. COULD BE AS STEEP AS 70 DEGREES.



# Attachment A: Perimeter Boundary Treatment



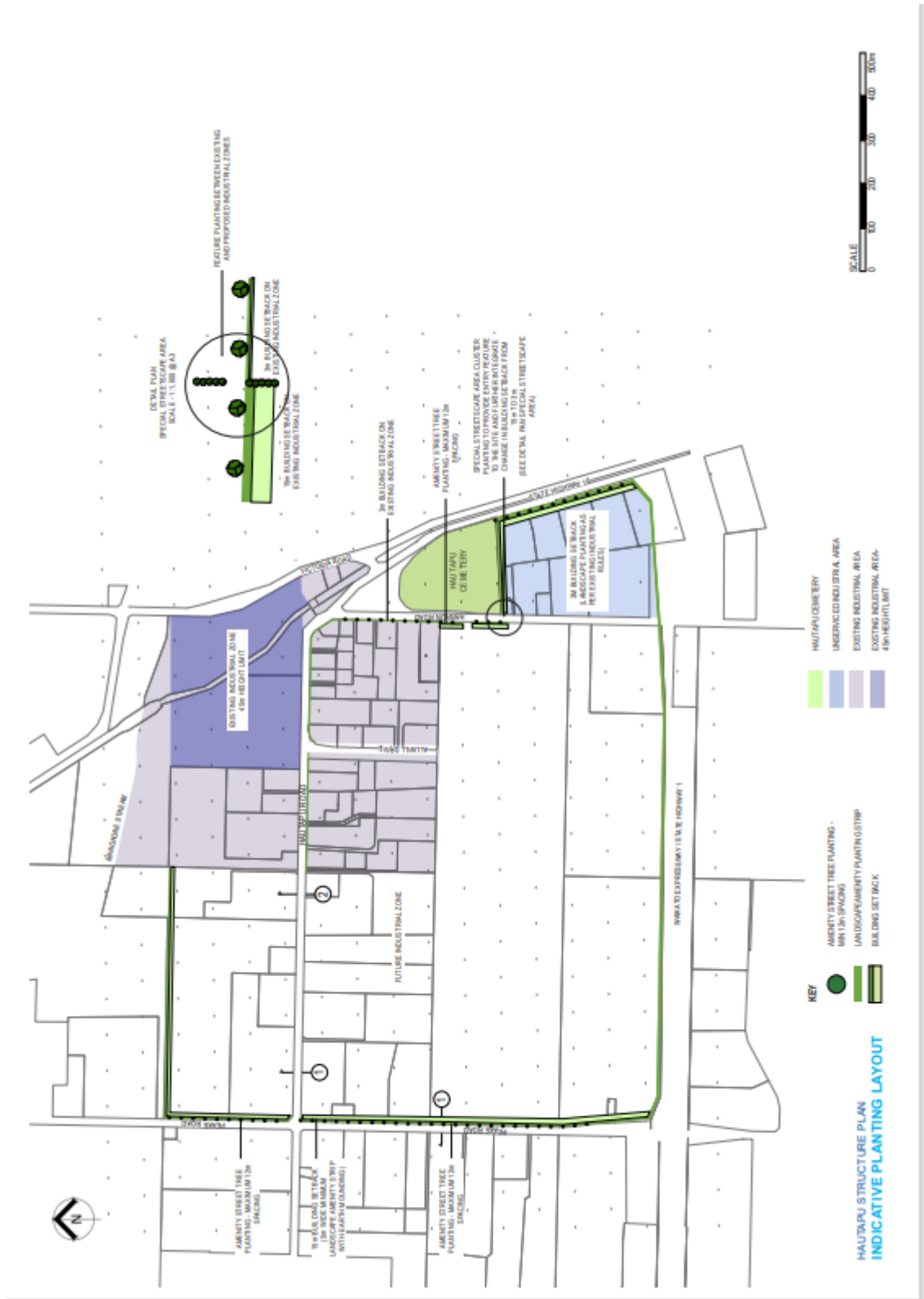
Waipa District Plan

Appendix 55 - Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines

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# Attachment A: Perimeter Boundary Treatment

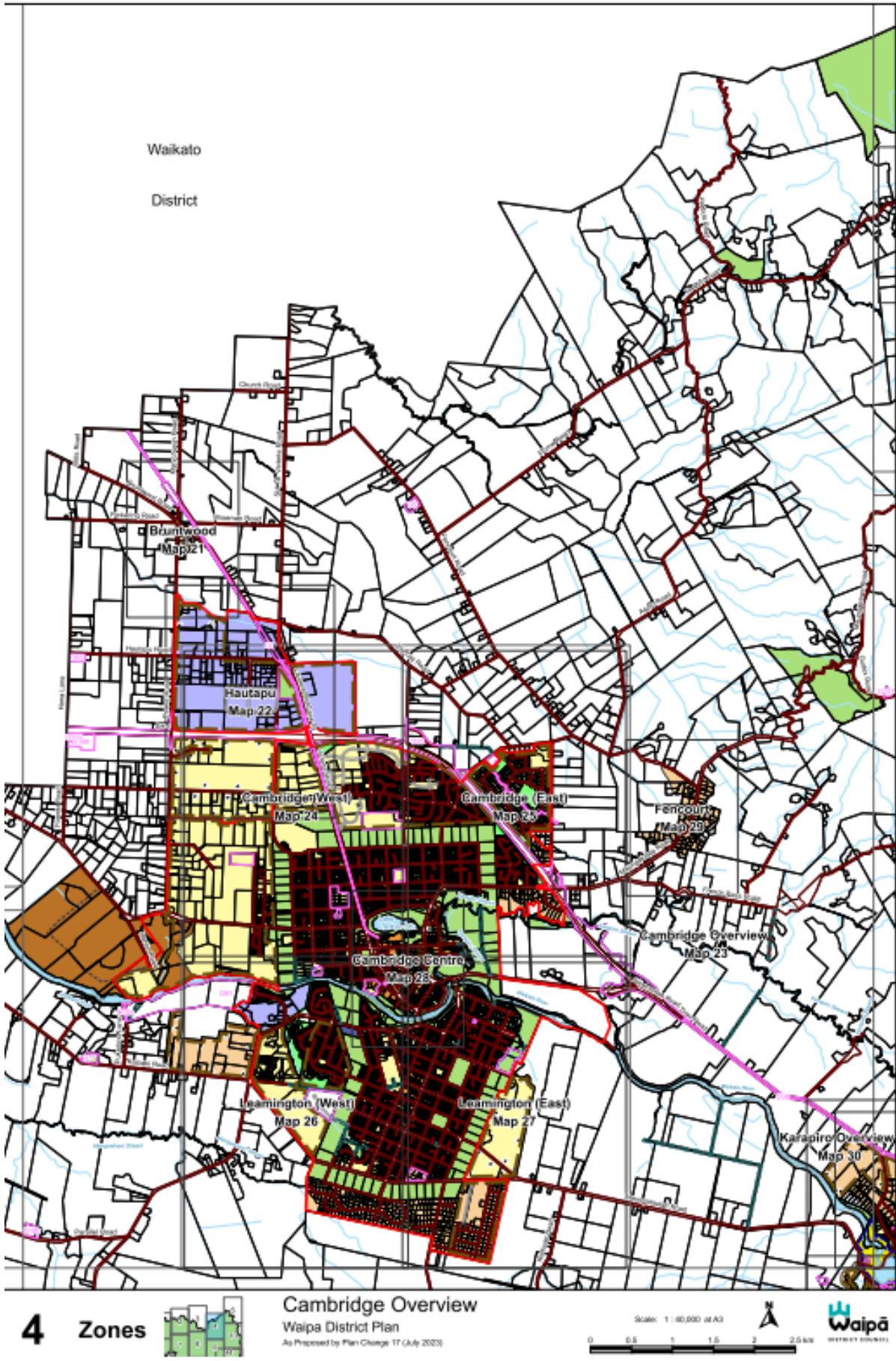


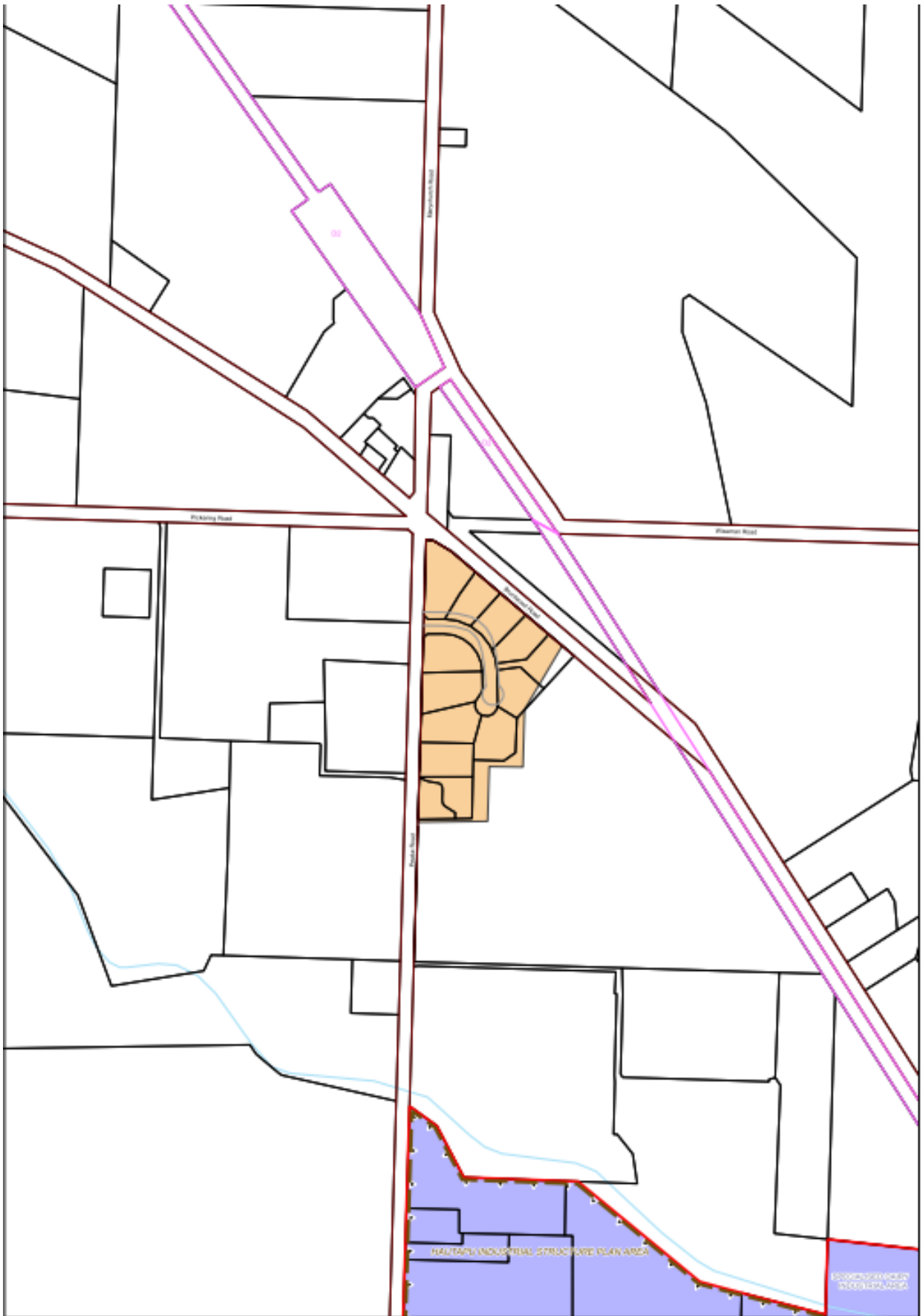
## Planning maps

The following maps are subject to change as part of the PC17: Policy and Zone Maps - 4, 21, 22, 23 and 24.

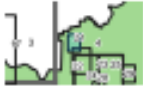
The changes include:

- Uplift Deferred Industrial zoning in C9 to Industrial Zone.
- Change zoning of Area 6 from Rural to Industrial Zone.
- Including Area 6 as a part of C9.
- Extending the Urban Limit to include C9 and Area 6.
- Including Area 7 as Deferred Industrial Zone

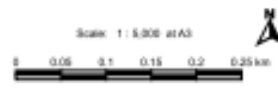


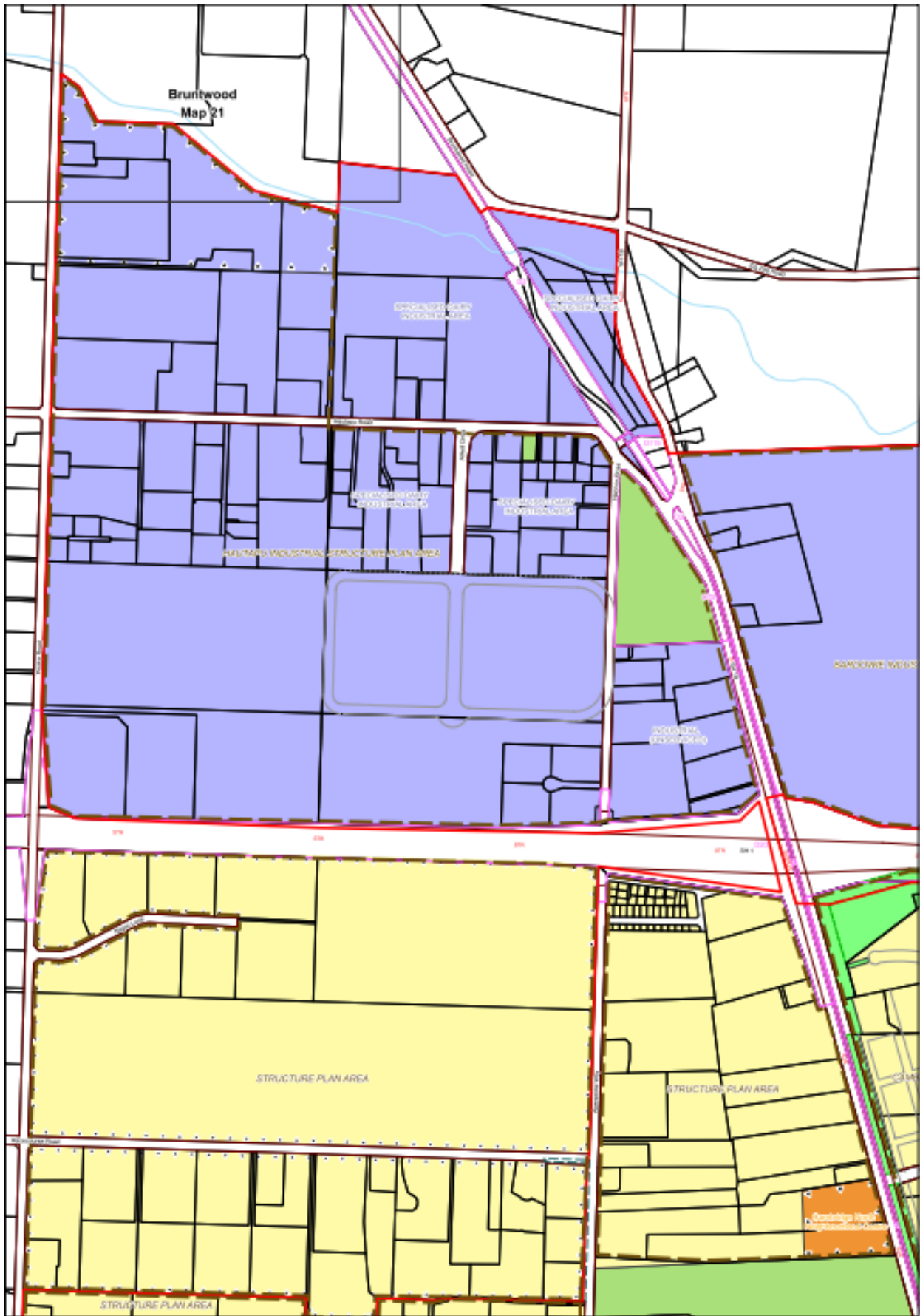


**21** Zones



**Bruntwood**  
 Waipā District Plan  
 As Proposed by Plan Change 17 (July 2023)





**22** Zones



**Hautapu**  
 Waipā District Plan  
 As Proposed by Plan Change 17 (July 2023)

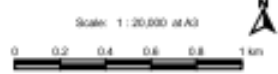


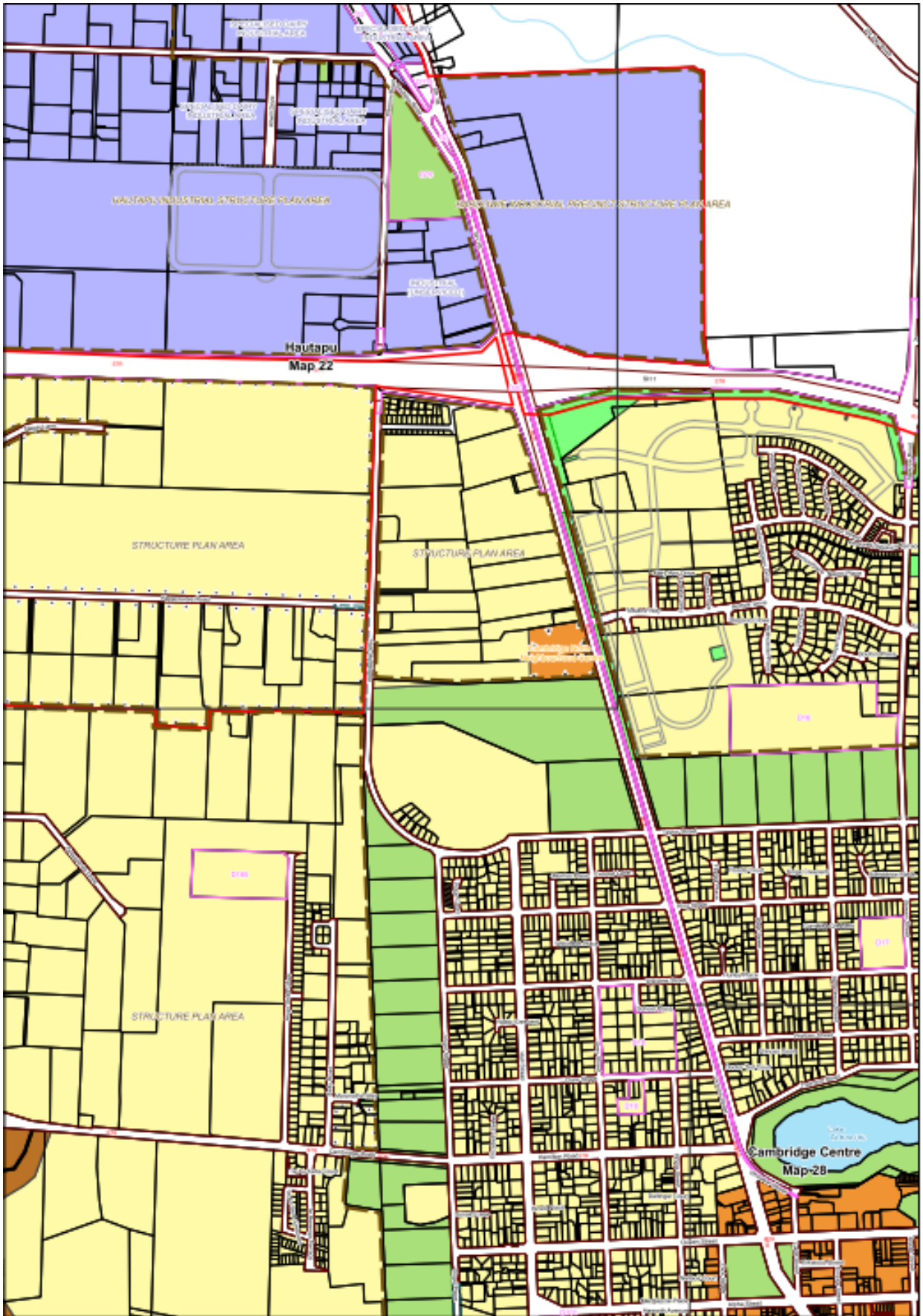


**23** Zones



**Cambridge Overview**  
 Waipā District Plan  
 As Proposed by Plan Change 17 (July 2023)





**24 Zones**



**Cambridge (West)**  
 Waipā District Plan  
 As Proposed by Plan Change 17 (July 2022)







**D**



**Part D – Section 32AA Evaluation**

## Part D – Section 32AA Evaluation

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### 1 Background and Context

#### 1.1 Introduction

##### SECTION 32 REQUIREMENTS

1.1.1 Section 32 of the RMA requires a council or supporter of a plan change to evaluate the purpose of a proposal along with the proposed policies and methods, including rules.

1.1.2 The evaluation must:

- (a) assess the scale and significance of the problem or issue;
- (b) examine whether the objectives of the plan change are the most appropriate way to achieve the purpose of the RMA;
- (c) examine whether the proposed approach is the most appropriate way of achieving the objective;
- (d) identify and assess the benefits and costs of new provisions, including any assumptions and risks; and
- (e) assess the risks of acting or not acting if there is uncertain or insufficient information.

##### SECTION 32AA REQUIREMENTS

1.1.3 Section 32AA of the RMA sets out the requirements for undertaking and publishing further evaluations. The section states that:

*“(1) A further evaluation required under this Act -*

- (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
- (b) must be undertaken in accordance with section 32(1) to (4); and*
- (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
- (d) must -*
  - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or*
  - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*

*(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).*

(3) *In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act”.*

1.1.4 This report is an evaluation undertaken by Council in accordance with Section 32AA of the RMA in relation to PC17. The report focuses on the changes that have been made as a result of submissions and decisions from the Panel since PC17 was publicly notified.

1.1.5 This report has been prepared to fulfil the obligations of the Council under Section 32AA of the RMA, with respect to undertaking a plan change to the Waipā District Plan.

## 1.2 Objective of Proposed Plan Change 17

1.2.1 The objective of PC17 is to rationalise and activate industrial zoning in the Hautapu area, through updating the structure plan to include the new master plan, along with making improvements to the provisions in Part B – Definitions, Section 7 – Industrial Zone, Appendix S1 Future Growth Cells, Appendix S5 Hautapu Industrial Structure Plan, and the Planning Maps.

## 1.3 Overview of key amendments

1.3.1 In summary, the key amendments to the District Plan proposed by PC17 include the following:

- The introduction of a new definition for ‘dry industry’ and policies to enable these activities to occur in the Hautapu Industrial Structure Plan area.
- Rezone Area 6 to live Industrial with related development controls.
- The introduction of a rule and policies that enable existing industrial activities established prior to 2022 that are located within Carters Flat to relocate to Area 6.
- Bring forward live industrial zoning in growth cell C9 from post-2035 to pre-2035.
- Rezone Area 7 from Rural to ‘Deferred Industrial’ and the inclusion of a rule that the land in Area 7 is not ‘live zoned’ until Area 6 has reached 80% development, or by 31 March 2030, whichever occurs sooner.
- Updates to the Hautapu Structure Plan and Landscape Guidelines to accommodate changes as referenced above.
- Required updates to the Planning Maps to reflect the change in zoning.
- The requirement for resource consent for any activity within the Hautapu Industrial Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.

## 1.4 Analysis of individual changes

In the table below is a list of changes that have occurred to the PC17 provisions from the time of notification as a result of submissions and decisions of the Panel. The changes are in red text and underlined.

Notified Version PC 17	Decision Version PC 17
Appendix A: Perimeter Boundary Treatment Amenity Street Tree Planting – 30m Maximum Spacing	Appendix A: Perimeter Boundary Treatment Amenity Street Tree Planting – <u>12m</u> Maximum Spacing
S5.7.1.2 Design Guidelines Street tree planting (d) Amenity street tree planting at 30m maximum spacings should be provided along Peake Road, Hautapu Road and along parts of Hannon Road and Victoria Road (refer to Attachment A).	S5.7.1.2 Design Guidelines Street tree planting (d) Amenity street tree planting at <u>12m</u> maximum spacings should be provided along Peake Road, Hautapu Road and along parts of Hannon Road and Victoria Road (refer to Attachment A).
Rule 7.4.1.3(f) Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.	Rule 7.4.1.3(f) Any activities within the Bardowie Industrial Precinct Structure Plan Area <u>and the Hautapu Industrial Structure Plan Area</u> that require an air discharge permit from the Waikato Regional Council.
Assessment Criteria 21.1.7.16 Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council. e	Assessment Criteria 21.1.7.16 Activities in the Bardowie Industrial Precinct Structure Plan Area <u>and the Hautapu Industrial Structure Plan Area</u> requiring an air discharge permit from the Waikato Regional Council.
Definition of ‘Dry Industry’ Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge not generate any liquid effluent from its operation (aside from domestic wastewater). 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 via soakage disposal on site.	Definition of ‘Dry Industry’ Means any industrial operation that does not use water for processing, manufacturing, or production purposes; and does not discharge not generate any liquid effluent from its operation (aside from domestic wastewater). 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 <u>via prior to</u> soakage disposal on site.
	Appendix S01 – Future Growth Cells <u>The deferred status of the Industrial Zone can be uplifted via a plan change once Area 6 of the Hautapu Industrial Structure Plan Area has reached 80% development (i.e. 80% of the developable land area is the subject of s.224 certificates) or by 31 March 2030, whichever occurs sooner.</u>

The following additional changes are required to the Hautapu Industrial Structure Plan and Planning Maps:

- Showing the land to the north of Area 6 bounded by the Mangaone Stream as Deferred Industrial Zone in the Planning Maps (Area 7).
- Including the land to the north of Area 6 as a part of the Hautapu Industrial Structure Plan Area and within the urban limits of Cambridge in the Planning Maps and Hautapu Industrial Structure Plan maps.
- Alteration to the configuration of stormwater basin 4.
- Change to the internal roading layout of Area 6 to provide for access to the new Deferred Industrial Zone, as access via Peake Road is not permitted, and access is currently a cul-de-sac.

## 1.5 Criteria assessment

Criteria	Assessment
Consistency with purpose of RMA	Sustainable management of resources is the purpose of the RMA. The amendments to the provisions of the District Plan proposed by PC17 are consistent with the purpose and principles of the RMA.
Effectiveness	The provisions are effective in enabling industrial development in Hautapu to meet the current demand for industrial zoned land, and also the future demand by including the additional land contained within Area 7 to be zoned 'Deferred Industrial'.
Efficiency	The manner in which the provisions are drafted will provide for greater mitigation in that reverse sensitivity effects on Fonterra can be managed, and stormwater is treated prior to disposal to ensure water quality is not adversely affected. In rezoning Area 7, from Rural to Deferred Industrial, an earlier pathway for the industrial development of this land is created, albeit a future plan change process will be required to live zone this land.
Feasibility	Improved feasibility as the provisions establish clear expectations required for development, including level of detail required and when specific works should be occurring, particularly in relation to the live zoning of Area 7.
Degree of risk	The risks of not including the provisions have the potential to result in a decrease in the quality of the receiving environment by ensuring stormwater is treated prior to disposal. The provisions will also ensure that food manufacturing occurring at the Hautapu

Criteria	Assessment
	Dairy Factory will not be adversely affected by offensive odours generated from industrial activities, and that screening along external boundaries is enhanced. The rezoning of Area 7 from Rural to 'Deferred Industrial' also manages potential reverse sensitivity effects in that in the future there is unlikely to be rural-residential properties immediately adjacent to industrial activities.
<b>Overall assessment</b>	<b>The proposed amendments enhance the provisions of the District Plan by enabling industrial development to meet current and future demand and improves the management of effects.</b>

## 1.6 Conclusion

The Panel accept the s32AA reviews as accurate and adequate.