

# PRIVATE PLAN CHANGE 17 - SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE UNDER CLAUSE 6 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991

**Submission period: 23 April 2025 – 23 May 2025**

**SUBMISSION FORMS CAN BE:**

- Completed online at [hamilton.govt.nz/haveyoursay](https://hamilton.govt.nz/haveyoursay)
- Posted to: Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton, 3240, Attn: Private Plan Change 17 submission.
- Delivered to: Hamilton City Council Municipal Building, Garden Place, Hamilton.
- Emailed to: [planchange@hcc.govt.nz](mailto:planchange@hcc.govt.nz)

*Please be aware when providing personal information that submissions will be reproduced and included in Council public documents. These documents are available on Council's website.*

*Please print and do not use pencil. You can attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.*

**TO:** Hamilton City Council

**SUBMISSION ON:** Private Plan Change 17 – Te Rapa North Industrial

**FULL NAME:** (required) Paul Bowman **COMPANY NAME:** (if applicable) Waikato Regional Council

**POSTAL ADDRESS:** (required) Private Bag 3038 Waikato Mail Centre Hamilton

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**PHONE NUMBER:** (required) (07) 8590517

**ARE YOU SUBMITTING ON BEHALF OF A PERSON OR AN ORGANISATION? (if applicable)**  YES  NO

**PLEASE STATE THE NAME OF THE PERSON/ORGANISATION YOU ARE SUBMITTING ON BEHALF OF (if applicable)**

**CONTACT NAME AND ADDRESS FOR SERVICE OF PERSON MAKING THE SUBMISSION:**

This is the person and address to which all communications from the Council about the submission will be sent. You do not need to fill this in if the details are the same as the above.

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**1. THE SPECIFIC PROVISIONS OF THE PROPOSED PLAN CHANGE THAT MY SUBMISSION RELATES TO ARE AS FOLLOWS:**

(Please reference the specific section or part of the planning provision(s), such as Rule 22.5.6)

Thank you for the opportunity to make a submission on the Proposed Plan Change 17 - Te -Rapa North Industrial Private Plan Change.

Please find attached the Waikato Regional Council's (WRC) Submission, formally endorsed by the Council on 21 May 2025. We look forward to being involved in further discussion as required.

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**2. MY SUBMISSION IS THAT:** (State in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons.)

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**3. I SEEK THE FOLLOWING DECISION FROM THE HAMILTON CITY COUNCIL:** (Give precise details.)

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*Ran out of room? Feel free to attach additional pages.*

**4. DO YOU WANT TO BE HEARD IN SUPPORT OF YOUR SUBMISSION? (REQUIRED)**

Yes  No

Hearings will take place later, and we will contact you to arrange a time only if you wish to be heard. Please give us your contact details in the top section.

**5. IF OTHERS MAKE A SIMILAR SUBMISSION, WOULD YOU BE PREPARED TO CONSIDER PRESENTING A JOINT CASE WITH THEM AT ANY HEARING?**

Yes  No

**6. I COULD GAIN AN ADVANTAGE IN TRADE COMPETITION THROUGH THIS SUBMISSION (Select One)**

Yes (Complete Question 6a)  No

**6a. I AM DIRECTLY AFFECTED BY AN EFFECT OF THE SUBJECT MATTER OF THE SUBMISSION THAT—**

**(A) ADVERSELY AFFECTS THE ENVIRONMENT; AND**  
**(B) DOES NOT RELATE TO TRADE COMPETITION OR THE EFFECTS OF TRADE COMPETITION.**

Yes  No

**YOUR SIGNATURE OR THAT OF THE PERSON AUTHORISED TO SIGN ON BEHALF OF THE PERSON MAKING THIS SUBMISSION:**

Signature: See Attached Date: 22/05/2025

**REMINDER: SUBMISSIONS MUST REACH COUNCIL BY FRIDAY 23 May 2025**

File No: 25 01 00  
Document No: 32022019  
Enquiries to: Paul Bowman



21 May 2025

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Hamilton City Council  
Private Bag 3010  
Hamilton 3240  
Attn: Plan Change 17 Submission

Email: [planchange@hcc.govt.nz](mailto:planchange@hcc.govt.nz)

Dear Sir/Madam

**Waikato Regional Council Submission to Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan**

Thank you for the opportunity to make a submission on Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan. Please find attached the Waikato Regional Council's submission regarding this document. This submission was endorsed by the Submissions Subcommittee on 21 May 2025. Waikato Regional Council looks forward to being involved in further discussion regarding the proposed plan change.

Should you have any queries regarding the content of this document please contact Paul Bowman, Principal Strategic Advisor, Strategic and Spatial Planning directly on (07) 8590517 or by email [Paul.Bowman@waikatoregion.govt.nz](mailto:Paul.Bowman@waikatoregion.govt.nz).

Regards,

A handwritten signature in black ink, appearing to read "Tracey May".

Tracey May  
Director Science, Policy and Information

# **Submission from Waikato Regional Council to Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan**

**21 May 2025**

## **Introduction**

1. Waikato Regional Council (WRC) appreciates the opportunity to make a submission to Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan (PC17). WRC's primary interest is in relation to the Waikato Regional Policy Statement (WRPS). District plans, including plan changes such as this one, are required to give effect to the RPS (RMA s75(3)(c)). Territorial authorities must also have regard to Proposed WRPS Change 1 (National Policy Statement on Urban Development and Future Proof Strategy Update) (WRPS Change 1) – Decisions version under s74(2)(a)(i) of the RMA.
2. The key areas of interest for PC17 relate to the WRPS and Proposed WRPS Change 1, the Future Proof land use pattern, safeguarding industrial land for industrial uses, three waters servicing, WRC's land drainage scheme, ecology and transport.
3. We support the proposed “live zoning” of the plan change area by removing the Deferred Industrial Zone overlay within the district plan. Development of the plan change area for industrial purposes aligns with the anticipated strategic industrial use of the site in the Future Proof Strategy 2024 and the WRPS and Proposed WRPS Change 1 – Decisions version. As PC17 proposes to bring forward the timing of development of this area from that shown on Map 43 within Proposed WRPS Change 1 – Decisions version, the plan change has accordingly been assessed against the Responsive planning criteria in APP13.
4. We also acknowledge and support the intent of the proposed rezoning to reduce the risk of incompatible activities establishing in the plan change area surrounding the Te Rapa Dairy Manufacturing Site and therefore protect the manufacturing site from reverse sensitivity effects. This aligns with Policy IM-P4 and Objective UFD-O1 of the WRPS in relation to reverse sensitivity.
5. Our submission identifies specific provisions we support and makes recommendations for limited areas of further assessment and amendments we consider are required.
6. In relation to WRC's Waikato Central Land Drainage Scheme, our submission seeks that Hamilton City Council (HCC) takes over management of the drainage scheme within the plan change area and upstream, given that PC17 would result in this area becoming almost entirely urbanised.
7. We provide some general comments in relation to transport and three waters infrastructure below, followed by a table of specific submission points.

## **General comments – Transport**

8. The Waikato regional transport network is a critical component of the upper North Island transport system. We support the proposed plan change from a transport perspective in that it is an ideal location in terms of access to regional and national transport routes and optimises the region's strategic locational advantage to support industrial and freight and supply chain logistics hubs.
9. We support the proposed plan change insofar that it aligns well with regional transport strategies including the Waikato Regional Land Transport Plan 2021-2051 and the Waikato Regional Public Transport Plan 2022-2032.

10. We particularly support provisions that facilitate the provision of public transport and align with the longer-term vision for the Hamilton Frequent Rapid Network described in the Regional Public Transport Plan.

#### **General comments – Three waters infrastructure**

11. We support further investigation into the three waters capacity constraints to service this deferred industrial zone and encourage further investigation into what might be staged for the required infrastructure roll out for the proposed Te Rapa North Industrial Structure Plan area should PC17 be approved.
12. The Infrastructure Assessment (Appendix 6 to the plan change application) clearly states that there is no available wastewater capacity to receive additional flows within the existing pipe network in Te Rapa North and the plan change area. The Infrastructure Assessment further advises that any upgrades to the Pukete Wastewater Treatment Plant (PWWTP) are likely only in 10-15 years.
13. We note the proposed rules require the first land use or subdivision consent within the Te Rapa North Industrial Structure Plan area to be accompanied by an Infrastructure Plan. Discussions with HCC will be critical in this respect in terms of future funding and delivery of the infrastructure listed in proposed Information Requirements Rule 1.2.2.30 a-c) in the absence of current Long-Term Plan funding.
14. The plan change is unclear on how interim solutions would be funded and provided for. Furthermore, there is no detail on alternative sources of water supply to the plan change area other than that alternative sources/allocations have been identified and will be explored and shared as part of the plan change process as needed.
15. We consider further details on the proposed short-term option should be provided to HCC as part of this plan change process, including construction water requirements and preferred source of water.

**Table of specific submission points: WRC submission to Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan**

Submission point	Provision	Support/ oppose	Submission	Relief sought
<b>Economic and statutory assessments</b>				
16.	Economic Assessment (Appendix 15) and Statutory Assessment (Appendix 21)	Further assessment recommended	<p>We note that the Economic Assessment for the plan change considers industrial land demand and supply in Hamilton, with a particular focus on Te Rapa. We recommend that the assessment, and the assessment against Proposed WRPS Change 1 – Decisions version UFD-M49 and APP13 Criteria A(A) would be strengthened by including consideration of the nearby industrial area at Horotiu.</p> <p>The Future Proof Strategy 2024 and Proposed WRPS Change 1 – Decisions version include Horotiu, along with Rotokauri, as part of the same Strategic Industrial Node as Te Rapa North. Additionally, the <i>'Future Proof Locality and Market for Housing and Business Land'</i> evidence report prepared by Formative (dated May 2024)<sup>1</sup> identified northern Hamilton (including Te Rapa) and the Horotiu area as forming part of the same locality and market for the general industrial market.</p>	Include consideration of industrial land demand/supply in the whole Strategic Industrial Node of Horotiu/Te Rapa North/Rotokauri in the economic assessment and assessment against Proposed WRPS Change 1 – Decisions version.
<b>Land use and infrastructure planning</b>				
17.	Structure Plan Components 3.9.3.2e) and 3.9.3.3 and associated rules	Support	<p>We support limiting the Focal Area for the Te Rapa North Industrial Structure Plan area to meeting the daily needs of people working in the industrial precinct and limiting food and beverage outlets to the Focal Area.</p> <p>We highlight the importance of ensuring the Focal Area is of a size and function that will not undermine the commercial centres hierarchy or create an inefficient use of industrially zoned land, in accordance with Policy UFD-P13 of the WRPS.</p>	Retain the proposed function of the Focal Area for meeting the daily needs of people working in the industrial precinct and the limitation of food and beverage outlets to the Focal Area.
18.	Policies 12.2.1a and b	Support with amendment	We support Policy 12.2.1a requiring that the Te Rapa North Industrial zone land be used for industrial uses. This aligns with Policy UFD-P13 of the WRPS, which	Retain Policy 12.2.1a.

<sup>1</sup> [waikatorc.sharepoint.com/:b/s/FutureProofAdministration/Ee\\_qfEX6YhRPuZco39xyofABgplmTbTS-M6i01SGimKnjA?e=Xob1MB](https://waikatorc.sharepoint.com/:b/s/FutureProofAdministration/Ee_qfEX6YhRPuZco39xyofABgplmTbTS-M6i01SGimKnjA?e=Xob1MB)

Submission point	Provision	Support/ oppose	Submission	Relief sought
			<p>directs that industrial zoned land is maintained for industrial activities unless it is ancillary to those industrial activities. It also aligns with Chapter 9 - Industrial Zone of the Operative District Plan in that the primary objective is industrial land is used for industrial uses. This continues to adhere to and protect the primacy of Central City and wider Future Proof commercial centres hierarchy identified in Table 37 of Proposed WRPS Change 1 – Decisions version.</p> <p>We support the intent of Policy 12.2.1b but recommend that this be amended to refer to non-industrial uses that “are ancillary to or support industrial activities” to align with Policy 9.2.1b of the Operative District Plan.</p>	<p>Retain Policy 12.2.1b but amend as follows:</p> <p>“Non-industrial uses establish and operate only where they are ancillary to or <u>support</u> <del>supportive</del> of industrial activities.”</p>
19.	Policy 12.2.1c	Support with amendment	<p>We support the intent of this policy but recommend reinserting the reference to other commercial centres. WRPS Policy UFD-P13 sets out those policies that seek to protect the existing Future Proof commercial centres hierarchy. This directs that commercial development shall primarily be encouraged and consolidated in existing commercial centres, predominantly those centres identified in Table 37 (APP12).</p> <p>Table 37 – Future proof hierarchy of major commercial centres includes the regional and city centre but also includes the primary sub-regional centre and secondary sub-regional centre of Chartwell. Therefore, non-industrial uses should not adversely affect the strategic role of the central city, or these other commercial centres. Retaining the reference to other commercial centres in Policy 12.2.1c would better align with these provisions of the WRPS and Proposed WRPS Change 1 – Decisions version.</p>	<p>Retain Policy 12.2.1c with the amendment underlined:</p> <p>“Non-industrial uses do not adversely affect the industrial use of the Te Rapa North Industrial Zone, nor impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, <u>and the other commercial centres in the City.</u>”</p>
20.	Objective 12.2.6 and Policy 12.2.6a	Support	We support this objective and policy directing that industrial development is integrated with the efficient provision of infrastructure, including suitable transport and three waters infrastructure. These align with Objective UFD-O1 and Policy UFD-P2 of the WRPS in relation to the integration of land use and infrastructure planning.	Retain

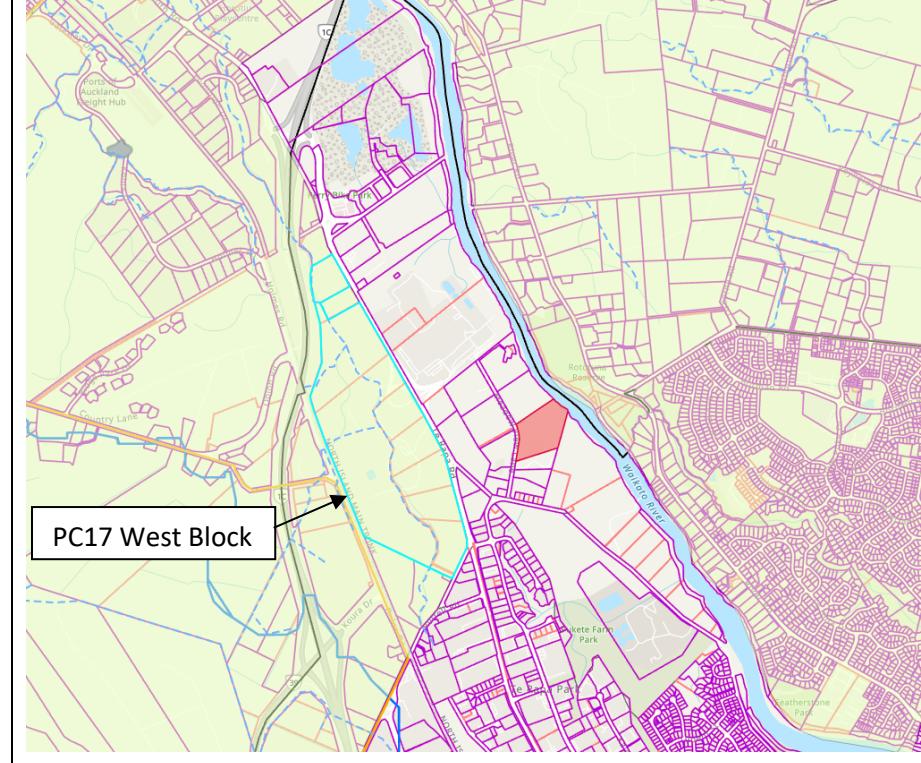
Submission point	Provision	Support/ oppose	Submission	Relief sought
21.	Rule 12.3.1 Activity Status Table p and q	Support with amendment	<p>We support the activity status of “ancillary offices” and “ancillary retail” as permitted activities subject to consequential amendments to Rules 12.6.1 a) and 12.6.1 c) reinserting reference to “principal industrial activity”, as discussed in submission point 23 below.</p> <p>We consider that appropriately managing the extent of ancillary office and retail activity permitted within this zone is important for ensuring that industrially zoned land within the Future Proof sub-region is maintained for industrial activities and the commercial centres hierarchy is sustained, in accordance with Policy UFD-P13 of the WRPS.</p>	Retain
22.	Rule 12.3.1 Activity Status Table dd and ee	Support with amendment	<p>We support the proposed activity statuses but note that the performance standards are incorrectly referenced. These should read “Ancillary Offices that do not comply with 12.6.1.a” and “Ancillary Retail that do not comply with 12.6.1.c”.</p>	<p>Amend 12.3.1 dd. to read: “Ancillary Offices that do not comply with 12.6.1.a” and amend 12.3.1 ee. to read: “Ancillary Retail that do not comply with 12.6.1.c”</p>
23.	Rule 12.6.1 Ancillary Offices	Support with amendments	<p>We consider there should be alignment with the Operative District Plan ancillary industrial office and retail rules in Chapter 9 – Industrial Zone, which require that ancillary office and retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the <u>principal activity</u> on the site.</p> <p>We prefer the use of “principal industrial activity” rather than “all buildings” given the spatial extent of “all buildings” by definition that could be expected to occur in large industrial sections. Such alignment ensures plan consistency and effectiveness in adhering to Policy UFD-P13 of the WRPS and protection of the commercial centres hierarchy.</p> <p>We suggest this rule should be titled ‘Ancillary Offices and Retail’ given the reference to total ancillary retail within Rule 12.6.1 c.</p>	<p>Amend Rule 12.6.1a. as follows: “The total ancillary office activity shall not occupy more than 50% of the gross floor space of the <u>principal industrial activity</u> <del>all buildings</del> on the site.”</p> <p>Amend Rule 12.6.1c. as follows: “The total ancillary retail shall not occupy more than the</p>

Submission point	Provision	Support/ oppose	Submission	Relief sought
				<p>equivalent of 10% of the gross floor area of <u>all buildings</u> <u>the principal industrial activity</u> on the site or 250m<sup>2</sup>, whichever is the lesser.”</p> <p>Amend Rule 12.6.1 title to “<u>Ancillary Offices and Retail</u>”.</p>
<b>Three waters servicing</b>				
24.	Rule 3.9.4.3b) Information Requirements and 1.2.2.30	Support with amendments	<p>We support the proposed requirement that the first land use or subdivision consent within the structure plan area must be accompanied by an Infrastructure Plan. This aligns with Objective UFD-O1 and Policy UFD-P2 of the WRPS in relation to the integration of land use and infrastructure planning.</p> <p>We recommend that a reference be added to Rule 1.2.2.30a. in relation to the staging of any upgrades or new wastewater infrastructure that may be required for development of the plan change area. We note that discussions with HCC will be important in this regard.</p> <p>Given the plan change application identifies that upgrades to the water supply network would be required to connect the plan change area to the HCC Water Treatment Plant, we recommend that Rule 1.2.2.30b. relating to water supply be amended to require the Infrastructure Plan to detail any upgrades or new infrastructure that may be required to public networks, to align with the requirement for wastewater under sub-point a.</p>	<p>Retain but amend Rule 1.2.2.30a. to include reference to the staging of any upgrades or new infrastructure that may be required to the public wastewater network.</p> <p>Amend Rule 1.2.2.30b. as follows:</p> <p><u>“The method of water supply, including any upgrades or new infrastructure that may be required to the public network; and...”</u></p>
25.	Plan change application Section 6.4.3 and Infrastructure	Further assessment required	With regard to water supply, the application states that the long-term plan is to connect to HCC reticulation when network and water treatment plant capacity upgrades are addressed by HCC. The application states that water supply options over the short-term have been investigated and further details of these sources will be shared as part of the plan change process should they be needed. These details have not been provided in the documentation. We	Provide further details on the proposed short-term water supply option as part of the plan change process, including construction water

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	Assessment (Appendix 6)		<p>consider that further details on the proposed short-term option should be provided to HCC as part of the plan change process, including construction water requirements and preferred source of water, to enable full assessment of the proposed plan change.</p> <p>The Infrastructure Assessment (Appendix 6) states that the fully developed plan change area is estimated to require 287m<sup>3</sup>/day of water, based on independent studies. However, we note that Section 6.4.3 of the plan change application states that the total water demand for PC17 is anticipated to be 1067m<sup>3</sup>/day across the three blocks. We consider this should be clarified.</p> <p>We note that any water permit application required for future development of the plan change area would need to be determined based on water allocation availability at the time of the application. WRC's support for the proposed "live zoning" of the plan change area therefore does not confer acceptance of any water allocation required to service the area in the future.</p>	<p>requirements and preferred source of water.</p> <p>Clarify the estimated daily water requirement for the fully developed plan change area.</p>
26.	Infrastructure Assessment (Appendix 6)	Further assessment required	<p>The proposed stormwater management objectives for the three blocks of land are generally consistent with the Waikato Stormwater Management Guideline and the draft HCC Integrated Catchment Management Plan (ICMP) for the Te Rapa North Catchment.</p> <p>However, one significant omission that has not been addressed is the current state of the erosion susceptibility in the Te Rapa North Stream and how the West Block will need to retain the significant stormwater volume that will be generated. HCC and WRC have been working together with the development of the Te Rapa North ICMP and the significant erodibility of the stream is one of the limiting factors for development in this catchment. It is understood that the soils are not conducive to ground soakage so there will need to be other measures explored to either reuse large amounts water within the plan change area to reduce volumes or explore options with HCC to undertake erosion control measures within the stream to address future adverse effects. We consider the Infrastructure Assessment should acknowledge this.</p>	<p>Update the Infrastructure Assessment to acknowledge that the proposed development of the plan change area will result in significant volumes discharging to the Te Rapa Stream and that volume retention will be required as part of the stormwater management system due to the erosion susceptibility of the stream.</p> <p>Options for addressing this adverse effect should begin to be investigated now, prior</p>

Submission point	Provision	Support/ oppose	Submission	Relief sought
				to lodgement of resource consent applications for the proposed development.
27.	Plan change application Section 6.4.2 and Infrastructure Assessment (Appendix 6)	Support in part	<p>The plan change application identifies that the long-term proposal for wastewater is to connect to the HCC wastewater reticulation system and treat at the Pukete Wastewater Treatment Plant (PWWTP). In the interim, the plan change proposes that wastewater could be managed on-site by the individual lots or a sub-catchment “communal” wastewater management system.</p> <p>Given the close proximity of the plan change area to the PWWTP, our preference is that the area be connected to HCC’s wastewater infrastructure serviced by the treatment plant.</p> <p>The PWWTP is 2km from the Dairy Factory Manufacturing Site. The Te Awa Lakes development to the north of the manufacturing site will be reticulated to this wastewater treatment plant, with a new sewer line installed adjacent to the manufacturing site. Therefore, in our view it would make practical sense for any new wastewater system(s) to connect to the new HCC wastewater line rather than to rely on a cluster of on-site wastewater treatment plants to service any development on the plan change site, and would constitute a better environmental outcome to avoid any potential adverse effects on groundwater quality in the locality.</p>	Note WRC’s preference for the plan change area to be connected to public wastewater infrastructure, to avoid any potential adverse effects on groundwater quality in the locality.
<b>Land drainage network</b>				
28.	Plan change overall	Oppose in part	The West Block of the plan change area is located within WRC’s Waikato Central Land Drainage Scheme. This drainage scheme is designed to service rural areas; the level of service for the open drains and culverts of the scheme is to drain water from a 10% AEP rainfall event within three days. This is intended to remove ponding from rural areas prior to pasture damage occurring.	That HCC take over management of the land drainage network within the plan change area and upstream, as part of the plan change process, due to the proposed urbanisation of this area.

Submission point	Provision	Support/ oppose	Submission	Relief sought
			<p>The plan change application provides little assessment of effects on the drainage scheme. If PC17 is approved, the drainage network in this location will no longer be supporting rural land uses as the area would be almost entirely urbanised. Given this, we consider that HCC should take over the management of the drainage scheme within the plan change area and upstream, where existing land use is already industrial. Drains that would need to be managed in perpetuity are the:</p> <ul style="list-style-type: none"> <li>• Ngaruawahia- Mitchell drain (27)</li> <li>• Ngaruawahia- Tudor light drain (34)</li> <li>• Ngaruawahia- Holm drain (36)</li> <li>• Ngaruawahia- Voorend drain (35)</li> <li>• Ngaruawahia- Alabama drain (37).</li> </ul> <p>We request that HCC work with WRC's Integrated Catchment Management Directorate to determine the details of an agreement for this. As part of this process, easements should be put in place to give long-term access for drain maintenance. Ideally these would be put in place in favour of HCC but could alternatively be put in place in favour of WRC and then transferred to HCC.</p> <p>The below map shows the Waikato Central Land Drainage Scheme shaded in green, with the West Block of the plan change area outlined in blue.</p>	<p>HCC to work with WRC's Integrated Catchment Management Directorate to enter into an agreement for this, including an agreed date for HCC to take over management of this part of the drainage scheme.</p>

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<b>Natural hazards</b>				
29.	Infrastructure Assessment (Appendix 6) and Geotechnical Assessment (Appendix 5)	Neutral	<p>We wish to highlight the following further assessments in relation to natural hazards that will be required prior to development of the plan change area:</p> <ul style="list-style-type: none"> <li>As identified in the application, large tracts of the plan change area are situated within the HCC 1%AEP flood extent. As noted above, the entire West Block is also within WRC's drainage scheme, which is typically situated in low-lying flood prone land. Earthworks for the proposed industrial development may potentially encroach into the current flood extent. This could have the effect of occupying flood storage, displacing flood volumes and increasing local</li> </ul>	<p>That further modelling and assessment in relation to natural hazards will be required at detailed design stage; including modelling of design landform and hydrology/hydraulics to ensure there are no upstream and downstream</p>

Submission point	Provision	Support/ oppose	Submission	Relief sought
			<p>flood levels, which may result in flood impacts both upstream and downstream. Given this, modelling of design landform and hydrology/hydraulics will be necessary at detailed design stage, to ensure there are no upstream and downstream impacts on flooding to property.</p> <ul style="list-style-type: none"> <li>• We consider the statement in the plan change application that <i>“the preliminary geotechnical investigation report in Appendix 5 found no geotechnical natural hazards (as listed in the Act) that were considered an undue impediment to future development for an industrial use or that could not be reasonably addressed by typical engineering design and construction”</i> underestimates the importance of the Geotechnical Report findings. We recommend there should be a clear stipulation that any subsequent building consent applications must be subject to more intensive geotechnical investigation and should include a Level C or D liquefaction assessment.</li> </ul>	impacts on flooding to property, and more intensive geotechnical investigation including a Level C or D liquefaction assessment.
<b>Ecology</b>				
30.	Bat Survey and Effects Assessment and associated plan change provisions	Further assessment required	<p>We support the measures proposed within the plan change to mitigate adverse effects of development on long-tailed bats and their habitat and seek that these be retained. However, we note the plan change application identifies that recommendations within the Bat Survey and Effects Assessment relating to artificial lighting controls have not been incorporated into the plan change.</p> <p>We consider that an update to the Bat Survey and Effects Assessment should be provided that considers the proposed departure from the recommended lighting controls and details whether any alternative mitigation measures are required to address adverse effects on long-tailed bats and their habitat.</p>	<p>Provide an updated Bat Survey and Effects Assessment that addresses the proposed departure from the recommended artificial lighting controls and whether any alternative mitigation measures are recommended.</p> <p>Amend the proposed objective/policies/rules relating to effects on long-tailed bats as required to reflect any updated ecology recommendations.</p>

Submission point	Provision	Support/ oppose	Submission	Relief sought
31.	Planning maps and Structure Plan	Support	We support the proposed retention of the existing Natural Open Space Zone within the plan change area and the extension of this zone to include the Significant Natural Areas (SNAs) within the plan change site. This aligns with Objective ECO-O2 of the WRPS.	Retain the proposed Natural Open Space Zone on the plan change site, including over SNAs.
32.	Structure Plan Component 3.9.2.7	Support	We support proposed component 3.9.2.7 Blue-Green Corridor (Ecology and Stormwater Management) within the Te Rapa North Industrial Structure Plan. This aligns with Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River and the provisions within the Future Proof Strategy 2024 relating to a blue-green network.	Retain
33.	Rule 3.9.4.3a) Information Requirements and Rule 3.9.4.4c.ii.	Support	<p>We support the proposed requirements that the first land use or subdivision consent application lodged within the Te Rapa North Industrial Structure Plan area must include an Ecological Management Plan and that all subsequent land use and subdivision consent applications within the zone shall demonstrate consistency with the approved Ecological Management Plan or any approved variation.</p> <p>We also support proposed assessment criteria 3.9.4.4c.ii.</p>	Retain
34.	Objective 12.2.5, Policies 12.2.5a-e and Explanation	Support with addition	<p>We support proposed Objective 12.2.5 relating to maintenance and enhancement of ecological values and the associated policies.</p> <p>The proposed Information Requirement 1.2.2.29 for the Ecological Management Plan requires that this plan includes all measures necessary to avoid, remedy, mitigate, offset or compensate for any more than minor adverse effects on habitats of indigenous fauna. This aligns with the recommendations of the Bat Survey and Effects Assessment, which states that <i>“While the overall impact is low, we expect that some form of habitat enhancement/creation, pest control or a contribution to a local pest control project protecting bats and their habitats would be required as a compensatory measure to address the residual effects of loss of habitat for long-tailed bats”</i>.</p> <p>The proposed policies are, however, focused on setbacks, landscaping requirements and minimising risk of harm during removal of confirmed or</p>	<p>Retain objective and policies but add an additional policy relating to avoiding, remedying, mitigating, offsetting or compensating for adverse effects on indigenous fauna and their habitats, including long-tailed bats.</p> <p>Complete the Explanation section.</p>

Submission point	Provision	Support/ oppose	Submission	Relief sought
			<p>potential bat roost trees. We therefore recommend that an additional broader policy be added relating to avoiding, remedying, mitigating, offsetting or compensating for any more than minor adverse effects on indigenous fauna and their habitats, including long-tailed bats. This would achieve a better linkage between the proposed rules and objectives and policies, as well as better give effect to the relevant provisions of the WRPS Ecosystems and indigenous biodiversity chapter.</p> <p>We additionally note the proposed Explanation section supporting the objective and policies currently ends in an unfinished sentence.</p>	
35.	Rule 12.4.1a)xi.	Support	We support the addition of a 5m building setback requirement from SNAs for the Te Rapa North Industrial Zone, to align with the existing setback requirement in other chapters of the district plan.	Retain
36.	Rule 25.2.5.4	Support with amendment	<p>We support this proposed rule, including the requirements for assessment of potential bat roost trees.</p> <p>We note the version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' referenced in the proposed rule is a previous version; the most recent version of the protocols is Version 4, dated October 2024.</p>	Retain but amend a.ii.a1. to refer to the latest version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts'.
37.	Rule 1.2.2.29	Support with amendment	<p>We support proposed Information Requirement 1.2.2.29 relating to the Te Rapa North Industrial Ecological Management Plan, including the requirements for a Bat Management Plan.</p> <p>We note the version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' referenced in the proposed rule is a previous version; the most recent version of the protocols is Version 4, dated October 2024.</p>	Retain but amend a.iii. to refer to the latest version of the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts'.
38.	1.3.3 Assessment criteria Q	Support with addition	Proposed Rule 3.9.4.3a) states that the Ecological Management Plan provided as part of the first resource consent for the structure plan area shall be assessed in accordance with Appendix 1 District Plan Administration 1.3 Assessment Criteria Q. However proposed Criteria Q contains limited criteria	Add an additional assessment criterion to enable assessment of the extent to which the proposal avoids,

Submission point	Provision	Support/ oppose	Submission	Relief sought
			<p>to assess the Ecological Management Plan against (limited to e. – “The methods for protecting and enhancing the ecological values of Te Rapa Stream and the Waikato River Corridor”).</p> <p>As noted in submission point 34 above, the proposed Information Requirement 1.2.2.29 for the Ecological Management Plan requires that this plan includes all measures necessary to avoid, remedy, mitigate, offset or compensate for any more than minor adverse effects on habitats of indigenous fauna. The Bat Survey and Effects Assessment identifies that some form of compensatory measure is expected to be required to address the residual effects of loss of habitat for long-tailed bats.</p> <p>We therefore recommend that an additional assessment criterion be added to enable assessment of the extent to which the proposal avoids, remedies, mitigates, offsets or compensates for any more than minor adverse effects on indigenous fauna and their habitats.</p>	remedies, mitigates, offsets or compensates for adverse effects on indigenous fauna and their habitats.
<b>Transport</b>				
39.	Structure Plan and associated provisions	Support	We support provisions that facilitate the provision of public transport and align with the longer-term vision for the Hamilton Frequent Rapid Network described in the Waikato Regional Public Transport Plan (RPTP). We seek that provisions that enable public transport that aligns with the Waikato RPTP are retained. This includes component 3.9.3.5 - Movement Network within the Te Rapa North Industrial Structure Plan, as it relates to public transport, and setback rules and minimum road corridor widths that support public transport provision.	Retain provisions that facilitate public transport provision in accordance with the Waikato RPTP.
40.	Structure Plan and associated provisions	Support	We support proposed requirements for provision for walking and cycling infrastructure, including dedicated cycle lanes. This includes component 3.9.3.5 - Movement Network within the Te Rapa North Industrial Structure Plan, as it relates to walking and cycling, and Rule 3.9.4.2 a) 7 requiring all resource consent applications within the Te Rapa North Industrial Zone to include provision for, and staging of, new walking and cycling shared paths on	Retain requirements for provision of walking and cycling infrastructure within the plan change area.

Submission point	Provision	Support/ oppose	Submission	Relief sought
			both sides of Te Rapa Road connecting the Northern River Crossing to new bus stops.	
41.	Rule 3.9.4.2 b)	Support	We support the proposed requirement under this rule that all resource consent applications in the structure plan area shall include a Broad Integrated Transport Assessment (ITA) identifying and evaluating the effects of all cumulative development in the structure plan area on the infrastructure identified for improvement, and the requirement to include evidence of consultation with stakeholders, including WRC.	Retain
<b>Other comments</b>				
42.	12.4 Rules – General Standards	Neutral	We note there is an error in the cross-collecting reference to the Activity Status Table. This should refer to Table 12.3.1 per the track changed document, rather than 12.3.3.	Amend table reference to 12.3.1.
44.	1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria  Development in Focal Area	Further drafting required	<p>We note there is incorrect policy referencing in this assessment criteria as it pertains to guiding development in the Focal Area.</p> <p>We note there is incorrect referencing and inadequate policy guidance or Assessment Criteria in this section to guide development and improved urban design outcomes within this more pedestrian focused Focal Area.</p> <p>Reference to Structure Plan Component 3.9.3.2 should read 3.9.3.3 Focus Area.</p> <p>Reference to Policy 12.2.3) a-d is incorrect. These sections are not present in the proposed plan change document. New policies are required here to guide development in Focal Area.</p> <p>Structure Plan component in 3.9.3.3 e) a) b) refers to a 2ha area for supportive industrial activities adjacent a proposed riparian and stormwater reserve for food and beverage outlets, gyms etc. to meet workers daily needs. Assessment criteria need to be drafted for this to function rather than reference to a policy that does not exist.</p>	<p>Amend reference in 1.3.3 Development in the Focal Area from a-e to <u>Q2 a-e</u> with consequential notation changes below.</p> <p>Development in the Focal area, amend as follows:</p> <ul style="list-style-type: none"> <li>a. Structure Plan Component 3.9.3.2 should read <u>3.9.3.3</u> Focus Area</li> <li>b. Policy 12.2.3) a-d is incorrect these are strikethrough in Plan Change.</li> </ul>

Submission point	Provision	Support/ oppose	Submission	Relief sought
				Recommend additional policies around building interface, P/T Connection with the Riparian and Stormwater Reserve Area to provide access to and/or an outlook over green space.
45.	Volume Appendix 2 Structure Plans  Figure 2-22	2 Support with amendments	We support updates to maps in the Structure Plans Locality Guide but highlight consequential amendments are required to Map Figure 3.1a: Structure Plan Locality Guide Structure Plan Chapter 3.	Retain Figure 2-22 and consequential amendments to Figure 3.1a Chapter 3 Structure Plans.

## **Further information and hearings**

WRC **wishes to be heard** at the hearings for Proposed Private Plan Change 17 – Te Rapa North Industrial to the Hamilton City District Plan in support of this submission and is prepared to consider a joint submission with others making a similar submission.

WRC **could not** gain an advantage in trade competition through this submission.

## **Submitter details**

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I could not gain an advantage in trade competition through this submission

I am not directly affected by an effect of the subject matter of the submission that:

- (a) does not adversely affect the environment; and
- (b) does not relate to trade competition or the effects of trade competition.