

Further Submissions to Proposed Private Plan Change 11 – Bardowie Industrial Precinct

Further Submissions FS24 - FS30

September / 2018

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Enquiries to: Andrew Tester

27 September 2018

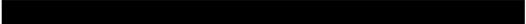
Waipa District Council
Private Bag 2402
TE AWAMUTU 3840



Dear Sir/Madam

Waikato Regional Council Further Submission to Proposed Plan Change 11 - Bardowie Precinct - Waipa District Plan

Thank you for the opportunity to further submit on Proposed Plan Change 11 (Bardowie Precinct). Waikato Regional Council (WRC) has an interest in the Plan Change that is greater than that of the general public. Under Section 30 of the Resource Management Act 1991, WRC has specific functions and responsibilities which it is required to undertake in order to give effect to the Act.

Please find attached WRC's further submission points in regard to the Plan Change. WRC wishes to be heard in support of its further submission and will consider presenting a joint case to the Hearing with other parties making a similar submission. Should you have any queries regarding the content of these further submission points, please contact Andrew Tester 

Yours sincerely



Tracey May
Director Science and Strategy

FS24

<i>Submission Point</i>	<i>Submitter</i>	<i>Support/ Oppose</i>	<i>Reasons</i>	<i>Decision requested</i>
12/3, 12/7, 17/1, 18/5, 22/2, 22/3	Future Proof Implementation Committee, Hamilton City Council, Bardowie Investments Ltd, Waipa District Council	Support	<p>A refinement is sought to reflect the intention that the Campus Hub be scaled to service the needs of employees and businesses within the Bardowie Industrial Precinct. This includes clarification within the policies related to the Campus Hub, and also consideration of the scale and nature of the Campus Hub.</p> <p>WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and non-industrial activities in its submission point 7/2.</p>	Support the submission points to amend the extent of the Campus Hub to an appropriate scale to service the needs of employees and businesses within the Bardowie Precinct only, based on a suitable assessment.
18/12, 18/35, 18/38	Bardowie Investments Ltd	Oppose	<p>The submitter is seeking to refine the extent of the proposed Campus Hub to 5.5ha in area and scope of non-industrial activities within the Campus Hub.</p> <p>WRC has an interest in the relief sought, as it has raised an issue with the extent of the Campus Hub and non-industrial activities in its submission point 7/2. The Structure Plan highlights that the Campus Hub is proposed to service employees and businesses in the Bardowie Industrial Precinct. Additional work is still required to justify the extent of the Campus Hub, and give effect to Policy 6.16 of the WRPS.</p>	Reject the submission point based on insufficient information, and seek further information to justify/calculate the extent and types of activities required in the Campus Hub.

**FURTHER SUBMISSIONS BY HEFIN LLOYD DAVIES ON SUBMISSIONS TO WAIPA DISTRICT PLAN
CHANGE 11: BARDOWIE INDUSTRIAL PRECINCT
PREPARED AND LODGED PURSUANT TO CLAUSE 8 OF THE FIRST SCHEDULE OF THE RESOURCE
MANAGEMENT ACT 1991**

To: Waipa District Council (*the Council*)
Private Bag 2402
Te Awamutu 3840
E-Mail: submissions@waipadc.govt.nz

Name of further submitter:

Hefin Lloyd Davies (*the Submitter*)
c/- Southern Trailers
[REDACTED]
[REDACTED]

Address for service:

BURTON PLANNING CONSULTANTS LIMITED
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Attention: Georgina McPherson

[REDACTED]

- 1. The Submitter’s further submission is as contained in the attached Table.**
- 2. The Submitter’s interest in the proposed plan change is greater than the interest of the general public.**
- 3. The Submitter does wish to be heard in support of their further submissions.**
- 4. The Submitter could not gain an advantage in trade competition through this further submission.**
- 5. If others make similar submissions the Submitter may be prepared to consider presenting a joint case with them at any hearing.**

Dated at AUCKLAND this 27th day of September 2018

Signature on behalf of the Submitter:



Georgina McPherson

Authorised to Sign on Behalf of the Submitter

Service copy to:

KiwiRail Holdings Limited

[REDACTED]

[REDACTED]

Attn: Pam Butler

[REDACTED]

**FURTHER SUBMISSION ON BEHALF OF HEFIN LLOYD DAVIES
ON SUBMISSIONS TO WAIPA DISTRICT COUNCIL'S PROPOSED PLAN CHANGE 11(BARDOWIE INDUSTRIAL PRECINCT)**

Submission	Relief Sought by Submitter	Position of Further Submitter	Reason for Support / Opposition and Relief Sought by the Further Submitter	Outcome Sought
<p>14/1 KiwiRail Holdings Limited</p> <p>Access and Rail Corridor</p>	<p>The southern access be deleted. Or as a secondary relief, if an agreement is reached for a temporary southern access, then the plan change incorporates specific measures to provide for the future closure of the southern access and measures for the future impacts and operation of the northern access.</p>	<p>Support</p>	<p>Deletion or future closure of the southern access is supported as the effects of the access on the Submitter's own property at 183A Victoria Road have been inadequately identified, considered and/or avoided, remedied or mitigated by the proposed plan change. That said, any adverse effects on the northern access that arise as a consequence of the deletion of the southern access must be appropriately identified and comprehensively addressed as part of the Plan Change.</p>	<p>Accept the submission point and make the changes sought.</p>

Fonterra Limited
[REDACTED]
[REDACTED]

28 September 2018

Waipa District Council
Private Bag 2402
TE AWAMUTU 3840

Dear Sir / Madam

RE: FONTERRA FURTHER SUBMISSIONS ON PROPOSED PLAN CHANGE 11 - BARDOWIE INDUSTRIAL PRECINCT

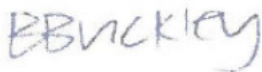
Fonterra Limited (Fonterra) has prepared and lodged these further submissions in accordance with Clause 8 Schedule 1 of the Resource Management Act 1991, in respect of Proposed Plan Change 11 – Bardowie Industrial Precinct.

Fonterra is a submitter on the proposed plan change and has an interest in the proposals that is greater than the general public. Fonterra is a significant landowner in the vicinity of the Bardowie Industrial Precinct, including the Fonterra Hautapu Dairy Manufacturing Site (Hautapu Site) which is located a short distance to the northwest of the plan change area. The Hautapu Site is a regionally significant activity, and a key manufacturing asset for Fonterra. Fonterra, therefore has a significant interest in the plan change.

I can confirm that copies of the above further submissions have been served on the submitters.

If you have any questions or would like further information, please do not hesitate to contact Craig Sharman, Beca Limited [REDACTED]

Yours sincerely



Brigid Buckley

National Policy Manager – Global Operations
FONTERRA CO-OPERATIVE GROUP LIMITED

FONTERRA LIMITED

**FURTHER SUBMISSIONS ON SUBMISSIONS TO THE
PROPOSED PLAN CHANGE 11 - BARDOWIE INDUSTRIAL
PRECINCT**

To: Waipa District Council
Private Bag 2402
Te Awamutu 3840

**FURTHER
SUBMITTER:** FONTERRA LIMITED

Contact: Brigid Buckley

**Address for
Service:** Fonterra Limited
c/- Craig Sharman

[Redacted]
[Redacted]
[Redacted]

[Redacted]

The submitter's further submissions are as contained in the attached table.

The submitter's interest in the proposed plan change is greater than the interests of the general public, due to the proximity of the Fonterra Hautapu Dairy Manufacturing Site to the plan change area.

The submitter does wish to be heard in support of their further submissions.

If others make similar submissions the submitter may be prepared to consider presenting a joint case with them at any hearing.

I confirm that I am authorised on behalf of Fonterra Limited to make this further submission.

Dated: 28 September 2018

BBuckley

Brigid Buckley

National Policy Manager – Global Operations

FONTERRA CO-OPERATIVE GROUP LIMITED

Service copy to:

Waipa District Council
Private Bag 2402
Te Awamutu 3840
Attention: David Totman

Bardowie Investments Limited
C/- Mitchell Daysh Limited

[REDACTED]
[REDACTED]
[REDACTED]

Cambridge Chamber of Commerce

[REDACTED]
[REDACTED]

Attn: Tania Witheford

Cambridge Community Board
C/- Waipa District Council

[REDACTED]
[REDACTED]

Attn: Mike Pettit

Future Proof Implementation Committee

[REDACTED]
[REDACTED]

Attn: Bill Wasley

Hamilton City Council

[REDACTED]
[REDACTED]

Attn: Loren Brown

Waikato Regional Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ATTACHMENT A: FURTHER SUBMISSIONS ON BEHALF OF FONTERRA LIMITED ON SUBMISSIONS TO PROPOSED PLAN CHANGE 11 - BARDOWIE INDUSTRIAL PRECINCT

SUBMISSION POINT	SUBMITTER NAME	RELIEF SOUGHT BY SUBMITTER	SUPPORT / OPPOSE	FONTERRA'S REASONS	DECISION SOUGHT
18/5	Bardowie Investments Limited	Amend Policy 7.3.4.2A	Support	The amendment to the policy is supported, as it states with greater clarity the purpose of the campus hub overlay and the commercial activities within the Bardowie Industrial Precinct. In particular that the campus hub shall not be allowed to impact on the function or vibrancy of the primary commercial centre of Cambridge.	Allow the relief.
18/11	Bardowie Investments Limited	Amend Rule 7.4.1.1 (u)	Support	The amendment to the rule is supported as the additional activities are considered to be generally suitable for an industrial location. Fonterra consider it important that the Bardowie Industrial Precinct is developed as an industrial precinct, with suitable limitations placed on the scale and type of non-industrial uses allowed.	Allow the relief.
18/12	Bardowie Investments Limited	Amend Rule 7.4.1.1 (v)	Support	The amendments to the rule, and in particular to clause (v) within the rule regarding retail activities, are supported. Inserting a limitation on the maximum combined gross floor area for retail activities within the campus hub of 400m ² provides an important safeguard to ensure that the precinct does develop as an industrial precinct, and not a commercial or mixed use precinct. Providing for education facilities and licensed premises within the precinct is also appropriate, particularly given the reduction in the extent of the campus overlay and its location.	Allow the relief.
18/24	Bardowie Investments Limited	Amend Rule 7.4.2.16B	Support	The amendment to the rule to reflect the altered location and extent of the campus hub overlay is supported as it maintains the clarity of the provision.	Allow the relief.
18/35	Bardowie Investments Limited	Amend Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	The amended wording of the provision is supported as it reflects the altered location and extent of the campus hub overlay, and the amendment will serve to enhance the clarity of the provision through linking to the structure plan diagram that displays spatially the campus hub overlay.	Allow the relief.

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SUBMISSION POINT	SUBMITTER NAME	RELIEF SOUGHT BY SUBMITTER	SUPPORT / OPPOSE	FONTERRA'S REASONS	DECISION SOUGHT
18/38	Bardowie Investments Limited	Amend Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	The amendment to the structure plan diagram to reduce the extent of the campus hub overlay to 5.5 hectares and locate it alongside Laurent Road is supported. The amendment to the structure plan diagram provides greater certainty that the Bardowie Industrial Precinct will be predominantly developed for industrial purposes, as per the stated intent of the plan change.	Allow the relief.
18/41	Bardowie Investments Limited	Amend Part B - Definitions	Support	The definition provides certainty as to the meaning of the phrase which is important for clarity. The activity is considered generally appropriate for an industrial precinct.	Allow the relief.
21/1	Cambridge Chamber of Commerce	Whole of Plan Change	Support in part	The submission is supported in part, as whilst some commercial development within the Bardowie Industrial Precinct is appropriate, Fonterra wish to ensure that it remains predominantly an industrial precinct, as per the stated intent of the plan change.	Allow the relief.
20/1	Cambridge Community Board	Rezoning of land to Industrial Zone	Support	The rezoning of land to Industrial Zone is supported as being a suitable land use for the Bardowie Industrial Precinct, given its proximity to existing industrial land use, particularly the Fonterra Hautapu Dairy Manufacturing Site.	Allow the relief.
20/2	Cambridge Community Board	Amend the scale and nature of the Campus Hub Overlay	Support in part	The submitter's concerns with the extent of the campus hub overlay and the allowance of commercial activities is supported, as Fonterra consider it is critical that the Bardowie Industrial Precinct is developed as a predominantly industrial precinct. It is noted however that the plan change proponent BIL has responded to this issue within their own submission with a reduction in the extent of the campus hub overlay and amendments to provisions.	Allow the relief.
12/3	FutureProof Implementation Committee	Amend Policy 7.3.4.2A	Support	The amendment to the policy is supported, although it has a similar intent but different wording to a submission point from the plan change proponent BIL (18/5). Fonterra supports the intent and broadly the wording of the amendment sought.	Allow the relief.
12/4	FutureProof Implementation Committee	Amend the scale and nature of the Campus Hub Overlay	Support	The submission point is supported, as Fonterra is similarly concerned that the Bardowie Industrial Precinct should be developed as an industrial precinct. Commercial development	Allow the relief.

SUBMISSION POINT	SUBMITTER NAME	RELIEF SOUGHT BY SUBMITTER	SUPPORT / OPPOSE	FONTERRA'S REASONS	DECISION SOUGHT
				allowed should be generally ancillary to the industrial purpose of the precinct.	
12/7	FutureProof Implementation Committee	Amend the scale and nature of the Campus Hub Overlay	Support	The submission point is supported, as Fonterra is similarly concerned that the Bardowie Industrial Precinct should be developed as an industrial precinct. Commercial development allowed should be ancillary to the industrial purpose of the precinct. The plan change proponent has lodged a similar submission point (18/38) to reduce the extent of the campus hub overlay which is supported as an outcome.	Allow the relief.
17/1	Hamilton City Council	Amend the scale and nature of the Campus Hub Overlay	Support in part	The concerns expressed within the submission point are generally supported. Fonterra wish to ensure that the Bardowie Industrial Precinct is developed for industrial purposes. The plan change proponent BIL has lodged similar submission points that serve to reduce the extent of the campus hub overlay and to limit the extent of commercial development that can occur. These amendments are preferred to those sought by Hamilton City Council.	Allow the relief.
7/2	Waikato Regional Council	Amend Section 7 - Industrial Zone	Support in part	The concerns expressed within the submission point are generally supported. Fonterra wish to ensure that the Bardowie Industrial Precinct is developed for industrial purposes. The plan change proponent BIL has lodged similar submission points that serve to reduce the extent of the campus hub overlay and to limit the extent of commercial development that can occur. These amendments are preferred to those sought by Waikato Regional Council which lack specificity.	Allow the relief.
7/3	Waikato Regional Council	Amend Rule 7.4.1.1(u)	Support	Stormwater discharges into the Mangaone Stream from the Bardowie Industrial Precinct need to be designed and consented according to the provisions of the Waikato Regional Plan. Fonterra wish to ensure that industrial discharges into the Mangaone Stream are suitably assessed for adverse environmental effects as it will affect the interests of downstream users such as Fonterra.	Allow the relief.
22/2	Waipa District Council	Amend Appendix S19 - Bardowie Industrial Precinct Structure Plan	Support	The reduction of the extent of the campus hub overlay is supported. It is noted however that the plan change proponent BIL has responded to this issue within their own submission with	Allow the relief.

FS26

SUBMISSION POINT	SUBMITTER NAME	RELIEF SOUGHT BY SUBMITTER	SUPPORT / OPPOSE	FONTERRA'S REASONS	DECISION SOUGHT
				a reduction in the extent of the campus hub overlay and amendments to provisions.	
22/4	Waipa District Council	Amend Policy 7.3.4.2A	Support in part	The intent of the amendment sought by the submitter is generally supported as Fonterra wish to ensure that the Bardowie Industrial Precinct is developed primarily for industrial purposes.	Allow the relief.



Waipa District Plan – Plan Change Further Submission Form

Form 6

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

To: Waipa District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723 | Fax: 07 872 0033
 | Online: waipadc.govt.nz/haveyoursay | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. A copy of your further submission must be served on the original submitter within 5 working days after it is lodged with the Council. An address list of all submitters is included in the summary documents and is available at www.waipadc.govt.nz.

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

Submissions must be received by Waipa District Council by: **Friday 28 September 2018.**

COUNCIL USE ONLY

Further Submission no: _____
 Date received: _____
 Document Ref: _____

1 Submitter details

Full name of submitter: **New Zealand Transport Agency**
 Contact name if different from above: _____
 Address for service of the submitter: _____
 Contact phone number(s): _____
 Email: _____

Privacy Act Information - It is a requirement of the legislation for submissions **to be made available to the public.**

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

**2 In accordance with clause 8(1) of the First Schedule of the Resource Management Act:
(select one of the following)**

I represent a relevant aspect of the public interest.
 I have an interest in the proposed plan change greater than the interest that the general public has.
 My reason(s) are: The NZ Transport Agency (the Transport Agency) is a Crown entity with the sole powers of control for all purposes of all state highways. The Transport Agency's objectives, functions, powers and responsibilities are derived from the Land Transport Act 2003 (LTMA), and the Government Powers Act 1989 (GRPA). The statutory objective of the Transport Agency is to undertake its functions in a way that contributes to an effective, efficient and safe land transport system in the public interest.

3 Attendance at Council hearing

(a) I wish OR do not wish to be heard (attend and speak at the Council hearing) in support of my submission.
 (b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.
 Yes OR No

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

Signature of submitter: Jenni Fitzgerald Dated 28/9/2018
 (or person authorised to sign on behalf of submitter)

FS27

Submission point	Name of Submitter	Support/Oppose	Reason	We seek the following decision(s) from Council:
9/2	Hefin Lloyd Davies	Support	The Transport Agency supports ensuring the proposal does not have any adverse safety implications in regards to existing accesses on Victoria Road.	The proposed intersection design should be subject of a road safety audit to determine if there are any safety issues, taking into consideration existing access ways.
11/31	Fonterra Limited	Support	The Transport Agency supports acoustic treatment of noise sensitive activities.	For Proposed Rule 7.4.2.16B to be retained.
11/32	Fonterra Limited	Oppose	The Transport Agency does not support signage of 20 m ² which can be viewed from the State Highway.	No signage to be visible from SH1 Cambridge Bypass (in keeping with Rule 7.4.2.25 (b) for the Hautapu Industrial Structure Plan Area).
14/1	KiwiRail Holdings Limited	Support in part	The Transport Agency supports the requirement of an adequate assessment of the future use of the rail corridor, to allow for rail services to resume in the future.	More consideration of both the short term and long term traffic impacts futureproofing rail connectivity.
22/5	Waipa District Council	Support	The design solution for the northern access requires further consideration.	For the design of the northern access to be agreed with the Transport Agency. Additionally, when the Stage 2 Intersection is provided the Stage 1 intersection should be reviewed and possibly modified to provide a higher level of safety.



Waipa District Plan – Plan Change Further Submission Form

Form 6

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

To: Waipa District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723 | Fax: 07 872 0033
 | Online: waipadc.govt.nz/haveyoursay | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. A copy of your further submission must be served on the original submitter within 5 working days after it is lodged with the Council. An address list of all submitters is included in the summary documents and is available at www.waipadc.govt.nz.

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

Submissions must be received by Waipa District Council by: **Friday 28 September 2018.**

COUNCIL USE ONLY

Further Submission no: _____
 Date received: _____
 Document Ref: _____

1 Submitter details

Full name of submitter: **Waikato-Tainui (on behalf of Te Whakakitenga o Waikato Incorporated)**

Contact name if different from above: **c/- Lorraine Dixon**

Address for service of the submitter: _____

Contact phone number(s): _____

Email: _____

Privacy Act Information - It is a requirement of the legislation for submissions **to be made available to the public.**
 Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 In accordance with clause 8(1) of the First Schedule of the Resource Management Act:
 (select one of the following)

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

My reason(s) are: **Waikato-Tainui support Ngaati Koroki-Kahukura and provides reasons for the decision sought for the Amended Plan Change 11 as proposed by Ngaati Koroki-Kahukura**

3 Attendance at Council hearing

(a) I wish OR do not wish to be heard (attend and speak at the Council hearing) in support of my submission.

(b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.
 Yes OR No

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

Signature of submitter: Lorraine Dixon Dated 28/09/2012
 (or person authorised to sign on behalf of submitter)

FS28

Waikato-Tainui Further Submission to Plan Change 11 to the Waipa District Council.

Submission Point	Name of Submitter	Support or Oppose	Reason	Decision Sought
16/1	Ngaati Koroki-Kahukura	Support	<p>Waikato-Tainui support Ngaati Koroki-Kahukura submission to the proposed plan change and have worked together in assessing the proposed plan change.</p> <p>In particular, Waikato-Tainui support Ngati Koroki-Kahukura in the following: spray irrigation of dairy wastewater should not be listed as a Permitted Activity, public transport should be accommodated at each stage of the development, land development should be consistent with the Waikato Regional Policy Statement and Future Proof land allocations.</p>	Amend Plan Change 11 as proposed by Ngati Koroki-Kahukura.
11/14	Fonterra	Oppose	<p>Waikato-Tainui oppose this submission point, as spray irrigation of dairy wastewater should not be listed as a Permitted Activity as the environmental effects should be assessed at the time of application.</p>	Clarification is sought as to why irrigation of dairy wastewater is listed, given the consenting responsibilities sit with Waikato Regional Council.

Further Submission by Bardowie Investments Limited

ON

Proposed Plan Change 11 to the Waipa District Plan

To: Waipa District Council
Private Bag 2402
Te Awamutu 3840

[Redacted]

Date: 28 September 2018

Name: Bardowie Investments Limited

Contact: Mark Chrisp (on behalf of Bardowie Investments Limited)

Director

Mitchell Daysh Limited

[Redacted]

[Redacted]

[Redacted]



1. Introduction

Bardowie Investments Limited (“**BIL**”) makes the specific further submissions on Proposed Plan Change 11 (“**PC11**”) to the Waipa District Plan, as set out in table below.

BIL made submissions on PC11, listed as submission number 18. BIL is also the proponent of the Private Plan Change.

BIL wishes to be heard in support of this submission.

In accordance with Clause 8(1)(b) of the First Schedule of the Resource Management Act 1991, BIL has an interest in PC11 greater than the interest of the general public.

BIL does not gain an advantage in trade competition through this submission.

Yours sincerely



Mark Chrisp

Director

Mitchell Daysh Limited



Proposed Plan Change 11– Further Submissions

Submitter	Sub Point #	Plan Change Provision	Relief Sought	Support/ Oppose	Reason	Relief Sought
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The further submissions of B L focusses on areas of specific opposition or acceptance of submissions. For a further submissions on points, B L considers that further discussion is required with Henmar Trust in order to discuss the rationale for promoting certain provisions and the reasons for the opposition to the amendments promoted by Henmar Trust.

As part of Plan Change 5, the Wapiti District Council was proposing to reduce the extent of Industrial Growth Centre C8 to the area that was zoned Deferred Industrial (which did not include the land owned by Henmar Trust). We note that this is only due to the actions of B L in advancing Proposed Plan Change 11 that the land owned by Henmar Trust is able to be developed for industrial purposes in the future. This is due to B L seeking to retain the extent of Industrial Growth Centre C8, which encompasses the land owned by Henmar Trust (and the wider area).

B L supports the intent of the Henmar Trust in ensuring that the Bardowie Industrial Precinct does not compromise the ability for the land to be developed for industrial purposes. B L recognises that provisions for connectivity will need to be made to this land.

Henmar Trust	13/2	General	Oppose the lack of traffic and service connectivity to the adjoining land to the north, owned by the submitter.	Support in Part	B L has designed the Structure Plan so as to ensure connectivity of the adjoining land to the Bardowie Industrial Precinct is not foreclosed. B L supports the relief sought in part through providing a connectivity line on the Structure Plan (see Appendix A of this further submission). The submitter is proposing two connection points, however the provision of two points of connection is opposed by B L. It is noted that B L are working with the Wapiti District Council to design the northern intersection so that it caters for the entire extent of Industrial Growth Centre C8 (including the land owned by Henmar Trust).	Allow in Part
Henmar Trust	13/2	General	The servicing of the submitter's area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify those items of infrastructure that are required to be upgraded at full or partial cost of the developer.	Oppose	B L considers that this submission point is largely out of scope. It is not appropriate that B L is required to fund the servicing of and outside of the plan change area. The obligation to do so falls upon the landowner and the Wapiti District Council. The approach of B L in formulating the Plan Change is to not foreclose the opportunity for the development of neighbouring land, however it is not B L's	Disallow Submission



Submitter	Sub Point #	Plan Change Provision	Relief Sought	Support/ Oppose	Reason	Relief Sought
					responsibility to provide the necessary services to other landowners and land areas.	
Henmar Trust	13/5	Issue 7.2.12	<p>Ad hoc development should be avoided and any development agreement should include servicing for the submitter's property.</p> <p>Amend to read as follows: Hautapu Industrial Structure Plan, and Bardow Industrial Precinct Structure Plan Areas and any other Structure Plan Areas located within Growth Centre C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>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.</p>	Oppose	<p>When B L agrees that development should not be ad hoc, the submissions point relating to servicing of the submitter's property is out of scope.</p> <p>The approach advanced by B L is the antithesis of ad hoc development.</p> <p>The purpose of the Plan Change is to rezone the plan change area and introduce a new structure plan to the Waipa District Plan specifically for the Bardow Industrial Precinct. Any amendments that provide for other land need to be progressed as part of a separate plan change process.</p>	Disallow Submissions
Henmar Trust	13/6	Policy 7.3.4.3 Buffer Areas	<p>Amend Policy 7.3.4.3 to read as follows: Policy 7.3.4.3 – Buffer Areas</p> <p>To ensure protection of surrounding Rural Areas, by requiring Buffer Areas on Perimeter Sites in the Hautapu Industrial Structure Plan Area and the Bardow Industrial Precinct Structure Plan Area, particularly along Vctora Road (SH1B) and the Cambridge Bypass (Waikato Expressway), and where they adjoin another zone.</p> <p>Include the following definition for Bardow Industrial Precinct perimeter sites in Part B – Definitions of the District Plan.</p> <p><u>'Bardow Industrial Precinct perimeter sites' means those STES located in the Bardow Industrial Precinct which have a shared boundary with either Vctora Road (SH1B), Cambridge Bypass (Waikato Expressway), or with another zone.</u></p>	Oppose	<p>When B L agrees that the Rural Zone should not be the buffer to the Industrial Zone, the amendments to the policy by the submitter are unnecessary given that the intent of the policy is to protect the rural area through the use of buffer areas within the industrial sites.</p> <p>Similarly, in the context of the Hautapu Industrial Structure Plan area and the Bardow Industrial Precinct Structure Plan area, the ony adjoining zones rural – the introduction of "and where they adjoin another zone" is unnecessary (as there is not other zone that they adjoin).</p> <p>The definition of the Bardow Industrial Precinct perimeter sites is unnecessary and not supported by B L. There is no resource management purpose for including a new definition as the area is defined by way of mapping as part of the Structure Plan.</p>	Disallow Submissions



Submitter	Sub Point #	Plan Change Provision	Relief Sought	Support/ Oppose	Reason	Relief Sought
Henmar Trust	13/7	Policy 7.3.4.4 Infrastructure	<p>Amend Policy 7.3.4.4 to read as follows:</p> <p>Policy 7.3.4.4 – Infrastructure</p> <p>To avoid compromising the ability of the area as a whole (<u>including Growth Centre C8 as currently defined in Appendix S1 of the Waipa District Plan</u>) to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Hautapu Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and any other Structure Plan Areas located within Growth Centre C8 as currently defined in Appendix S1 in the Waipa District Plan</u></p>	Oppose	<p>B L considers that this submission points out of scope. A development agreement will be prepared, however it is not appropriate that B L is required to fund the servicing of and outside of the plan change area. The obligation to do so falls upon the landowner and the Waipa District Council. The approach of B L in formulating the Plan Change is to not foreclose the opportunity for the development of neighbouring land, however it is not B L's responsibility to provide all the necessary services to other landowners and areas. Specific measures have been included in the plan change which are intended to facilitate the development of neighbouring land, including road connections.</p>	Disallow Submission
Henmar Trust	13/10 13/11 13/12 13/13 13/15 13/16 13/17 13/18 13/19 13/21 13/22 13/23 13/24	Changes to the PC11 rule framework	<p>Various amendments are sought to the rule framework of PC11.</p>	Oppose	<p>The rule framework, as notified, provides for the vision of the Bardowie Industrial Precinct (to be a modern industrial campus) and to provide for the scale of buildings required for the APL re-orientation. The amendments proposed by the submitter are not appropriate and not accepted by B L.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the amendments proposed by the submitter.</p>	Disallow Submission
Henmar Trust	13/20	Rule 7.4.2.31A Development Agreement	<p>Reject Rule 7.4.2.31A as notified.</p> <p>Accept submitters proposed amendments to Rules 7.4.2.31A as shown.</p> <p>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and</p>	Oppose	<p>The amendments proposed by the submitter are out of scope and not supported by B L. This Plan Change is necessary to rezone the Bardowie Industrial Precinct, not the submitters and (however, the plan change will not foreclose the possibility of development and servicing the northern area).</p> <p>As previously stated, it is not appropriate for B L to fund the servicing of the submitters' land. The submitter, should they wish to develop the land for industrial purposes, will need to</p>	Disallow Submission



Submitter	Sub Point #	Plan Change Provision	Relief Sought	Support/ Oppose	Reason	Relief Sought
			<p>the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify a those items of infrastructure that are required to be upgraded at full or part a cost of the developer. <u>The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Centre C8 as currently shown in Appendix S1 of the Wapiti District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve and to be vested in Council and the manner that the reserve contribution will be offset against the reserve and to be vested.</u></p>		<p>undertake a plan change and structure plan process, and enter into a development agreement to fund the servicing of the road.</p> <p>The Wapiti District Council will be aware of the submitter's development objectives, so the services will be sized appropriately once a master planning process has been undertaken. There is adequate timing for this to occur, given the staging of the development of the Bardonia Industrial Precinct and the associated timing of and release. B L will fund its contribution (necessary to develop the Precinct) and the submitter will be required to fund (at the appropriate point in time) for the specific allocation of servicing.</p> <p>The amendment in relation to reserves is not appropriate in the context of PC11.</p>	
Henmar Trust	13/26 13/27 13/28 13/29 13/30 13/32 13/34 13/36 13/40 13/41 13/42 13/43 13/44 13/45 13/46 13/47	Amendments to the Structure Plan and Urban Design & Landscape Guidelines	Various amendments to the Structure Plan and Urban Design and Landscape Guidelines.	Oppose	<p>B L has developed the structure plan to meet its vision for the precinct, and to reflect local conditions and constraints. Therefore, B L supports the Structure Plan as notified, and as amended by the B L primary submission.</p> <p>Specifically, the submitter has proposed amendments in relation to the two access points to the Precinct. There is no practical option to the two points of access so in this regard, B L does not support the amendments proposed.</p> <p>We would welcome the opportunity to discuss with the submitter the rationale for the PC11 rule framework and our opposition to the proposed amendments.</p>	Disallow Submission














Submitter	Sub Point #	Plan Change Provision	Relief Sought	Support/ Oppose	Reason	Relief Sought
	13/48					
Henmar Trust	13/31 13/33	Structure Plan - Connectivity	Oppose the lack of traffic connectivity to the adjoining and to the north, owned by the submitter.	Support in Part	<p>B L has designed the Structure Plan so as to ensure connectivity of the adjoining and to the Bardow e industrial Precincts provided for.</p> <p>B L is proposed to accept the relief sought in part through providing a connectivity line on the Structure Plan (see Appendix A of this further submission). The submitter is proposing two connection points, however the provision of two points of connection is opposed by B L on the basis that only one connection is necessary.</p>	Allow in Part

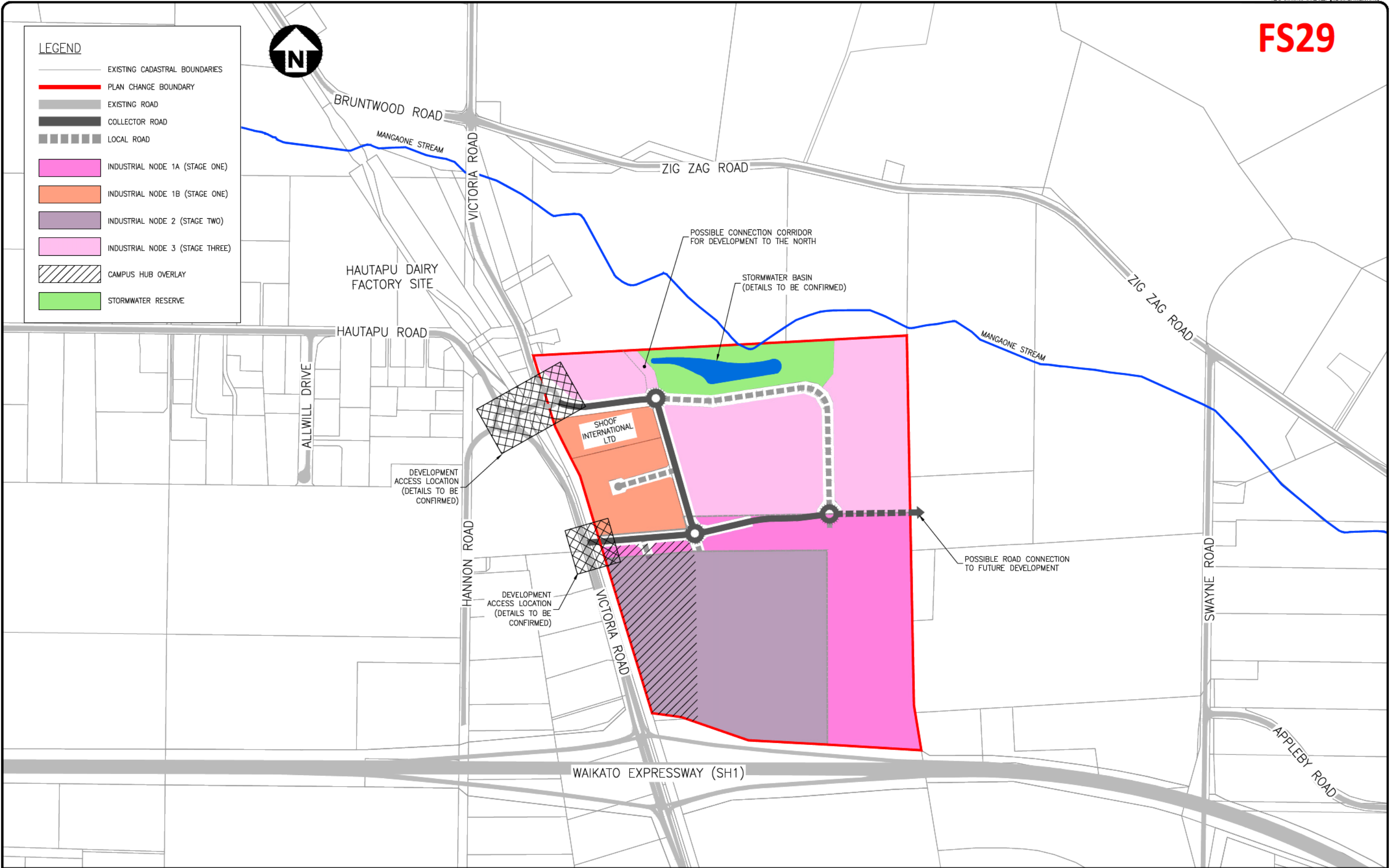


Appendix A – Refined Bardowie Industrial Precinct Structure Plan Incorporating Minor Changes to Address Matters Raised by Henmar Trust



LEGEND

-  EXISTING CADASTRAL BOUNDARIES
-  PLAN CHANGE BOUNDARY
-  EXISTING ROAD
-  COLLECTOR ROAD
-  LOCAL ROAD
-  INDUSTRIAL NODE 1A (STAGE ONE)
-  INDUSTRIAL NODE 1B (STAGE ONE)
-  INDUSTRIAL NODE 2 (STAGE TWO)
-  INDUSTRIAL NODE 3 (STAGE THREE)
-  CAMPUS HUB OVERLAY
-  STORMWATER RESERVE



PROPOSED PLAN CHANGE 11 TO THE WAIPA DISTRICT PLAN
 BARDOWIE INDUSTRIAL PRECINCT

STRUCTURE PLAN
 GENERAL ARRANGEMENT

RECEIVED
28 SEP 2018
BMDR



Waipa District Plan – Plan Change
Further Submission Form

Form 6

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

To: Waipa District Council, Private Bag 2402, Te Awamutu 3840 | Phone: 0800 924 723 | Fax: 07 872 0033
| Online: waipadc.govt.nz/haveyoursay | Email: submissions@waipadc.govt.nz

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. A copy of your further submission must be served on the original submitter within 5 working days after it is lodged with the Council. An address list of all submitters is included in the summary documents and is available at www.waipadc.govt.nz.

COUNCIL USE ONLY

Further Submission no: _____
Date received: _____
Document Ref: _____

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

Submissions must be received by Waipa District Council by: **Friday 28 September 2018.**

1 Submitter details

Full name of submitter: HENMAR TRUST.
Contact name if different from above: MARY BOURKE
Address for service of the submitter: [REDACTED]
Contact phone number(s): - PLEASE EMAIL [REDACTED]

Privacy Act Information - It is a requirement of the legislation for submissions to be made available to the public.

Your contact details are collected:

- To arrange a hearing date and time for you to speak (if you choose to).
- So the Council can write and inform you of the decision(s) on your submission(s).

Your name and address will be publicly available.

Your personal contact details (e.g. mobile and email address) will only be used for the above purposes and otherwise kept confidential. You have the right to correct any errors in personal details contained in your submission.

2 In accordance with clause 8(1) of the First Schedule of the Resource Management Act:
(select one of the following)

- I represent a relevant aspect of the public interest.
- I have an interest in the proposed plan change greater than the interest that the general public has.

My reason(s) are:

THE HENMAR TRUST PROPERTY ADJOINS THE APPLICATION SITE.

3 Attendance at Council hearing

- (a) I wish OR do not wish to be heard (attend and speak at the Council hearing) in support of my submission.
- (b) If others make a similar submission, I will consider presenting a joint case with them at the hearing.
Yes OR No

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

Signature of submitter: M. L. Bourke Dated 27-9-2018
(or person authorised to sign on behalf of submitter)



5 The specific submission(s) on the Proposed Plan Change to the Waipa District Plan that this further submission relates to is/are as follows:

Submission Point <i>(e.g. 20/1)</i>	Name of Submitter	Support	Oppose	Reason: <i>(Tell us WHY you support or oppose this submission. These reasons will help us to understand your further submission.)</i>	I/We seek the following decision(s) from the Council:
<i>Example 20/1</i>	<i>Jo Smith</i>	✓	✓	<i>It is important for people's health and well-being that there are rules in the Plan to control noise.</i>	<i>Retain current Plan provision on noise.</i>
	PLEASE REFER TO APPENDIX A.				

APPENDIX A: Proposed Private Plan Change 11 – Bardowie Industrial Precinct – Further Submission

Submitters proposed amendments are shown in *blue italics and blue-strikethrough*.

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

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

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

SUBMISSION POINT	SUBMITTER	SUPPORT/OPPOSE	REASON	RELIEF SORT
Submitter: Bardowie Investments Limited (BIL)				
18/1	Bardowie Investments Limited	Support in part/Oppose in part	<p>The objectives, policies, rules, maps, Structure Plan and Section 32 Analysis as notified by PC11 and as otherwise amended by BIL submission:</p> <ul style="list-style-type: none"> (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iv) Fails to comply with the objectives and policies of the Waipa District Plan. (v) Lacks detail regarding; <ul style="list-style-type: none"> (a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred 	<p>(i) Amend Rule 7.2.1.2 to read as follows:</p> <p>Rule – Minimum building setback from internal boundaries</p> <p>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:</p> <ul style="list-style-type: none"> <i>(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.</i> <i>(b) Bardowie Industrial Precinct Structure Plan Area – The minimum setbacks from internal site boundaries that adjoin the Rural Zone shall be 25 metres.</i> <p>Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.</p>

			<p>to in Assessment Criteria 21.1.7 as notified by Plan Change 11;</p> <p>(b) site layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3;</p> <p>(g) proposed reserve areas; and</p> <p>(h) proposed wetland areas.</p> <p>To ensure that any actual or potential adverse effects are mitigated within the Bardowie Industrial Precinct Area and to protect the amenity of the Rural Zone a 25m internal setback from internal site boundaries that adjoin the Rural Zone is considered appropriate. This is in line with the internal setback standards in the District Plan for the Rural Zone.</p> <p>Request that amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>Request that any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>	<p>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</p> <p>(ii) Accept relief sort by submitter, Henmar Trust.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
18/2	Bardowie Investments Limited	Support in part/Oppose in part	<p>Agree that it is important to ensure that the entire area, including the adjoining land to the north, owned by the submitter and located within Growth Cell C8 of the Waipa District Plan can be effectively serviced.</p> <p>Ad-hoc development and ad-hoc servicing could be detrimental to the servicing of Growth Cell C8.</p>	<p>(i) Accept the relief sought by the submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

18/5	Bardowie Investments Limited	Support in part/Oppose in part	<p>The Campus Hub should be designed to service the employees and the business needs of the Bardowie Industrial Precinct alone. Other Industrial Areas should provide these services within their individual Structure Plan Areas reducing the need for employees to travel to the Bardowie Campus Hub to access these services.</p>	<p>Amend Policy 7.3.4.2A to read as follows; "To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct and the wider industrial area. <u>The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.</u></p>
18/6	Bardowie Investments Limited	Support in part/Oppose in part	<p>Policy 7.3.4.3 – Buffer Areas Contemporary design requires high standards of amenity by requiring buffer areas on perimeter sites to protect the surrounding rural areas. The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area. To protect adjoining rural zones, Buffer Areas need to be provided on Perimeter Sites in the area, particularly where they adjoin the Rural Zone. Bardowie Industrial Precinct perimeter site should be defined within Part B - Definitions of the District Plan, as has been done for the Hautapu Industrial Park Perimeter Site.</p> <p>Policy 7.3.4.4 - Infrastructure Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure. Over time, provision of public infrastructure will be required to service the entire C8 Growth Cell, and that by entering into a Development Agreement with the Bardowie Industrial Precinct, this will enable further development to proceed in Growth Cell C8. The submitter would like the Council to ensure that public infrastructure extends right to the boundary of the adjoining land to the north owned by the submitter, Henmar Trust.</p>	<ul style="list-style-type: none"> (i) Accept the relief sought by the submitter, Henmar Trust. (ii) Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan. (iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.

18/7	Bardowie Investments Limited	Support in Part/Oppose in Part	Have recommended several amendments to Urban Design and Landscape Guidelines.	<ul style="list-style-type: none"> (i) Council accept proposed amendments to the Urban Design and Landscape Guidelines by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
18/11	Bardowie Investments Limited	Oppose	<ul style="list-style-type: none"> (i) Providing for these activities as a Permitted Activity means that Council will not be able to firstly determine whether consent should be granted, and secondly if consent if granted, impose consent conditions that would avoid, remedy or mitigate any actual or potential adverse environmental effects that would be more than minor (including monitoring and consent review conditions). (ii) Providing for these activities as a Permitted Activity means that these activities would not be subject to monitoring. (iii) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8. (iv) Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area. (v) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area. (vi) Unclear what a water treatment facility is, and without greater detail on the scale and operation should not be provided for as a permitted activity. (vii) Farming activities within the Hautapu Industrial Structure Plan Area and Bond Road North Industrial Structure Plan Area are provided for as a permitted activity in Rule 7.4.1.1(s) of the Waipa District Plan. For consistency and clarity in the interpretation of the District Plan it is recommended that this 	<p>Amend to read as follows:</p> <p><u>In addition to 7.4.1.1(a)-(t), w</u>Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> (i) Stormwater ponds and/or facilities; (ii) Water treatment facilities; (iii) Farming activities; and (iv) Spray irrigation of dairy factory wastewater. (v) Innovation and Advanced Technology Activities; and (vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m².

			<p>rule be amended to include the proposed Bardowie Industrial Precinct Structure Plan Area.</p> <p>(viii) Spray irrigation of dairy factory wastewater is not an activity that you would expect to find in an Industrial Area and therefore should not be provided for as a permitted activity.</p> <p>(ix) The applicants have applied for a private plan change to rezone the land to Industrial indicating that their intention is to undertake Industrial activities.</p> <p>(x) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights.</p> <p>(xi) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties.</p> <p>(xii) Innovation and Advanced Technology Activities is extremely broad and could include activities where any actual or potential adverse environmental effects would be more than minor, and should not be provided for as a permitted activity. Any such activity should be subject to the resource consent process where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse environmental effects would be no more than minor, including monitoring and consent review conditions.</p>	
18/12	Bardowie Investments Limited	Oppose	<p>Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive. An activity with such a broad interpretation and with the potential to create adverse environmental effects that would be more than minor, should not be provided as a permitted activity. Any such activity should be subject to the resource consent process where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse environmental effects would be no more than minor, including monitoring and consent review conditions.</p> <p>The proposed Bardowie Industrial Precinct is not considered to be an appropriate location for Education Facilities.</p> <p>Wellness centre should be defined within the Definitions Sections.</p>	<p>(i) Amend Rule 7.4.1.1(v) to read as follows:</p> <p><u>In addition to 7.4.1.1(a)-(u),</u> The following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</p> <p>(i) Child care and preschool facilities;</p> <p>(ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan);</p> <p>(iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan);</p> <p>(iv) Offices with a <u>ground floor GFA</u> of less than 200m² (except as provided for by Rule 7.4.1.1(l));</p>

				<p>(v) Any other retail activities not otherwise provided for in Rule 7.4.1.1 with a maximum combined ground floor GFA of less no more than 2400m² within the Campus Hub;</p> <p>(vi) A Licenced Premise with a ground floor GFA of no more than 350m²; and</p> <p>(vii) Education Facilities</p> <p>(ii) Include the following definition in Part B – Definitions of the District Plan.</p> <p><i>'Wellness centre' means any place or premises used for MEDICAL CENTRE, gymnasium, swimming pool and sports courts.</i></p>
18/13	Bardowie Investments Limited	Support in part/Oppose in part	Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a proposal of this nature.	<p>(i) Accept the relief sought by the submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
18/14	Bardowie Investments Limited	Oppose	This rule does not address the actual or potential adverse effects on the local environment, adjoining properties or adjoining zones. It is considered that the adjoining property to the north, owned by the submitter, would be a potentially affected party and that any adverse effects on this adjoining property due to the discharge of contaminants and/or odour to air should be considered in the assessment of an activity of this nature.	<p>(i) Accept the relief sought by the submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
18/15	Bardowie Investments Limited	Support in part/Oppose in part	Activities within all of the proposed nodes that cannot dispose of stormwater on-site should be provided for as a Discretionary Activity.	<p>(i) Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

18/16	Bardowie Investments Limited	Support in Part/Oppose in Part	<p>(i) The proposed Bardowie Industrial Precinct Structure Plan Area is considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> • Adjoining land zoned Rural. • Its location on Victoria Road (SH1B), the main route into Cambridge. The prominent position of the proposed Industrial Precinct means that development in this location affects the setting for the character and visual amenity of Cambridge town and the Hautapu District. • Its location adjacent to the Hautapu Cemetery, a sacred site. • Its proximity to the Hautapu Dairy Manufacturing Site. • Its close proximity to the Cambridge North Residential and Deferred Residential Zones. • Its location adjoining the Cambridge Bypass (Waikato Expressway). The elevated nature of the Waikato Expressway at this location means that any activities undertaken within the proposed Bardowie Industrial Precinct Structure Plan Area will be highly visible. <p>(ii) Due to the sensitive location of the proposed Industrial Precinct and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.</p> <p>(iii) Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> • demolition yards; • recycling depots/facilities; • use or storage of radioactive materials; • Hazardous facility; • The storage and/or reuse of trade waste; • Power generation activities; 	<p>(i) Accept the relief sought by submitter, Henmar Trust.</p> <p>(ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
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			<ul style="list-style-type: none"> heavy industrial activities within the Bardowie Industrial Precinct are considered to be incompatible with the rural zoned land to the north and the local environment, and have the potential to create adverse environmental effects that would be more than minor. <p>(iv) The proposed Plan Change states that the Bardowie Industrial Precinct will be used for light to medium industrial activities. Therefore, appropriate to identify heavy industrial activities as non-complying activities. The different levels of industrial activities need to be defined in the Waipa District Plan.</p>	
18/19	Bardowie Investments Limited	Support in part/Oppose in part	<p>The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land.</p> <p>Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p> <p>The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard.</p> <p>Laurent Road is the closest road to the application site and should be included in the rule.</p>	<p>Amend to read as follows:</p> <p>Rule 7.4.2.5 Height</p> <p>7.4.2.5 The maximum height of buildings <i>(including any mast, pole or radio or television aerial, air conditioning units, plant room, lift motor, solar panels, communication equipment or other equipment/attachments on the roof which is less than 2 metres in HEIGHT above the point of attachment or its base support)</i> shall be 20m, except in the following locations where the maximum height shall be:</p> <p>(a) Tall Buildings Area 55m</p> <p>(b) Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, <u>except as provided for by (d)</u> 10m</p> <p>(c) Any site within the Bond Road North Industrial Structure Plan area 12.5m</p> <p>(d) <u>Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road, and/or Laurent Road, and/or adjoining zone within the Bardowie Industrial Precinct Structure Plan Area.</u> 10m</p>

18/20	Bardowie Investments Limited	Support in part/Oppose in part	<p>To ensure a high quality development where any actual or potential adverse effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.</p> <p>If any of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area fail to comply, they should be required to obtain resource consent.</p>	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
18/21	Bardowie Investments Limited	Support in part/Oppose in part	<ul style="list-style-type: none"> (i) Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties. (ii) For clarity and usability of the District Plan we request that the minimum landscaping depth for the Bardowie Industrial Precinct Structure Plan Area should be specified within this rule, as has been for the Hautapu Industrial Structure Plan Area. (iii) Additionally, roof equipment/attachments have the potential to create adverse visual effects and therefore request that a rule relating to this be included in the District Plan. (iv) The proposed advice note, provides for specific or minor non-compliances with the Design and Landscape Guidelines as of right, without the need to apply for resource consent. This is considered to be inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules. The proposed advice note undermines the intention of the Urban Design and Landscape Guidelines. 	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
18/23	Bardowie Investments Limited	Oppose	<p>Noise:</p> <p>Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity.</p> <p>Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural.</p>	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.

			<p>Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property.</p> <p>The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets specific noise standards within the boundary of any property zoned Rural.</p> <p>The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</p> <p>However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural.</p> <p>To protect the submitters property from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct Structure Plan Area and have been included in proposed Rule 7.4.2.16A.</p> <p>Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16.</p> <p>It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.</p>	
18/26	Bardowie Investments Limited	Support in part/Oppose in part	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p>	<p>Amend to read as follows:</p> <p><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p> <p><u>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a</u></p>

			<p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point.</p> <p>Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>	<p><u>Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure (including the northern access connecting all of the Industrial Areas within the Hautapu area) that are required to be upgraded at full or partial cost of the developer. The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>
18/28	Bardowie Investments Limited	Support in part/Oppose in part	<p>Rule 7.4.2.34 does not provide for Node 1A and Node 2.</p> <p>All of the proposed Nodes should dispose of stormwater on-site.</p> <p>The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The Waipa District Plan provides flexibility regarding lot size and site coverage to enable compliance.</p> <p>Failure to dispose of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
18/31	Bardowie Investments Limited	Oppose	<p>Obtaining a resource consent from the Waikato Regional Council may create an exemption to this rule.</p> <p>The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The</p>	<p>Amend Rule 20.4.2.8 to read as follows:</p> <p>Rule – Maintenance of buildings, sites and infrastructure</p>

			<p>District Plan provides flexibility regarding lot size and site coverage to enable compliance.</p> <p>Failure to dispose of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.</p> <p>The submitter's property shares the same water table and considers it essential that stormwater disposal is designed to ensure that no contaminants leach into the ground water.</p>	<p>20.4.2.8 All sites with an impervious area of greater than 1000m² (other than roof areas that drain directly to the stormwater system or to soakage) must install an appropriate stormwater treatment system that adequately treats any actual or potential contaminants and either disposes stormwater to land soakage and/or restricts the discharge rate to the maximum greenfield run off rate for the site <i>and must ensure that no contaminants leach into the ground water unless in accordance with a discharge permit granted by the Waikato Regional Council.</i></p> <p>Advice Note: A resource consent <i>will may</i> be required from the Waikato Regional Council for the discharge of contaminants.</p>
18/32	Bardowie Investments Limited	Accept in part/Oppose in part	<p>21.1.7.3</p> <p>Need to consider the servicing of the whole area, including the adjoining property to the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</p> <p>21.1.7.6</p> <p>Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.</p> <p>21.1.7.16</p> <p>Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust, to 21.1.7.3, 21.1.7.6, and 21.1.7.16.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
18/33	Bardowie Investments Limited	Support	<p>Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p>	<p>Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.</p>

			To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.	
18/34	Bardowie Investments Limited	Support in part/Oppose in part	<p>The proposed Structure Plan and Urban Design and Landscaping Guidelines as notified by PC11 and as otherwise amended by BIL submission:</p> <ul style="list-style-type: none"> (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iv) Fails to comply with the objectives and policies of the Waipa District Plan. (v) Lacks detail regarding; <ul style="list-style-type: none"> (a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11; (b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal); (c) details of the northern vehicle access off Victoria Road (SH1B); (d) details of the southern vehicle access off Victoria Road (SH 1B); (e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8; (f) landscaping areas within Nodes 1A, 1B, 2, and 3; and (g) proposed reserve areas. 	<ul style="list-style-type: none"> (i) Accept relief sort by submitter, Henmar Trust. (ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan. (iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.

18/35	Bardowie Investments Limited	Support in part/Oppose in part	The Bardowie Industrial Precinct is not considered to be an appropriate location for Education Facilities.	<p>Amend S19.2.3 to read as follows:</p> <p>S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub which will include cafes (including a licenced premise), education and child care facilities, a wellness centre, a conference facility and visitor accommodation. The scale of the Campus Hub (as shown spatially on the Structure Plan) will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones. As the configuration of Node 2 has not been determined the location of the Campus Hub is not spatially defined, however the location of it will be within the Node 2 area.</p>
18/38	Bardowie Investments Limited	Support in part/Oppose in part	<p>Concerned that no connectivity to the adjoining land to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>Additionally, proposed Structure Plan fails to detail the following:</p> <ul style="list-style-type: none"> (i) Site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11. (ii) Site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal). (iii) Details of the northern vehicle access off Victoria Road (SH1B). (iv) Details of the southern vehicle access off Victoria Road (SH 1B). (v) Pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8. (vi) Landscaping areas within Nodes 1A, 1B, 2, and 3. (vii) Proposed reserve areas. (viii) Proposed Wetland areas. 	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.

18/39	Bardowie Investments Limited	Support in part/Oppose in part	<p>The proposed Urban Design Guidelines as notified by PC11:</p> <ul style="list-style-type: none"> (i) Fail to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (ii) Fail to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iii) Fail to comply with the objectives and policies of the Waipa District Plan. 	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
18/41	Bardowie Investments Limited	Oppose	<p>Definition is all-encompassing.</p> <p>The effects of some of these activities are likely to be more than minor and an all-encompassing definition like this should NOT be used.</p>	Reject
Submitter: Fire and Emergency NZ				
10/1	Fire and Emergency NZ	Support in part	<p>Agree that important to provide a consistent approach to mitigating the actual and potential effects of fire across the region and that the existing district wide policies and rules that safeguard the provision for firefighting water supply and access for new developments and subdivision are maintained.</p>	<ul style="list-style-type: none"> (i) Retain relevant provisions within the District Plan as requested by submitter, Fire and Emergency NZ. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, be undertaken.
Submitter: Fonterra Limited				
11/1	Fonterra Limited	Support in part/Oppose in part	<p>The objectives, policies, rules, maps, Structure Plan and Section 32 Analysis as notified by PC11 and as otherwise amended by BIL submission:</p> <ul style="list-style-type: none"> (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. 	<ul style="list-style-type: none"> (i) Amend Rule 7.2.1.2 to read as follows: <p>Rule – Minimum building setback from internal boundaries</p> <p>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:</p> <ul style="list-style-type: none"> (c) 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

			<p>(iv) Fails to comply with the objectives and policies of the Waipa District Plan.</p> <p>(v) Lacks detail regarding;</p> <p>(a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11;</p> <p>(b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal);</p> <p>(c) details of the northern vehicle access off Victoria Road (SH1B);</p> <p>(d) details of the southern vehicle access off Victoria Road (SH 1B);</p> <p>(e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8;</p> <p>(f) landscaping areas within Nodes 1A, 1B, 2, and 3;</p> <p>(g) proposed reserve areas; and</p> <p>(h) proposed wetlands.</p>	<p>the Bond Road North Industrial Structure Plan Area refer Appendix S12.</p> <p><i>(d) Bardowie Industrial Precinct Structure Plan Area – The minimum setbacks from internal site boundaries that adjoin the Rural Zone shall be 25 metres.</i></p> <p>Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.</p> <p>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</p> <p>(ii) Accept relief sort by submitter, Henmar Trust.</p> <p>(iii) Amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(i) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/3	Fonterra Limited	Support in part/Oppose in part	<p>It is important to ensure that the entire area, including the adjoining land to the north, owned by the submitter and located within Growth Cell C8 of the Waipa District Plan can be effectively serviced.</p> <p>Ad-hoc development and ad-hoc servicing could be detrimental to the servicing of Growth Cell C8.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/7	Fonterra Limited	Support in part/Oppose in part	<p>Policy 7.3.4.3 – Buffer Areas</p> <p>Contemporary design requires high standards of amenity by requiring buffer areas on perimeter sites to protect the surrounding rural areas.</p> <p>The Rural Zone must NOT be the buffer to the Industrial Zone. Any mitigation of adverse effects must occur within the Bardowie Industrial Precinct Structure Plan Area.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Illustrate Buffer Areas on the Bardowie Industrial Precinct Structure Plan.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p>

			<p>To protect adjoining rural zones, Buffer Areas need to be provided on Perimeter Sites in the area, particularly where they adjoin the Rural Zone.</p> <p>Bardowie Industrial Precinct perimeter site should be defined within Part B - Definitions of the District Plan, as has been done for the Hautapu Industrial Park Perimeter Site.</p>	(iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
11/8	Fonterra Limited	Support in part/Oppose in part	<p>Policy 7.3.4.4 - Infrastructure</p> <p>Support on the condition that CONNECTIVITY of Services to the land to the north of Node 3, the submitters property, is included in the area to be effectively serviced and included in the planned provision of public infrastructure.</p> <p>Over time, provision of public infrastructure will be required to service the entire C8 Growth Cell, and that by entering into a Development Agreement with the Bardowie Industrial Precinct, this will enable further development to proceed in Growth Cell C8. The submitter would like the Council to ensure that public infrastructure extends right to the boundary of the adjoining land to the north owned by the submitter, Henmar Trust.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/9	Fonterra Limited	Support in part/Oppose in part	<p>Have recommended several amendments to Urban Design and Landscape Guidelines.</p>	<p>(i) Accept proposed amendments to the Urban Design and Landscape Guidelines, by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/14	Fonterra Limited	Oppose	<p>(i) Providing for these activities as a Permitted Activity means that Council will not be able to firstly determine whether consent should be granted, and secondly if consent if granted, impose consent conditions that would avoid, remedy or mitigate any actual or potential adverse environmental effects that would be more than minor (including monitoring and consent review conditions).</p> <p>(ii) Providing for these activities as a Permitted Activity means that these activities would not be subject to monitoring.</p> <p>(iii) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

			<ul style="list-style-type: none"> (iv) Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area. (v) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area. (vi) Unclear what a water treatment facility is, and without greater detail on the scale and operation should not be provided for as a permitted activity. (vii) Farming activities within the Hautapu Industrial Structure Plan Area and Bond Road North Industrial Structure Plan Area are provided for as a permitted activity in Rule 7.4.1.1(s) of the Waipa District Plan. For consistency and clarity in the interpretation of the District Plan it is recommended that this rule be amended to include the proposed Bardowie Industrial Precinct Structure Plan Area. (viii) Spray irrigation of dairy factory wastewater is not an activity that you would expect to find in an Industrial Area and therefore should not be provided for as a permitted activity. (ix) The applicants have applied for a private plan change to rezone the land to Industrial indicating that their intention is to undertake Industrial activities. (x) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights. (xi) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties. (xii) Innovation and Advanced Technology Activities is extremely broad and could include activities where any actual or potential adverse environmental effects would be more than minor. 	
11/15	Fonterra Limited	Support in part/Oppose in part	<p>Innovative centre is not included in proposed policy 7.3.4.2A and the definition in the Urban Design and Landscaping Guidelines is indecisive. An activity with such a broad interpretation and with the potential to create adverse environmental effects that would be more than minor, should not be provided as a permitted activity. Any such activity should be subject to the resource consent process</p>	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.

			<p>where if consent is granted appropriate conditions can be imposed to ensure that any actual or potential adverse environmental effects would be no more than minor, including monitoring and consent review conditions.</p> <p>Wellness centre should be defined within the Definitions Sections.</p>	<p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/18	Fonterra Limited	Support in part/Oppose in part	<p>Visitor Accommodation Facilities and Conference Facilities both have the potential to create adverse traffic, visual and infrastructure effects. Therefore, these effects, along with any mitigation through landscaping need to be considered when assessing a proposal of this nature.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/20	Fonterra Limited	Support in part/Oppose in part	<p>This rule does not address the actual or potential adverse effects on the local environment, adjoining properties or adjoining zones.</p> <p>It is considered that the adjoining property to the north, owned by the submitter, would be a potentially affected party and that any adverse effects on this adjoining property due to the discharge of contaminants and/or odour to air should be considered in the assessment of an activity of this nature.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/21	Fonterra Limited	Support in part/Oppose in part	<p>Activities within all of the proposed nodes that cannot dispose of stormwater on-site should be provided for as a Discretionary Activity.</p>	<p>(i) Accept the relief sought by the submitter, Henmar Trust, to Rule 7.4.2.34 and Rule 20.4.28.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/23	Fonterra Limited	Support in part/Oppose in part	<p>(i) The proposed Bardowie Industrial Precinct Structure Plan Area is considered to be located in a sensitive location due to:</p> <ul style="list-style-type: none"> • Adjoining land zoned Rural. • Its location on Victoria Road (SH1B), the main route into Cambridge. The prominent position of the proposed Industrial Precinct means that development in this location affects the setting for the character and visual amenity of Cambridge town and the Hautapu District. 	<p>(i) Accept the relief sought by submitter, Henmar Trust.</p> <p>(ii) General, Light, Medium and Heavy Industrial Activities need to be defined in the District Plan.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p>

		<ul style="list-style-type: none"> • Its location adjacent to the Hautapu Cemetery, a sacred site. • Its proximity to the Hautapu Dairy Manufacturing Site. • Its close proximity to the Cambridge North Residential and Deferred Residential Zones. • Its location adjoining the Cambridge Bypass (Waikato Expressway). The elevated nature of the Waikato Expressway at this location means that any activities undertaken within the proposed Bardowie Industrial Precinct Structure Plan Area will be highly visible. <p>(ii) Due to the sensitive location of the proposed Industrial Precinct and the fact that Industrial Activity is a very broad term encompassing many activities that are not considered to be compatible with the highly visible and prominent location of the proposed Industrial Precinct, and the surrounding existing sensitive land uses, careful and detailed consideration needs to be given to the activities that the District Plan should enable to establish and operate in the proposed Industrial Precinct.</p> <p>(iii) Further to the activities listed in proposed Rule 7.4.1.5, the following activities are considered to be incompatible with the existing land uses and the surrounding environment;</p> <ul style="list-style-type: none"> • demolition yards; • recycling depots/facilities; • use or storage of radioactive materials; • Hazardous facility; • The storage and/or reuse of trade waste; • Power generation activities; • heavy industrial activities within the Bardowie Industrial Precinct are considered to be incompatible with the rural zoned land to the north and the local environment, and have the potential to create adverse environmental effects that would be more than minor. <p>(iv) The proposed Plan Change states that the Bardowie Industrial Precinct will be used for light to medium industrial activities. Therefore, appropriate to identify heavy industrial activities as non-complying activities. Different levels of industrial activities need to be defined in the Waipa District Plan.</p>	<p>(iv) Any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.</p>
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11/26	Fonterra Limited	Support in part/Oppose in part	<p>The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land.</p> <p>Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p> <p>The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard.</p> <p>Laurent Road is the closest road to the application site and should be included in the rule.</p>	<p>Amend to read as follows:</p> <p>Rule 7.4.2.5 Height</p> <p>7.4.2.5 The maximum height of buildings <i>(including any mast, pole or radio or television aerial, air conditioning units, plant room, lift motor, solar panels, communication equipment or other equipment on the roof which is less than 2 metres in HEIGHT above the point of attachment or its base support)</i> shall be 20m, except in the following locations where the maximum height shall be:</p> <p>(a) Tall Buildings Area 55m</p> <p>(b) Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, <u>except as provided for by (d)</u> 10m</p> <p>(c) Any site within the Bond Road North Industrial Structure Plan area 12.5m</p> <p>(d) <u>Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road, and/or Laurent Road, and/or adjoining zone within the Bardowie Industrial Precinct Structure Plan Area.</u> 10m</p>
11/27	Fonterra Limited	Support in part/Oppose in part	<p>To ensure a high quality development where any actual or potential adverse effects would be no more than minor, all of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area should be required to comply with the building and site layout, parking and loading areas in the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.</p> <p>If any of the Nodes in the proposed Bardowie Industrial Precinct Structure Plan Area fail to comply, they should be required to obtain resource consent.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

11/28	Fonterra Limited	Support in part/Oppose in part	<p>(i) Landscaping is essential to the amenity of the proposed Industrial Precinct, the local environment and the adjoining properties.</p> <p>(ii) For clarity and usability of the District Plan we request that the minimum landscaping depth for the Bardowie Industrial Precinct Structure Plan Area should be specified within this rule, as has been for the Hautapu Industrial Structure Plan Area.</p> <p>(iii) Additionally, roof equipment/attachments have the potential to create adverse visual effects and therefore request that a rule relating to this be included in the District Plan.</p> <p>(iv) The proposed advice note, provides for specific or minor non-compliances with the Design and Landscape Guidelines as of right, without the need to apply for resource consent. This is considered to be inappropriate as any actual or potential adverse environmental effects associated with these non-compliances should be assessed through the resource consent process, as is standard with other non-compliances with the District Plan rules. The proposed advice note undermines the intention of the Urban Design and Landscape Guidelines.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/29	Fonterra Limited	Oppose	<p>Building materials and finishes have the potential to create adverse visual effects (including those from reflectivity) that are more than minor.</p> <p>The Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area fail to address the reflectivity of materials and finishes.</p>	<p>Amend to read as follows: Rule 7.4.2.14A – Building Colour</p> <p><u><i>In the Bardowie Industrial Precinct Structure Plan Area buildings (including any mast, pole or radio or television aerial, air conditioning units, plant room, lift motor, solar panels, communication equipment or other equipment/attachments on the roof which is less than 2 metres in HEIGHT above the point of attachment or its base support) shall be painted or coloured in general accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area and must be non-reflective.</i></u></p>
11/30	Fonterra Limited	Oppose	<p>Noise:</p> <p>Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity.</p> <p>Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

			<p>Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property.</p> <p>The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets specific noise standards within the boundary of any property zoned Rural.</p> <p>The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</p> <p>However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural.</p> <p>To protect the submitters property from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct Structure Plan Area and have been included in proposed Rule 7.4.2.16A.</p> <p>Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16.</p> <p>It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.</p>	
11/33	Fonterra Limited	Support in part/Oppose in part	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p>	<p>Amend to read as follows:</p> <p><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p> <p><u>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a</u></p>

			<p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point.</p> <p>Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>	<p><u>Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure (including the northern access connecting all of the Industrial Areas within the Hautapu area) that are required to be upgraded at full or partial cost of the developer. The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>
11/35	Fonterra Limited	Support in part/Oppose in part	<p>Rule 7.4.2.34 does not provide for Node 1A and Node 2.</p> <p>All of the proposed Nodes should dispose of stormwater on-site.</p> <p>The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply. The District Plan provides flexibility regarding lot size and site coverage to enable compliance.</p> <p>Failure to disposed of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that all of the proposed Nodes will be able to comply.</p>	<ul style="list-style-type: none"> (i) Accept relief sought by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
11/38	Fonterra Limited	Oppose	<p>Obtaining a resource consent from the Waikato Regional Council may create an exemption to this rule.</p> <p>The Bardowie Industrial Precinct Structure Plan Area is a Greenfield Industrial Site and all activities should be designed to comply so</p>	<p>Amend Rule 20.4.2.8 to read as follows:</p> <p>Rule – Maintenance of buildings, sites and infrastructure</p>

			<p>there is no adverse effects on the ground water or Mangaone Stream. The Waipa District Plan provides flexibility regarding lot size and site coverage to enable compliance.</p> <p>Failure to disposed of stormwater on-site should require resource consent for a Discretionary Activity as failure to comply with this rule has the potential to create adverse flooding, erosion and scour effects on adjoining properties.</p> <p>The submitter is an affected party to any Stormwater Discharge to the Mangaone Stream from the Bardowie Industrial Precinct Structural Plan Area.</p> <p>S19.2.5 to S19.2.9 (inclusive) of the Bardowie Industrial Precinct Structure Plan Area Urban Design and Landscaping Guidelines indicate that future development will be able to comply with Rule 20.4.2.8 as it currently exists in the District Plan.</p>	<p>20.4.2.8 All sites with an impervious area of greater than 1000m² (other than roof areas that drain directly to the stormwater system or to soakage) must install an appropriate stormwater treatment system that adequately treats any actual or potential contaminants and either disposes stormwater to land soakage and/or restricts the discharge rate to the maximum greenfield run off rate for the site <i>and must ensure that no contaminants leach into the ground water unless in accordance with a discharge permit granted by the Waikato Regional Council.</i></p> <p>Advice Note: A resource consent <i>will may</i> be required from the Waikato Regional Council for the discharge of contaminants.</p>
11/39	Fonterra Limited	Support in part/Oppose in part	<p>21.1.7.3</p> <p>Need to consider the servicing of the whole area, including the adjoining property to the north, owned by the submitter and located within Growth Cell C8 as currently identified in Appendix S1 of the Waipa District Plan.</p> <p>21.1.7.6</p> <p>Any actual or potential adverse effects on adjoining properties and adjoining zones needs to be considered.</p> <p>21.1.7.16</p> <p>Need to consider the effects on local environment, adjoining properties, adjoining zones and the Hautapu Dairy Manufacturing Site.</p>	<p>(i) Accept relief sought by submitter, Henmar Trust, to 21.1.7.3, 21.1.7.6, and 21.1.7.16.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
11/40	Fonterra Limited	Support	<p>Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.</p>	<p>Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.</p>

11/41	Fonterra Limited	Support in part/Oppose in part	<p>The proposed Structure Plan and Urban Design and Landscaping Guidelines as notified by PC11 and as otherwise amended by BIL submission:</p> <ul style="list-style-type: none"> (i) Is ad hoc development. (ii) Fails to provide connectivity to the adjoining property to the North owned by the submitter, located within Growth Cell C8 as currently illustrated in Appendix S1 of the Waipa District Plan. (iii) Fails to avoid, remedy or mitigate any actual or potential adverse environmental effects on adjoining properties and adjoining zones. (iv) Fails to comply with the objectives and policies of the Waipa District Plan. (v) Lacks detail regarding; <ul style="list-style-type: none"> (a) site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11; (b) site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal); (c) details of the northern vehicle access off Victoria Road (SH1B); (d) details of the southern vehicle access off Victoria Road (SH 1B); (e) pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8; (f) landscaping areas within Nodes 1A, 1B, 2, and 3; (g) proposed reserve areas; and (h) proposed wetlands. 	<ul style="list-style-type: none"> (i) Accept amendments sought in submission and further submission by submitter, Henmar Trust. (ii) Illustrate Buffer Areas on Bardowie Industrial Precinct Structure Plan. (iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
Submitter: Future Proof Implementation Committee				

12/1	Future Proof Implementation Committee		<p>Future Proof requested additional analysis of the staging of the precinct and the RPS (Table 6-2).</p> <p>The submitters property is located adjacent to the Hautapu Dairy Manufacturing Site, within the Dairy Manufacturing Noise Contour Policy Overlay and within Growth Cell C8 as identified in Appendix S1 of the District Plan.</p> <p>Additionally, the Mangaone Stream runs through the submitter's property.</p> <p>As part of the District Plan Review Process the submitter requested that this land be rezoned Industrial. This request was opposed by Future Proof and the Waipa District Council.</p> <p>The submitter requested to rezone their property Industrial prior to this application from Bardowie Investments Limited to rezone 56.7 hectares of land Industrial, of which 26.7 hectares is zoned Rural.</p>	The submitter would like to know the implication of rezoning 56.7 hectares of land (26.7ha of which is zoned Rural) to Industrial on their property.
12/4	Future Proof Implementation Committee	Support	Agree that the rules for the Campus Hub need to be reviewed and strengthened.	Support relief sought.
12/5	Future Proof Implementation Committee	Support in part/Oppose in part	<p>The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.</p> <p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point.</p>	<p>Amend to read as follows:</p> <p><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p> <p><u>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure (including the northern access connecting all of the Industrial Areas within the Hautapu area) that are required to be upgraded at full or partial cost of the developer. The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve</u></p>

			Perhaps the northern access point should be developed first, preventing the need for a southern access point. Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area. Request that this is written into the appropriate legislation to ensure that it is given effect to.	<i>contribution will be offset against the reserve land to be vested.</i> <u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u>
12/6	Future Proof Implementation Committee	Support in part	Support the reinstatement of the entire extent of Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. To be effective as a future growth area for Industrial, the entire area of Growth Cell C8 must be retained.	Retain the extent of the C8 Growth Cell as currently provided for in Appendix S1.
Submitter: Hefin Davis				
9/2	Hefin Davis	Support	Agree that further thought needs to be given to the access points at this stage, including the northern access point. Perhaps the northern access point should be developed first, preventing the need for a southern access point.	More detailed analysis of the best possible access options to service the whole Bardowie Industrial Precinct Structure Plan Area (as it will all be zoned Industrial, not deferred Industrial) and the submitters (Henmar Trust) property located within Growth Cell C8.
Submitter: Henmar Trust				
13/1	Henmar Trust	Support	Request that amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. Request that any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	(i) Accept relief sort by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
13/2	Henmar Trust	Support	As stated in original submission oppose the lack of consideration of any actual or potential adverse environmental effects on adjoining properties and on the adjoining Rural Zone. Any actual or potential adverse effects should be mitigated internally within the proposed Bardowie Industrial Precinct Structure Plan Area. To ensure that any actual or potential adverse effects are mitigated within the Bardowie Industrial Precinct Area and to protect the amenity of the Rural Zone a 25m internal setback from internal site boundaries that adjoin the Rural Zone is considered appropriate. This is in line with the internal setback standards in the District Plan for the Rural Zone.	(i) Amend Rule 7.2.1.2 to read as follows: 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: <i>(a)</i> 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

			<p>Request that amendments to any other provisions within the District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>Request that any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>	<p>the Bond Road North Industrial Structure Plan Area refer Appendix S12.</p> <p><i>(b) Bardowie Industrial Precinct Structure Plan Area – The minimum setbacks from internal site boundaries that adjoin the Rural Zone shall be 25 metres.</i></p> <p>Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.</p> <p>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</p> <p>(ii) Accept relief sort by submitter, Henmar Trust.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
13/3	Henmar Trust	Support	<p>Summary of Submissions didn't include some of the relief sought. Submission by Ngaati Kokori-Kahukura referred to the creation of two proposed wetlands during the early stages of development. These wetland areas need to be illustrated on the Bardowie Industrial Precinct Structure Plan.</p>	<p>(i) Reject Appendix S19 – Bardowie Industrial Precinct Structure Plan as notified.</p> <p>(ii) Accept submitters proposed amendments to Appendix S19 – Bardowie Industrial Precinct Structure Plan.</p> <p>Submitters amendments are illustrated on the attached Plan and are detailed below:</p> <p>(a) Amend the proposed Structure Plan to identify connectivity to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>(b) Amend the proposed Structure Plan to identify two roads connecting the proposed Industrial Precinct to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>(c) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining property to the north, owned by the submitter, and located within Growth</p>

				<p>Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>(d) Amend the proposed Structure Plan to identify service connectivity to the adjoining property to the north, owned by the submitter, and located within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan.</p> <p>(iii) Request that the following information be shown and detailed on the proposed Structure Plan:</p> <p>(a) Site Layout for the Campus Hub within the proposed Bardowie Industrial Precinct Structure Plan Area, including positioning of any proposed roads and services as referred to in Assessment Criteria 21.1.7 as notified by Plan Change 11.</p> <p>(b) Site Layout for Nodes 1A, 1B, 2, and 3 including the positioning of any proposed roads and location of services (water supply, wastewater disposal, and stormwater disposal).</p> <p>(c) Details of the northern vehicle access off Victoria Road (SH1B).</p> <p>(d) Details of the southern vehicle access off Victoria Road (SH 1B).</p> <p>(e) Pedestrian and cycle connectivity through Nodes 1A, 1B, 2 and 3 and to the rest of Growth Cell C8.</p> <p>(f) Landscaping areas within Nodes 1A, 1B, 2, and 3.</p> <p>(g) Proposed reserve areas.</p> <p>(h) Proposed wetlands.</p> <p>(i) Buffer Areas.</p>
13/10	Henmar Trust	Support	<p>Summary of submissions did not include point (i) of the relief sort by the submitter.</p> <p>Point (i) of the relief sort reads as follows:</p> <p>(i) Reject Rule 7.4.1.1(u) as proposed.</p>	<p>(i) Accept relief sort by submitter, Henmar Trust.</p> <p>(ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>

			<p><u>7.4.1.1 Permitted Activities</u></p> <p><u>(u) Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</u></p> <p><u>(i) Stormwater ponds and/or facilities; and</u></p> <p><u>(ii) Water treatment facilities;</u></p> <p><u>(iii) (ii) Farming activities; and</u></p> <p><u>(iv) Spray Irrigation of dairy factory wastewater.</u></p> <p>Proposed Rule to be deleted for the following reasons;</p> <p>(i) Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p> <p>(ii) Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area.</p> <p>(iii) Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area.</p> <p>(iv) Unclear what a water treatment facility is, and without greater detail on the scale and operation should not be provided for as a permitted activity.</p> <p>(v) Farming activities within the Hautapu Industrial Structure Plan Area and Bond Road North Industrial Structure Plan Area are provided for as a permitted activity in Rule 7.4.1.1(s) of the Waipa District Plan. For consistency and clarity in the interpretation of the District Plan it is recommended that this rule be amended to include the proposed Bardowie Industrial Precinct Structure Plan Area.</p> <p>(vi) Spray irrigation of dairy factory wastewater is not an activity that you would expect to find in an Industrial Area and therefore should not be provided for as a permitted activity.</p> <p>(vii) The applicants have applied for a private plan change to rezone the land to Industrial indicating that their intention is to undertake Industrial activities.</p> <p>(viii) Existing spray irrigation of dairy factory wastewater will either have existing resource consents or existing use rights.</p>	
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			(ix) Spray irrigation of dairy factory wastewater activities has the potential to create adverse environmental effects to adjoining properties.	
13/15	Henmar Trust	Support	<p>The Bardowie Industrial Precinct is to be zoned General Industrial catering for Light to Medium Industrial Activities.</p> <p>The submitter has requested that Heavy Industrial Activities be provided for as a non-complying activity.</p> <p>Believe that General Industrial, Light Industrial, Medium Industrial and Heavy Industrial Activities need to be defined within the District Plan.</p>	Define General Industrial, Light Industrial, Medium Industrial and Heavy Industrial Activities need to be defined within the Waipa District Plan.
13/16	Henmar Trust	Support	<p>The proposed Bardowie Industrial Precinct Structure Plan Area adjoins Rural zoned land.</p> <p>Allowing buildings on this boundary to be 20 metres high has the potential to create adverse environmental effects that would be more than minor.</p> <p>Request that any site within 40 metres of an adjoining zone has a maximum height of 10 metres.</p> <p>The definition of Building in the District Plan allows for roof equipment to extend an additional 2m above the maximum height. The height standards are considered to be generous and all roof equipment should be included within the maximum height standard.</p> <p>Laurent Road is the closest road to the application site and should be included in the rule.</p>	<p>Amend to read as follows:</p> <p>Rule 7.4.2.5 Height</p> <p>7.4.2.5 The maximum height of buildings <i>(including any mast, pole or radio or television aerial, air conditioning units, plant room, lift motor, solar panels, communication equipment or other equipment/attachments on the roof which is less than 2 metres in HEIGHT above the point of attachment or its base support)</i> shall be 20m, except in the following locations where the maximum height shall be:</p> <p>(j) Tall Buildings Area 55m</p> <p>(k) Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, <u>except as provided for by (d)</u> 10m</p> <p>(l) Any site within the Bond Road North Industrial Structure Plan area 12.5m</p> <p>(m) <u>Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road, and/or Laurent Road, and/or adjoining zone within the Bardowie Industrial Precinct Structure Plan Area.</u> 10m</p>

13/18	Henmar Trust	Support	Formatting error in the summary of submissions.	<p>(i) Amend as follows:</p> <p>Rules – Landscaping and screening</p> <p>7.4.2.13 The following rule shall apply in respect of the Bond Road North Industrial Structure Plan Area, <u>and</u> the Hautapu Industrial Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u>:</p> <p>(a) Within the Hautapu Industrial Structure Plan Area the location, type and density of planting shall be in accordance with the Design and Landscaping Guidelines for the Hautapu Industrial Structure Plan Area, and landscaping must meet the following minimum depths:</p> <ul style="list-style-type: none"> i. Where adjoining a road 2.5m ii. On perimeter sites 5m <p>(b) Within the Hautapu Industrial Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from any zone other than Industrial, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Screening is required to conceal all air conditioning units on roofs visible from any road or other public place.</p> <p>(c) Within the Bond Road North Industrial Structure Plan Area road boundaries and internal site boundaries, where a site adjoins any zone other than the Industrial Zone, except for access/egress points, must be landscaped in accordance with the Bond Road North Industrial Structure Plan Area (refer Appendix S12).</p> <p>(d) <u>Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area and landscaping must meet the following minimum depths:</u></p>
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				<p>i. Where adjoining a road 2.5m deep amenity planting strip</p> <p>ii. On perimeter sites adjoining another zone a 5m deep screening planting strip is required, screening Industrial buildings and associated activities.</p> <p>(e) Within the Bardowie Industrial Precinct Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from an adjoining property, another zone, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Equipment/attachments which are located on the roof including air conditioning units, plant room, lift motor, solar panels, communication equipment etc, is to be screened from any zone other than Industrial, road or other public place utilising roof forms or parapets that integrate with the overall design of the building.</p> <p><u>Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In instances where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute non-compliance.</u></p> <p>(ii) Accept relief sort by submitter, Henmar Trust.</p> <p>(iii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iv) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
13/20	Henmar Trust	Support	The adjoining property to the north, owned by the submitter, is located within Industrial Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. With the proposed Bardowie Industrial Precinct located on the southern boundary and the Hautapu Dairy Manufacturing Site across the road to the west, it is likely that the submitters site will be Industrial.	<p>Amend to read as follows:</p> <p><u>Rule – Bardowie Industrial Precinct Structure Plan Area: Development Agreement</u></p>

			<p>The Mangaone Stream runs through the submitters site. Initial conservative investigations have identified that approximately 15 hectares of the submitter's property would be suitable for Industrial activities.</p> <p>The servicing of this area needs to be taken into consideration and accounted for at the time of negotiating and preparing the Development Agreement between Council and the developer to specify all those items of infrastructure that are required to be upgraded at full or partial cost of the developer.</p> <p>Further thought needs to be given to the access points at this stage, including the northern access point.</p> <p>Perhaps the northern access point should be developed first, preventing the need for a southern access point.</p> <p>Considered appropriate to include Reserves agreement as provided for in the Bond Road North Industrial Structure Plan Area and Hautapu Industrial Structure Plan Area.</p> <p>Request that this is written into the appropriate legislation to ensure that it is given effect to.</p>	<p><u>7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure (including the northern access connecting all of the Industrial Areas within the Hautapu area) that are required to be upgraded at full or partial cost of the developer. The infrastructure provided shall be designed and constructed to connect to and accommodate future development within Growth Cell C8 as currently shown in Appendix S1 of the Waipa District Plan. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u></p> <p><u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u></p>
13/21	Henmar Trust	Support	Summary of Submissions left off the last paragraph.	<p>Ensure the last paragraph is included:</p> <p>Activities that fail to comply with this rule will require a resource consent for a discretionary activity.</p>
13/42	Henmar Trust	Support	Summary of Submissions left off the first bullet point.	<p>Ensure that the first bullet point is included:</p> <ul style="list-style-type: none"> ▪ To provide colours, materials and finishes that are compatible with the character of the Cambridge area.
Submitter: Jonathan Brewer				
3/1	Jonathan Brewer	Support	<p>Agree lack of Industrial land and therefore support reinstatement of Growth Cell C8.</p> <p>Agree that access is important and that suitable access points to this area need to developed in conjunction with the development to access Hannon Road/SH1B.</p>	Accept relief sought.
Submitter: KiwiRail Holdings Limited				
14/1	KiwiRail Holdings Limited	Support	Agree that rail access into Cambridge may be desirable in the future and that short sighted to permanently remove this option for Cambridge.	Accept relief sought.

			<p>Agree that the proposed southern access could create potential traffic conflicts with the Waikato Expressway on and off ramps at the Hautapu Interchange.</p> <p>Believe that it would be best for the Hautapu area to prioritise the northern access rather than allowing an inferior southern access to meet the tight timeframes of the applicant.</p>	
Submitter: Ngaati Kokori-Kahukura				
16/1	Ngaati Kokori-Kahukura	Support in part	<p>Agree with achieving stormwater neutrality at all stages of development and operation, and using the best available stormwater treatment systems prior to discharge to wetlands.</p> <p>Submitter refers to the creation of the two proposed wetlands during the earliest stages of development. These wetlands need to be illustrated on the Bardowie Industrial Precinct Structure Plan.</p> <p>Agree that the inclusion of spray irrigation of dairy factory wastewater should not be recognised as a Permitted Activity.</p>	<ul style="list-style-type: none"> (i) Accept relief by the submitter, Henmar Trust. (ii) The two proposed wetlands to be illustrated on the Bardowie Industrial Precinct Structure Plan. (iii) Deletion of spray irrigation of dairy factory wastewater from the Permitted Activities Rules. (iv) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (v) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
Submitter: Waikato Regional Council				
7/3	Waikato Regional Council	Support in part/Oppose in part	<p>Stormwater ponds and/or facilities should not be a permitted activity in the District Plan and should require resource consent from the District and Regional Councils.</p> <p>Stormwater ponds and/or facilities are provided for in Rule 20.4.2.8.</p> <p>Stormwater ponds and/or facilities have not been included as a permitted activity in the Hautapu Industrial Structure Plan Area or the Bond Road North Industrial Structure Plan Area.</p> <p>Providing for Stormwater ponds and/or facilities as a permitted activity could result in the collection and storage of stormwater from outside the Bardowie Industrial Precinct Structure Plan Area.</p>	<ul style="list-style-type: none"> (i) Accept relief sort by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
Unnumbered	Waikato Regional Council	Support	<p>Waikato Regional Council submission made the following comments regarding drainage:</p> <p><i>"The Plan Change 11 area is located within the WRC administered Hautapu Drainage Area and drains to the Mangaone Stream. Stormwater management within the plan change area needs to be</i></p>	<ul style="list-style-type: none"> (i) Accept relief sort by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by

			<p><i>designed to avoid or mitigate adverse effects on the drainage area in terms of flooding effects, increase in runoff volumes and associated potential erosion and scour effects. WRC's levels of service for the drainage area must not be adversely affected, nor the downstream landowners within the drainage area be burdened with additional operation and maintenance costs as result of the proposed development in the plan change area.</i></p> <p><i>WRC's level of service for drainage areas is "To provide reliable water table management on land within drainage [areas] for the purpose of maintaining pastoral production." Also "The drainage system is designed to provide a consistent standard of drainage throughout the individual drainage areas. The drainage standard relates to removal of surface water only. The adopted standard has been observed to remove ponding from a storm with a 10% probability of occurring in any one year (the 10% Annual Exceedance Probability (AEP) event or '10 year storm') within three days. The intention of this standard is to prevent significance pasture damage."</i></p> <p><i>The Drainage Manager in the Waikato Regional Council Integrated Catchment Management Directorate will need to be consulted on the proposed stormwater management system within the Plan Change 11 area for ICM review and approval."</i></p> <p>The Mangaone Stream runs through the submitters property and often ponds within the area adjacent to Victoria Road, as the culvert under Victoria Road is located too high.</p> <p>Agree that stormwater ponds and/or facilities have the potential to adversely affect adjoining properties and it is on this basis, along with the reasons outlined above, that the submitter requests that they are not provided for as a permitted activity.</p>	<p>the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.</p> <p>(iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.</p>
Submitter: Waipa District Council				
22/5	Waipa District Council	Support in part	Agree that the design solution for the northern access requires further consideration and that all affected parties should be included in this process.	That the design solution for the northern access be prioritised and that all affected parties are included in the process.
22/6	Waipa District Council	Support	Details of how firefighting needs of the proposed development of the industrial precinct should be addressed and included in the District Plan.	Accept relief sought.

22/7	Waipa District Council	Oppose	<p>Noise:</p> <p>Developments within the Bardowie Industrial Precinct Structure Plan Area require a high level of amenity.</p> <p>Concerned with adverse noise effects on the adjoining property to the north, owned by the submitter and zoned Rural.</p> <p>Particularly the cumulative noise effects of the proposed Industrial Precinct, combined with the existing Hautapu Dairy Manufacturing Site located adjacent to the submitter's property.</p> <p>The proposed amendments state that for Node 1A and Node 2 of the proposed Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply. Rule 7.4.2.16A sets specific noise standards within the boundary of any property zoned Rural.</p> <p>The proposed advice note states that Industrial activities within Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.</p> <p>However, Rule 7.4.2.15 does not provide specifically for the Rural Zone. This is concerning for the submitter as the submitter's property adjoins proposed Node 3 and is zoned Rural.</p> <p>To protect the submitters property from adverse noise effects it is essential that Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area should have specific noise standards/rules within the boundary of any property zoned Rural as the adjoining land to the north, owned by the submitter, is zoned Rural.</p> <p>Specific rules within the boundary of any property zoned Rural have been identified for Nodes 1A and 2 of the Bardowie Industrial Precinct Structure Plan Area and have been included in proposed Rule 7.4.2.16A.</p> <p>Additionally, specific rules within the boundary of any property zoned Rural have been identified for the Bond Road North Structure Plan Area and included within Rule 7.4.2.16.</p> <p>It is considered that the rules for the Bond Road North Structure Plan Area contained within Rule 7.4.2.16 would be suitable for Nodes 1B and 3 of the Bardowie Industrial Precinct Structure Plan Area.</p>	<ul style="list-style-type: none"> (i) Accept relief sort by submitter, Henmar Trust. (ii) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 11 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (iii) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.
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