

Proposed Plan Change 17: Hautapu Industrial Zones

Incorporating

Section 32 Evaluation Report

30 September 2022

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Report Information

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Approved to notify	Strategic Planning and Policy Committee	6 Sept 2022
Date publicly notified	30 Sept 2022	

Executive Summary: Hautapu Industrial Zoning

As part of the ongoing review and assessment of the District Plan, Council have identified several matters that need addressing in relation to the Hautapu Structure Plan Area. The Hautapu Structure Plan and associated urban design and landscape guidelines was included in the Waipā District Plan through Plan Change 6 and made operative on 14 March 2019. That structure plan no longer reflects the latest infrastructure master plan for the Hautapu area. Descriptions of the Hautapu industrial area in the District Plan vary and create confusion when applying the Industrial Zone rules. Additionally, land that was earmarked for development post 2035 has undergone development through a multitude of resource consents as demand is progressing faster than anticipated. The Future Proof Growth Strategy has also identified additional land north of Hautapu Road for “short term development” as industrial land.

For these reasons Plan Change 17 proposes the following three main changes:

1. Updating the Structure Plan to align with infrastructure changes on the ground.
2. Enable development of growth cell C9 pre-2035 (by removing the deferred zoning and live zoning this as Industrial Zone) rather than post 2035 to align with changes on the ground.
3. Rezone an area of approximately 20 hectares north of Hautapu Road from Rural Zone to Industrial Zone. This area is identified throughout this report as ‘Area 6’. This land will service stormwater infrastructure requirements (basin 4) associated with both the existing Industrial Zone and this site.
4. Consequential and incidental changes as needed.

Overall, the purpose of Proposed Plan Change 17 is to rationalise and activate industrial zoning in the Hautapu area, through updating the structure plan to include the new master plan and making improvements to the provisions in Part B – Definitions, Section 7 – Industrial Zone, Appendix S1 Future Growth Cells and Appendix S5 Hautapu Industrial Structure Plan, and Planning Maps in order that they are more effective and efficient. Council staff have considered and assessed several options in relation to the provisions subject of this report.

A plan change is the preferred option as a result of Council’s Section 32 analysis, and involves the following changes to the District Plan:

Part B – Definitions

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 area, and will be a term that will be used increasingly in the future as water constraints become more pressing as an issue. Furthermore, it is a term that is already in use in Appendix S20 in relation to the Bardowie Industrial Precinct.

Section 7 – Industrial Zone

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 relating to noise to include ‘Area 6’;
- Add new policies to enable dry industry in the Hautapu Structure Plan area.

Appendix S1 – Future Growth Cells

- Bring forward C9 from post 2035 to pre-2035 by removing the deferred zoning
- Add 'Area 6' to the C9 growth cell

Appendix S5 – Hautapu Structure Plan and Landscape Guidelines

- Amend Paragraph S5.1.3 – Location of area included
- Amend Paragraph S5.1.6 – Limited to dry industry
- Amend Item S5.5.1.2 – introduction of 5m setback from internal road boundaries
- Update Structure Plan maps

Planning maps

Map 4, Map 22, Map 23, Map 24

Changes to zoning:

- Uplift deferred status of C9 to Industrial Zone to live zone Industrial in C9
- 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'

A large, bold, white letter 'A' is centered on the page. Below the letter is a thick, white horizontal line.

Part A – Proposed Plan Change 17
Hautapu Industrial Zones

Part A – Proposed Plan Change 17

1 Summary of proposed changes to the Waipā District Plan

1.1 Introduction

The purpose of Proposed Plan Change 17 is to rationalise and activate industrial activities in Hautapu. This is achieved through amending the provisions relating to the Hautapu Structure Plan, Growth Cell C9 and including additional industrial land.

Proposed Plan Change 17 makes changes to the following sections of the Waipā District Plan:

- Part B – Definitions
- Section 7 – Industrial Zone
- Appendix S1 – Future Growth Cells
- Appendix S5 – Hautapu Structure Plan and Landscape Guidelines
- Planning maps

1.2 Part B – Definitions

Add a new definition to the Plan for ‘dry industry’, as this term will be used in a proposed new policy as there are water constraints in the area, and will be a term that will be used increasingly in the future as water constraints become more pressing of an issue.

1.3 Section 7 – Industrial Zone

A number of proposed changes to the existing rules in the Industrial Zone are summarised below:

- Add a new rule to enable existing industrial activities 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 relating to noise to include ‘Area 6’;
- Add new policies to enable dry industry in the Hautapu Structure Plan area.

1.4 Appendix S1 – Future Growth Cells

Changes to the Cambridge / Hautapu Industrial Growth Cells:

- Bring forward C9 from post 2035 to pre-2035
- Add ‘Area 6’ to the C9 growth cell

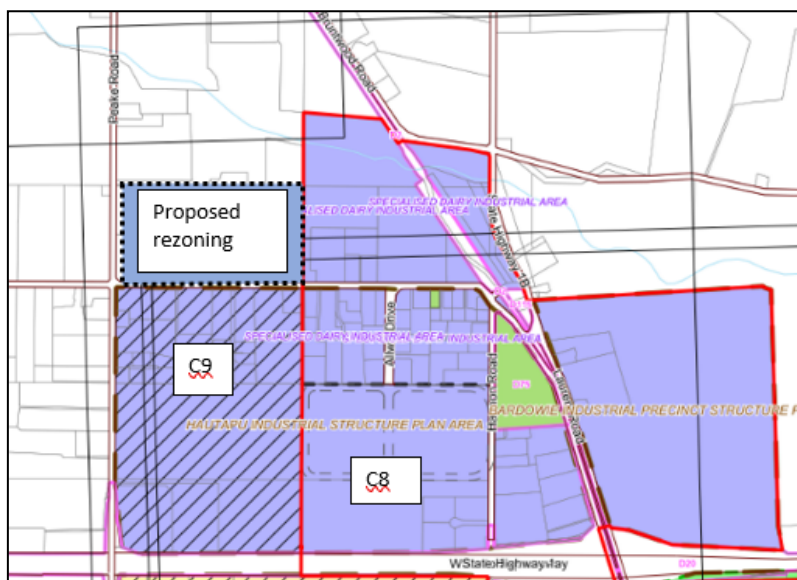


Figure 1: Reference map to show Area 6 as Proposed rezoning.

1.5 Appendix S5 – Hautapu Structure Plan and Landscape Guidelines

Changes to Appendix S5:

- Amend Paragraph S5.1.3 – Location of area included
- Amend Paragraph S5.1.6 – Limited to dry industry
- Amend Item S5.5.1.2 – introduction of 5m setback from internal road boundaries
- Update Structure Plan maps

2 Recommended Tracked Changes to Waipā District Plan

The following sets out the recommended changes for Proposed Plan Change 17. The proposed changes are shown with new additions underlined, and deletions shown as ~~strikeouts~~. Consequential renumbering may occur throughout amended Sections.

2.1 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 operations. These restrictions shall not apply to the operation of washrooms, cafeteria or firefighting purposes.

2.2 Section 7 – Industrial Zone

Policy: 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 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
(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>

7.4.1.5	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 Precent Structure Plan Area and <u>Hautapu Industrial Area 'Area 6'</u> . (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.

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:

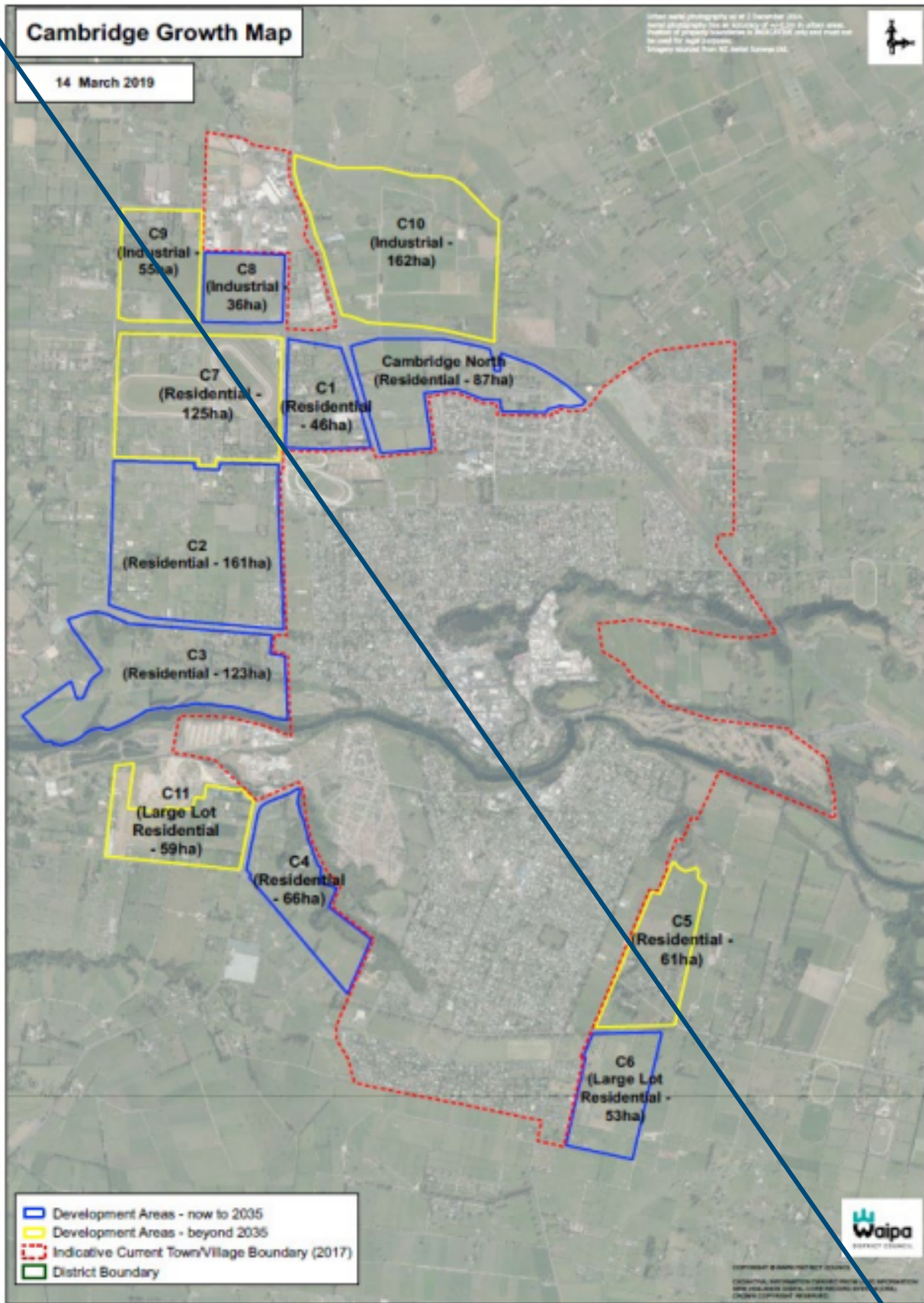
Rule - Light Spill in Area 6 – Hautapu Structure Plan Area

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.

2.3 Appendix S1 – Future Growth Cells

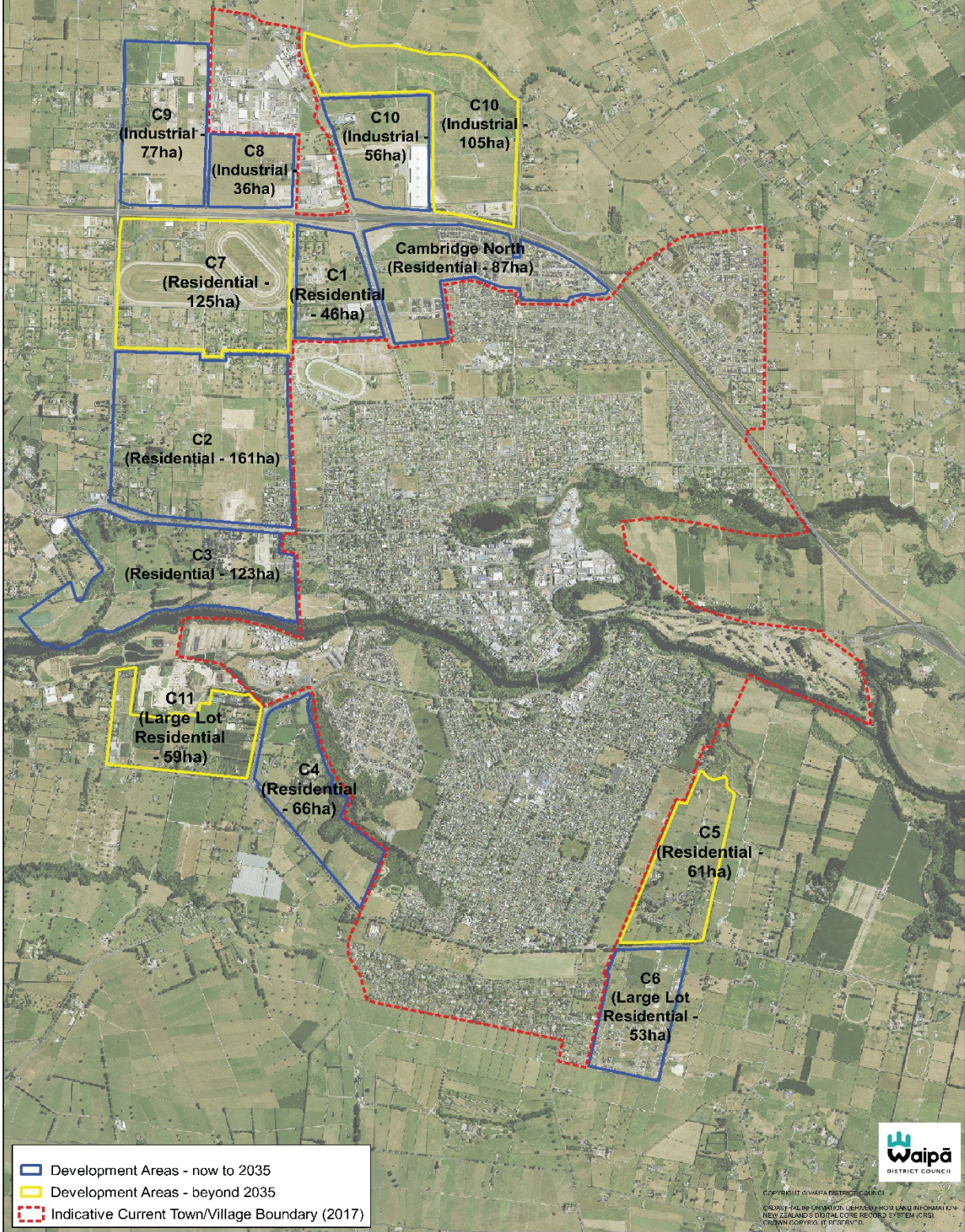


Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
and Section 32 Evaluation Report

Cambridge Growth Map

As Proposed By Plan Change 17

Urban aerial photography as at January 2021.
Aerial photography has an accuracy of +/- 0.2m in urban areas.
Position of property boundaries is INDICATIVE only and must not
be used for legal purposes.
Imagery sourced from LandSat.



- Development Areas - now to 2035
- Development Areas - beyond 2035
- Indicative Current Town/Village Boundary (2017)



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Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report



Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

Growth Cell	Land Area	Overview and Capacity
C9	75ha	<ul style="list-style-type: none"> 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. The area is currently unserved, with the structure plan review identifying needed infrastructure.
The industrial provision of 36 <u>111</u> 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"> 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. The area is currently unserved, with the structure plan review identifying needed infrastructure.

2.4 Appendix S5 – Hautapu Structure Plan and Landscape Guidelines

The following changes are proposed to the Hautapu Structure Plan.

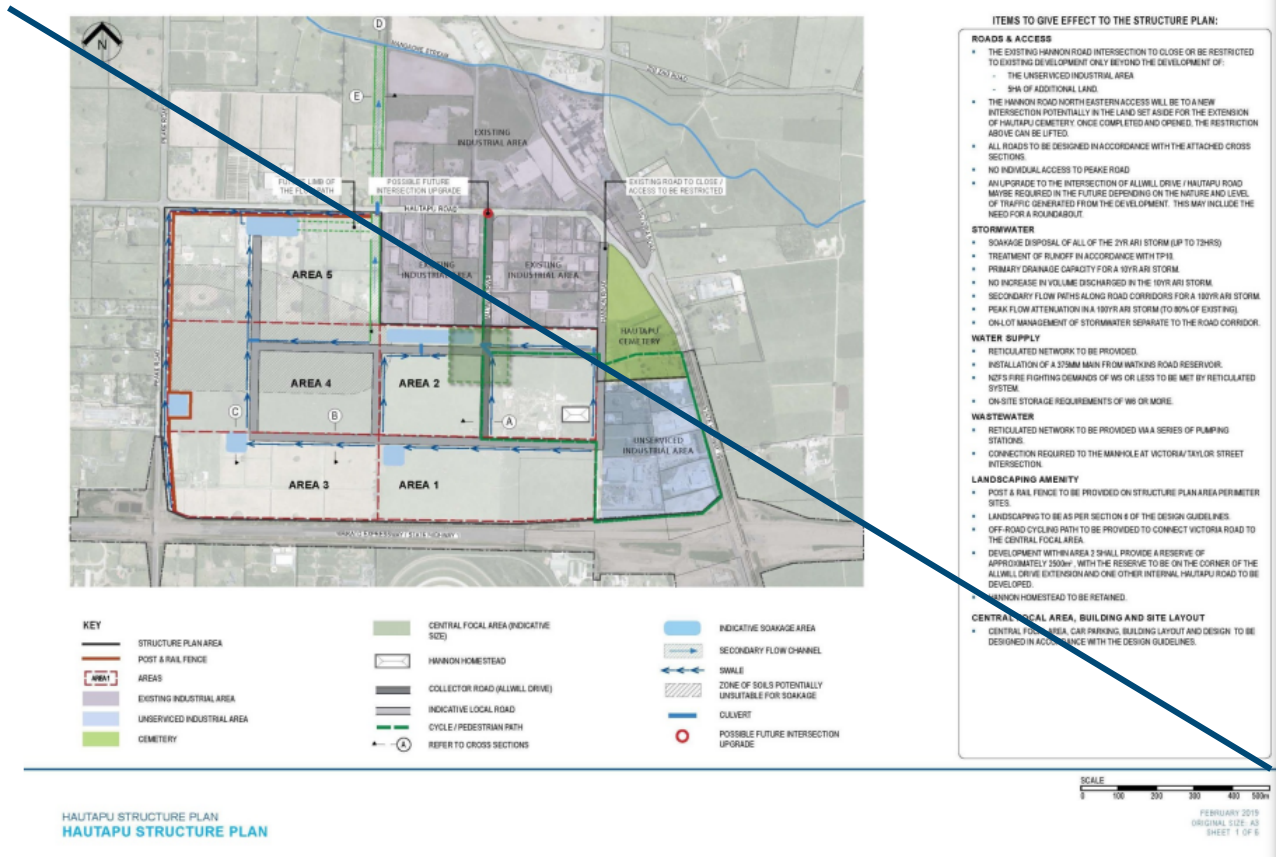
S5.1.3 The structure plan area is defined by land east of Peake Road, ~~south of Hautapu Road,~~ west of Victoria Road and north of the Waikato Expressway (State Highway 1). The structure plan area does not include the existing industrial land to the north of the area. The structure plan area is approximately ~~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.

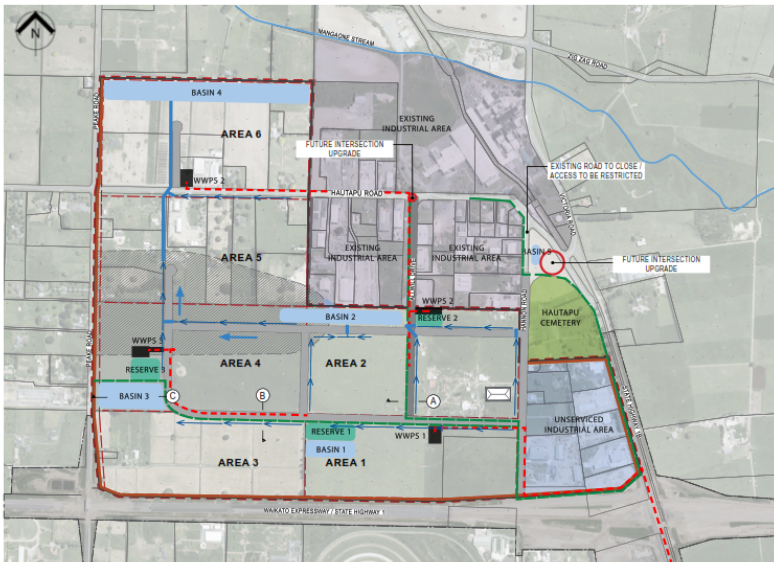
S5.1.6 The Hautapu Industrial Structure Plan provides information for developers to ensure their development meets infrastructure requirements in a coordinated and sustainable manner to avoid complications in the future, and to enable development to be managed in an integrated approach to achieve the 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 Structure Plan area. Water supply and demand will assume ‘dry industry’ and a ratio of 30 persons per hectare occupancy.”

S5.5.1.2 Design Guidelines

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

S5.9 Hautapu Structure Plan





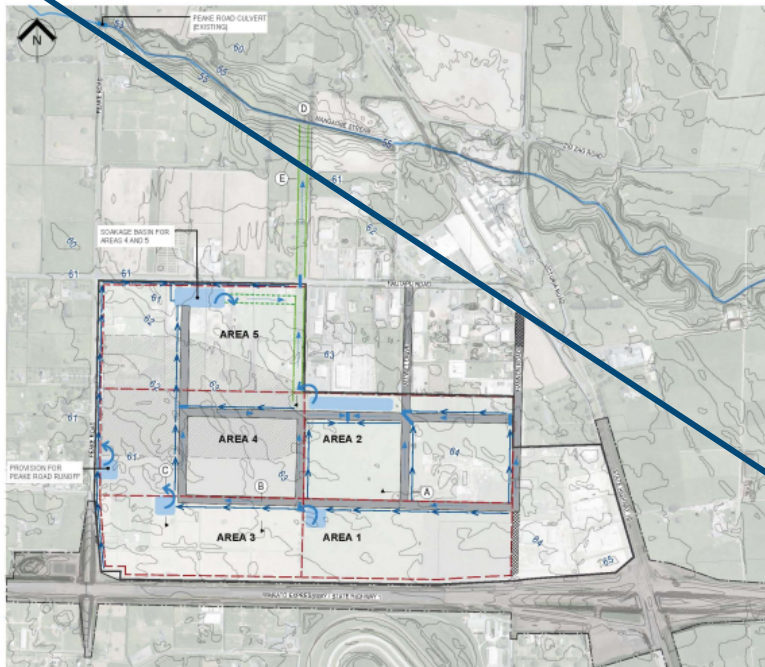
KEY	
	STRUCTURE PLAN AREA
	AMENITY PLANTING STRIP/POST & RAIL FENCE
	AREAS
	EXISTING INDUSTRIAL AREA
	UNSERVICED INDUSTRIAL AREA
	CEMETERY
	RESERVES (INDICATIVE SIZE)
	HANNON HOMESTEAD
	COLLECTOR ROAD (ALLWILL DRIVE)
	INDICATIVE LOCAL ROAD
	CYCLE / PEDESTRIAN PATH
	REFER TO CROSS SECTIONS
	SECONDARY FLOW
	SOMKAGE BASIN
	SECONDARY FLOW CHANNEL
	SWALE
	ZONE OF SOILS POTENTIALLY UNSUITABLE FOR SOMKAGE
	CULVERT
	FUTURE INTERSECTION UPGRADE
	WASTE WATER PIPE (RISING MAIN)

- ITEMS TO GIVE EFFECT TO THE STRUCTURE PLAN:**
- ROADS & ACCESS**
- HANNON ROAD INTERSECTION TO CLOSE WHEN SHA OF NEW DEVELOPMENT HAS OCCURRED.
 - STAGE 1 ROUNDABOUT ON VICTORIA ROAD REQUIRED PRIOR TO HANNON ROAD CLOSURE.
 - ALLWILL DRIVE INTERSECTION TO BE UPGRADED WITH ALIEN INTO THE AREA 2. FURTHER UPGRADE TO SIGNALS WITH AREA 3 DEVELOPMENT.
 - NO INDIVIDUAL 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 SH18 / VICTORIA STREET REFER TO GREY MATTER DESIGNS REF# ECM0796019.
- STORMWATER**
- ONLOT TREATMENT AND DISPOSAL REQUIRED FOR RUNOFF UP TO AND INCLUDING 24-HR, 10% AEP EVENTS.
 - PRIMARY NETWORK (SWALE) CAPACITY FOR 10% AEP EVENTS. SECONDARY NETWORK ROAD CORRIDOR FOR 1% AEP EVENTS.
 - BASEIN CAPACITY FOR 24 HR, 1% AEP EVENTS WITH NO SOMKAGE ALLOWANCE.
 - BASEIN UNDER DRAINAGE MATRIX REQUIRED TO MINIMISE EFFECTS FROM SILT DEPOSITION IN THE BASIN.
- WATER SUPPLY**
- RETICULATED NETWORK TO BE PROVIDED.
 - INSTALLATION OF DN275 MAIN REQUIRED PRIOR TO DEVELOPMENT.
 - STAGED NETWORK MAY ONLY ACHIEVE F102 LEVEL OF SERVICE. COMPLETED NETWORK WILL ACHIEVE F103. HIGHER RISK 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 WAKATO EXPRESSWAY.
 - PEAKE ROAD / HAUTAPU ROAD: NORTH END OF HANNON ROAD AND VICTORIA ROAD TO PROVIDE 5m LANDSCAPE AMENITY PLANTING STRIP AND AMENITY TREE PLANTING AT APPROX 30m INTERVALS.
 - PLANTING STRIP ON PEAKE ROAD TO BE NESTED 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 CAFE(S) AND/OR LUNCH BARRIERS 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.

SCALE 0 100 200 300 400 500m
 JULY 2022
 ORIGINAL SIZE: A3
 SHEET 1 OF 5

HAUTAPU STRUCTURE PLAN
 HAUTAPU STRUCTURE PLAN

S5.10 Indicative Stormwater Layout



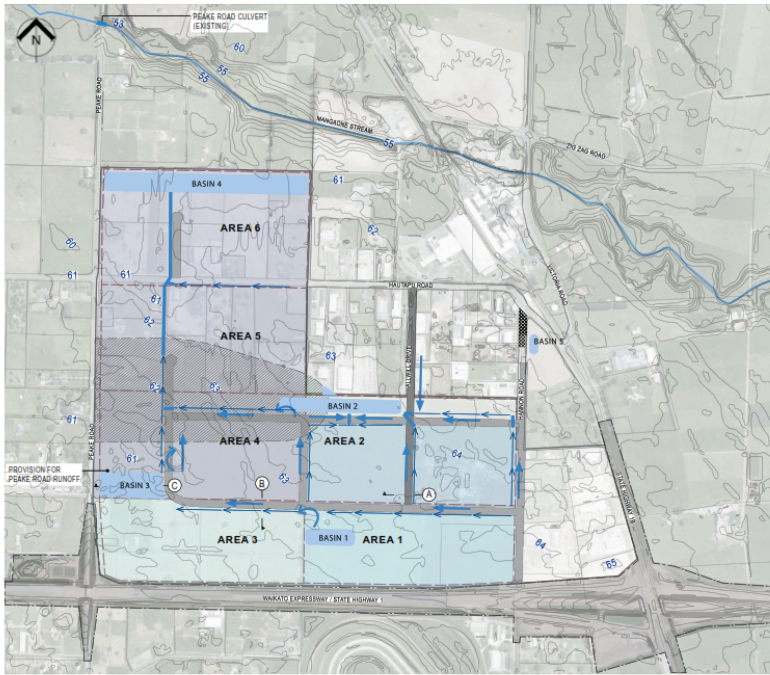
- NOTES:**
- STORMWATER PERFORMANCE CRITERIA:**
 - SOMKAGE AREAS SIZED TO:
 - DISPOSE TO GROUND 100% OF THE 24 HR ARI1 STORM RUNOFF FOR DURATIONS UP TO 72 HRS.
 - DISCHARGE NO MORE THAN EXISTING DEVELOPMENT VOLUME DURING A 24 HR ARI1 STORM FOR DURATIONS UP TO 24 HRS.
 - FLOOR LEVELS SET TO BE CLEAR OF THE 100YR FLOOD LEVEL.
 - ATTENUATE 100YR ARI1 STORM PEAK FLOW RATE TO 80% OF EXISTING DEVELOPMENT FLOW RATE FOR THE CRITICAL DURATION STORM AT THE PEAKE ROAD CULVERT.
 - SOMKAGE AREAS SIZED FOR ROAD CORRIDOR RUNOFF ONLY. THESE ARE TO BE VESTED AS A COUNCIL ASSET.
 - PFED SYSTEMS TO BE DESIGNED TO A 10 HR ARI CAPACITY WITH A 15 MIN TIME OF CONCENTRATION.
 - TREATMENT OF RUNOFF IN ACCORDANCE WITH TP10.
 - OVERFLOWS TO RUN DOWN THE ROAD CORRIDORS AND BE DEFLECTED INTO THE SECONDARY FLOW CHANNEL, DESIGNED TO A 100YR ARI 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 CONCLUSIVE TO SOMKAGE DISPOSAL:
 - MINIMUM RETENTION OF THE FIRST 5MM OF RAINFALL FOR ALL IMPERVIOUS SURFACES, PROVIDED PAVED AREAS ARE REMEDIATED WHERE COMPACTED, OTHERWISE, BAM ACROSS THE 100% SOLE SITE AND.
 - EXTENDED DETENTION OF 12+ MIN WATER QUALITY VOLUME DISCHARGED OVER 24 HRS.

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

SCALE 0 100 200 300 400 500m
 FEBRUARY 2022
 ORIGINAL SIZE: A3
 SHEET 2 OF 6

HAUTAPU STRUCTURE PLAN
 INDICATIVE STORMWATER LAYOUT

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report



- 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 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 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 PAVED 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

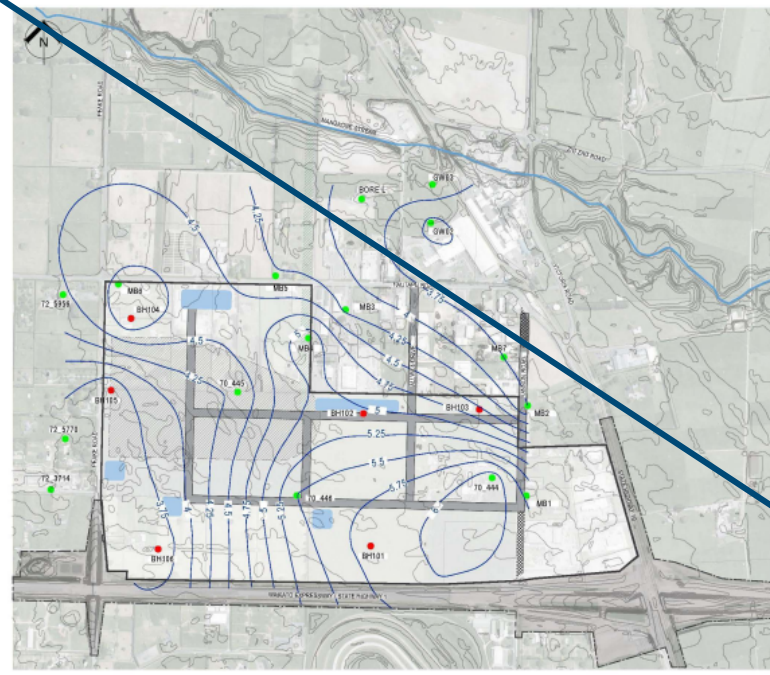
- STRUCTURE PLAN AREA
- INDICATIVE ROAD LAYOUT
- EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
- SOAKAGE BASIN
- SECONDARY FLOW CHANNEL
- SECONDARY FLOW SWALE
- ZONE OF SOILS POTENTIALLY UNSUITABLE FOR SOAKAGE
- CULVERT
- OVERFLOW
- BASIN 1 AREA 1 CATCHMENT
- BASIN 2 AREA 2 CATCHMENT
- BASIN 3 AREA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

SCALE
0 100 200 300 400 500m

JULY 2022
ORIGINAL SIZE: A3
SHEET 2 OF 5

HAUTAPU STRUCTURE PLAN
INDICATIVE STORMWATER LAYOUT

55.11 Estimated Winter Groundwater Contours

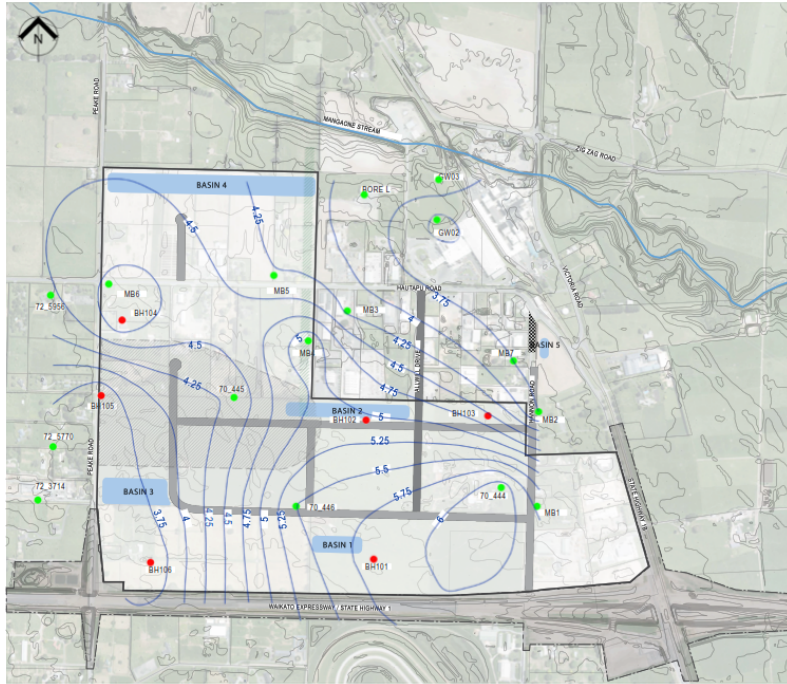


KEY

- STRUCTURE PLAN AREA
- INDICATIVE ROAD LAYOUT
- EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
- 2015 BORES
- EXISTING BORES
- DEPTH TO WINTER GROUNDWATER LEVEL (M BELOW GROUND LEVEL)
- INDICATIVE SOAKAGE AREA

JANUARY 2019
ORIGINAL SIZE: A3
SHEET 2 OF 5

HAUTAPU STRUCTURE PLAN
ESTIMATED WINTER GROUNDWATER CONTOURS



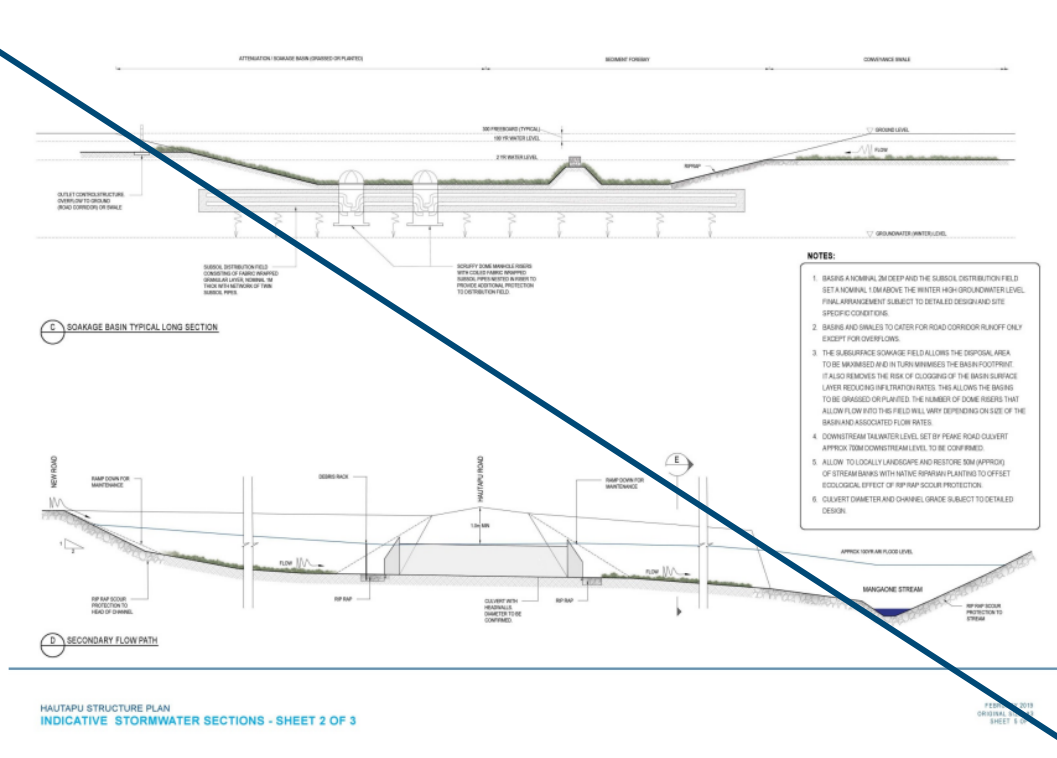
- KEY**
- STRUCTURE PLAN AREA
 - INDICATIVE ROAD LAYOUT
 - ▨ EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
 - 2015 BORES
 - EXISTING BORES
 - DEPTH TO WINTER GROUNDWATER LEVEL (M BELOW GROUND LEVEL)
 - SOAKAGE BASIN

HAUTAPU STRUCTURE PLAN
ESTIMATED WINTER GROUNDWATER CONTOURS

JULY 2022
ORIGINAL SIZE: A3
SHEET 3 OF 5

Page 28 of 31

Waipā District Plan
Appendix S5 - Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines
Page Version - 14 March 2019



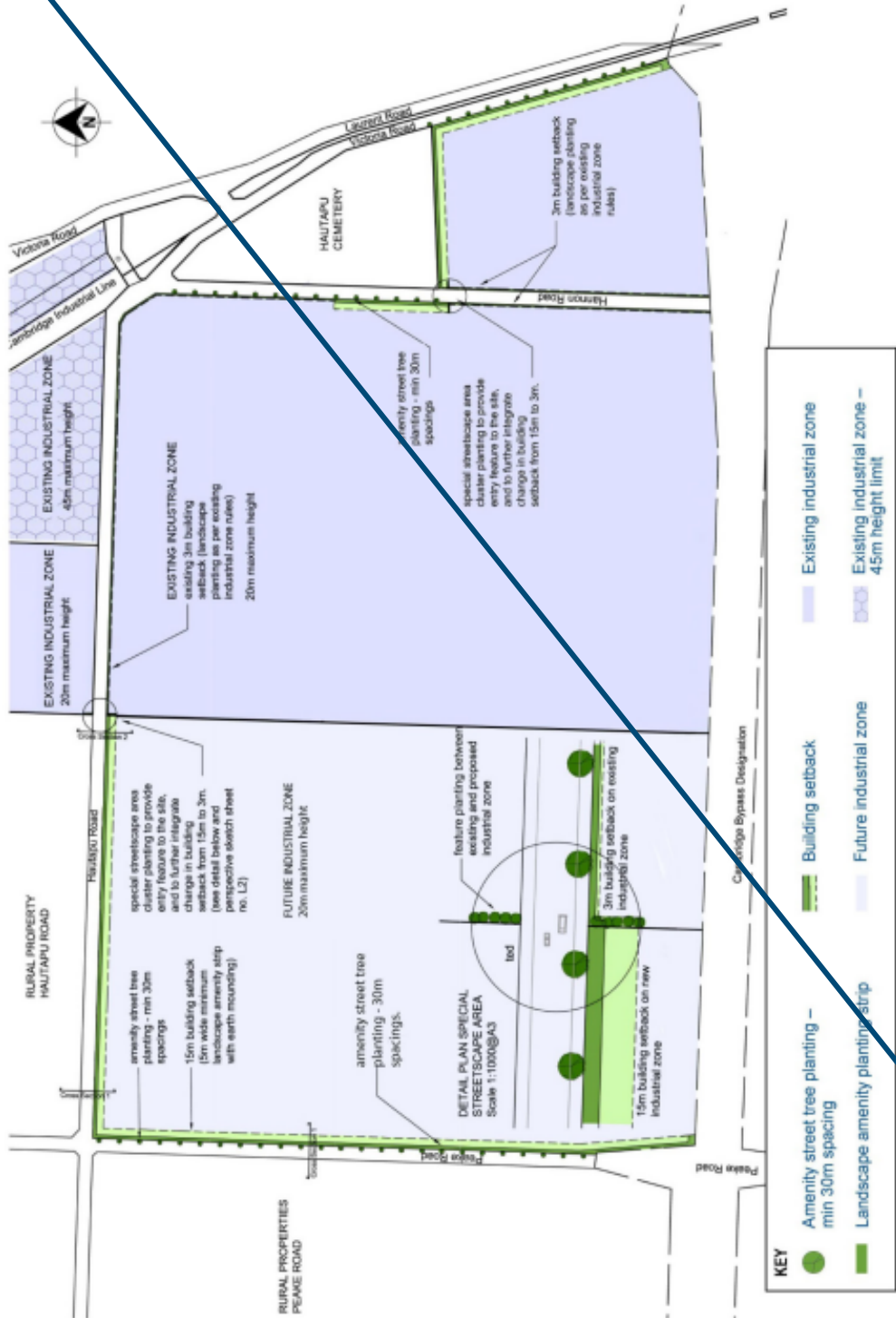
S5.13 Indicative Stormwater Sections – Sheet 2 of 3

HAUTAPU STRUCTURE PLAN
INDICATIVE STORMWATER SECTIONS - SHEET 2 OF 3

JULY 2022
ORIGINAL SIZE: A3
SHEET 4 OF 5

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
and Section 32 Evaluation Report

Attachment A: Perimeter Boundary Treatment





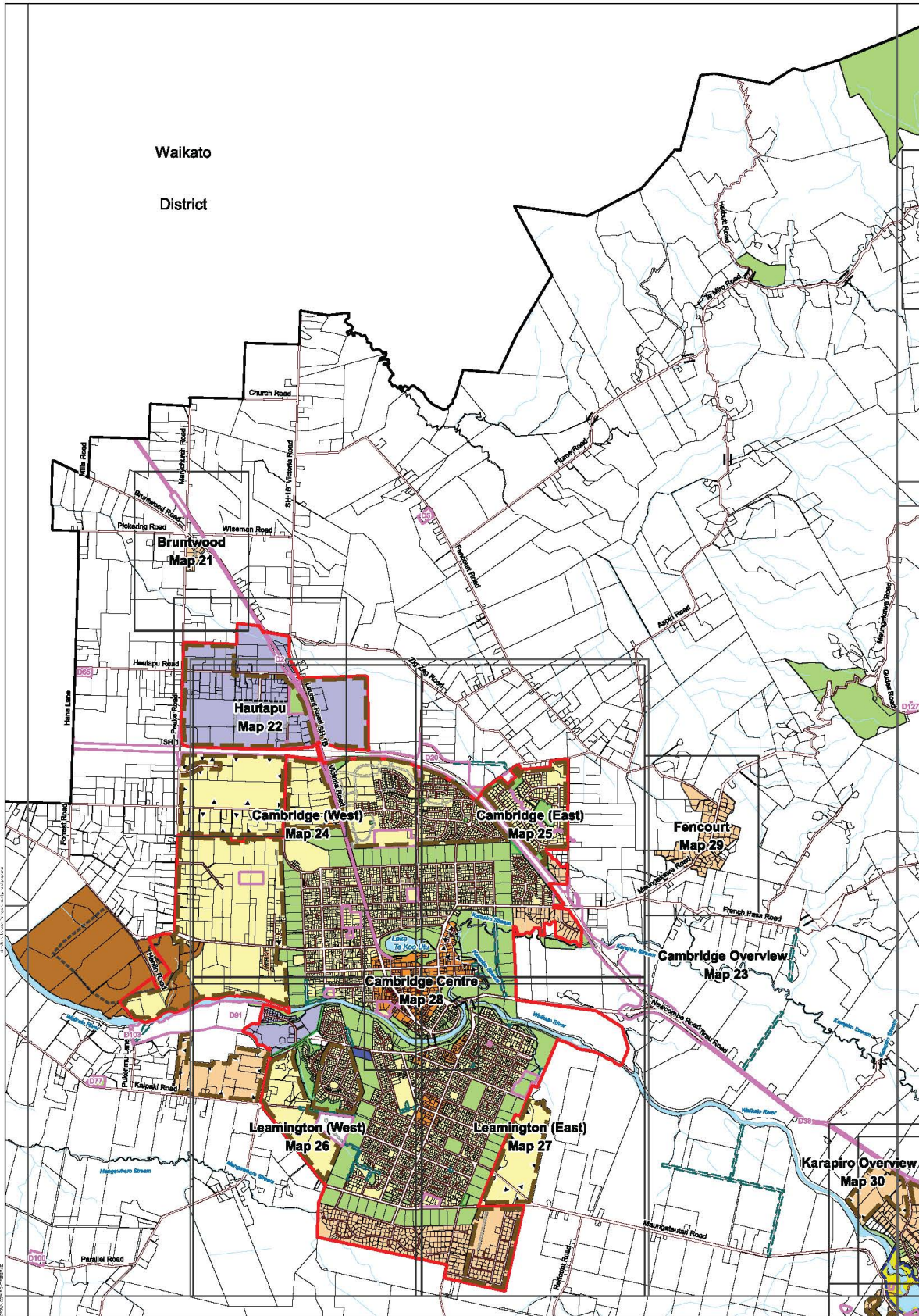
Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report

2.5 Planning maps

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

The changes include:

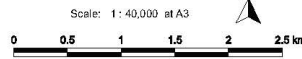
- Uplift deferred zoning in C9 to Industrial Zone.
- Change zoning of 'Area 6' from Rural to Industrial Zone.
- Including 'Area 6' as a part of C9.
- Extending the Urban Limit to include C9 and 'Area 6'.



4 Zones

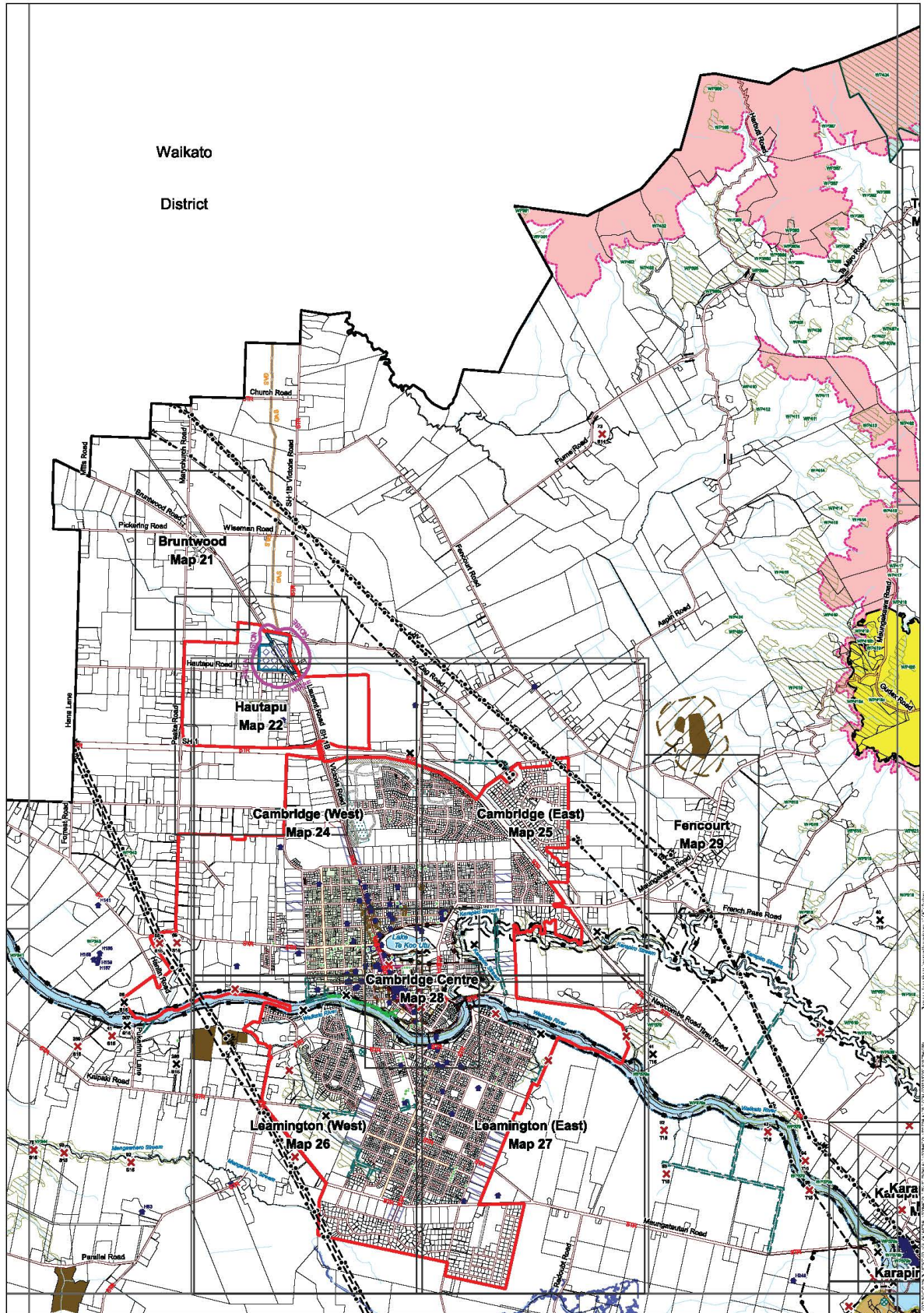


Cambridge Overview
 Waipa District Plan
 As Proposed by Plan Change 17

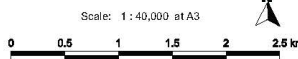


Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





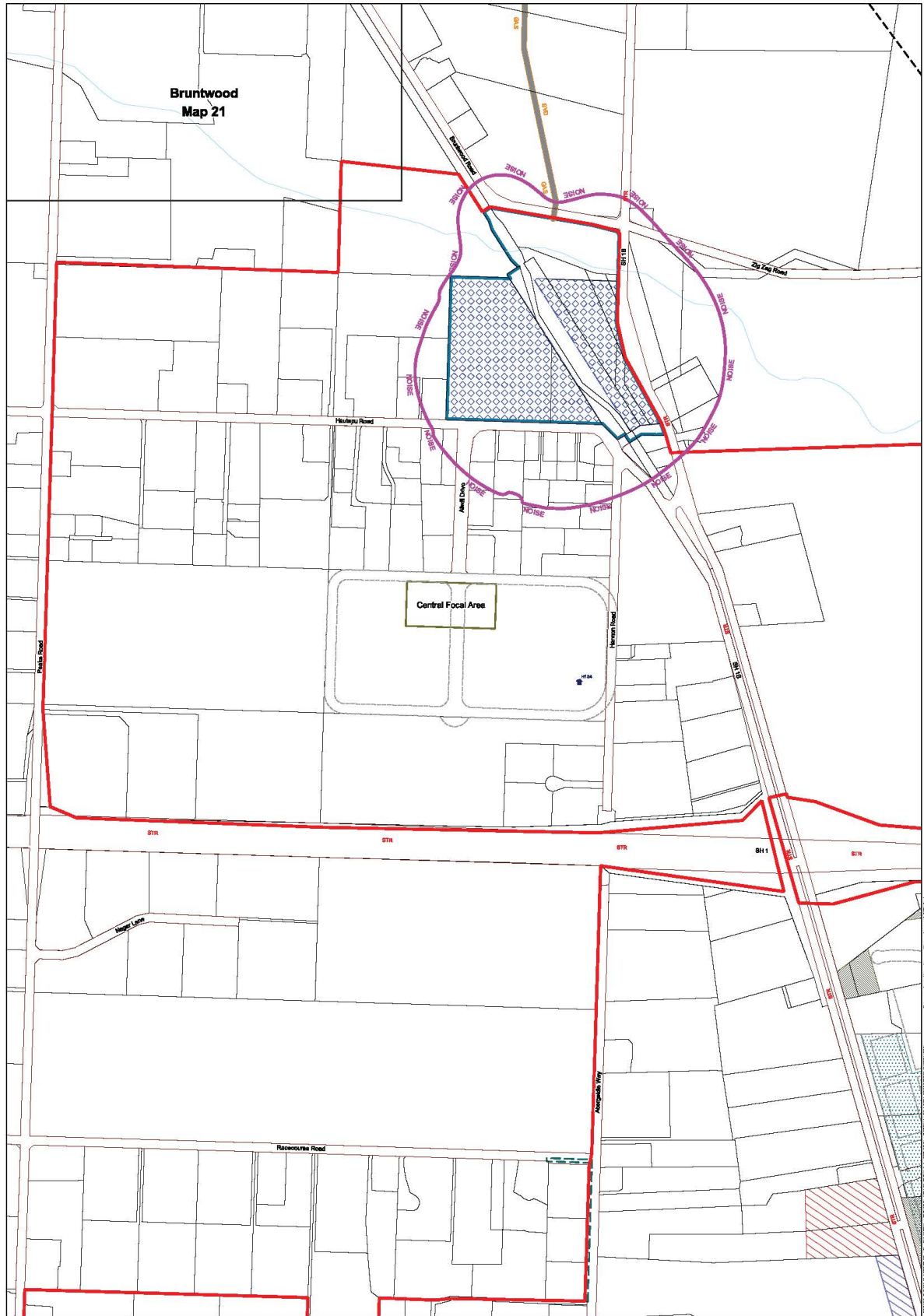
Cambridge Overview
 Waipā District Plan
 As Proposed by Plan Change 17



Policy Areas 4

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





Hautapu
 Waipā District Plan
 As Proposed by Plan Change 17

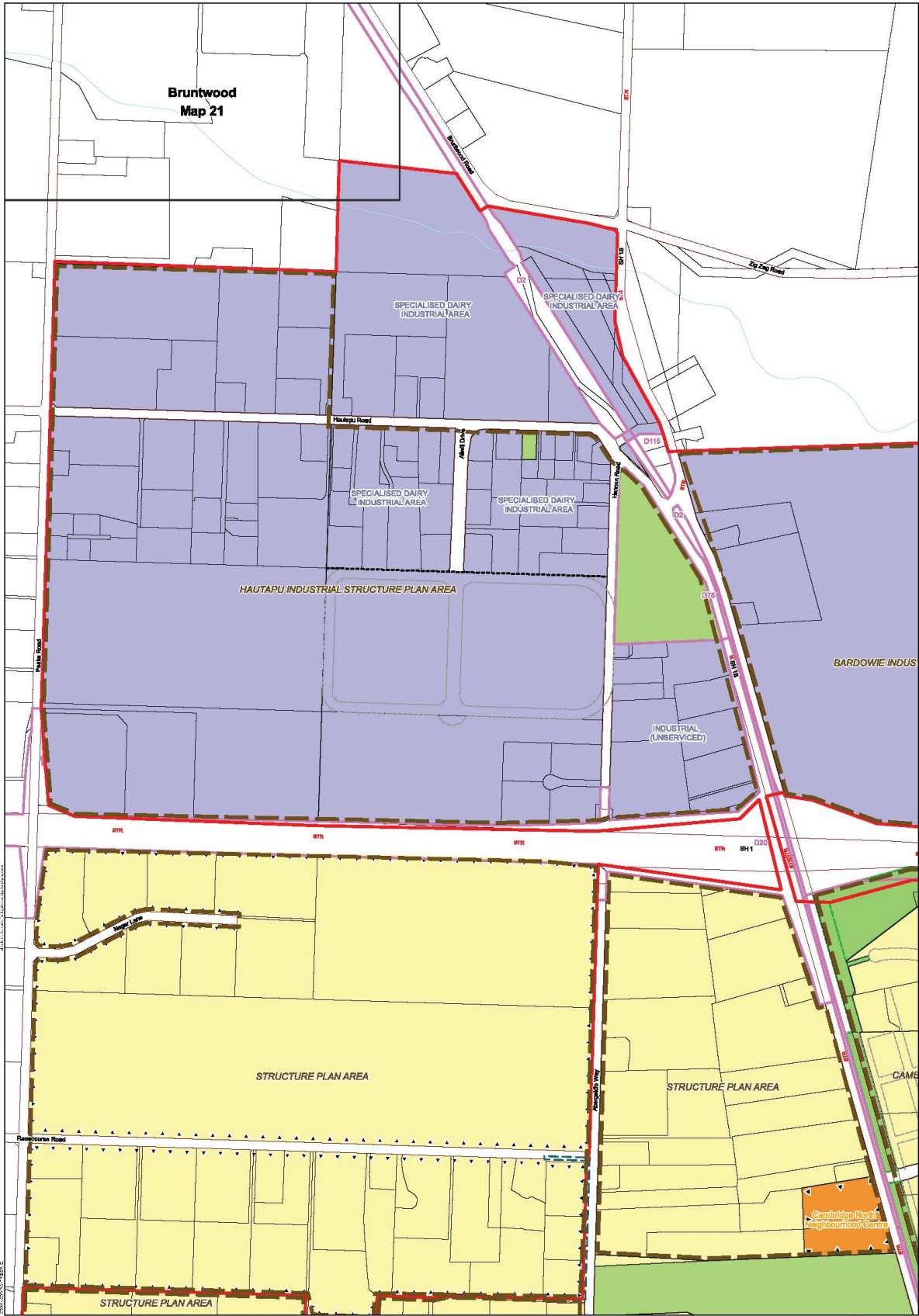
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Policy Areas **22**

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





22 Zones

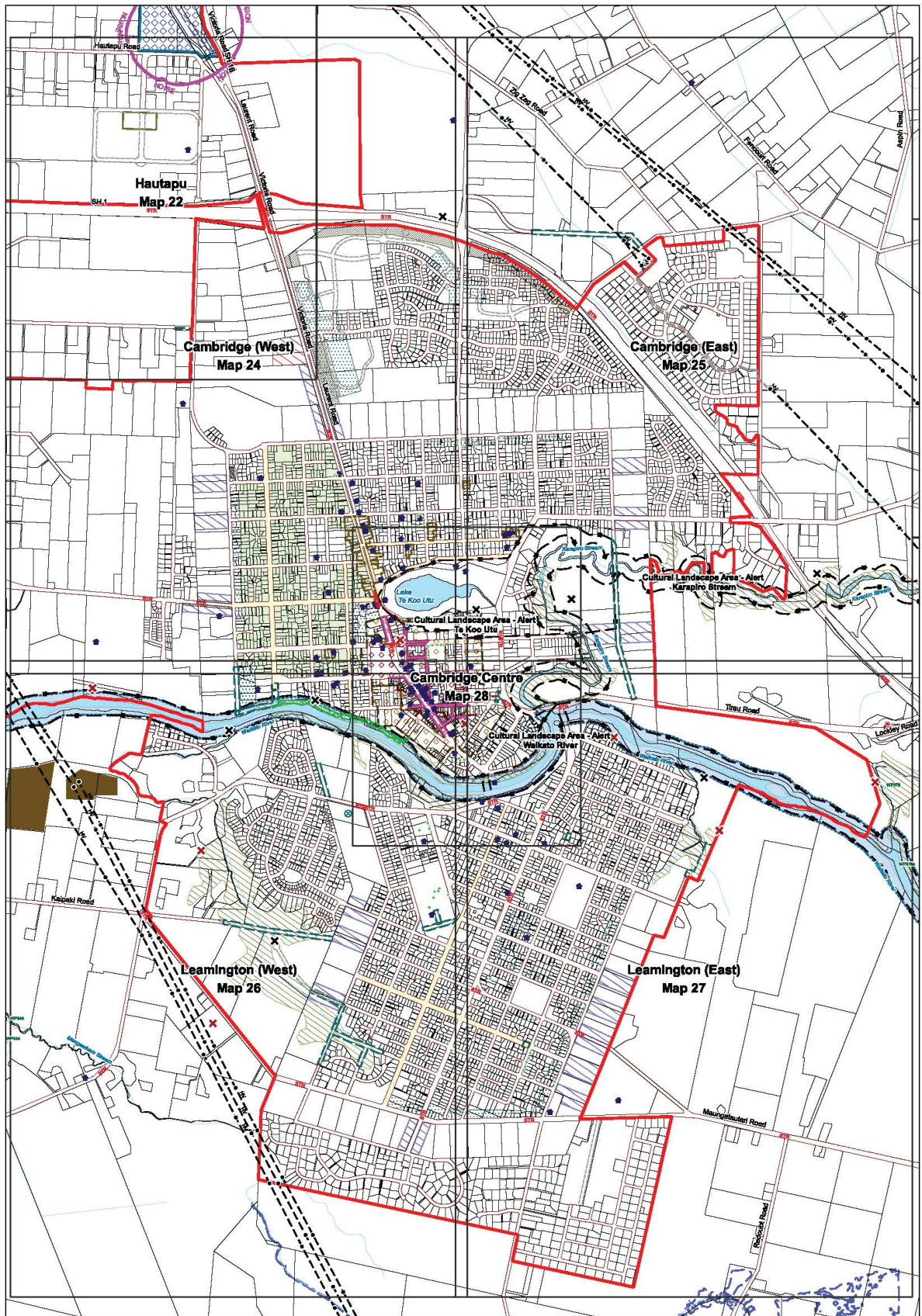


Hautapu
 Waipā District Plan
 As Proposed by Plan Change 17

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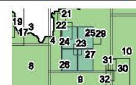


Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report



Cambridge Overview
 Waipā District Plan
 As Proposed by Plan Change 17

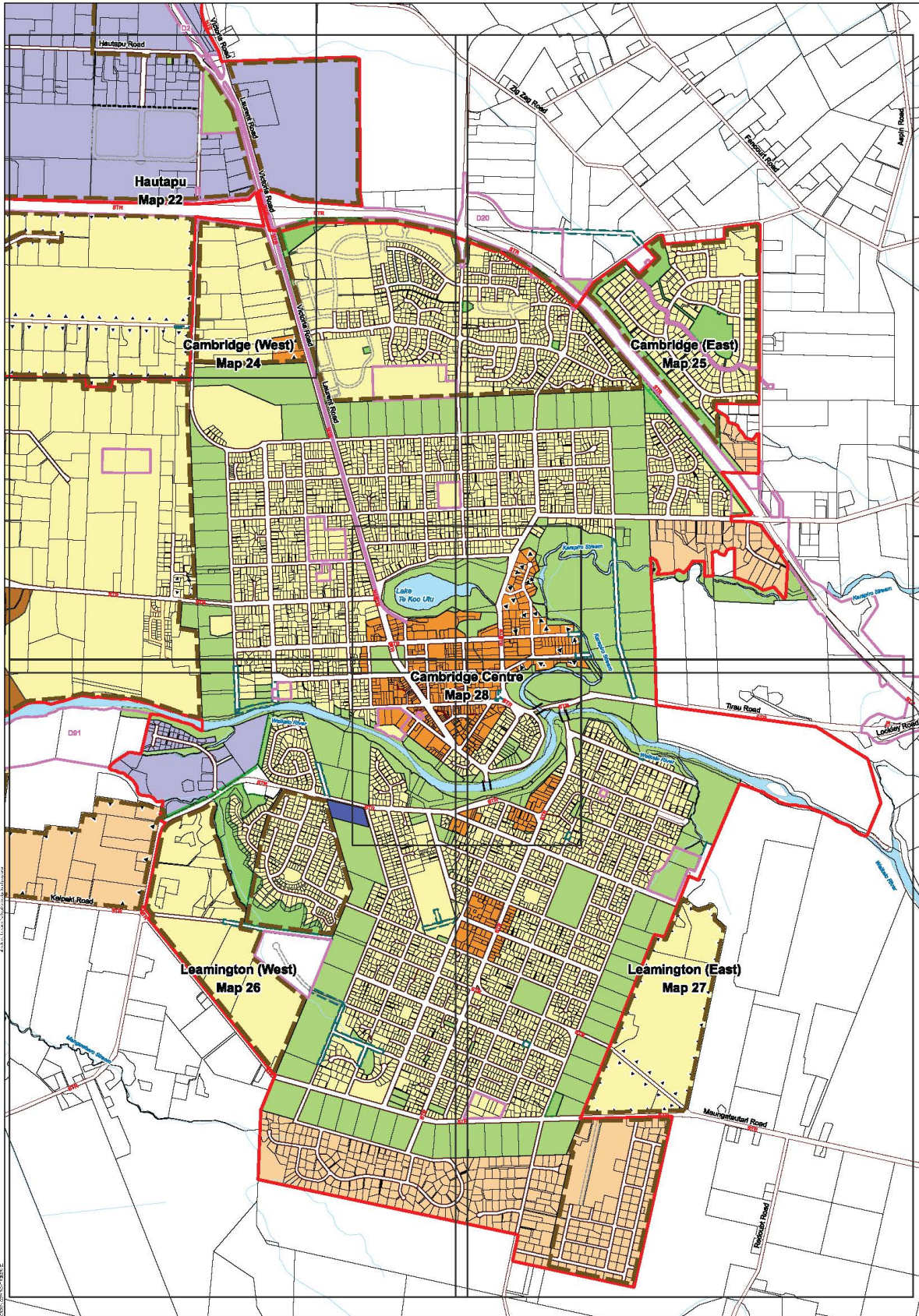
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Policy Areas 23

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





23 Zones



Cambridge Overview
 Waipa District Plan
 As Proposed by Plan Change 17

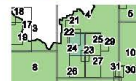
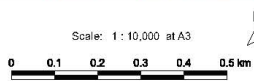


Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





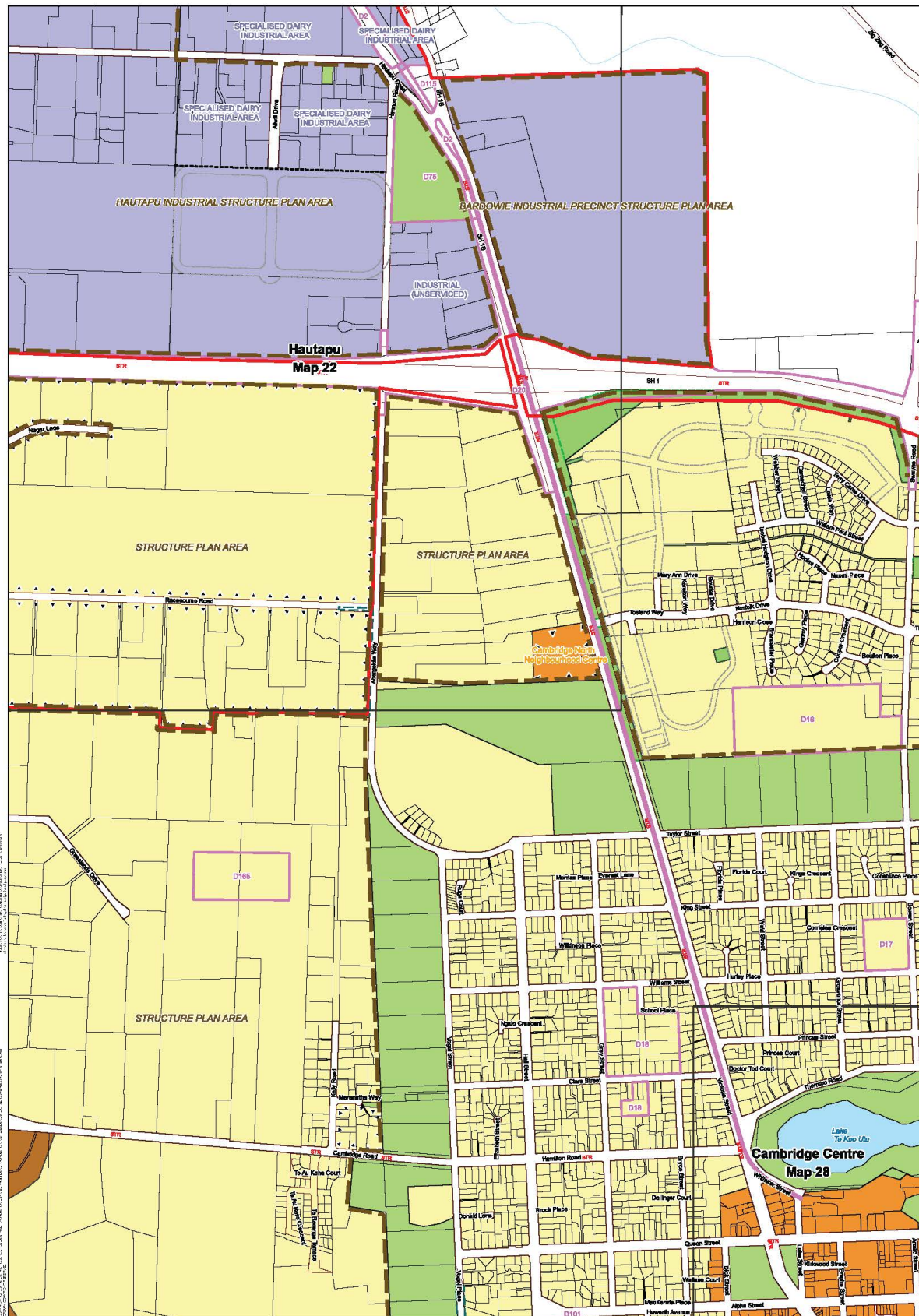
Cambridge (West)
 Waipā District Plan
 As Proposed by Plan Change 17



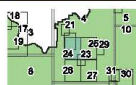
Policy Areas 24

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report

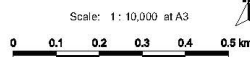




24 Zones



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



Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report



B

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Part B – Section 32 Evaluation

Part B – Section 32 Evaluation

3 Background and Context

3.1 Introduction

This report presents an evaluation undertaken by the Waipā District Council (Council) in accordance with Section 32 of the Resource Management Act 1991 (RMA) in relation to Proposed Plan Change 17 – Hautapu Structure Plan to the Waipā District Plan (District Plan). Undertaking a Section 32 evaluation assists in determining why changes to existing plan provisions may be needed and formalises a process for working out how best to deal with resource management issues.

This report is a result of a review of several provisions in the District Plan. Proposed Plan Change 17 makes improvements by aligning the District Plan and its maps with the correct existing infrastructure. It also enables development of some pockets of land in the Hautapu Industrial area that are currently undergoing resource consents. This process will streamline these developments and avoid unnecessary costs. It will also provide for additional land within the Hautapu Structure Plan for both industrial development and required stormwater infrastructure.

This report examines the extent to which the objectives of Proposed Plan Change 17 are the most appropriate way to achieve the purpose of the RMA and assesses whether the proposed provisions are the most appropriate way of achieving those objectives. In assessing the proposed provisions, Council must consider other reasonably practicable options and assess the efficiency and effectiveness of the provisions in achieving Proposed Plan Change 17 objectives. Assessing effectiveness involves examining how well the provisions will work. Determining efficiency involves an examination of benefits and costs.

This report has been prepared to fulfil the obligations of the Council under Section 32 of the RMA, with respect to undertaking a Plan Change within the District Plan.

3.2 Background

The District Plan contains many provisions that aim to promote sustainable management within the District, in accordance with the purpose of the RMA.

This plan change is proposed to introduce various changes to better align the Hautapu Industrial Zone with those documents, including:

- Structure Plan Alignment;
- Uplifting Deferred Industrial Zone – Growth Cell C9; and
- Rezoning land from Rural Zone to Industrial Zone.

These changes are proposed to address increasing demands for industrial land in the region, to ensure consistency and accuracy of the District Plan's structure plans, and to implement the Future Proof Strategy 2022. Due to circumstances outside of Council's control, some land identified for industrial and future industrial use in the C8 growth cell has not been made available for development. This has created heightened demand for additional industrial land within the region and in particular in Hautapu. Council staff have indicated increased enquiries from the public on

industrial land availability and acknowledge reoccurring comments from industrial land uses outside of the region wanting to move to Waipa. These sentiments have been further supported through the initial feedback process of this proposed plan change.

Additionally, by rezoning land from Rural to Industrial, which sits just north of the existing deferred Industrial Zoning, this will reflect some current land uses within this area and rationalise the Industrial Zone boundary.

Out of date Structure Plan

After the last review of the Hautapu Structure Plan, Council has since developed an infrastructure master plan for the detailed design of infrastructure upgrades in and around the C8 growth cell. The Structure Plan was more indicative and the masterplan sets out an actual development plan in more detail.

Inefficiencies are created with a Structure Plan that does not reflect the recent changes to the area, and therefore a simple task of updating the Structure Plan with recent infrastructure changes, in accordance with the Master Plan, is part of this Plan Change.

Proposed amendments to the Hautapu Structure Plan:

- Updating Park locations to reflect existing developments.
- Basin 1 size reduction due to further testing, reflects existing changes.
- Wastewater Pump Station 1 relocation due design refinement.
- Hannon Road sweeping bend straightened.
- Planting strip reduced to 4m along Waikato Expressway following its completion.
- Stormwater Basin #4 relocated to proposed re-zoned industrial land (proposed).
- Stormwater conveyance (overland and Piped) to relocated Basin #4 (proposed).
- Addition of 'Area 6' to the Structure Plan to reflect the proposed re-zoning as part of this plan change.
- Wastewater Pumpstation 2 relocated to 'Area 6' still taking existing catchment (proposed).
- Addition of 'dry industry' for the Hautapu Structure Plan area.
- Change to the Hautapu Landscape Plan regarding building setback requirements for internal roads. S5.5.1.2 Design Guidelines addition of (e).

Uplifting Deferment of Growth Cell C9

The second part of the plan change relates to growth cell C9. In the Waipā District Plan, growth cell C9 is shown as “deferred industrial” and is planned for development after 2035. However, a number of resource consents have been granted for development in C9 which is consistent with the longer-term zoning. The Waipā District Plan deferred industrial zoning on C9 no longer matches the “on the ground” land use or, more significantly, the demand for industrial land. Accordingly, Draft Plan Change 17 is proposing to lift the deferment on C9 and make the industrial zoning “live”. This would activate this parcel of land for industrial development to better reflect the land use and meet demand.

Over the last few years Council has received a number of resource consents for industrial activities within the C9 Growth Cell. This is largely because there is a lack of industrial zoned land in the area.

C9 Growth Cell is identified in Appendix S1 has becoming Industrial post 2035. This means that while industrial land has been allocated and identified as per Future Proof and the Waikato Regional Policy Statement, the availability of industrial zoned land is still low, and demand is high.

By bringing forward the date for this growth cell to become live, it is still in keeping with the growth strategy outlined in Appendix S1 but is responding to the increasing demand for industrial land.

Additional industrial land - 'Area 6'

The last component of the plan change involves rezoning approximately 20 (19.9ha) hectares of land from Rural to Industrial Zone. This land is located on the fringe of Hautapu Industrial Structure Plan area and comprises of various land uses. It is noted that there is a number of consented industrial activities located within this area, which conform to the surrounding existing industrial zoning that adjoins this area to the east and south.

In 2020 Kama Trust made a submission on the Future Proof Growth Strategy, highlighting the possibility of rezoning 'Area 6' land from Rural to Industrial based on surrounding land uses and activities carried out. The submission was comprehensive and contained input from a number of specialist fields including geotechnical, ecology, three waters and transportation.

Based on the high-level information presented within the Kama Trust Future Proof submission and additional research undertaken to further support these findings, the site presents an opportunity for additional capacity for industrial development within the Waipā District at the edge of the existing Hautapu Structure Plan Area and the Hautapu Industrial node. The land contained within this area also consolidates the existing surrounding zoning, creating a more rational interface between Rural Zone and Industrial Zone. To this effect, the Kama Trust submission was accepted by the Future Proof panel, and the 2022 Future Proof Strategy identifies area 6 for "short term development" for industrial activities

For the purposes of this plan change, it is acknowledged however that bringing this land forward for rezoning is out of sequence of the Operative Waikato Regional Policy Statement (RPS – as at the date of notifying PC17) and does not meet Objective 7.3.4, specifically 7.3.4(f), as extracted below:

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

(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..."

In terms of the RPS, this Plan Change triggers an assessment of the criteria for alternative land release, under provision 6.14.3 of the RPS.

The following below provides a rationale to why this alternative land release is considered acceptable:

- The additional land enables Waipa District Council to meet demand expectations for industrial development within the District that will go into live zoning;
- Much of the land identified by Waipa District Council for future industrial development is currently unable to be developed due to a number of factors outside the control of Council.

- The additional land helps to alleviate some industrial land pressure from the rezoning of the Carters Flat to Commercial Zone (PC19), where the existing Industrial activities in Carters Flat have the option of relocating to Hautapu Industrial Zone – ‘Area 6’ as the remainder of the Hautapu Industrial Zone may already be allocated for other activities;
- A stormwater basin is needed to service the live industrial zoning and was originally proposed to be encompassed within the existing deferred industrial zone. With the additional industrial land provided from Kama Trust, a stormwater basin can be established within ‘Area 6’ to cater for the combined industrial zoning, which alleviates pressure on the industrial land availability.

At the time of notifying, Waikato Regional Council had provided a consultative draft of changes to the RPS that would enable Proposed Plan Change 17. This is anticipated to be notified as an RPS plan change late in 2022.

Specialist reports have confirmed that this land would be suitable for rezoning, and that there is merit in rationalising the Industrial Zone boundary to meet current and expected demand.

A letter to landowners was sent 26 May 2022 to inform them of the proposed changes and to seek feedback. A number of phone calls and emails were fielded, some in opposition and some in support.

A total of 12 phone calls and emails were received by Council staff;

- Four were from direct neighbours who requested a meeting with Council, this meeting was held 23 June 2022. These neighbours raised concerns regarding the adverse effects this rezoning will have on their properties and their wellbeing.
- Four were from industrial businesses in support of the plan change.
- Four enquiries were raising matters outside of the scope of this plan change (requesting rezoning Rural land to Large Lot Residential, Growth Cell C10 timing, Growth Cell C8 timing and querying a roundabout design).

Of the feedback received to date through this informal process, the concerns raised by the four adjoining rural/residential properties required considerations as to options available for mitigation of effects, in particular amenity, noise and lighting from having an Industrial Zone bordering a Rural Zone. These mitigation measures have been included in this Proposed Plan change by way of the following:

- Noise restrictions on all activities within ‘Area 6’
- A bund and landscaping to alleviate noise and amenity effects.
- Locating a large stormwater pond on the boundary with the Rural Zone as a further setback/buffer.

A further, more detailed, assessment of effects will be considered and reported on in a future s42A report.

The land to the north of the Kama Trust land is zoned Rural Zone. It includes a number of dwellings (including one close to the boundary of the Kama Trust land) and the land is primarily used for equestrian purposes. This includes an agistment business which accommodates high-value thoroughbred horses. In order to, amongst other things, facilitate the boundaries of a future industrial area following logical topographical boundaries rather than a cadastral boundary, the

future extension of the proposed Industrial Zone to the north (to the top of the escarpment on the southern side of the Mangaone Stream), bounded by Peake Road to the west and the existing Industrial Zone to the east (whereby that land could be rezoned as a Deferred Industrial Zone), is a possible proposal that Council could consider if technical work being completed (at the cost of the relevant land owners) is able to demonstrate that the land can be adequately serviced in terms of roading and three waters.

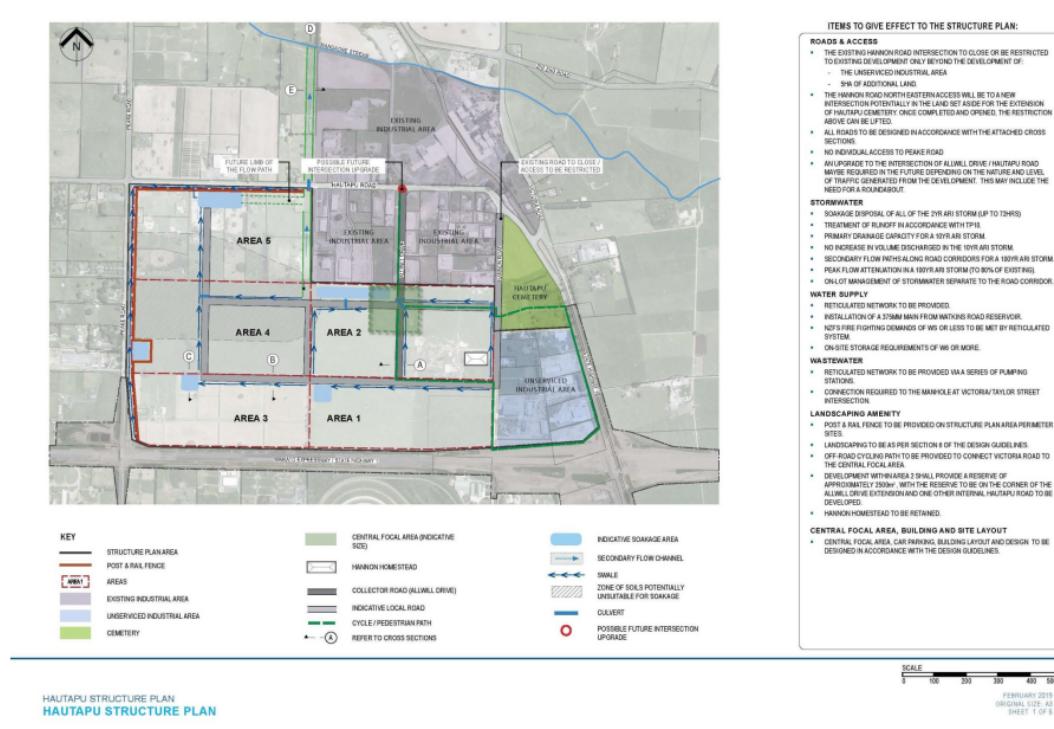
3.3 Current District Plan Provisions

Section 14 of the District Plan sets out the relevant provisions for development or subdivision in the Deferred Zone alongside a regime of provisions in the Strategic Policy Framework (Section 1), the Rural Zone (Section 4) and the District Wide Sections (i.e. Sections 15 to 26). Appendices S1 to S22 capture detailed information on the Future Growth Cells and include the suite of approved Structure Plans.

In summary, the provisions of the District Plan seek to ensure any development or subdivision within a Deferred Zone, prior to the uplifting of the zoning, occurs in a manner which will enable the long-term aspirations for the area in alignment with the Growth Strategy.

In terms of Proposed Plan Change 17, this part of the report outlines provisions that have been identified by Council staff and others that require improvement in order that they are more easily interpreted or applied. In summary, proposed amendments require changes to the Hautapu Structure Plan and the Planning Maps. As well as minor text changes to Appendix S1 and S5

Appendix S5 -Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines



The Hautapu Structure Plan is largely the subject of this plan change. The Structure Plan reflects the infrastructure and zoning to provide for industrial activities within its boundaries. Increased

activities and development in the area has resulted in a Structure Plan that is not consistent with the Master Plan that shows the Infrastructure developments 'on the ground'.

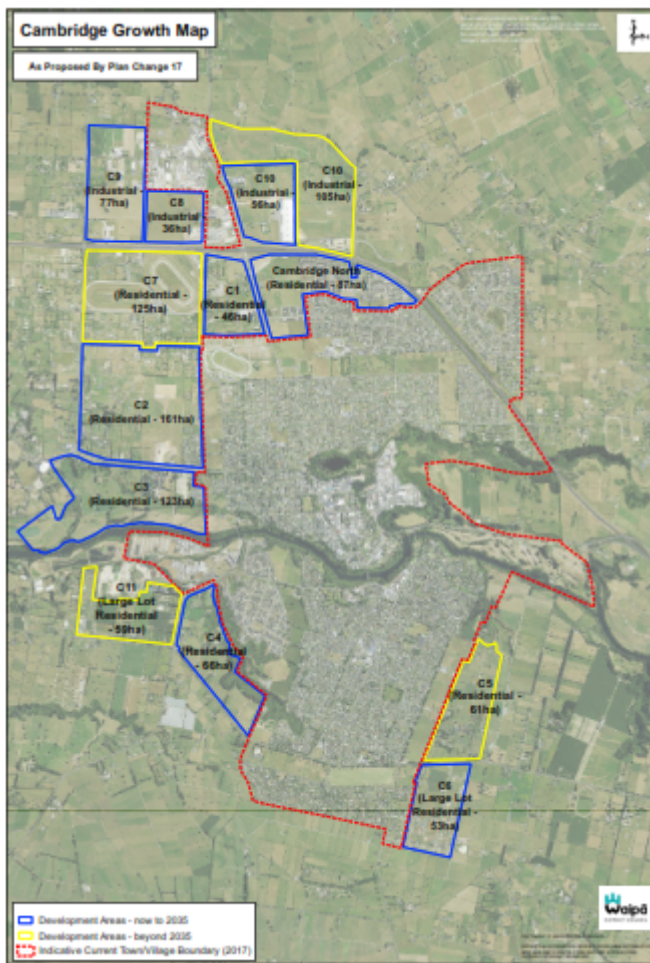
The figure shown above will be replaced with an updated version. All other rules and design guides will remain, aside from assuming 'dry industry' within the Hautapu Structure Plan area and a clarification related to building setbacks for internal road boundaries within the Structure Plan Area.

Introducing 'dry industry' to the Hautapu Structure Plan area has come from advice within Council and is further confirmed by the recent stormwater, water and wastewater reports commissioned for the site. Water demand is based on the wastewater generation quantities. The Regional Infrastructure Technical Specification (RITS) requires the use of a population equivalent of 45 people per hectare for industrial wastewater generation. The Hautapu Structure Plan is introducing a clarification that it will be based on 30 people per hectare occupancy. This lesser standard is required due to water allocation issues and the need to meet Firefighting water supply demands. The reasoning for not including the 30 people per hectare in the definition of 'dry industry' is to allow this term to be used in the future at varying quantities based on the specific environment.

In this particular environment, the standard of 30 people per hectare of occupancy has been used and is also reflected in the Bardowie Industrial Precinct, clarifying that this relates to full time equivalent employees on site. These sites do not typically attract many visitors, the numbers being negligible and therefore not required within the rule. This will ensure that there is sufficient water allocation and use so that there is no discharge to the stream, and all wastewater and stormwater can be dealt with via existing and planned infrastructure.

Appendix S1- Future Growth Cells

Proposed Cambridge Growth Map:



Cambridge / Hautapu Industrial Growth Cells – anticipated beyond 2035 C9 - 55ha

- *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.*
- *The area is currently unserved, with the structure plan review identifying needed infrastructure.*

The purpose of this map is to stage growth over time as the market demands. More frequently larger parts of the C9 growth cell have received resource consents for industrial activities, with market demands increasing at a faster rate for industrial land than expected. This section will remain largely unchanged aside from bringing the C9 growth cell in line with the C8 growth cell which is anticipated now until 2035.

Industrial Zone

7.2.11 The Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas is located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within this site require a high standard of amenity reflecting the prominence of the area.

7.2.12 *A signed development agreement is required before development can proceed in these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.*

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) ...*

Policies - Building design

7.3.4.1 *Buildings within the Hautapu Industrial Structure Plan Area are designed in a manner that is consistent with the objectives of the Design Guidelines for the Hautapu Industrial Structure Plan Area.*

Policy - Central focal area

7.3.4.3 *To enable a central focal area that consists of a reserve, surrounded by retail activities and commercial services such as cafes and lunch bars, that serve the needs of industrial workers within the Hautapu Industrial Structure Plan Area.*

Policy - Buffer areas

7.3.4.5 *To ensure protection of surrounding rural areas, by requiring buffer areas on perimeter sites in the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (SH1B) and the Cambridge Bypass (Waikato Expressway).*

Policy - Infrastructure

7.3.4.6 *To avoid compromising the ability of the area as a whole, including identified growth cells, to be effectively serviced and to manage the planned provision of public infrastructure. A development agreement shall be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.*

Policies - Landscaping

7.3.4.7 To ensure that landscaping and fencing is provided on perimeter sites identified in the Hautapu Structure Plan Area in accordance with the design characteristics and planting requirements specified in the Design Guidelines for the Hautapu Industrial Structure Plan.

The Hautapu Structure Plan and Urban Design, Landscape Guidelines provide the framework for managing industrial development within this area, which is essentially the primary industrial node for Cambridge. The philosophy behind the structure plan is to enable light to medium industry, including dairy and equine industries, avoiding the impacts associated with heavy industry. This is consistent with the character of Cambridge. Amenity is particularly important as the location is considered to be a gateway to Cambridge from the north, while simultaneously being an ideal location due to proximity with significant transportation routes. The principles of the Structure Plan and the Urban Design and Landscape Guidelines remain unchanged as part of this proposed plan change. The staging of infrastructure development in the structure plan area has been divided into defined 'areas' that are available for development. These areas have been segmented according to the services that need to be put in place before the site can be occupied by a development. The areas have no definite order or sequence for development, which provides for an element of flexibility.

The growth cells identified in Appendix S1 derive primarily from the Waipa 2050 District Growth Strategy. Pre-2035 Growth Cells have been zoned according to the intended future land use, while Post-2035 Growth Cells, and most have been included within a Deferred Zone in this District Plan to indicate the intended future land use and to ensure that the future use of these Post-2035 Growth Cells is not compromised by present day development.

The above objectives and policies provide a framework for anticipated development in the Hautapu Structure Plan. As the intent of the Structure Plan remains the same through this proposed plan change, these provisions are considered appropriate and directly relevant.

Under the Deferred Zone, the following applies to uplifting/re-zoning land.

Policies - Process for rezoning land and Structure Planning

14.3.1.3 Deferred Zones will be rezoned for their intended future use by way of a plan change.

14.3.1.4 To enable a comprehensive and integrated structure planning process as part of a plan change to ensure growth areas have an appropriate development framework in place.

There are no proposed changes to the Deferred Zone as part of this plan change. And there are no changes to objective and policy frameworks.

3.4 Statutory Considerations

The following statutory documents are considered relevant to Proposed Plan Change 17. A discussion of each of the key statutory considerations is provided below. The documents are as follows:

- Resource Management Act 1991
- National Policy Statement on Urban Development 2020
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act)

- Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River
- Nga Wai o Maniapoto (Waipā River) Act 2012
- Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato
- Joint Management Agreements
- Iwi Environmental Plans

3.4.1 Resource Management Act 1991

Section 5 of the RMA states as its purpose:

- 1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- 2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being 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.*

The purpose of the RMA is only achieved when the matters in (a) to (c) have also been adequately provided for within a District Plan. The Council has a duty under Section 32 to examine whether a proposed objective and its provisions are the most appropriate way of achieving the purpose of the RMA. In order to achieve the purpose of the RMA, Council must enable people and communities to provide for their economic, social, and cultural well-being and for their health and safety.

In respect of Proposed Plan Change 17, the purpose of the Act is promoted by encouraging development to occur in planned growth areas which will have a positive effect on the rate of development within the District and the logical order in which it proceeds. In regards to the effects on the environment, they can be divided into two; the first being the locational need of the stormwater pond in Area 6, and the effect of extending the Industrial Zone boundary onto rural land.

The stormwater pond is considered to have a positive effect as it will adequately manage stormwater in the area without any discharge to the river. This allows land in the Structure Plan Area to be developed as per the growth cells.

The effects of extending the Industrial Zone to the north brings industrial related effects such as noise, vibration, light and general amenity effects closer to rural and residential properties, particularly north of proposed Area 6. Some of these residential dwellings are particularly close to the northern boundary, and the effects on these properties must be considered. While these effects will be considered more comprehensively in the s42A report, mitigation measures have been incorporated as part of this plan change. Noise effects are further mitigated by existing noise controls (which are not proposed to be changed). The Environment Court has directed that adverse effects on property values are not an “effect” under the Resource management Act and so cannot be taken into account. When considering the industrial / rural interface on the northern side of the property, the stormwater pond has been positioned to create a buffer from the adjoining rural zone

properties. This buffer will help to alleviate and mitigate adverse industrial effects (visual, noise and lighting effects etc) on the adjoining properties. Furthermore, a new addition to non-complying activities has been introduced with the intent to restrict the type of industrial activity, avoiding heavy industrial activities. A lighting spill rule has also been proposed, this is to address adverse effects from fixed lighting sources on the neighbouring sites, particularly to the north. These measures are expected to mitigate will be explored in more detail in the s42A report.

The fact that Area 6 is also classified as high-class soils must also come into consideration. As established earlier in this report, the land contained within Area 6 already comprises of various land uses, some of which are not typical to a rural environment. This is due to the number of consented industrial activities that are located within this area. Area 6 does include one larger rural block, that contains horticulture activities. Therefore, there will be some loss to rural productive land, however on balance, the location of industrial activities in a defined industrial area, in close proximity to other industrial activities, creates infrastructural efficiencies that outweigh the potential effects on utilizing that parcel of land for rural uses.

In achieving the purpose of the Act, all persons exercising functions and powers under it, in relation to the use, development and protection of natural and physical resources, are required to recognise and provide for the matters of national importance identified in Section 6 of the Act. This includes preservation of the natural features, landscapes and significant vegetation, enhancement of public access, provision for the relationship of Māori to their ancestral lands and taonga, protection of historic heritage and customary rights, and management of risks from natural hazards.

Throughout the Future Proof review process, Council took into account these matters of national importance to ensure growth cells within the District were in the most appropriate locations. Proposed Plan Change 17 will see an adjustment to the boundary of an existing growth cell, whereby land that is currently zoned Rural that directly adjoins the Deferred Industrial Zone in Hautapu is proposed to be rezoned as Industrial to reflect the current land use within this area and provide required stormwater infrastructure. Accordingly, Proposed Plan Change 17 will align with the matters outlined in Section 6 of the Act.

Section 7 of the Act identifies other matters that particular regard is to be given to, including, but not limited to kaitiakitanga, efficient use and development of natural and physical resources, enhancement of amenity values and enhancement of the quality of the environment. With regard to Proposed Plan Change 17, the uplifting of the Deferred Zone in the identified pre-2035 Growth Cells aligns with the matters outlined in Section 7, in that development is provided for in select locations, and not in the wider rural environment of the District.

Section 8 of the Act requires that the principles of the Te Tiriti o Waitangi (the Treaty of Waitangi) be taken into account. It is considered that Proposed Plan Change 17 does not contravene the principles of the Treaty in any way.

Proposed Plan Change 17 has been formulated to achieve the purpose and principles of the Act in Part 2, and in accordance with Section 32 of the Act.

3.4.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD 2020) was gazetted on 23 July 2020 and has legal effect from 20 August 2020. The NPS-UD 2020 has identified Waipā District as a high-growth urban area and a tier 1 urban environment.

The NPS-UD 2020 recognises the national significance of:

- *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*
- *providing sufficient development capacity to meet the different needs of people and communities.*

While the NPS-UD is a high-level central government policy document, the principles within it must be given effect to by Council. Although Proposed Plan Change 17 contains detailed infrastructure improvements in an industrial environment, it is considered to give effect to the provisions of the NPS-UD in that it supports Strategic planning “Councils are required to work together to produce ‘Future Development Strategies’, which set out the long-term strategic vision for accommodating urban growth”. The amendments to the growth cells and rezoning are considered to be in direct response to accommodating urban growth and the updated Structure Plan will better promote well-functioning urban environments that enable people and communities to provide for the social, economic and cultural wellbeing and for their health and safety.

3.4.3 Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

The Waikato River was subject to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 which seeks to provide direction for planning documents under the RMA in order to protect the health and well-being of the Waikato River. The legislation addresses a number of issues and created a single co-governance entity to set the agenda for the health and wellbeing of the Waikato River for future generations being the Waikato River Authority.

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River, is part of the second schedule to the Settlement Act, and is deemed part of the Waikato Regional Policy Statement. Waipā District Council has a duty to give effect to the Vision and Strategy for the Waikato River, through the District Plan and other planning documents.

During the preparation of Proposed Plan Change 17, Council staff have considered the vision for the Waikato River and its significance under this legislation for iwi. The overall objectives for the proposed plan change relate to rules that already exist in the District Plan.

Overall, the outcomes sought by Proposed Plan Change 17 are not considered to be contrary to the directions sought under this legislation. In particular, the stormwater infrastructure has been designed in such a way that there will be no discharge to the Mangaone Stream.

3.4.4 Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act)

The Waikato River is also subject to the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act) which recognises the significance of the river to Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi. The legislation recognises Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River, provides for co-management arrangements and grants functions and powers to the Waikato River Authority.

As outlined above, Waipā District Council has a duty to give effect to the Vision and Strategy for the Waikato River, through the District Plan and other planning documents. During the preparation of Proposed Plan Change 17, Council staff have considered the vision for the Waikato River and its significance under this legislation for Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi. The

outcomes sought by Proposed Plan Change 17 are not considered to be contrary to the directions sought under this legislation.

3.4.5 Nga Wai o Maniapoto (Waipā River) Act 2012

In September 2010, the Crown and Maniapoto signed a Deed in Relation to Co-Governance and Co-Management of the Waipā River (the Maniapoto Deed). The Nga Wai o Maniapoto (Waipā River) Act 2012 (the Waipā River Act) was enacted to give effect to the Maniapoto Deed which seeks to “deliver a new era of co-management over the Waipā River with an overarching purpose of restoring and maintaining the quality and integrity of the waters that flow into and form part of the Waipā River for present and future generations and the care and protection of the mana tuku iho o Waiwaia”. During the preparation of Proposed Plan Change 17, Council staff have considered the vision for the Waipā River and its significance under this legislation for Maniapoto. The outcomes sought by Proposed Plan Change 17 are not considered to be contrary to the directions sought under this legislation.

3.4.6 Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010. These acts establish a co-governance regime to protect the health and wellbeing of the Waikato River for future generations. This includes the lower Waipā River to its confluence with the Puniu River.

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 for the Waikato River, through the District Plan and other planning documents.

Waipā District Council has joint management agreements in place with the iwi that have rohe within the District. During the formulation of Proposed Plan Change 17 Council staff provided information on the draft plan change in general accordance with those joint management agreements. The Vision and Strategy has been fully considered during the formulation of Proposed Plan Change 17. The proposed plan change does not alter the ability of the District Plan to give effect to the Vision and Strategy.

3.4.7 Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato

The Waikato Regional Policy Statement (RPS) is the overarching regional policy document and Waipā District Council must give effect to the RPS through its district plan. Part 6 of the RPS includes policies related to the built environment, some of which are relevant to the District Plan. They are very broad policies associated with long term strategic urban development, with the following being relevant at the date of notifying Proposed Plan Change 17 (noting that a change to the RPS is expected to be notified late 2022).

4.12 Objective: Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

- c) *integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
- d) *integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
- e) *recognising and protecting the value and long-term benefits of regionally significant infrastructure;*

Proposed Plan Change 17 rationalises rural land that is adjacent to industrial land, and that is already being developed for industrial purposes through individual resource consents. Furthermore, technical assessment, particularly around water use and availability have been carried out to determine how significant infrastructure can operate on the land without compromising water availability in the region. This is considered as an efficient use of physical resources and in accordance with the RPS.

For this reason, the RPS is considered highly relevant to Proposed Plan Change 17.

3.4.8 Joint Management Agreements (“JMA”)

3.4.8.1 Waikato Raupatu River Trust

The Waikato Raupatu Claims Settlement Act 1995 gave effect to certain provisions of the deed of settlement between the Crown and Waikato dated 22 May 1995. It settled certain Raupatu claims made to the Waitangi Tribunal by Robert Te Kotahi Mahuta, the Tainui Maaori Trust Board, and Ngaa Marae Toopu (Wai 30). Renegotiations in 2009 led to the agreement of a new deed of settlement which included provisions related to joint management agreements. The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 was enacted to give effect to that deed of settlement and subsequently a Joint Management Agreement with Waipā District Council was made.

This agreement includes giving appropriate weight to relevant matters provided for in the Settlement Act 2010, respecting the mana whakahaere rights and responsibilities of Waikato-Tainui, recognising the statutory functions, powers and duties of both parties, and recognising the Trust’s rights to participate in processes where circumstances may be appropriate.

Schedule B of the agreement outlines the anticipated process with regards to Schedule 1 of the RMA, in accordance with section 46(1) and 46(2). Council staff corresponded with Waikato-Tainui commencing on 12 August 2022 as part of the pre-notification consultation.

The changes in Proposed Plan Change 17 will not affect the ability of the District Plan to implement the requirements of the Waikato Raupatu Claims Settlement Act 1995.

3.4.8.2 Raukawa Settlement Trust

The Ngati Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 was enacted to give effect to the Co-Management Deed signed between Raukawa and the Crown in December 2009. The Joint Management Agreement was consequently established pursuant to Section 43 of the Ngati Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.

This agreement covers matters relating to co-management, agreement to embrace new and holistic ways of working together, and the continuation of building a functional and effective long-term

partnership. The agreement includes matters relating to the preparation, reviewing, change or variation to RMA documents, pursuant to Section 48 of the Ngati Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.

Section 7 of the agreement outlines the expectations with regard to planning documents. The process for preparing Proposed Plan Change 17 resulted in early and on-going engagement with Raukawa, which is a relevant consideration under the JMA. Council staff corresponded with the Raukawa Settlement Trust commencing on 12 August 2022 prior to the public notification of Proposed Plan Change 17 in accordance with the agreement. Raukawa representatives responded indicating the area was not within their rohe.

3.4.8.3 Maniapoto Māori Trust Board

As outlined above, the Nga Wai o Maniapoto (Waipā River) Act 2012 (the Waipā River Act) was enacted to give effect to the Maniapoto Deed, and a deliverable of this settlement was the establishment of a joint management agreement between the local authorities and the Maniapoto Māori Trust Board.

The agreement covers matters relating to the Waipā River, activities within its catchment, matters relating to the exercise of functions, duties and powers in relation to monitoring and enforcement, RMA planning documents and applications, and other duties as agreed between the relevant parties.

Section 6 of the agreement outlines the expectations with regard to planning documents. Early engagement and the consideration of a Joint Working Party are the relevant considerations with regard to Proposed Plan Change 17. Council staff corresponded with the Maniapoto Māori Trust Board commencing on 12 August 2022 prior to the public notification of Proposed Plan Change 17 in accordance with the agreement.

3.4.9 Iwi Environmental Plans

3.4.9.1 Tai Tumu, Tai Pari, Tai Ao – Waikato Tainui Iwi Environmental Management Plan

The purpose of Tai Tumu, Tai Pari, Tai Ao is to enhance collaborative participation between Waikato Tainui and agencies in resource and environmental management. It provides high level guidance on Waikato Tainui values, principles, knowledge and perspectives on, relationship with, and objectives for natural resources and the environment. The plan highlights the need for enhancement and protection of freshwater from allocation to discharges. Although many of the freshwater objectives and policies relate to regional council obligations, Proposed Plan Change 17 has taken into account Tai Tumu, Tai Pari, Tai Ao because the outcomes sought can be translated into district plan provisions, such as on-site stormwater management and no discharges to water sources.

3.4.9.2 Ko Tā Maniapoto Mahere Taiao – Maniapoto Environmental Management Plan

Ko Tā Maniapoto Mahere Taiao is a high level direction setting document and describes issues, objectives, policies and actions to protect, restore and enhance the relationship of Maniapoto with the environment including their economic, social, cultural and spiritual relationships. The Plan is also a tool to support the leadership of Maniapoto at the forefront of exercising kaitiakitanga and rangatiratanga within the Maniapoto rohe. Although the issues identified relate to water quality and allocation, and not specifically to urban stormwater management, Proposed Plan Change 17

has taken Ko Tā Maniapoto Mahere Taiao into account by recognising that the consequential effect of good stormwater management is that overall water quality is maintained.

3.4.9.3 Te Rautaki Taiao a Raukawa – Raukawa Environmental Management Plan

Te Rautaki Taiao a Raukawa, the Raukawa Environmental Management Plan provides a statement of values, experiences and aspirations pertaining to the management of, and relationship with the environment. It assists in engagement in policy and planning processes and resource management decisions. The Management Plan offers broad objectives in relation to this matter. It makes many suggestions about improving the quality of water, and requests that local authorities restore and protect the mana and mauri of water bodies, and ensure the health and wellbeing of water bodies so they are safe to take food from and swim in all year round. Proposed Plan Change 17 has taken Te Rautaki Taiao a Raukawa into account by recognising that non-point source discharges such as those from on-site stormwater management systems ultimately directly affect water quality.

3.4.9.4 Te Rautaki Tāmata Ao Turoa o Hauā — Ngāti Hauā Environmental Management Plan

Te Rautaki Tāmata Ao Turoa o Hauā explains the importance of communication between local authorities and Ngāti Hauā in terms of keeping the Iwi Trust informed about projects, providing a feedback loop and opportunity for relationship building. One of the main issues identified in relation to water is the impact of activities on the quality of water within rivers, streams and aquifers. The plan clearly outlines that engagement is expected and that the Iwi seek opportunities to participate in consent and site monitoring and restoration projects. Council staff corresponded on the 12 August 2022 outlining the statutory considerations, thus taking into account Te Rautaki Tāmata Ao Turoa o Hauā.

3.4.10 Ngāti Koroki Kahukura

The ancestral tribal rohe of Ngāti Koroki Kahukura spans from Southern Hamilton City, following the Waikato River to the northern end of Lake Arapuni, inland to western Te Awamutu and through again to southern Hamilton City encompassing Mount Maungatautari and many kāinga settlements. Although Council does not have a Joint Management Agreement in place with Ngāti Koroki Kahukura, they are part of the local tangata whenua and for this reason Council have consulted with Ngāti Koroki Kahukura regarding Proposed Plan Change 17. During the review of the formulation of Proposed Plan Change 17, Council staff have corresponded with and provided information on the draft Plan Change 17 to Ngāti Koroki Kahukura.

3.5 Other Considerations

3.5.1 Regional Infrastructure Technical Specification

The Regional Infrastructure Technical Specification (RITS) is a document that sets out how to design and construct transportation, water supply, wastewater and stormwater for several Councils within the Waikato Region. The document contains respective sections on transportation, water supply, wastewater and stormwater, noting that:

“Transportation: The objective is to provide a hierarchical network of transportation corridors that respond to land use and land form, provide safe and convenient transport for all road user modes, provide access to adjacent property, travel choices, are well connected, safe to use and provide corridors for utility services. They must be consistent in their design standards to provide

uniform guidance to users and be designed and built to provide the least whole of life cost to the community, consistent with the desired level of service.

Water Supply: The design of the water network shall ensure an acceptable water supply for each property, including fire flows, by providing a service connection from the watermain to each property

Wastewater: The design of the wastewater system shall ensure an acceptable wastewater service for each property by providing

- *Wastewater main laid generally within the Road reserve and at a level that will allow a gravity connection by a private line laid in accordance with the Building Act; and*
- *Service connection from the main to each property.*

Stormwater systems have the potential to convey pollutants and increase the flow rate and volume of water to a receiving environment such as streams (natural and modified), rivers lakes and groundwater. Discharges will impact on these environments and the environmental, cultural and social values which they support.”

The RITS contains specifications for the construction of three waters to ensure that an acceptable level of servicing is provided for each property. Council’s Infrastructure and Engineering Teams have confirmed that:

- Water draw is feasible to service the Industrial Zones proposed in this plan change. A water supply of FW2 (12.5Litres/sec) can be supplied to service each respective property located within this plan change (including Hautapu ‘Area 6’). This is limiting on wet industry activities;
- Wastewater is feasible to service the Industrial Zones proposed in this plan change, but requires a limitation of wet industry activities based on limited wastewater capacity and design.
- Stormwater will be captured and directed to Basin 4 within Hautapu ‘Area 6’ through a mixture of piped and open reticulation. Basin 4 will accommodate stormwater from the Industrial Zones proposed in this plan change.
- Transportation: A new road branching off Hautapu Road and internal access is proposed to provide access to the future development within Hautapu ‘Area 6’. The roading layout is consistent with the standards set out in the RITS.

3.5.2 New Zealand Urban Design Protocol

Waipā District Council is a signatory to the New Zealand Urban Design Protocol, a document that provides a platform to make New Zealand towns and cities more successful through quality urban design. The Protocol identifies key urban design qualities and has an expectation that signatories will be committed to quality urban design and will implement it through the work of each organisation. Although urban design is mostly seen “above ground” it is important that public infrastructure performs in a way that does not result in poor environmental and amenity outcomes. An example of good urban design outcomes in Waipā District is the creation of stormwater ponds and wetlands in new development areas that increase recreation opportunities, add to the amenity of an area, as well as perform the desired function of stormwater management. Additionally, the urban design and landscape guidelines for Hautapu remain unchanged and will also apply to ‘Area 6’. The New Zealand Urban Design Protocol is directly relevant to Proposed Plan Change 17 and has been taken into account in preparing Proposed Plan Change 17.

3.5.3 Future Proof, Three Waters Strategy and Waipā 2050 (Growth Strategy)

The Future Proof Strategy is a 30 year growth management and implementation plan for the Hamilton, Waipā and Waikato sub-region. It is a high-level policy document with several principles and outcomes sought that are relevant to this proposed plan change.

With regard to Future Proof, as explained in Section 3.2 – Background of this report, ‘Area 6’ – the Kama Trust land was accepted into Future Proof after it was considered through a submission made, and is identified in the 2022 Future Proof Strategy as “short term development” for industrial activities. As a sub-regional spatial planning framework that Waipā District Council is a partner of, Proposed Plan Change 17 gives effect to the Future Proof Strategy.

The Three Waters Strategy guides the management of water, wastewater and stormwater (‘three waters’). For example, in relation to “*Three Waters*”, one of the applicable principles is to ensure that the settlement pattern “*avoids as far as practicable adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems...*”. As all water will be attenuated on-site within ‘Area 6’, there is no risk to the natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems.

Furthermore, as part of the Future Proof Strategy, the Three Waters Strategy recognises there is a need to manage water supply, wastewater and stormwater networks in a sustainable and integrated way between Future Proof Councils. Independent specialist reports have confirmed that water supply can be adequately supplied to the ‘Area 6’ land, and that wastewater generated can be disposed of via the existing network and stormwater will be reticulated to the proposed catchment pond, ‘Basin 4’ within ‘Area 6’ itself.

The Waipā 2050 Growth Strategy is Waipā District Council’s strategic growth document and identifies the location of growth cells in the district beyond 2035. This document is directly relevant to this Proposed Plan Change 17 as the proposed rezoning of ‘Area 6’ helps to alleviate some industrial land pressure from the rezoning of the Carters Flat to Commercial Zone (PC19) and accommodates the stormwater basin that is needed to service the live industrial zoning. With the additional industrial land provided from Kama Trust, a stormwater basin can be established within ‘Area 6’ to cater for the combined industrial zoning, which further alleviates pressure on the industrial land availability.

3.6 Development of Proposed Plan Change 17

The development of Proposed Plan Change 17 has been carried out over a number of months during 2022. The basis of the proposed plan change came from the most recent review of the Future Proof Strategy (Growth Strategy) and development of the infrastructure master plan.

The purpose of Proposed Plan Change 17 is to update the structure plan to include the infrastructure changes from the master plan, rezoning rural land to Industrial for stormwater purposes and rationalising of industrial land use, changes to Appendix S1 Future Growth Cells, changes to Appendix S5 Hautapu Industrial Structure Plan.

The first two matters of this plan change were developed by Council in 2021, identifying that the Hautapu Structure Plan would need updating and to address the ongoing consenting of industrial activities on Deferred Industrial Land in C9.

The third matter, being the rezoning of rural land outside of the Hautapu Structure Plan Area came as a result of additional land being required for a stormwater reticulation pond. Council staff identified land north of Hautapu Road as being suitable. Furthermore, through the development of the most recent Future Proof Strategy, it is acknowledged that Hautapu Industrial Zone has a catchment of 20 hectares (2010 – 2021) extending to 30 hectares (2021-2041). However, part of this land (live Industrial Zoning) is held entirely within the ownership of one landowner, whom is currently not intending to release land for Industrial development. Accordingly, it is acknowledged that there is a shortfall of live Industrial Zone within the District.

In 2021 Kama Trust made a submission on Future Proof Growth Strategy requesting the subject site be identified as an Urban Enablement Area for Future Industrial Use. The submission was comprehensively compiled and contained input from a number of specialist fields including geotechnical, ecology, three waters and traffic which demonstrated the site was potentially suitable for future industrial development. Based on the high-level information presented within the Kama Trust Future Proof submission and additional research undertaken to further support these findings, the site presents an opportunity for additional capacity for industrial development within the Waipā District at the edge of the existing Hautapu Structure Plan Area and the Hautapu Industrial node.

Waipā District Council then used the basis of the Kama Trust submission as an opportunity to alleviate key areas of concern associated with the strategic direction of the Cambridge township;

1. An opportunity to provide additional industrial supply to support increasing residential growth. Noting that a vast area of area identified by Waipā District Council for future industrial growth is currently not available for development.
2. An opportunity to incentivise the relocation of existing industrial development established in Carters Flat, which in turn will enable additional commercial development close to the town centre.
3. The opportunity to locate key stormwater infrastructure to be able to ‘unlock’ the rest of C8 and C9 for industrial development.

Waipā District Council then entered into an agreement with Kama Trust to provide the specialist background information to support a Council lead plan change. To this effect highlighting the possibility of rezoning their land from Rural to Industrial based on surrounding land uses and activities carried out. With this, the site presents an opportunity for additional capacity for industrial development within the Waipā District at the edge of the existing Hautapu Structure Plan Area and the Hautapu Industrial node. The land contained within this area also consolidates the existing surrounding zoning, creating a more rational interface between Rural Zone and Industrial Zone. Therefore, with the existing Council led plan change required for Hautapu Structure Plan, Kama Trust have joined Council to prepare the provision of this plan change together.

Council staff have considered and assessed several options in relation to the provisions subject of this report. Consultation was undertaken with staff and the Strategic Planning and Policy (SP&P) Committee once the topics had been assessed for priority. Workshops were held with the SP&P Committee on several occasions to keep them informed of the issues and options, and progress being made on a potential plan change.

Alongside staff consultation was an engagement process with Iwi Authorities that is ongoing. Council staff attended Waipā Iwi Consultative Committee meetings and Ngā Iwi Tōpū O Waipā meetings throughout 2022 providing presentations of the issue and options being considered, and regular updates regarding the progressing of Proposed Plan Change 17.

A full copy of the Proposed Plan Change 17 document and accompanying draft Section 32 Report was provided to Waikato-Tainui, Maniapoto, Raukawa, Ngati Hauā, and Ngāti Koroki Kahukura in August 2022 for comment. This was both to fulfil Council's obligations under Clause 4A of the First Schedule of the RMA and under the various Joint Management Agreements that Council has with Tangata Whenua in the District.

Council staff identified key stakeholders, including adjoining territorial and regional authorities and the Ministry for the Environment. These key stakeholders were consulted with prior to public notification of Proposed Plan Change 17 and had the opportunity to provide feedback on the proposed options.

This feedback from key stakeholders and iwi was considered by Council staff and incorporated into Proposed Plan Change 17 prior to public notification.

4 Issues

4.1 Issue 1: Structure Plan Alignment

The issue is that the Hautapu Structure Plan is not current as it does not show infrastructure changes that have occurred since 2018 when it was last updated. These changes, which have been captured in the Infrastructure Master Plan, need to be reflected in the Structure Plan to ensure the District Plan is relevant for developers and the community.

4.2 Issue 2: Development of Growth Cell C9

The issue is that land identified as Deferred Industrial and identified for development post-2035 is undergoing individual resource consents for industrial activities in this cell. Growth in the industrial sector in the region has surpassed expectations at the time of developing the Growth Cell. It has resulted in disjointed land use. As a result, bringing the growth cell forward, from post-2035 to pre-2035, opens new industrial land for development in the region which the demand for it is high, reduces the numerous resource consents and creates coherent land use in Hautapu.

4.3 Issue 3: Rezone north of Hautapu Road from Rural to Industrial (Area 6)

The issue is that consented industrial development is evident within Area 6 which differs considerably to rural character expectations within the Rural Zone. The site presents an opportunity for additional capacity for industrial development within the Waipā District at the edge of the existing Hautapu Structure Plan Area and the Hautapu Industrial node. Furthermore, additional land is required for a stormwater reticulation pond to service the deferred industrial area on the southern side of Hautapu Road, to be lifted as part of this plan change.

As a result, opening further industrial land will contribute significantly to the capacity for industrial activities within the Waipā District and the Waikato Region, in a way that is beneficial for the sub-region from a community and a physical perspective.

5 Objectives

The objectives of Proposed Plan Change 17 are to:

- 1) Update and amend the Hautapu Structure Plan (Appendix S5) to reflect the Master Plan which has been designed for the area; and
- 2) Uplift the Deferred Industrial Zone and change to Industrial Zone from the C9 growth cell to enable industrial development to occur in this area now;
- 3) 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.

The planning outcome sought by Objective 1 is to provide for the health, safety and wellbeing of the residents of the district through improving the effectiveness of the District Plan and so it is more easily implemented by all plan users.

The planning outcome sought by Objective 2 is to provide practical outcomes "on the ground" through the introduction of additional industrial land that is available for development within Hautapu.

With regard to Objective 3, the planning outcome sought is to enable required infrastructure, being the stormwater reticulation pond, to be located in an advantageous location and to increase the available industrial land supply of the area to meet demand in a location that is most appropriate.

5.1 Relevance of existing objectives

Proposed Plan Change 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

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.

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 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.*

These objectives have a number of policies that relate to amenity, which clearly support the objectives in a multitude of ways. It is considered effective and no changes are proposed to these objectives, additional policies are however, proposed.

In regards to f) above, the proposed inclusion of Area 6 is not within the land allocation table for industrial land within the Hautapu area under the RPS. This has been assessed in above sections and while Area 6 is being included for infrastructural and land supply reasons, the rest of the provision is still relevant.

5.2 Appropriateness of Proposed Plan Change 17 Objectives

Assessment of appropriateness of Plan Change Objective	of Plan Change Objective	Objective 1: Update and amend the Hautapu Structure Plan (Appendix S5) to reflect the Master Plan which has been designed for the area
Relevance		<ul style="list-style-type: none">▪ Meets the purpose of the RMA.▪ Ensures the Hautapu Structure Plan, which is a statutory document, is as up to date as possible.
Usefulness		<ul style="list-style-type: none">▪ Provides certainty for decision making and resource consent applicants.▪ Reflects infrastructure in the area which facilitates development.

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
and Section 32 Evaluation Report

Assessment of appropriateness of Plan Change Objective	of Plan Change Objective	Objective 1: Update and amend the Hautapu Structure Plan (Appendix S5) to reflect the Master Plan which has been designed for the area
Achievability		<ul style="list-style-type: none"> Achievable through Council's functions in regards to its District Plan.
Reasonable		<ul style="list-style-type: none"> The amendments are showing infrastructure that has mostly already occurred or what is required to occur and reflecting this on the Structure Plan.

Assessment of appropriateness of Plan Change Objective	of Plan Change Objective	Objective 2: Uplift the Deferred Industrial Zone and change to Industrial Zone from the C9 growth cell to enable industrial development to occur in this area now
Relevance		<ul style="list-style-type: none"> Assists Council to carry out statutory functions through more appropriate zoning.
Usefulness		<ul style="list-style-type: none"> Provides certainty for decision making and future direction of the area. Provides practical and useful outcomes by reducing the need for resource consent in some situations.
Achievability		<ul style="list-style-type: none"> Achievable through Council's functions in regard to its District Plan.
Reasonable		<ul style="list-style-type: none"> Fewer costs because fewer resource consents required for some activities. Implements the zone that was intended for the site.

Assessment of appropriateness of Plan Change Objective	of Plan Change Objective	Objective 3: Rezone additional Rural land to Industrial
Relevance		<ul style="list-style-type: none"> Assists Council to locate necessary stormwater infrastructure in Area 6 by providing additional land for a stormwater reticulation pond to service the new combined industrial land.
Usefulness		<ul style="list-style-type: none"> Releases more industrial land immediately adjacent to existing Industrial land use; Provides practical and useful outcomes by reducing the need for resource consent in some situations.
Achievability		<ul style="list-style-type: none"> Achievable through Council's functions in regard to its District Plan.
Reasonable		<ul style="list-style-type: none"> Fewer costs because fewer resource consents required for some activities.

The above assessment has considered relevance, usefulness, achievability and reasonableness in order to determine if the objective of Proposed Plan Change 17 is appropriate for achieving the purpose of the RMA.

It is not considered necessary to include a new objective that would specifically address amenity issues. The existing objectives appropriately address amenity issues, and the policies and rules are adequate.

For these reasons, the objectives of Proposed Plan Change 17 are considered an appropriate way to achieve the purpose of the RMA in accordance with section 32(1)(a).

5.3 Options to deliver Proposed Plan Change 17 Objective

Section 32(1)(b)(i) of the RMA requires this report to identify “*other reasonably practicable options*” to promote sustainable management, including retaining the status quo, non-regulatory methods and plan changes. This part of the report outlines the processes undertaken and examines other reasonably practicable options considered to achieve the objectives of Proposed Plan Change 17.

In considering reasonably practicable options, a number of matters were examined before the alternative options were identified. Options were identified through feedback from internal and external stakeholders, consultation and examination of policy options by other territorial authorities.

The alternatives evaluated for the objectives of Proposed Plan Change 17 are discussed below.

5.3.1 Option 1 – Status Quo

The option to “do nothing” or retain the Structure Plan and zoning as they are in the District Plan would result in a Structure Plan that is less relevant and incoherent with development on the ground and in the District Plan.

This option is not appropriate because it is clear that infrastructure changes must be reflected appropriately in the relevant structure plan. The effects of leaving the Deferred Status in C9 means it will result in disjointed industrial activities requiring resource consents to develop. It may also result in industrial activities not being able to secure industrial land in the area and to move out of the region, which is not desirable for economic reasons.

Furthermore, Basin 4 requires additional land to operate effectively, and this additional land has been identified in the rezoned Area 6 site. If this wasn’t pursued, there would be continued stormwater related events and flooding in the area, and land parcels in C8 and C9 would not be able to develop without providing alternative stormwater solutions.

For these reasons this option was discounted as not being the most appropriate method to achieve the objectives.

5.3.2 Option 2 – Plan Change to rezone the Deferred Industrial to Industrial, rezone Rural land to Industrial, Updating the Hautapu Structure Plan.

A plan change would create more certainty to the plan user and landowners of the direction and anticipated outcomes of this area. Future Proof has set the direction that the RPS will soon reflect, and thus the District Plan must take into account the addition of Area 6 from the Future Proof decision.

This option creates more industrial land that is in high demand that is ready for development and appropriately addresses stormwater reticulation matters that were preventing development of these parcels of land.

The re-zoned areas would still sit within, and be subject to, the Hautapu Structure Plan and Urban Design and Landscaping Guidelines which will enable a high level of amenity in the area.

For these reasons, Option 2 is a preferred option in order to achieve the objectives.

5.3.3 Option 3 – Not rezoning Area 6 and designating the stormwater reticulation pond.

This option involves updating the Structure Plan and live zoning C9 as mentioned above, but not rezoning Area 6 as industrial, but rather going through a designation process to designate the stormwater reticulation pond. This option would remove any reverse sensitivity effects on neighbouring properties to the north of Area 6. However, it creates a parcel of land (owned by Kama Trust) that may not be available to Council to designate and eventually purchase, as it removes the owner's ability to continue their existing operations of Asparagus Farming. This leaves Council unable to provide the required stormwater infrastructure which would make the live zoning of C9 negated, and subsequently reduce the availability of industrial land.

For these reasons this option was discounted as not being the most appropriate method to achieve the objectives.

5.3.4 Option 4 – Extending the rezoning of Area 6 to the north as additional Deferred Industrial Zone.

This option would respond to a formal request during the plan change preparation from landowners north of Area 6, to extend the zoning to include their land.

The merits of this proposal include:

- **Additional industrial land availability.** Sentiments across the region support the need for additional industrial zoned land in Waipa. While on paper it appears there is sufficient capacity, landowners in identified growth cells are currently not in a position to sell/develop this land. This is leaving a need that is not being met currently in the district.
- **Location.** The proposed additional parcels of land are in a prime location to provide a seamless addition to already industrially zoned land in Hautapu. It is recognised that to not accept this proposal does leave a pocket of rural land that is bordered on two sides by industrial land. Locationally, and more specifically spatially, the proposal has a logical planning basis.
- **Mitigation of effects on rural neighbours.** It is recognised that the neighbouring properties were not aware of the proposal to rezone Kama Trust land as industrial, that they did not have a chance to appeal the Future Proof decision to accept the rezoning, and that the rezoning is not in an identified growth cell in the Waipa District Plan. Mitigation measures such as buffer zones, landscaping/screening, limits on types of industrial activity will be considered as part of this plan change and will mitigate, to a certain extent, the effects of Industrial land uses.

The disadvantages of this proposal include:

- **Future Proof decision.** The decision by Future Proof on the Kama Trust submission stated that this additional Hautapu rezoning to Industrial would be a 'hard boundary' for the Hautapu Industrial Area. While this is the wording from Future Proof, this wording, appears that it will not be included in any Regional Policy Statement amendments, and therefore doesn't have any statutory weighting. But the intention was set in releasing this as a decision.
- **No supporting technical reports.** No technical reports, particularly for transportation and three waters, have been supplied by the landowners. It is acknowledged that they didn't have time to provide this in the timeframe for this plan change. However, it would be a risk for

Council to support a deferred rezoning to industrial without knowing that it can be supported from an infrastructure perspective. This information being supplied at the Hearing doesn't give Council enough time to consider all the infrastructural considerations, particularly as the site will be bordering a river and it is known that there are stormwater and water constraints in the general vicinity.

The risks generated by the merits and disadvantages analysed above is considered to be moderate to high due to the lack of supporting technical information prior to finalising a s32 report.

Summary of decision:

The land to the north of the Kama Trust land is zoned Rural Zone. It includes a number of dwellings (including one close to the boundary of the Kama Trust land) and the land is primarily used for equestrian purposes. This includes an agistment business which accommodates high-value thoroughbred horses. In order to, amongst other things, facilitate the boundaries of a future industrial area following logical topographical boundaries rather than a cadastral boundary), the future extension of the proposed Industrial Zone to the north (to the top of the escarpment on the southern side of the Mangaone Stream), bounded by Peake Road to the west and the existing Industrial Zone to the east (whereby that land could be rezoned as a Deferred Industrial Zone), is a possible proposal that Council could consider if technical work being completed (at the cost of the relevant land owners) is able to demonstrate that the land can be adequately serviced in terms of roading and three waters.

5.4 Evaluation of Options

The above section outlines the reasonably practicable options considered. In order to determine whether the other options are reasonably practicable, a comparative analysis has been undertaken. Council is not legally obliged to detail the evaluation process for other reasonably practicable options that were not identified as the preferred option. However, it is considered fair and transparent to demonstrate how the preferred option was decided upon following an assessment against other reasonably practicable options. The following is an assessment of the efficiency and effectiveness of the proposed provisions in achieving the plan change objectives.

	Option 1: Status Quo	Option 2: Rezoning Deferred Industrial to Industrial, rezoning Rural land to Industrial, Updating the Hautapu Structure Plan.	Option 3: Not rezoning Area 6 and designating the stormwater reticulation pond	Option 4: Extend the industrial zoning as Deferred Industrial north of Area 6.
Costs	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Economic Cost:</u></p> <ul style="list-style-type: none"> Financial costs associated with continued resource consents for industrial activities in the C9 growth cell. Potential risks associated with infrastructure that is not reflected in the Structure Plan, creating uncertainty and potential inefficiencies. <p><u>Social Cost:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified. 	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> Potential environmental cost from rezoning Rural land to Industrial and thereby creating more intensely developed land, creating more stormwater runoff. <p><u>Economic Cost:</u></p> <ul style="list-style-type: none"> Costs associated with the Plan Change process. <p><u>Social Cost:</u></p> <ul style="list-style-type: none"> Social cost to neighbouring rural properties by re-zoning Rural zone land to Industrial Zone. <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified. 	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Economic Cost:</u></p> <ul style="list-style-type: none"> Inconsistency with the development infrastructure and anticipated outcomes in the area. Costs associated with designating the stormwater pond and negotiations with the landowner. <p><u>Social Cost:</u></p> <ul style="list-style-type: none"> None identified <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified 	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Economic Cost:</u></p> <ul style="list-style-type: none"> Costs associated with the Plan Change process. Costs associated timing, placing the plan change process on hold to allow sufficient time for required technical reports to be produced. <p><u>Social Cost:</u></p> <ul style="list-style-type: none"> None identified <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified
Benefits	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> Area 6 remains rural <p><u>Economic benefits:</u></p> <ul style="list-style-type: none"> Costs associated with Plan Change. <p><u>Social benefits:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Cultural effect:</u></p>	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> Benefits of additional industrial land being clustered in Hautapu and subject to the Hautapu Structure Plan, Urban Design and landscaping guidelines. <p><u>Economic benefits:</u></p> <ul style="list-style-type: none"> Additional land is available for industrial development which 	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> Area 6 remains largely rural, with only the stormwater pond designated. <p><u>Economic benefits:</u></p> <ul style="list-style-type: none"> None identified <p><u>Social benefits:</u></p>	<p><u>Environmental:</u></p> <ul style="list-style-type: none"> Rationalisation of the industrial Zone boundary which will avoid future urban creep. <p><u>Economic benefits:</u></p> <ul style="list-style-type: none"> Additional industrial land is made available. <p><u>Social benefits:</u></p>

Proposed Plan Change 17: Structure Plan Alignment in Growth Cells C8 and C9 and Section 32 Evaluation Report

	Option 1: Status Quo	Option 2: Rezoning Deferred Industrial to Industrial, rezoning Rural land to Industrial, Updating the Hautapu Structure Plan.	Option 3: Not rezoning Area 6 and designating the stormwater reticulation pond	Option 4: Extend the industrial zoning as Deferred Industrial north of Area 6.
	<ul style="list-style-type: none"> None identified. 	<p>is in short supply in the Waipa region.</p> <p><u>Social benefits:</u></p> <ul style="list-style-type: none"> This additional industrial land is in an identified growth cell and adjacent to the growth cell, which is consistent with public perception of land use in this area. <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Reduces the effects on neighbouring properties to the north of Area 6. <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified 	<ul style="list-style-type: none"> Reduces the effects on neighbouring properties to the north of Area 6. <p><u>Cultural effect:</u></p> <ul style="list-style-type: none"> None identified
<p>Opportunities for economic growth and employment to be provided or reduced</p>	<p><u>Economic growth:</u></p> <ul style="list-style-type: none"> None identified. <p><u>Employment:</u></p> <ul style="list-style-type: none"> None identified. 	<p><u>Economic growth:</u></p> <ul style="list-style-type: none"> This option provides opportunities for economic growth to be provided. It releases additional land for industrial development earlier than anticipated, and also includes additional rural land for development and for stormwater reticulation. <p><u>Employment:</u></p> <ul style="list-style-type: none"> This option provides opportunities for employment to be provided through the release of land for industrial development and 	<p><u>Economic growth:</u></p> <ul style="list-style-type: none"> C9 is still brought forward which will provide economic benefit. <p><u>Employment:</u></p> <ul style="list-style-type: none"> C9 is brought forward which may provide economic benefit. 	<p><u>Economic growth:</u></p> <ul style="list-style-type: none"> This option provides for economic growth to be provided. It releases more industrial land for industrial development. <p><u>Employment:</u></p> <ul style="list-style-type: none"> This option provides opportunities for employment to be provided through the release of additional industrial land.

	Option 1: Status Quo	Option 2: Rezoning Deferred Industrial to Industrial, rezoning Rural land to Industrial, Updating the Hautapu Structure Plan.	Option 3: Not rezoning Area 6 and designating the stormwater reticulation pond	Option 4: Extend the industrial zoning as Deferred Industrial north of Area 6.
		the employment opportunities that provides.		
Efficiency and Effectiveness of achieving objectives	The Structure Plan would be not as efficient and effective in achieving its objectives.	This option is considered to be the most efficient and effective to achieve the identified objectives. It will result in a more effective Structure Plan as it will be accurate, and the created efficiencies by clustering industrial land together in an appropriate location.	Relying on other methods may have some merit, but these need to be carried out in conjunction with regulatory methods in order to achieve the objectives. As a stand-alone option they can be ineffective or subject to many more variables that are out of Council control, such as land availability and acquisitions.	This option would require putting the plan change process on hold to complete the required technical reports, while normally this can be accommodated, this particular plan change is already overdue, therefore putting it on hold is not considered efficient. It is an effective option as it combines an otherwise separate private plan change process.
Risk of acting or not acting if there is insufficient or uncertain information about the subject matter of the provisions	N/A	N/A	N/A	This option is speculative as there is no evidence or information to support the zone extension.
Overall appropriateness for achieving objectives	This option does not meet the current objectives of the District Plan and is demonstrated to be inefficient and ineffective, so is not considered to be appropriate.	This option is considered to be appropriate because it meets the current objectives of the District Plan and best meets the	This option relies on other methods that are not mandatory and would result in ineffective outcomes. For these reasons it is not considered to be appropriate.	Council has adopted a precautionary approach and rezoning would be inappropriate be in the absence of any supporting evidence. Furthermore, even if

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
and Section 32 Evaluation Report

	Option 1: Status Quo	Option 2: Rezoning Deferred Industrial to Industrial, rezoning Rural land to Industrial, Updating the Hautapu Structure Plan.	Option 3: Not rezoning Area 6 and designating the stormwater reticulation pond	Option 4: Extend the industrial zoning as Deferred Industrial north of Area 6.
		assessment of costs, benefits, efficiency and effectiveness.		technical evidence identified the rezoning to be suitable, this extension is not supported in the Future Proof Growth Strategy.

6 Evaluation of Provisions

6.1 Proposed Provision Assessment

This part of the Section 32 analysis assesses if the proposed provisions are the most appropriate to support the Proposed Plan Change 17 objective. The purpose of this evaluation is to ensure that the amended provisions are the most appropriate way to promote the sustainable management of natural and physical resources.

The preferred option identified in Part B of this Report are considered to remain in accordance with the growth direction of the District Plan and Future Proof strategy. In order to implement the preferred options, enhancements to Part B, Sections 7, Appendix S1, Appendix S05 and the Planning Maps are proposed. No changes are proposed to the resource management issues within the Waipā District Plan.

Council is required to assess the efficiency and effectiveness of the Proposed Plan Change 17 provisions. “Effectiveness” is the measure of contribution that the proposed provisions make towards resolving the issue, while “efficiency” refers to benefits and costs to all members of society.

This part of the report assesses the Proposed Plan Change 17 provisions in achieving the objectives outlined previously in this report. It identifies and assesses the benefits and costs of the environmental, social, cultural and economic effects anticipated from the implementation of the Proposed Plan Change 17 provisions.

6.1.1 Amendments relating to updating the Structure Plan and uplifting the Deferred status of C9.

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 operations. These restrictions shall not apply to the operation of washrooms, cafeteria, cleaning or washing vehicles or firefighting purposes.’

A number of amendments are required to update the Hautapu Structure Plan and uplift the deferred status of the C9 Industrial Zone.

These changes are largely administrative and are reflected below.

Appendix S1 – Future Growth Cells

Cambridge / Hautapu Industrial Growth Cells – anticipated now to 2035

Growth Cell	Land Area	Overview and Capacity
C9	75ha	<ul style="list-style-type: none">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.

Growth Cell	Land Area	Overview and Capacity
		<ul style="list-style-type: none"> The area is currently unserved, with the structure plan review identifying needed infrastructure.
The industrial provision of 36 111 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"> 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. The area is currently unserved, with the structure plan review identifying needed infrastructure.

Changes to Appendix S5 – Hautapu Structure Plan and Landscape Guidelines

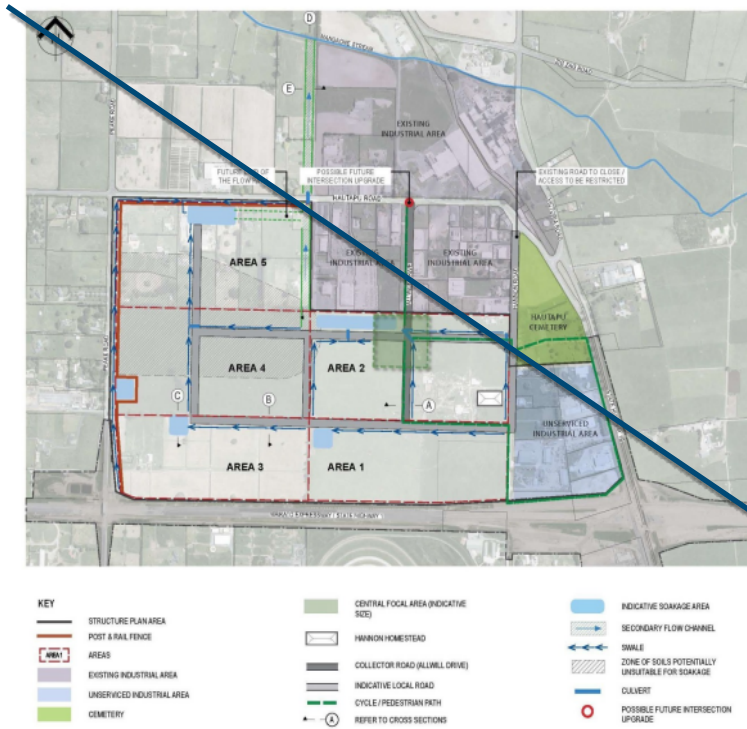
S5.1.3 The structure plan area is defined by land east of Peake Road, south of Hautapu Road, west of Victoria Road and north of the Waikato Expressway (State Highway 1). The structure plan area does not include the existing industrial land to the north of the area. The structure plan area is approximately 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 Waipa District Plan Appendix S5 - Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines Page 2 of 31 Page Version - 14 March 2019 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 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

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

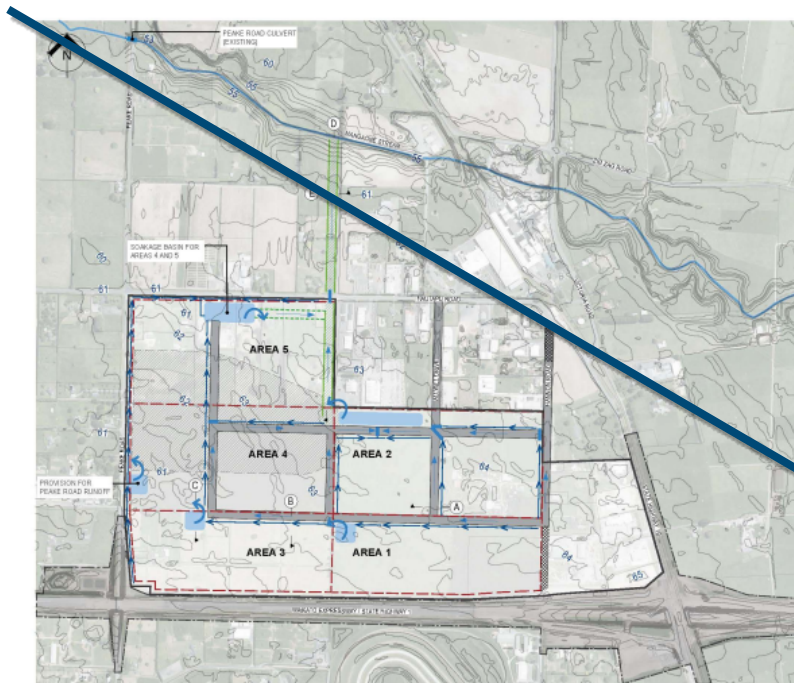
S5.9 Hautapu Structure Plan



- ITEMS TO GIVE EFFECT TO THE STRUCTURE PLAN:**
- ROADS & ACCESS**
- THE EXISTING HANNON ROAD INTERSECTION TO CLOSE OR BE RESTRICTED TO EXISTING DEVELOPMENT ONLY BEYOND THE DEVELOPMENT OF:
 - THE UNSERVICED INDUSTRIAL AREA
 - 3% OF ADDITIONAL LAND
 - THE HANNON ROAD NORTH EASTERN ACCESS WILL BE TO A NEW INTERSECTION POTENTIALLY IN THE LAND SET ASIDE FOR THE EXTENSION OF HAUTAPU CEMETERY. ONCE COMPLETED AND OPENED, THE RESTRICTION ABOVE CAN BE LIFTED.
 - ALL ROADS TO BE DESIGNED IN ACCORDANCE WITH THE ATTACHED CROSS SECTIONS
 - NO INDIVIDUAL ACCESS TO PEAKE ROAD
 - AN UPGRADE TO THE INTERSECTION OF ALLWELL DRIVE / HAUTAPU ROAD MAYBE REQUIRED IN THE FUTURE DEPENDING ON THE NATURE AND LEVEL OF TRAFFIC GENERATED FROM THE DEVELOPMENT. THIS MAY INCLUDE THE NEED FOR A ROUNDABOUT.
- STORMWATER**
- SOAKAGE DISPOSAL OF ALL OF THE 2YR ARI STORM (UP TO 24HRS)
 - TREATMENT OF RUNOFF IN ACCORDANCE WITH TP18
 - PRIMARY DRAINAGE CAPACITY FOR A 10YR ARI STORM
 - NO INCREASE IN VOLUME DISCHARGED IN THE 10YR ARI STORM
 - SECONDARY FLOW PATHS ALONG ROAD CORRIDORS FOR A 10YR ARI STORM
 - PEAK FLOW ATTENUATION IN A 10YR ARI STORM (TO 80% OF EXISTING)
 - ON-LOT MANAGEMENT OF STORMWATER SEPARATE TO THE ROAD CORRIDOR
- WATER SUPPLY**
- RETICULATED NETWORK TO BE PROVIDED
 - INSTALLATION OF A 375MM MAIN FROM WATKINS ROAD RESERVOIR
 - NZFS FIRE FIGHTING DEMANDS OF 100 OR LESS TO BE MET BY RETICULATED SYSTEM
 - ON-SITE STORAGE REQUIREMENTS OF 100 OR MORE
- WASTE WATER**
- RETICULATED NETWORK TO BE PROVIDED VIA A SERIES OF PUMPING STATIONS
 - CONNECTION REQUIRED TO THE MANHOLE AT VICTORIA/TAYLOR STREET INTERSECTION
- LANDSCAPING AMENITY**
- POST & RAIL FENCE TO BE PROVIDED ON STRUCTURE PLAN AREA PERIMETER SITES
 - LANDSCAPING TO BE AS PER SECTION 4 OF THE DESIGN GUIDELINES
 - OFF-ROAD CYCLING PATH TO BE PROVIDED TO CONNECT VICTORIA ROAD TO THE CENTRAL FOCAL AREA
 - DEVELOPMENT WITHIN AREA 2 SHALL PROVIDE A RESERVE OF APPROXIMATELY 200M² WITH THE RESERVE TO BE ON THE CORNER OF THE ALLWELL DRIVE EXTENSION AND ONE OTHER INTERNAL HAUTAPU ROAD TO BE DEVELOPED
 - HANNON HOMESTEAD TO BE RETAINED
- CENTRAL FOCAL AREA, BUILDING AND SITE LAYOUT**
- CENTRAL FOCAL AREA, GARDENING, BUILDING LAYOUT AND DESIGN TO BE DESIGNED IN ACCORDANCE WITH THE DESIGN GUIDELINES

HAUTAPU STRUCTURE PLAN
HAUTAPU STRUCTURE PLAN

SCALE
0 100 200 300 400 500
FEBRUARY 2019
ORIGINAL SIZE: A3
SHEET 1 OF 6

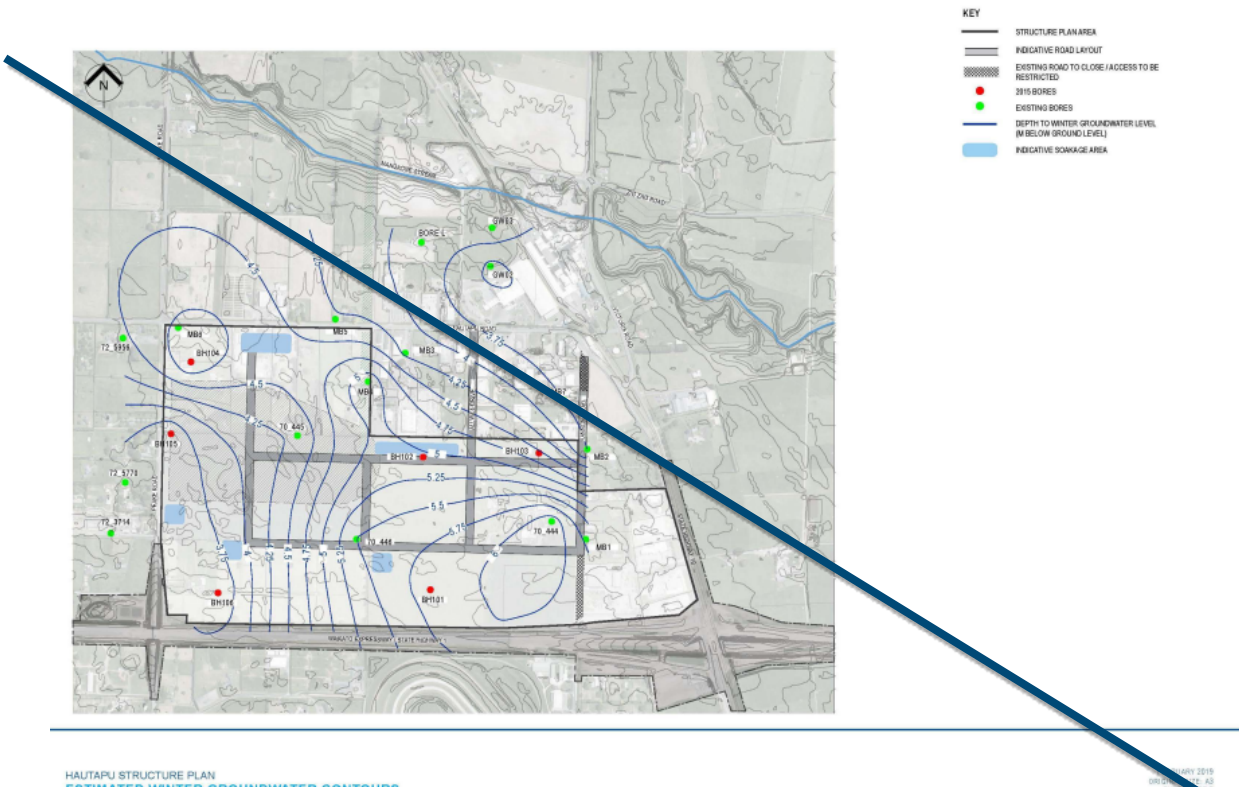


- NOTES:**
- STORMWATER PERFORMANCE CRITERIA:**
 - SOAKAGE AREAS SIZED TO:
 - DISPOSE TO GROUND 100% OF THE 2YR ARI STORM RUNOFF FOR DURATION UP TO 24HRS
 - DISCHARGE NO MORE THAN EXISTING DEVELOPMENT VOLUME DURING A 10YR ARI STORM FOR DURATION UP TO 24HRS
 - FLOOR LEVELS SET TO BE CLEAR OF THE 10YR FLOOD LEVEL
 - ATTENUATE 10YR ARI 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 VERIFIED AS A COUNCIL ASSET
 - BIED SYSTEMS TO BE DESIGNED TO A 10YR ARI CAPACITY WITH A 10MIN TIME OF CONCENTRATION
 - TREATMENT OF RUNOFF IN ACCORDANCE WITH TP18
 - OVERTFLOWS TO RUN DOWN THE ROAD CORRIDORS AND BE RESTRICTED INTO THE SECONDARY FLOW CHANNEL, DISCHARGED TO A 10YR ARI 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 CONCLUSIVE TO SOAKAGE DISPOSAL:
 - MINIMUM RETENTION OF THE FIRST 10MM OF RAINFALL FOR ALL IMPERVIOUS SURFACES, PROVIDED PERVIOUS AREAS ARE REMEDIATED WHERE COMPLICATED, OTHERWISE, 5MM ACROSS THE WHOLE SITE AND
 - EXTENDED DETENTION OF 1.2x THE WATER QUALITY VOLUME DISCHARGED OVER 24HRS

HAUTAPU STRUCTURE PLAN
INDICATIVE STORMWATER LAYOUT

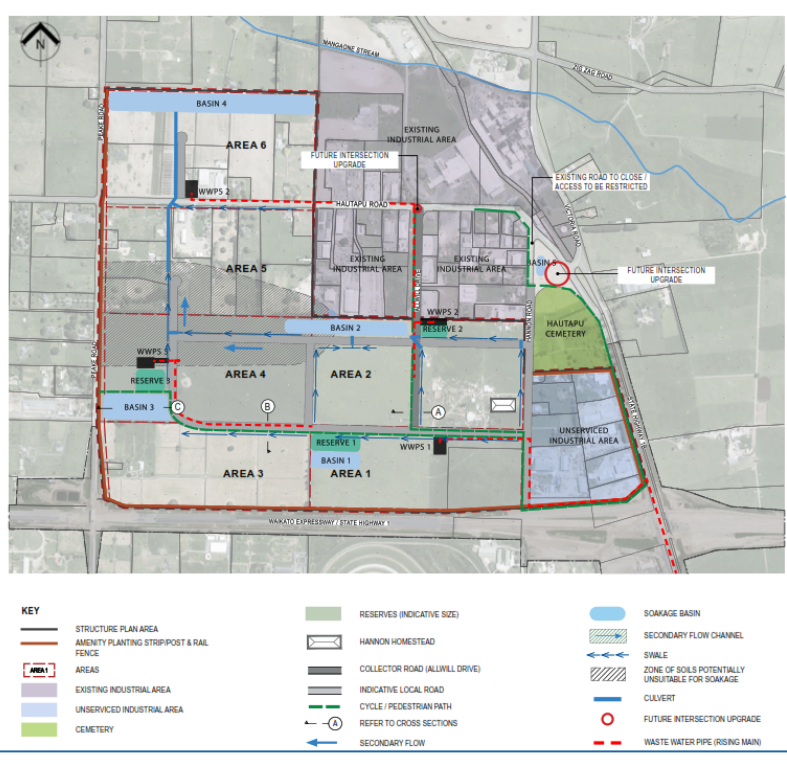
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FEBRUARY 2019
ORIGINAL SIZE: A3
SHEET 2 OF 6

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report



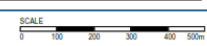
HAUTAPU STRUCTURE PLAN
ESTIMATED WINTER GROUNDWATER CONTOURS

DATE: 28/09/2022
SHEET: 1 OF 5



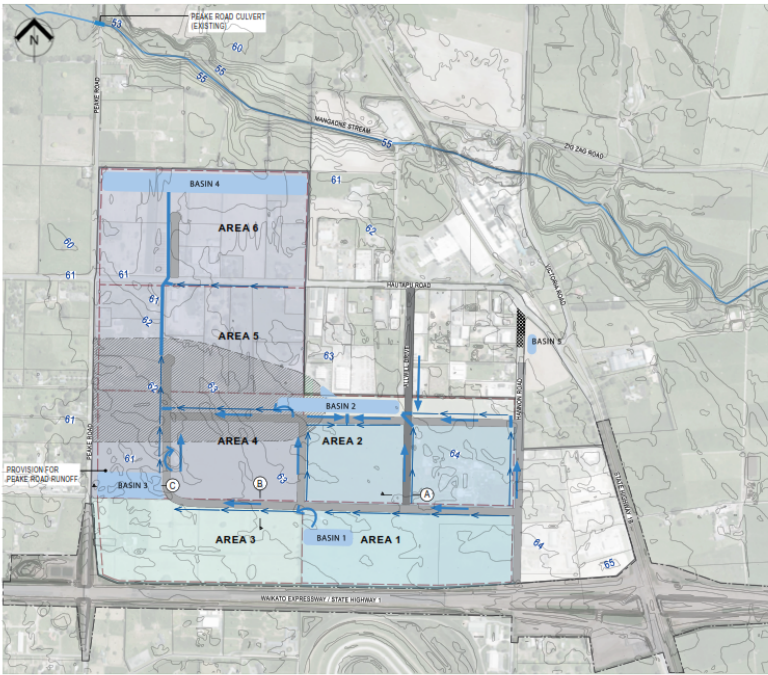
HAUTAPU STRUCTURE PLAN
HAUTAPU STRUCTURE PLAN

- ITEMS TO GIVE EFFECT TO THE STRUCTURE PLAN:**
- ROADS & ACCESS**
- HANNON ROAD INTERSECTION TO CLOSE WHEN SHA OF NEW DEVELOPMENT HAS OCCURRED
 - STAGE 1 ROUNDABOUT ON VICTORIA ROAD REQUIRED PRIOR TO HANNON ROAD CLOSURE
 - ALLWILL DRIVE INTERSECTION TO BE UPGRADED WITH A LINK INTO THE AREA 2. FURTHER UPGRADE TO SIGNALS WITH AREA 3 DEVELOPMENT
 - NO INDIVIDUAL 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 SH18 / VICTORIA STREET REFER TO GREY MATTER DESIGNS REF# ECM1076019
- STORMWATER**
- ONLOT TREATMENT AND DISPOSAL REQUIRED FOR RUNOFF UP TO AND INCLUDING 24-HR, 10% AEP EVENTS
 - PRIMARY NETWORK (SWALE) CAPACITY FOR 10% AEP EVENTS. SECONDARY NETWORK (ROAD CORRIDOR) FOR 1% AEP EVENTS
 - BASIN CAPACITY FOR 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 CNDS MAIN REQUIRED PRIOR TO DEVELOPMENT
 - STAGED NETWORK MAY ONLY ACHIEVE FWQ LEVEL OF SERVICE. COMPLETED NETWORK WILL ACHIEVE FWQ. HIGHER RISK 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 5m LANDSCAPE 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 CAFES) 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



Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report





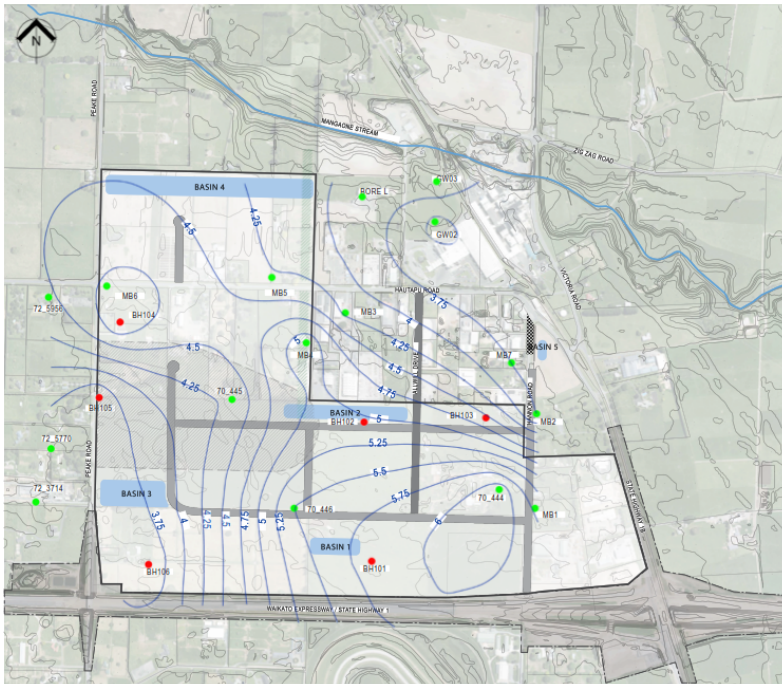
- 1. STORMWATER PERFORMANCE CRITERIA:**
- SOAKAGE AREAS SIZED TO:
 - DISPOSE TO GROUND 100% OF THE 2YR ARI STORM RUNOFF FOR DURATIONS UP TO 72HRS
 - DISCHARGE NO MORE THAN EXISTING DEVELOPMENT VOLUME DURING A 10YR ARI STORM FOR DURATIONS UP TO 24HRS
 - FLOOR LEVELS SET TO BE CLEAR OF THE 100YR FLOOD LEVEL
 - ATTENUATE 100YR ARI STORM PEAK FLOW RATE TO 80% OF EXISTING DEVELOPMENT FLOW RATE FOR THE CRITICAL DURATION 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 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 3MM OF RAINFALL FOR ALL IMPERVIOUS SURFACES. PROVIDED PERVIOUS AREAS ARE REMEDIATED WHERE COMPACTED. OTHERWISE, 3MM 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
 - SOAKAGE BASIN
 - SECONDARY FLOW CHANNEL
 - SECONDARY FLOW SWALE
 - ZONE OF SOILS POTENTIALLY UNSUITABLE FOR SOAKAGE
 - CULVERT
 - OVERFLOW
 - BASIN 1 CATCHMENT BASIN 2 AREA 2 CATCHMENT
 - BASIN 3 AREA 3 CATCHMENT BASIN 4 AREA 4, 5, & 6 CATCHMENT

SCALE
0 100 200 300 400 500m

JULY 2022
ORIGINAL SIZE: A3
SHEET 2 OF 5

HAUTAPU STRUCTURE PLAN
INDICATIVE STORMWATER LAYOUT

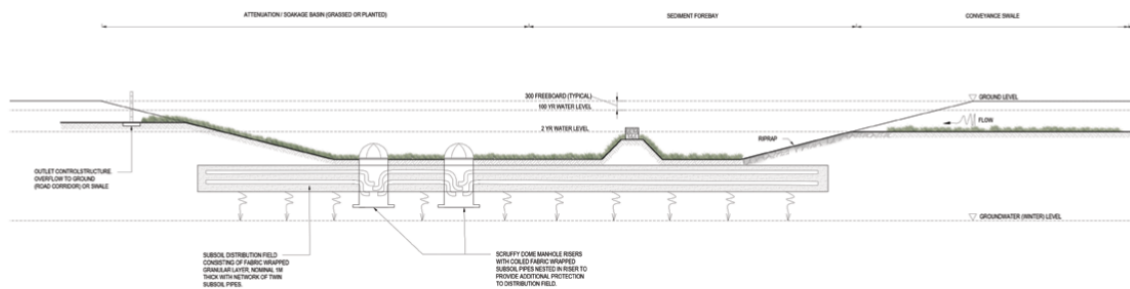


- KEY**
- STRUCTURE PLAN AREA
 - INDICATIVE ROAD LAYOUT
 - EXISTING ROAD TO CLOSE / ACCESS TO BE RESTRICTED
 - 2015 BORES
 - EXISTING BORES
 - DEPTH TO WINTER GROUNDWATER LEVEL (M BELOW GROUND LEVEL)
 - SOAKAGE BASIN

JULY 2022
ORIGINAL SIZE: A3
SHEET 3 OF 5

HAUTAPU STRUCTURE PLAN
ESTIMATED WINTER GROUNDWATER CONTOURS

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
and Section 32 Evaluation Report

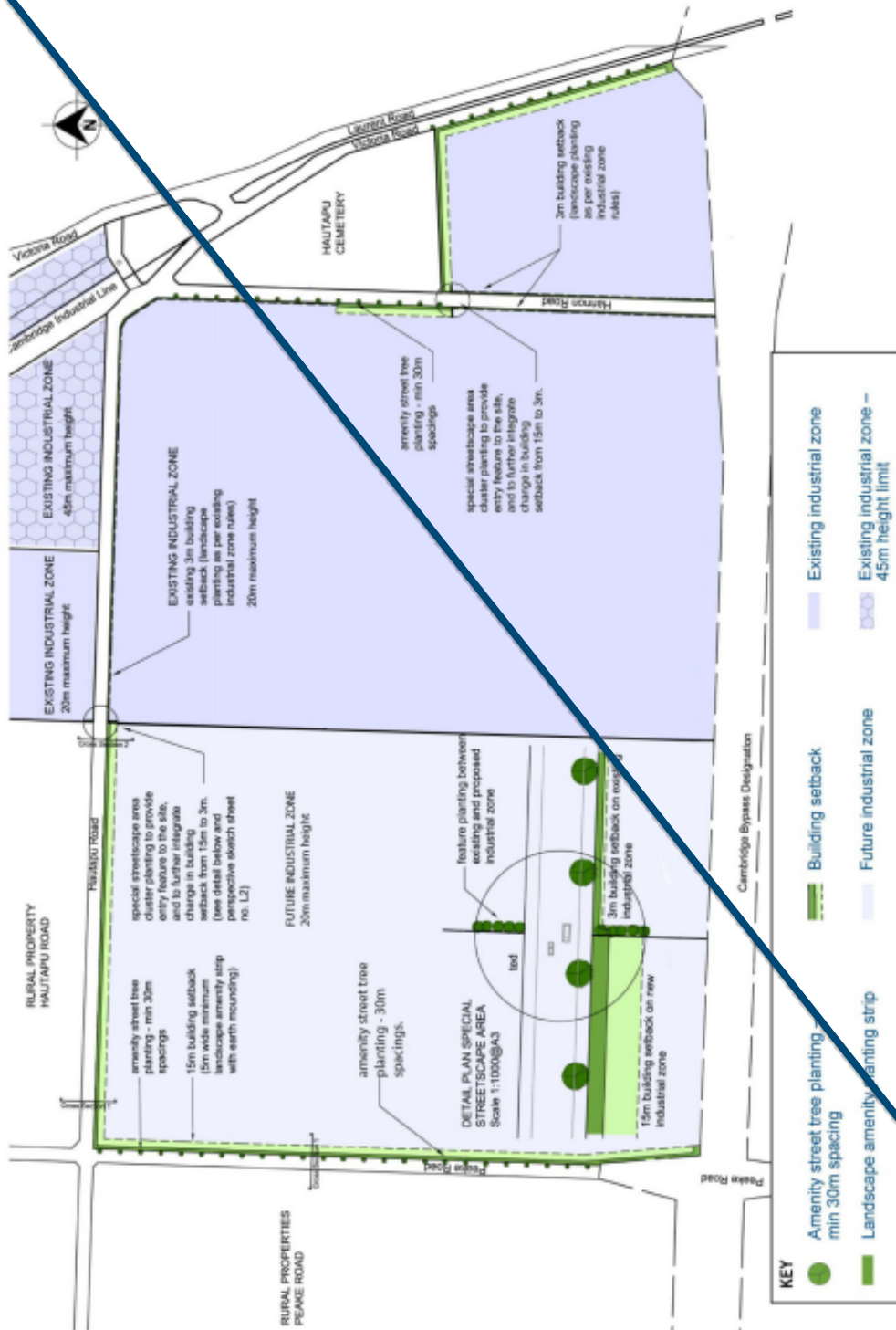


C SOAKAGE BASIN TYPICAL LONG SECTION

NOTES:

1. BASINS A NOMINAL 2M DEEP AND THE SUBSOIL DISTRIBUTION FIELD SET A NOMINAL 1.0M 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 SOME 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 70M 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 SOGGY.
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

Page 30 of 31

Page Version - 14 March 2019

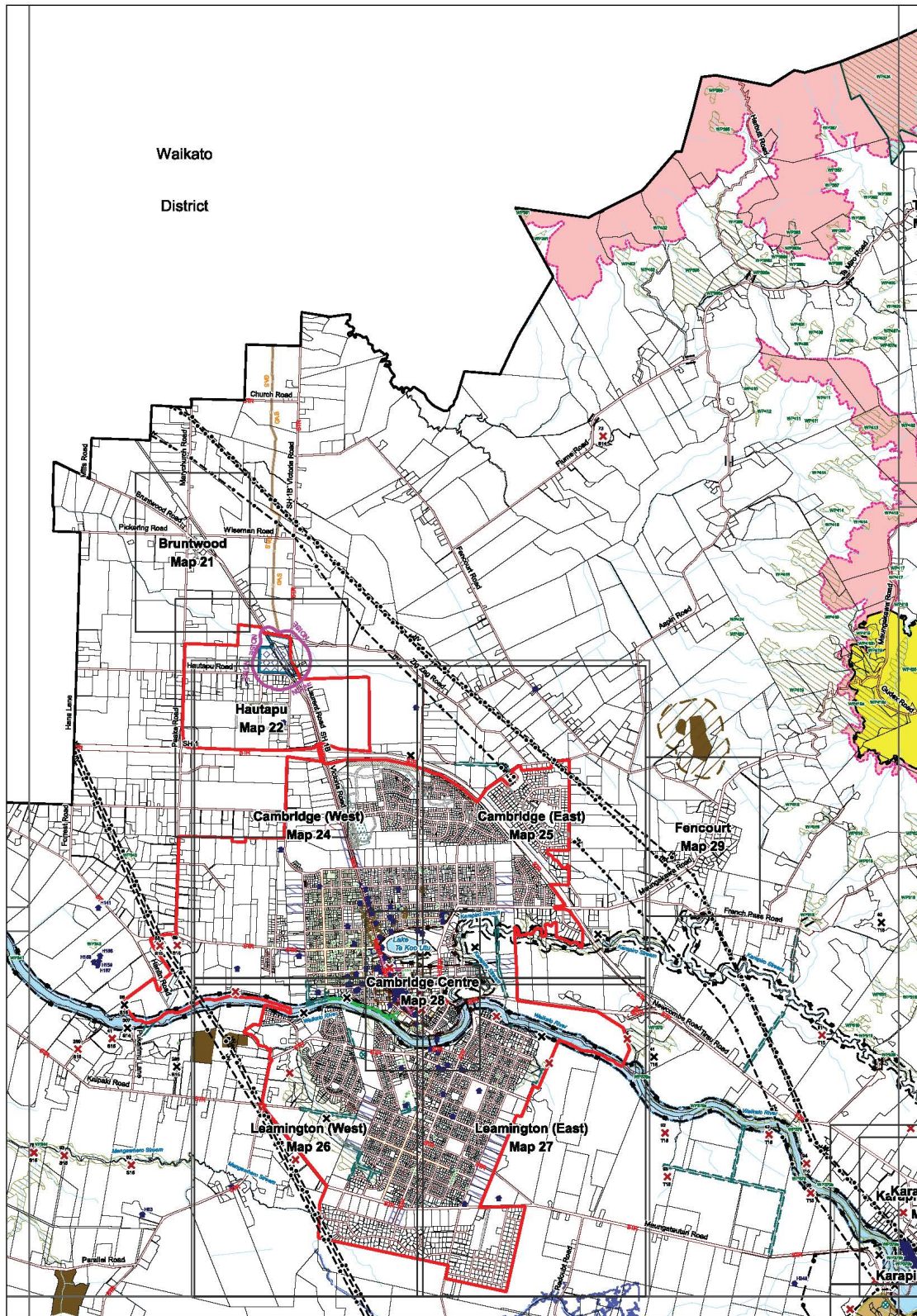
Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report

Planning maps

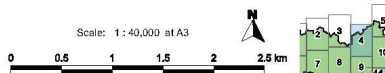
The following maps are subject to change as part of the proposed Plan Change: Map 4, Map 22, Map 23, Map 24.

The changes include:

- Uplift deferred industrial zone on C9 to live zone as 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'.



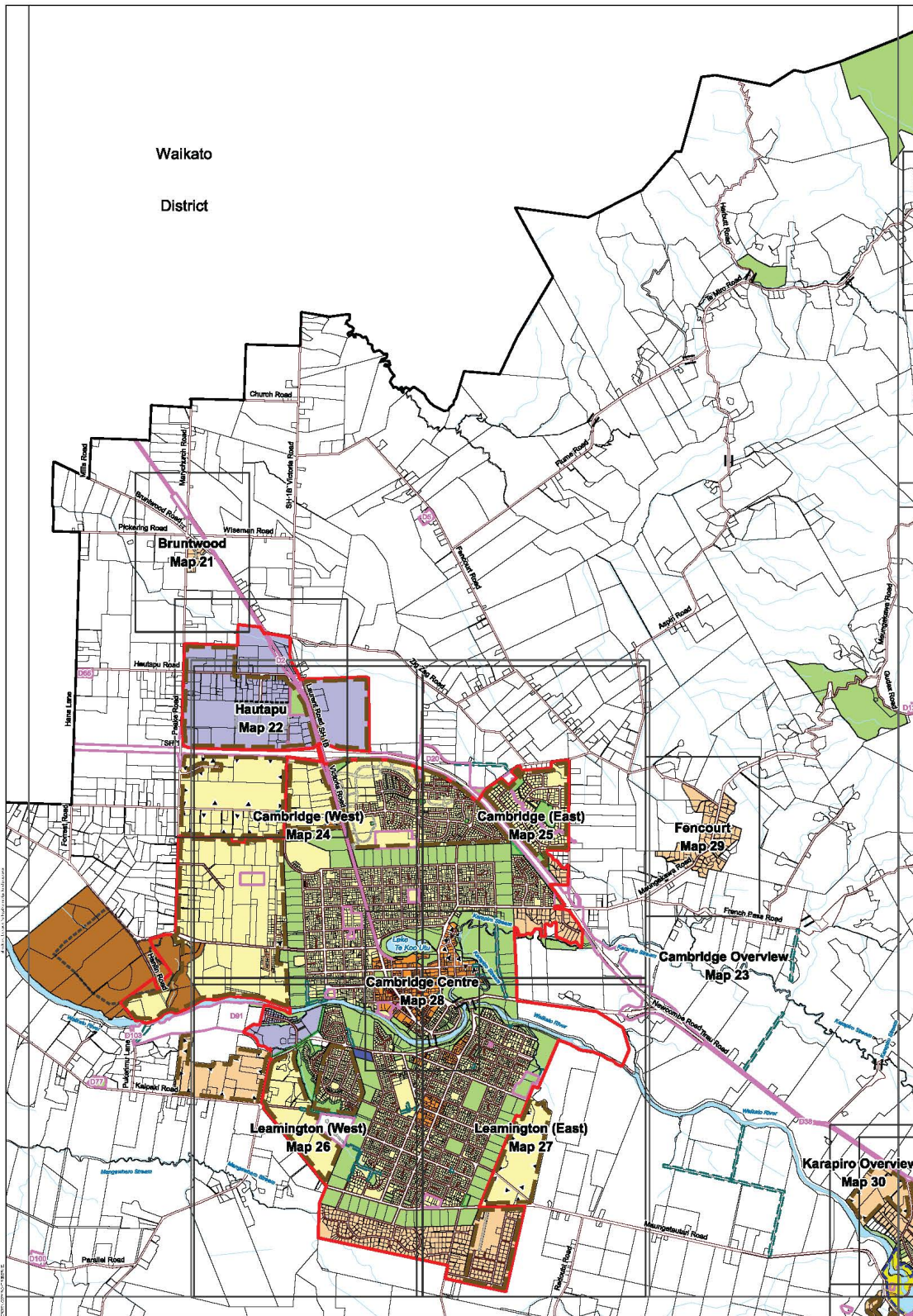
Cambridge Overview
 Waipā District Plan
 As Proposed by Plan Change 17



Policy Areas 4

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report

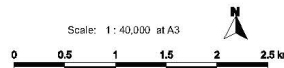




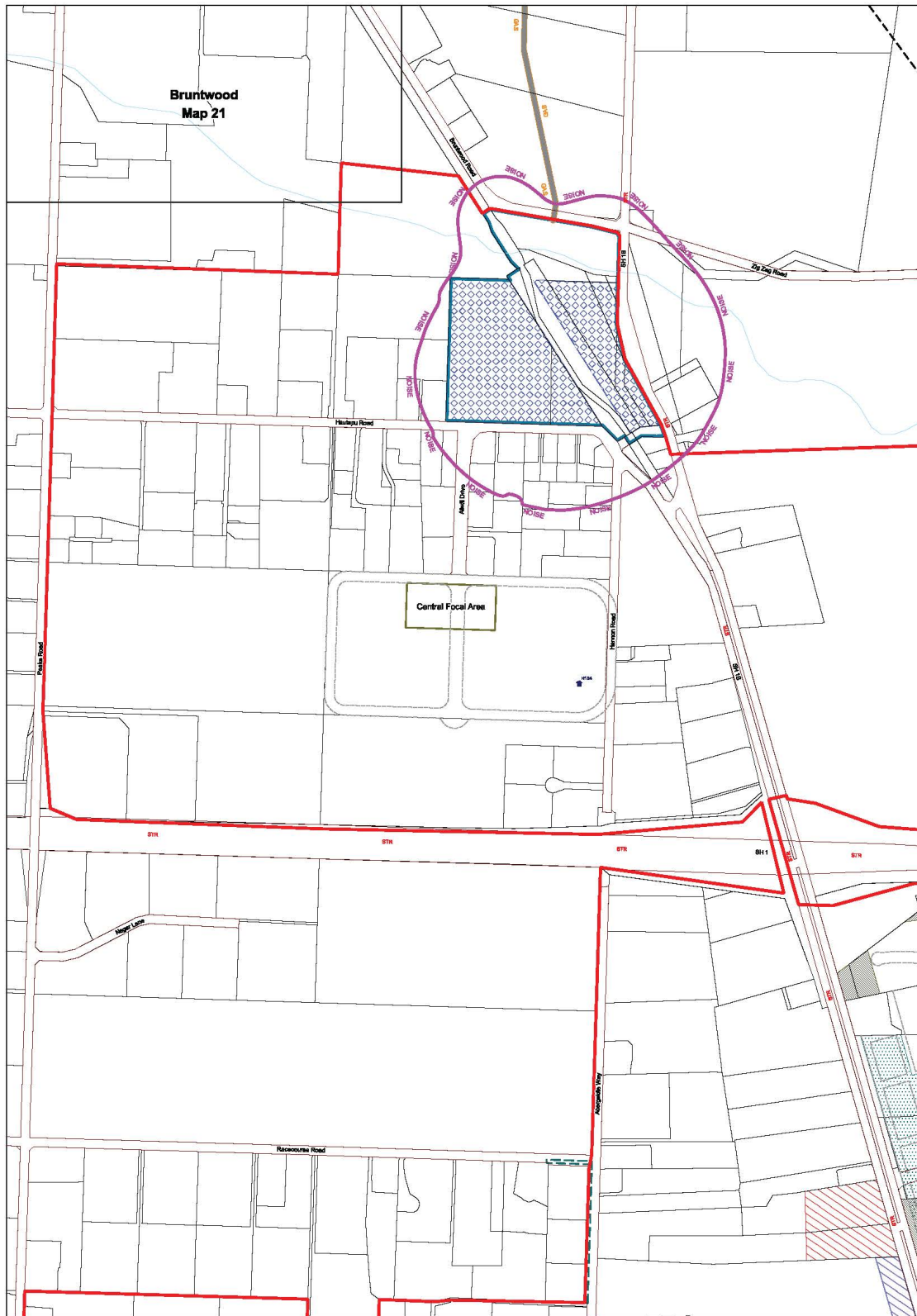
4 Zones



Cambridge Overview
 Waipa District Plan
 As Proposed by Plan Change 17



Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report



Hautapu
 Waipā District Plan
 As Proposed by Plan Change 17

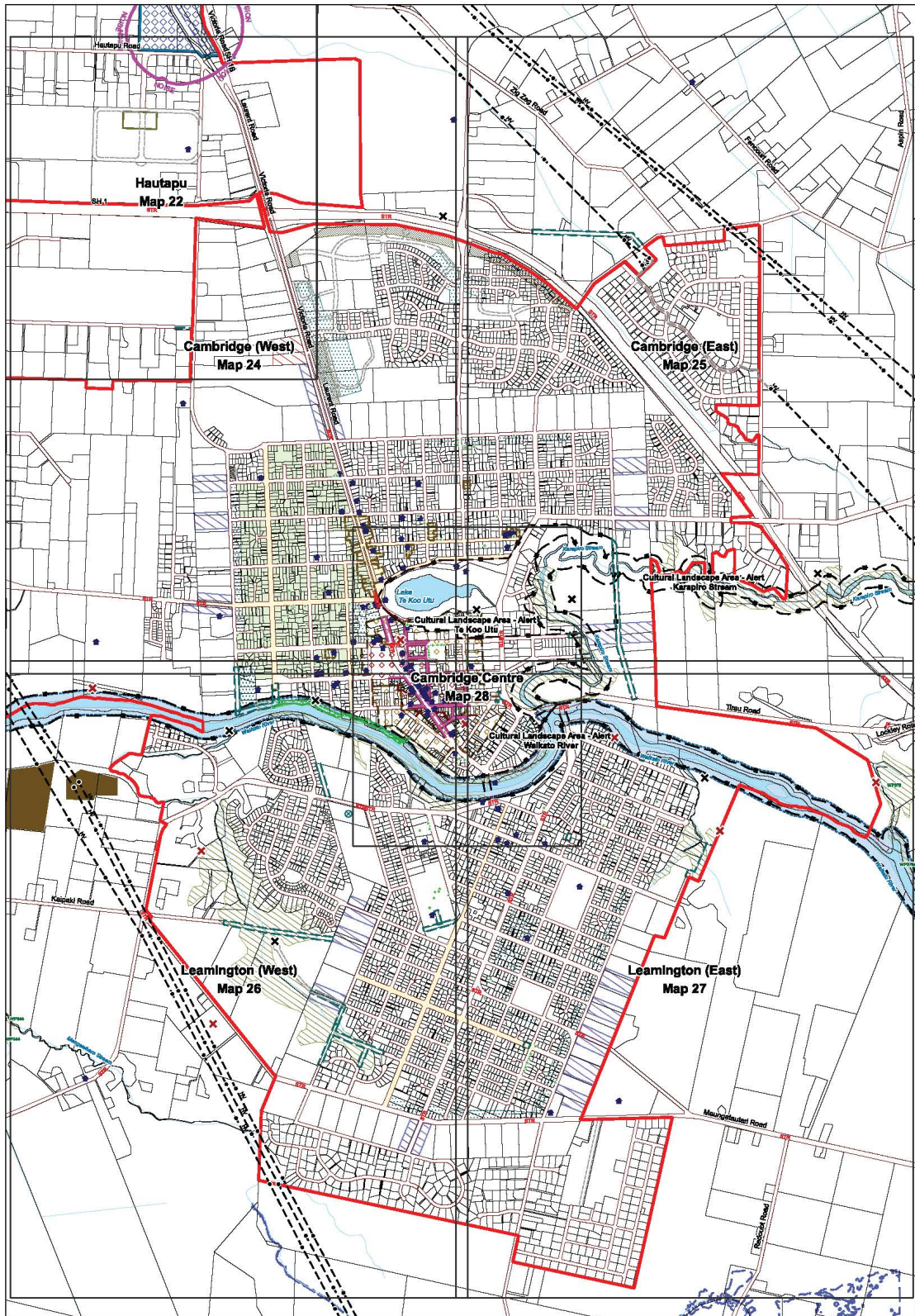
Scale: 1 : 7,500 at A3
 0 0.05 0.1 0.15 0.2 0.25 km



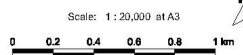
Policy Areas 22

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





Cambridge Overview
 Waipā District Plan
 As Proposed by Plan Change 17



Policy Areas 23

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report





23 Zones



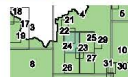
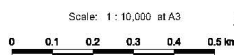
Cambridge Overview
 Waipā District Plan
 As Proposed by Plan Change 17



Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report



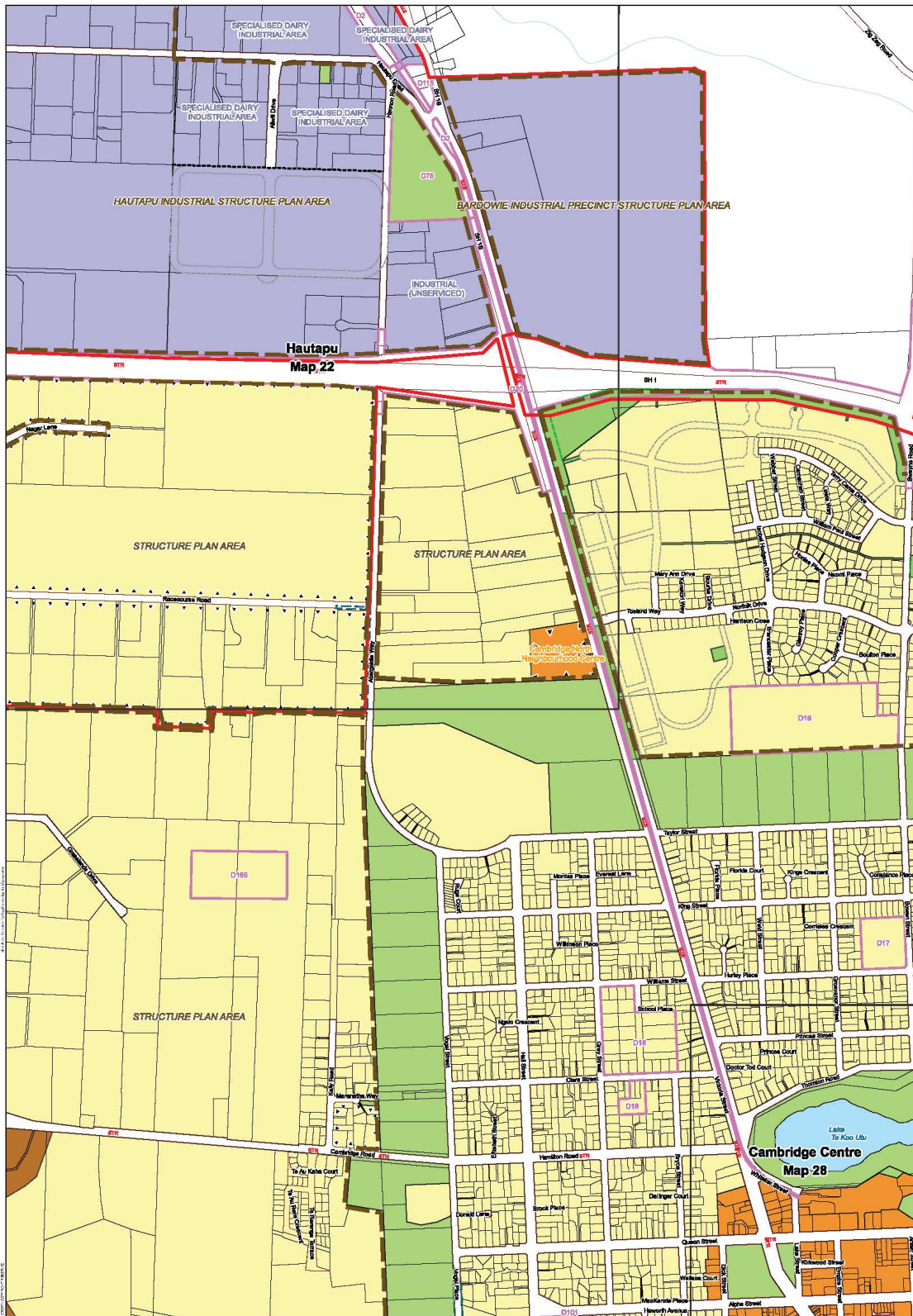
Cambridge (West)
 Waipā District Plan
 As Proposed by Plan Change 17



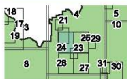
Policy Areas 24

Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan
 and Section 32 Evaluation Report

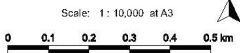




24 Zones



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



Proposed Plan Change 17: Hautapu Industrial Zone / Structure Plan and Section 32 Evaluation Report



6.1.2 Assessment of amendments relating to updating the Structure Plan and uplifting the Deferred status of C9.

The proposed changes to update the Structure Plan and uplift the deferred status of C9 incorporate changes to existing plans, and the addition of a number text. These mainly reflect the changes required under the updated Hautapu Master Plan and other necessary changes.

The table below assesses the effectiveness, efficiency, benefits and costs of the amendments to Section 2

Proposed Amendments	
Effectiveness/Efficiency	Benefit/Cost
<p>Effectiveness: The updated Hautapu Structure Plan effectively reflects the latest Master Plans for the area and the latest RITS information for water use and allocations.</p>	<p>Benefits:</p> <p><u>Environmental:</u> By allowing only dry industry activities, the pressure on water infrastructure services will be slightly alleviated.</p> <p><u>Economic:</u> The updated Structure Plans show recent infrastructure changes. The new industrial area will increase industrial land availability within the Waipa District, bringing in new businesses into the District, or enabling for existing businesses to expand.</p> <p><u>Social:</u> None identified.</p> <p><u>Cultural:</u> None Identified.</p>
<p>Efficiency: Proposed plan change 17 will facilitate efficiency of development by providing a clear rule framework to allow for development within Hautapu Structure Plan with the latest infrastructure changes.</p>	<p>Costs:</p> <p><u>Environmental:</u> None Identified</p> <p><u>Economic:</u> None identified.</p> <p><u>Social:</u> None identified.</p> <p><u>Cultural:</u> None Identified</p>
<p>Opportunities for economic growth and employment to be provided or reduced: The updated Structure Plan and live zoning of C9 will provide employment and development opportunities for the Hautapu Industrial Area growth cell, including but not limited to, planning, construction, building and servicing.</p>	
<p>Sufficiency of information and risk of not acting: Sufficient information was available from the Master Plan and Structure Plan process to enable the inclusion of provisions within the District Plan. The risk of not acting is to leave a gap in the provisions in the District Plan for development of the Hautapu Industrial Structure Plan area.</p>	

In summary, the amendments are considered to provide a robust framework to enable the development of the Hautapu Industrial Structure Plan Area and the live zoning of C9 within the Hautapu Industrial Structure Plan Area.

6.1.3 Amendments relating to rezone 'Area 6' from Rural Zone to Industrial Zone.

Section 7 – Industrial Zone

The purpose of each Zone chapter within the District Plan is to outline the issues, objectives, policies and rules relevant to the Zone. Section 7 – Industrial Zone provides for a range of manufacturing and process industries.

The changes made to the C9 Growth Cell Structure Plan has resulted in consequential amendments required to Section 7 – Industrial Zone. No changes are proposed to the Introductory paragraphs,

the Resource Management Issues, or Objectives as the existing paragraphs and provisions are considered to be adequate. Two new policies have been proposed.

Due to the consequential amendments resulting from Plan Change 19, established businesses and/or industries located in Carters Flat area will eventually need to be relocated at some point in time. This is absolutely supported and in itself gives effect to direction set under Waipa 2050. It has been identified that the land within C9 and the additional area proposed to be rezoned, 'Area 6', provides a suitable location for these businesses/ industries to be relocated to. To make this process more appealing, a new permitted activity has been introduced to specifically enable these business/ industries to relocate, subject to performance standards.

An additional policy has been added to support the permitted criteria and to further encourage existing industrial activities within Carters Flat Commercial Zone to relocate to the Hautapu Industrial Zone, and to make this relocation as easy as possible for those business.

Another additional policy has been added which allows 'dry industry' to establish within Area 6. This is due to infrastructure constraints from the supporting technical reports, mainly the Water and Wastewater Assessments and Stormwater Reports.

Further amendments to the existing rules contained in Section 7 relate to the existing setback controls prescribed for the Hautapu Industrial Structure Plan. These rules that were drafted predated the internal roading layout and infrastructure plans now available for C9 and Area 6, for which when applied to the proposed structure plan inhibit development beyond the direction of the District Plan set for in the relevant objectives and policies. If left without change it would require all internal roading setbacks to be 15m, which is overly prescriptive for an industrial environment in this location and significantly reduces the area of land available for industrial development, therefore an additional setback for internal road boundaries has been added as 5m in line with other industrial areas in the region.

Other minor amendments have been made to Section 7 to reflect the changes made through this Plan Change.

The following new policy is proposed as follows:

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 Structure Plan are restricted to 'dry industry' activities due to infrastructure constraints.

The following new rules are proposed as follows:

7.4.1.1	Permitted activities The following activities shall comply with the performance standards of this zone
(w)	Within 'Area 6' of the Hautapu Industrial Area, any lawfully established, dry industry 'Industrial Activity' that is located within the Cambridge Commercial Zone of Carters Flat established prior to 2022. Development Contributions do not apply to these activities.

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 <u>and Hautapu Industrial Area 'Area 6'</u> . <ul style="list-style-type: none"> 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) Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.
- (d) Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m. Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

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

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.

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:

Within the boundary of any site zoned Residential or Large Lot Residential or the notional boundary of any site zoned Rural.

- (a) Monday to Friday - 7.00am to 10.00pm - 50dBA (Leq)
- (b) Saturdays - 7.00am to 6.00pm - 50dBA (Leq)
- (c) At all other times including public holidays - 45dBA (Leq)

Within the boundary of any site zoned Industrial

- (d) Monday to Saturday - 7.00am to 10.00pm - 60dBA (Leq)
- (e) At all other times including public holidays - 50dBA (Leq)

Within all zones the single event noise level

- (f) Within all zones the single event noise level Lmax shall not exceed at night time between the hours of 10.00pm to 7.00am - 70dBA (Lmax).

Provided that this rule shall not apply to the use or testing of station and vehicle sirens or alarms used by emergency vehicles.

All noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise.

Activities that fail to comply with Rules 7.4.2.18 to 7.4.2.20 will require a resource consent for a discretionary activity.

Rule - Light Spill in Area 6 – Hautapu 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.

6.1.4 Assessment of amendments relating to Section 7 – Industrial Zone

The proposed changes to Section 7 incorporate new rules relating to the new Hautapu 'Area 6'. These rules mainly draw on the sensitivity of the zoning in relation to the adjoining Rural Zone, and loosening the internal road setbacks and permitting the relocation of activities from Carters Flat area.

The table below assesses the effectiveness, efficiency, benefits and costs of the amendments to Section 2.

Proposed Amendments	
Effectiveness/Efficiency	Benefit/Cost
<p>Effectiveness: The inclusion of the new provisions provide an effective manner to enable plan users to understand the expectations for activities within the new 'Area 6' industrial zone as well as bulk and location for future development within this area.</p>	<p>Benefits:</p> <p><u>Environmental:</u> The provisions will provide clear design provisions to enable the development of Hautapu 'Area 6' that is consistent with the rest of Hautapu, which has strong Structure Plan provisions to support it. Furthermore, by allowing only dry industry activities, the pressure on water infrastructure services will be slightly alleviated.</p> <p><u>Economic:</u> The new industrial area will increase industrial land availability within the Waipa District, bringing in new businesses into the District, or enabling existing businesses to expand. Additionally, the new policies for Carter's Flat industrial activities will promote some level of certainty for these lawfully established activities.</p> <p><u>Social:</u> The additional provisions pertaining to the sensitivity of the Rural Zone will help to mitigate industrial related effects on the adjoining Rural Zone.</p> <p><u>Cultural:</u> None Identified</p>
<p>Efficiency: Proposed plan change 17 will facilitate efficiency of development by providing a clear rule framework to allow for development within Hautapu 'Area 6'.</p>	<p>Costs:</p> <p><u>Environmental:</u> None Identified</p> <p><u>Economic:</u> None identified.</p> <p><u>Social:</u> Rural amenity for adjoining Rural Zones will be impacted.</p> <p><u>Cultural:</u> None Identified</p>
<p>Opportunities for economic growth and employment to be provided or reduced: The amendments to Section 7, in conjunction with the package of amendments proposed to the District Plan through Proposed Plan Change 17, will provide employment and development opportunities for the Hautapu Industrial Area growth cell, including but not limited to, planning, construction, building and servicing.</p>	
<p>Sufficiency of information and risk of not acting: Sufficient information was available from the Structure Plan process to enable the inclusion of provisions within the District Plan. The risk of not acting is to leave a gap in the provisions in the District Plan for development of the Hautapu Industrial Structure Plan area.</p>	

In summary, the amendments to Section 7 are considered to provide a robust framework to enable the development of the Hautapu Industrial Structure Plan Area and the new 'Area 6' within Hautapu Industrial Structure Plan Area.

7 Scale and Significance

7.1 Implementation of Proposed Plan Change 17

This report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of Proposed Plan Change 17. 'Scale' refers to the magnitude of effects, and 'significance' refers to the importance that the wider community places on those effects. The following table outlines the criteria considered to determine the scale and significance of the effects that are anticipated from implementation of Proposed Plan Change 17. An ordinal scale has been used for this assessment.

Criteria	Assessment High/Medium/Low/NA
Number of people who will be affected	Medium
Magnitude and nature of effects	Medium
Immediacy of effects	High
Geographic extent	Low
Degree of risk or uncertainty	Medium
Stakeholder interest	High
Māori interest	Low
Information and data is easily available	Low
Information and data is easily quantified for assessment	Low
Extent of change from status quo	Medium

In this instance, the scale and significance of the effects that are anticipated from the implementation of Proposed Plan Change 17 are considered to be medium, for the following reasons:

- Proposed Plan Change 17 involves a moderate number of locations and properties, and therefore is of particular interest to a moderate number of stakeholders, however this is restricted to the relevant location pertaining to this plan change;
- Proposed Plan Change 17 involves identified growth cells (as derived from the Waipā 2050 District Growth Strategy);
- Proposed Plan Change 17 involves zoning changes with future land uses indicated which differ (relevant to 'Area 6') to that previously consulted to the community with as part of the Waipā 2050 District Growth Strategy Review 2017 process;
- A small number of properties, particularly to the north of Area 6 will be affected and will have a high level of interest.

8 Conclusion

This report presents an evaluation undertaken by Council in accordance with Section 32 of the Act for Proposed Plan Change 17 regarding amendments to the Definitions, Section 7 – Industrial Zone, Appendix S1 Future Growth Cells and Appendix S5 Hautapu Industrial Structure Plan, and Planning

Maps. This report outlines the process s taken to identify the issue and options, and then broadly evaluates the options. The report then evaluates the preferred option in more detail. The report concludes with an assessment of the scale and significance of the effects anticipated from Proposed Plan Change 17 and concludes that these are considered to be medium.

As such, it is considered appropriate to revise the Waipā District Plan to amend the provisions Definitions, Section 7 – Industrial Zone, Appendix S1 Future Growth Cells and Appendix S5 Hautapu Industrial Structure Plan, and Planning Maps.