



Rider Park Private Plan Change

Request for Plan Change and Assessment of Environmental Effects
Prepared for Milan Park Stud Limited

28 November 2025





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CONTENTS

Executive Summary	4
1.0 Applicant and Property Details	6
2.0 Introduction	6
2.1 Overview of the Plan Change	6
2.2 The Applicant	11
2.3 Strategic Overview	11
2.4 Private Plan Change Requests under the RMA 1991	13
2.5 Plan Change (Clause 22(1) RMA Schedule 1)	13
2.6 Accepting the Plan Change Request (c25 RMA Schedule 1)	14
3.0 Site Location & Description	15
3.1 Historical Context	15
3.2 Current Context	16
3.3 Existing Environment	17
3.4 Existing Planning Framework	24
4.0 Proposed Plan Change	31
4.1 Vision	31
4.2 Purpose	31
4.3 Overview	31
4.4 Density	31
4.5 Design Principles	32
4.6 Residential development	33
4.7 Cultural Heritage	34
4.8 Landscape	34
4.9 Open Space	35
4.10 Transport Network	36
4.11 Stormwater Management	37
4.12 Other Infrastructure	38
4.13 Neighbourhood Centres	39
4.14 Natural Environment & Ecology	39
4.15 Earthworks	40
4.16 Staging	40
4.17 Structure Plan	41

4.18	Subdivision	41
4.19	Private Development Agreement	42
5.0	Section 32 Evaluation	43
5.1	Section 32 Requirements	43
5.2	Summary of 32 Evaluation	43
6.0	Proposed Amendments to the Operative District Plan	46
6.1	Proposed Amendments	46
6.2	Planning Maps	48
6.3	Structure Plan	48
6.4	Other Consents Required	49
7.0	Statutory Framework	50
7.1	Legal Framework for Plan Change Request	50
8.0	Assessment of Environmental Effects	53
8.1	Positive Effects	53
8.2	Landscape and Visual Effects	53
8.3	Infrastructure Effects	54
8.4	Soils and Land Use Capability Assessment	58
8.5	Transportation Effects	58
8.6	Ecological Effects	59
8.7	Archaeological Effects	60
8.8	Cultural Effects	60
8.9	Contaminated Land Effects	61
8.10	Geotechnical Effects	62
8.11	Economic Effects	63
8.12	Climate change	64
9.0	Statutory Assessment	65
9.1	National Policy Statement for Urban Development	65
9.2	National Policy Statement for Highly Productive Land	70
9.3	National Policy Statement for Indigenous Biodiversity	83
9.4	National Policy Statement for Freshwater Management	86
9.5	National Planning Standards	88
9.6	National Environmental Standards	88
9.7	Te Ture Whaimana o te Awa o Waikato	89
9.8	Tai Tumu Tai Pari Tai Ao	91

9.9	Te Rautaki Tāmata Ao Tūroa o Hauā	93
9.10	Strategies and Other Relevant Plans	94
9.11	Regional Policy Statement and Plans	99
9.12	Waipā District Plan	108
10.0	Part 2 of the RMA	109
11.0	Consultation	112
11.1	Waipā District Council	112
11.2	Stakeholders / Other Agencies	112
11.3	Iwi	115
12.0	Notification	116
13.0	Conclusion	117

Appendices

Appendix 1: Records of Title

Appendix 2: Structure Plan

Appendix 3: Modified Rule Framework

Appendix 4: s32 Analysis

Appendix 5: Ecological Impact Assessment

Appendix 6: Archaeological Assessment

Appendix 7: Integrated Transportation Assessment

Appendix 8: Contaminated Land Assessment

Appendix 9: Water & Wastewater Assessment

Appendix 10: Landscape Visual Assessment

Appendix 11: Stormwater Management Plan

Appendix 12: Soils Assessment

Appendix 13: Cultural Impact Assessment

Appendix 14: Geotechnical Assessment

Appendix 15: Economic Assessment

Appendix 16: Climate Change Assessment

Appendix 17: Urban Design Report

Executive Summary

The Rider Park Private Plan Change ('the Plan Change') will enable the establishment of a new high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing. This will be achieved through the re-zoning of the site to the Medium Density Residential Zone (MDRZ) in accordance with Section 2A of the Waipā District Plan (WDP) and the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991, with modifications where necessary to accommodate qualifying matters or the unique characteristics of the site.

The Waipā District is identified as a tier one urban environment in the National Policy Statement on Urban Development 2020 (NPS-UD). In line with the objectives and policies of the NPS-UD, development within the MDRZ is intended to allow the District's main townships to grow as well-functioning urban environments that:

- Enable a variety of homes to meet the needs of different households;
- Provide sufficient development capacity to meet demand in the short, medium and long term;
- Support reductions in greenhouse gas emissions; and
- Are resilient to the likely current and future effects of climate change.

The Plan Change seeks to adopt these objectives and policies, predominantly by increasing the development capacity and choice of housing options within the District. The proposed housing density associated with the Plan Change will meet the minimum of twenty-five dwellings per hectare (net once public spaces and infrastructure have been provided for).

Future development within the Plan Change area will be underpinned by specific design outcomes that have been developed through a structure planning process and will be integral to the overall development of the area.

The biodiversity corridors along the Waikato River and its tributaries are defining ecological features of Waipā. The Waipā District Council (WDC) has modified the MDRS to the extent necessary to accommodate the protection of the biodiversity corridors along the Waikato River (Cambridge town). The Plan Change will provide for the protection of existing indigenous vegetation within this corridor through establishment of a reserve. The Plan Change is also proposing to significantly enhance the central gully within the site to achieve biodiversity gains.

Te Ture Whaimana o te Awa o Waikato has been given effect to in developing the Plan Change, including an infiltration-based stormwater management approach using soakage devices, swales, and attenuation basins. Proper regard has also been had to Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan where it is concluded that the Plan Change will be consistent with the overriding principles, objectives and policies of that Plan.

The Plan Change gives effect to the Waikato Regional Policy Statement (WRPS), including being consistent with the land use pattern for the region adopted by the current Change 1 to the WRPS, following the updated Future Proof Strategy 2022 (FPS). The Plan Change also complies with the residential density targets for Cambridge greenfield locations from Change 1 to the WRPS and the FPS.

The proposed design outcomes developed through the structure planning process have been aligned with the higher-level growth management directives and criteria for out-of-sequence and unanticipated development set out in the FPS.

The Plan Change is consistent with the Plan's strategic policy direction, and in particular Policy 1.3.3.2 which provides for out of sequence and out of zone plan changes. The Plan Change demonstrates that it will contribute to a well-functioning urban environment; provide the necessary infrastructure required for the proposed development; be well connected to public transport and transport corridors; and provide significant development capacity.

Proper regard has been had to the actual or potential effects that land use, subdivision and development in accordance with the Plan Change may have on the environment, with a full planning assessment of these matters supported by robust technical analysis. The Plan Change provisions respond appropriately to avoid, remedy or mitigative adverse effects and provide for and enable the many positive effects identified.

Analysis of the Plan Change under section 32 of the RMA 1991 has confirmed that the objectives of the Plan Change are the most appropriate way to achieve the purpose of the RMA 1991 and its provisions are the most appropriate way to achieve the objectives.

The Plan Change request and the information presented in this report and attachments have been prepared in accordance with Schedule 1 of the RMA 1991. It satisfies the matters against which the Council can determine how to process the request in Clause 25 of Schedule 1 and provides full information to inform decision making.

Overall, the Plan Change accords with and gives effect to planning policy documents, includes provisions suitable to avoid, remedy or mitigate adverse effects on the environment, will give rise to considerable positive benefits, satisfies the requirements of section 32 and accords with the purpose and principles of Part 2.

1.0 Applicant and Property Details

The summary details relating to the applicant and subject site are as follows:

To:	Waipā District Council
Private Plan Change Applicant's Name:	Milan Park Stud Limited
Address for Service:	Boffa Miskell Limited PO Box 1094, Hamilton 3240 Attn: Dave Moule Phone: 07 903 0066 Email: dave.moule@boffamiskell.co.nz
Address for Fees:	Milan Park Stud Limited C / - Power Up Business Consulting 33b Scott Street Leamington Cambridge 3432
Site Address:	Maungatautari Road and Wordsworth Street, Leamington (refer to the Plan Change Extent Plan in Figure 2 below)
Legal Descriptions of Parcels/Registered Owners:	Multiple sites Refer to section 3.4.4 of this report (refer Records of Title, in Appendix 1)
Site Area:	98.6 ha
District Plan Zoning:	Deferred Residential, Rural
District Plan Designations / Limitations	Cultural Landscape Area – Alert Waikato River High Amenity Landscape Esplanade Requirement – Access Strip Archaeological Site – S15 24 (Pā Site) (adjoining reserve) Biodiversity – River Stream Corridor (750m corridor)

2.0 Introduction

2.1 Overview of the Plan Change

This report supports an application to the Waipā District Council (WDC) for a Private Plan Change to the Operative Waipā District Plan (WDP) pursuant to Schedule 1 of the Resource Management Act 1991 (RMA).

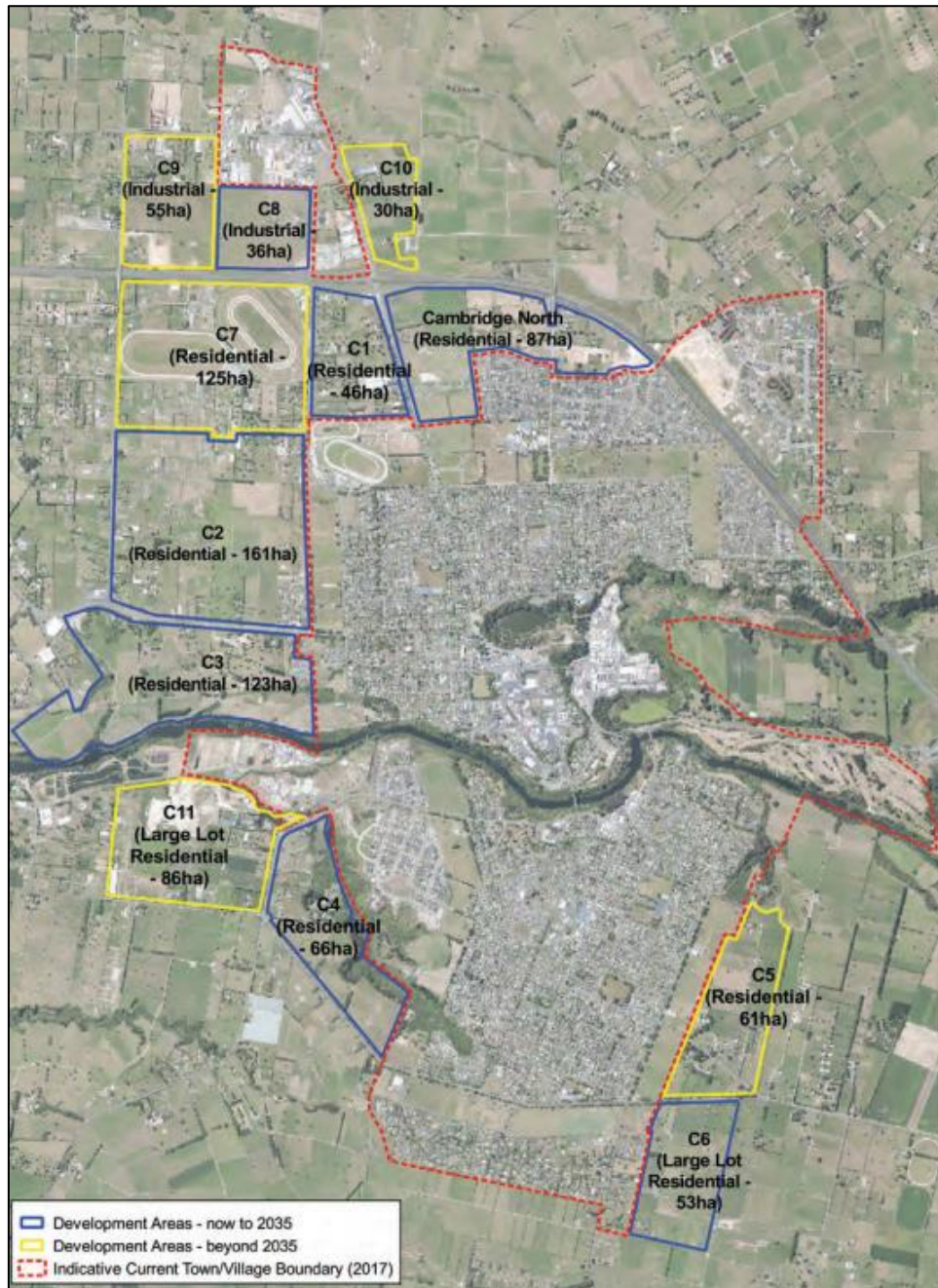
The application is being made by Milan Park Stud Limited for a private plan change to rezone an area of land located on the south-eastern fringe of Leamington, Cambridge. Part of the plan change area is identified as the C5 Residential Growth Cell (C5) in the WDP and part is adjoining rural land.

The WDP identifies several Residential Growth Cells within the District. Appendix S1 of the WDP contains information about all growth cells (for both residential and industrial land uses) in the District. These are split into two groups; growth cells which are intended to be opened and

developed from now to 2035 and growth cells which are intended to be opened and developed after 2035.

The C5 growth cell is identified in the WDP for development beyond 2035 and intended for residential development as an alternative along with C4, for development on the Leamington side of Cambridge. C5 is identified in the WDP as having a land area of 61ha¹ and a dwelling capacity of approximately 732 dwellings.

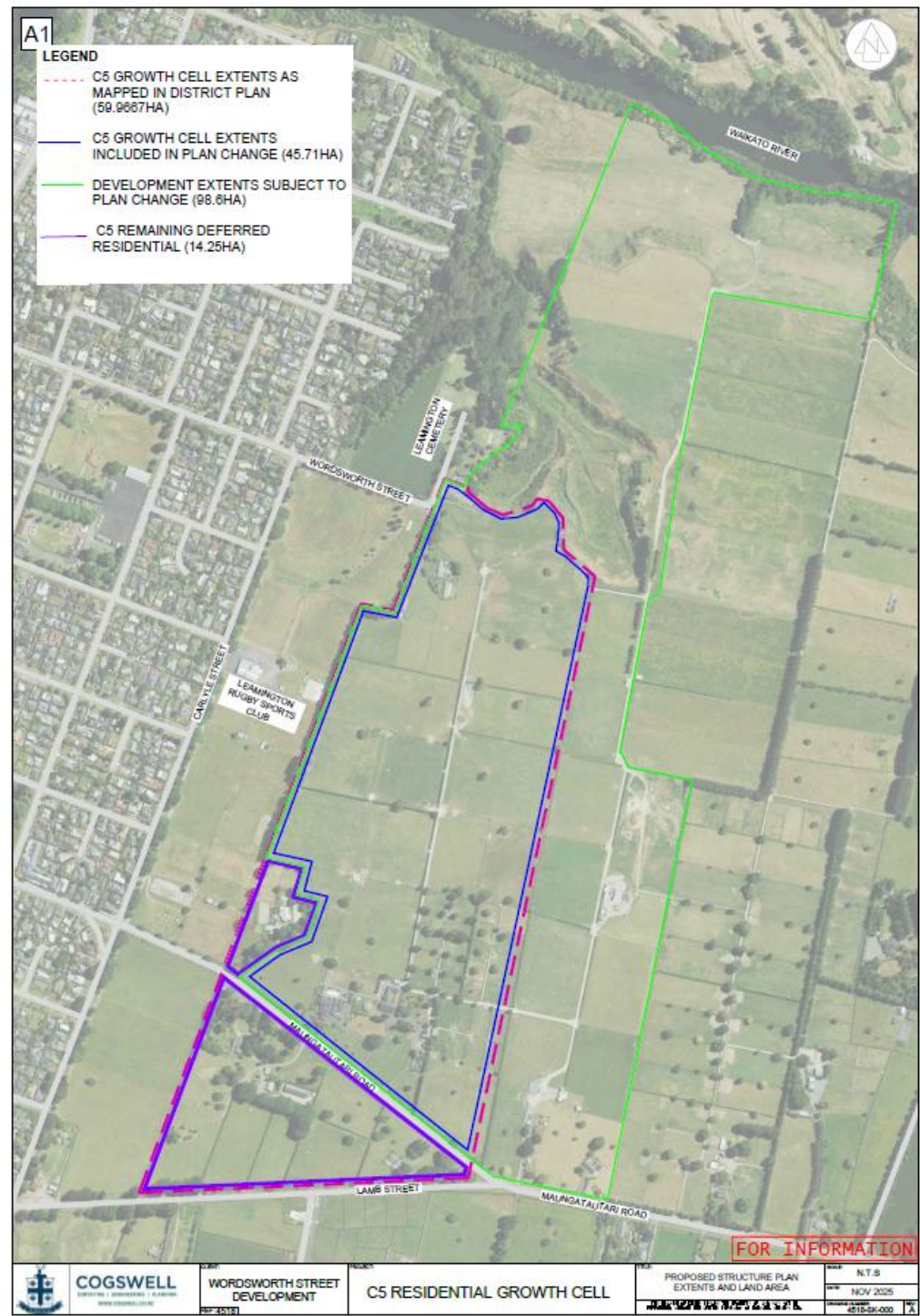
Figure 1: Location of C5 Residential Growth Cell



¹ The land area of the C5 growth cell has been verified as 59.69ha not 61ha.

The plan change area includes part of the C5 growth cell to the north of Maungatautari Road which totals approximately 45.71ha. The plan change therefore excludes the triangular part of C5 between Maungatautari Road and Lamb Street (26 and 68 Maungatautari Road), and 19 Maungatautari Road. The plan change area also includes an additional 52.89ha area of adjoining Rural Zone land to the north and east of C5. The total plan change extent is approximately 98.6ha.

Figure 2: Proposed Structure Plan Extent and Land Areas



It is proposed to re-zone the land from Deferred Residential Zone and Rural Zone to Medium Density Residential Zone (MDRZ) in accordance with a structure planning process which provides for the following:

- Medium density residential development with a variety of living options that will increase the capacity and choice of housing. The proposed housing density within the Structure Plan Area will meet the minimum of twenty-five dwellings per hectare expected within the MDRZ (net once public spaces and infrastructure have been provided for);
- Non-residential activities that will service the needs of the surrounding community, including retail activities or services to provide for the daily needs of people within a walkable catchment. The Plan Change involves two separate areas providing a comparatively small cluster of convenience retail and other business opportunities to service the local community (shown as Indicative Neighbourhood Centres on the Structure Plan);
- Indicative local purpose reserves for stormwater management, ecological enhancement, biodiversity protection, cultural enhancement, and amenity/recreation opportunities;
- Primary connector roads, and indicative locations for pedestrian cycling links;
- Recognition of the River/Gully Proximity and Infrastructure Constraint qualifying matter overlays.

A structure planning process has been adopted to inform the plan change application, including input from a range of technical experts. The Structure Plan showing the Zoning and Qualifying Matter Overlays is included below as Figure 3 and also attached to this report within the Structure Plan in **Appendix 2**. This Structure Plan document is intended to be inserted into the WDP as *Appendix S27 – Rider Park Structure Plan*.

The proposed modified rule framework is attached to this report as **Appendix 3** and as summarised below in this report. The Plan Change request is seeking to adopt the Medium Density Zone provisions, with modifications where necessary to accommodate the unique characteristics of the site and the Structure Plan.

Extensive pre-application discussions have occurred prior to lodging the Plan Change. These meetings have included discussion about the plan change vision, structure plan process, alignment with Future Proof and National Policy Statements, technical assessments, stakeholder engagement, and the proposed modifications to the Plan provisions. There has also been separate consultation between the applicant's technical specialists and Council staff on matters pertaining to transportation, wastewater, and the principle of a Developer Agreement in terms of infrastructure costs.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. Further consultation will be undertaken with mana whenua once the application is formally lodged and accepted by Council for processing.

An information letter was distributed to wider stakeholders on 31 March 2023 providing detail about the plan change application and the process. This letter also invited any stakeholders to make contact should they wish to discuss the detail or any concerns. The details of any consultation is included later in this report.

[illegible]

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2.2 The Applicant

Milan Park Stud Limited (the applicant) is the commercial entity representing the primary landowners and occupiers within the structure plan area, Tony and Vicki Rider. The Riders own 97.92ha of the total 98.6ha plan change area. This underpins the origin of the naming of the structure plan as the Rider Park Structure Plan, along with a linkage to the equine and horse racing industry within Cambridge and is anticipated to be the name of the community in the future, being Rider Park.

The applicant has a vision to establish a high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing in Cambridge. The overall objective for this development is to create a 'sense of place' and a community connection, befitting this special Cambridge location.

2.3 Strategic Overview

Waipā District Council has set a direction for growth in its 2050 District Growth Strategy (Waipā 2050) and Operative District Plan. The growth strategy identifies land as being anticipated as required for development either prior to 2035 (stage 1) or post (stage 2) 2035. Under the operative district plan, stage 1 and stage 2 growth cells previously received identical treatment; with the growth cells being zoned as Deferred Zone, and a set of criteria that had to be met for each growth cell to be fully developed. Plan Change 13 altered this process. This plan change rezoned the identified pre-2035 growth cells to their live zoning, and required all post-2035 growth cells to undergo a plan change process to uplift the deferred zoning. This changed the process to better align with current case law and best practice, as previously deferred zoning could be uplifted by way of Council resolution.

Total demand for housing in the Waipā District is projected to increase by nearly half (+45 per cent) over the long-term (2020-2050). The level of urbanisation is likely to gradually increase within the district, with dwelling demand in the urban areas projected to grow at a faster rate than the district overall. Almost all (88 per cent) of the long-term dwelling demand growth is for urban dwellings; mainly concentrated in Cambridge and Te Awamutu as the main centres.

The Future Proof Strategy 2024 (FPS) seeks to support the 2050 District Growth Strategy through its settlement pattern, which illustrates the majority of growth areas in Cambridge and Te Awamutu. The FPS also provides flexibility by setting a framework to assess any out-of-sequence or unanticipated development in the District.

The proposed design principles for the Rider Park Structure Plan have been aligned with the higher-level growth management directives and criteria for out-of-sequence development set out in the FPS.

The current and future urban areas map (Map 6) in the FPS, represents the Future Proof settlement pattern which has been agreed by the Future Proof partnership as being the areas where urban or village growth is to be enabled. Cambridge is identified in the FPS as a Tier 3 urban environment and the C5 Growth Cell (C5) is located within an urban enablement area with the northern part identified for long term development and the southern part identified for short term development.

The FPS identifies net target densities for Cambridge of 25-35 dwellings per hectare in defined intensification areas and 20-25 dwellings per hectare in greenfield locations. This has been

adopted as a baseline design parameter for the housing densities within Rider Park Structure Plan, while noting that the FPS also states that specific locations for higher density development will be determined through district-level planning processes.

The FPS provides for four potential development scenarios².

The extent of land intended to be included in the Rider Park plan change includes both land within the C5 boundary and land outside the C5 boundary to the north and east. This is therefore covered by both Scenario 1 (development within an urban enablement area, but out of sequence³) and Scenario 3 (development outside of an urban enablement area and deemed unanticipated) in the FPS.

The necessity for Councils to be flexible when considering development proposals is embedded within the provisions of the National Policy Statement – Urban Development (NPS-UD). The provisions require that every local authority must have particular regard to plan changes that create significant development capacity, even if that capacity is unanticipated by RMA documents or is out-of-sequence with planned land release. To give effect to this requirement, the NPS-UD requires regional councils to include criteria in regional policy statements to assist authorities in determining whether a proposal provides for significant development capacity.

Future Proof has developed a set of criteria⁴ to assist Councils in responding to plan changes when they are either out of sequence or unanticipated. These criteria are addressed in more detail later in this report.

The number of criteria that apply to plan changes depends on the nature and timing of the urban development proposed. Four potential scenarios have been identified for the pathways under which a plan change could follow. In essence, these criteria are intended to assist in determining whether a proposed plan change would create significant development capacity.

It is also important to note that, in applying the criteria, out-of-sequence and unanticipated developments need to show how the development gives effect to Te Ture Whaimana (Vision and Strategy for the Waikato River), by restoring the health and well-being of the Waikato and Waipā Rivers. This has been critical in informing the stormwater management framework for the Rider Park Structure Plan.

Scenario 1 (development within an urban enablement area, but out of sequence) requires assessment under Criteria A and Scenario 3 (development outside of an urban enablement area and deemed unanticipated) requires assessment under Criteria A and B.

These criteria have been assessed in detail later in this report, but the matters of most relevance for this Plan Change are the capacity for delivering in advanced timeframe, contribution to affordable housing, whether the development can be serviced without undermining committed infrastructure investments made by local authorities, contribution to mode-shift, climate change, avoiding waahi toitu, and alignment with planned growth.

As part of the analysis of the FPS criteria (and associated Waikato Regional Policy Statement provisions) the plan change has demonstrated that the development will not affect the feasibility, affordability, and deliverability of planned growth in the pre-2035 growth cells.

² Page 72, Figure 15: Potential Development Scenarios, Future Proof Strategy

³ The C5 residential growth cell is identified in the 2050 District Growth Strategy and Waipā District Plan as a development area for beyond 2035.

⁴ Pages 73-74, Figure 16: Potential Development Scenario criteria, Future Proof Strategy

2.4 Private Plan Change Requests under the RMA 1991

Section 73 (2) of the RMA specifies that any person may request a territorial authority to change a district plan, and the plan may be changed in the manner set out in Part 2 or 5 of Schedule 1.

Clause 21(1) of Schedule 1 specifies that any person may request a change to a district plan or a regional plan (including a regional coastal plan).

Clause 22 (1) of Schedule 1 specifies that a request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.

The purpose of and reasons for the Plan Change are described in the section below. An evaluation report prepared in accordance with Section 32 is attached to this report as **Appendix 4**.

Clause 22 (2) specifies that where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan. This report and its attachments meet this requirement.

2.5 Purpose and Reasons for the Plan Change (Clause 22(1) RMA Schedule 1)

In relation to Clause 22 (1) of Schedule 1, the purpose of the Plan Change is to enable the creation of a well-functioning new urban environment, with a medium density residential neighbourhood for a minimum of 1,250 new houses and two neighbourhood centres. This new neighbourhood will feature quality urban design outcomes, integrated, accessible and high-quality public spaces and an integrated, multi modal and safe transport network that provides travel choices. The development will be sensitive to mana whenua values and give effect to The Vision and Strategy - Te Ture Whaimana o Te Awa o Waikato, including through a comprehensive approach to stormwater management across the site.

The purpose of the Plan Change also is to assist in delivering a wider range of housing choices to the market, including more affordable homes. It will do this through the residential and commercial development opportunities that come from the proposed rezoning.

The reasons for the plan change are that the current zoning of the site will not enable these outcomes and new zoning is required to do so; including being guided by a new Structure Plan and incorporating the provisions of MDRZ.

2.6 Accepting the Plan Change Request (Clause 25 RMA Schedule 1)

The Council has discretion to accept or reject a Plan Change request in accordance with Clause 25 of Schedule 1 of the Resource Management Act 1991 (RMA), subject to the matters set out in Clause 25(4)(a)-(e).

The Council is able to reject the Plan Change request only on the following grounds that :

- a) The request or part of the request is frivolous or vexatious;
- b) Within the last 2 years, the substance of the request or part of the request—
 - i. has been considered and given effect to, or rejected by, the local authority or the Environment Court; or
 - ii. has been given effect to by regulations made under section 360A; or
- c) The request or part of the request is not in accordance with sound resource management practice;
- d) The request or part of the request would make the plan inconsistent with Part 5 – Standards, Policy Statements and Plans;
- e) In the case of a proposed change to a policy statement or plan, the policy statement or plan has been operative for less than 2 years.

In relation to (a) above, the Plan Change provisions have been thoroughly, and professionally prepared and considerable technical analysis has been undertaken to inform them, which is detailed in the report below. The Plan Change has been developed in consultation with Waipā District Council and the outcomes in it supported by the Future Proof Strategy. The Plan Change will provide significant development capacity and housing choice for Cambridge. For these reasons, the proposal cannot be described as frivolous or vexatious.

In relation to (b) above, the substance of the request has not been considered and given effect to, nor rejected by the Environment Court or local authority. Section 360A is not relevant as the plan change does not involve a regional coastal plan or aquaculture activities.

In relation to (c) above, although 'sound resource management practice' is not defined in the RMA, case law suggests that the timing and substance of the Plan Change are relevant considerations here. The proposed Plan Change is considered to be in accordance with sound resource management practice for the following reasons:

- The proposed Plan Change has had regard to the unanticipated or out-of-sequence development provisions in Section 3.8 of the NPS-UD and FPS;
- The proposed Plan Change will provide for significant development capacity that is not otherwise enabled in a plan or is not in sequence with planned land release, and therefore particular regard has been had to its contribution to a well-functioning urban environment, is well-connected along transport corridors, and meets the relevant criteria in the Waikato Regional Policy Statement (RPS);
- The land uses, densities and provisions proposed for the Plan Change have followed detailed analysis, with input from a range of technical experts, including an examination of alternatives as set out in the Section 32 Report attached in **Appendix 4**.

- Structure planning has been adopted which follows good resource management practice.
- All actual and potential effects arising from the Plan Change have been assessed, as described further in this report.
- Consultation with tangata whenua has occurred in an appropriate and meaningful way during the development of the Plan Change, as has consultation with other stakeholders.
- The Plan Change responds to all identified infrastructure and roading constraints through its provisions.

In relation to (d), the proposed zoning would not make the Operative District Plan inconsistent with Part 5 of the RMA 1991 because:

- The Plan Change will still ensure that the purpose of the District Plan is met, to assist the Council to carry out its functions in order to achieve the purpose of this Act (RMA section 72).
- The Private Plan Change request under Section 73(2) meets the requirements of Schedule 1 of the RMA.
- The Plan Change will give effect to all relevant national policy statements and the regional policy statement (RMA section 75(3)).
- The Plan Change will not cause the District Plan to be inconsistent with the regional plan for any matter specified in section 30(1) (RMA section 75(4)).
- The Plan Change is consistent with the additional provisions for district rules at 77A-77E of the RMA.
- The provisions for the Plan Change are generally consistent with the Medium Density Residential Provisions at Schedule 3A of the RMA 1991, albeit in alignment with WDC's Plan Change 26.

Clause 25 (4A) also specifies that a specified territorial authority must not accept or adopt a request if it does not incorporate the MDRS as required by section 77G(1).

The proposed Plan Change incorporates the MDRS subject to consequential amendments being sought to reflect the Structure Plan outcomes unique to this site.

3.0 Site Location & Description

3.1 Historical Context

3.1.1 Māori History

The Cultural Impact Assessment (CIA) prepared by Te Hira Consultants Limited on behalf of Ngāti Hauā and Ngāti Korokī notes that the site has significant heritage value for local iwi and must be acknowledged in a respected way to ensure the development meets statutory and regulatory requirements, whilst maintaining a partnership focus with mana whenua.

Ngāti Koroki-Kahukura and Ngāti Hauā are mana whenua of the Cambridge area and hold mana (authority) in decision making for this area. The two Iwi actively uphold the principles of kaitiakitanga (guardianship) within their areas of responsibility which includes the area of Cambridge C5 development⁵.

3.1.2 European History

The land in the current Project Area was spread over several properties with various owners whom were all members of the Third Waikato Militia and these lots represent the land granted to them in the 1860s.

The land containing the Project Area was farmed by the Reynolds family from the late 1870s and the family built a homestead which was called 'Trecarne' and is still present on the southern side of Maungatautari Road, just to the south of the Project Area.

The next subdivision in the land containing the Project Area did not occur until 1991 which created the current layout of the southern and central part of the Project Area.

3.2 Current Context

3.2.1 Neighbouring land uses

The Site is located adjacent to the eastern boundary of Leamington, an area of Cambridge which lies to the south of the Waikato River. Separated from the existing urban edge by an area of greenspace, known as the Leamington Greenbelt, which contains a Council reserve at the northern end (including two historical Pā sites), an unnamed tributary gully and stream, the Leamington cemetery, a dog park, the Leamington Rugby Sports Club, a Pony Club and Adult Riding Club at the southern end. The Cambridge Golf Club is located to the north on the opposite side of the Waikato River.

The rural land to the east is very similar in character to the Rider Park Structure Plan area, being generally flat, and typical rural Cambridge farmland with hedgerows, post and rail fencing, sporadic mature farm trees, farm races and pasture/paddocks, and farm buildings. There are several residential dwellings accessed off Maungatautari Road and an old milking shed, effluent pond and silage area in this part of the Site.

3.2.2 Local destinations

The key destinations within the local community and their distance from the site include:

- The Leamington shops, business services and healthcare facilities along Shakespeare Street, are located approximately 1.5 - 1.6 km to the west,
- Cambridge Town Centre is located approximately 2.2 km to the northwest;
- The Leamington Primary School along Lamb Street is located approx. 1.5 km to the southwest;

⁵ Cultural Impact Assessment (CIA) prepared by Te Hira Consultants Limited, dated September 2023

- The Cambridge High School along Swayne Road is located approx. 4.6 km to the north;
- The Karapiro Lake Domain is located approx. 5.5 km to the east;
- Leamington Domain and playground approximately 450m to the west;
- Gwyneth Common and playground also approximately 450m to the west; and
- Perry Aquatic Centre and swimming pools approximately 1.3km to the north-west.

3.3 Existing Environment

3.3.1 Landform

The landform is characteristic of typical rural Cambridge farmland with hedgerows, shelter belts, post and rail fencing, sporadic mature farm trees, farm races and pasture/paddocks, and farm buildings. There are several rural residential lifestyle properties and dwellings within the southern part of the growth cell accessed off Maungatautari Road, including a horse stable complex. There are also two residential dwellings near the western boundary, adjacent to the Wordsworth Dog Park. Some small farm related buildings/ sheds are present across the centre of the Site.

The area is generally flat in contour, falling gently from an elevation of around RL 75m in the southeast along Maungatautari Road to a natural gully and the Waikato River in the northwest and north respectively. The top of the gully bank is at approximately RL 72m and the top of the Waikato River bank is at approximately RL 39m⁶. There is a terrace just north of the large gully which has an RL of 69m.

The southern two-thirds of the plan change area can broadly be split into two terraces at approximately RL 75m and RL72m.

There is a deeply incised un-named gully to the north of the Structure Plan area which contains a natural wetland and small tributary of the Waikato River. This gully forms a large depression to the north. There are some mature trees along the northern and eastern edges of the gully, but any vegetation within the gully itself is limited to rank grass, raupo, sedgeland, watercress and privet-locust treeland. Parts of the gully have been modified in the past with some fencing and grazed areas. Parts of the gully floor are considered natural wetland and are hydrologically connected to the un-named gully system to the north-west which contains a small stream / tributary of the Waikato River.

The Rider Park Structure Plan extent also includes approximately 52.92ha of additional Rural Zone land that adjoins the C5 growth cell boundaries. This area includes the un-named gully and river terraces to the north of the C5 growth cell and additional farmland to the east.

The river terraces further north slope down towards the river margin and existing riparian vegetation. Other than the riparian vegetation there is no other mature vegetation in this part of the site which consists of pasture / paddocks.

⁶ Water & Wastewater Assessment – Rider Park Structure Plan, prepared by Harrison Grierson, dated 24 October 2025

3.3.2 Hydrology

The existing site is predominantly farmland with no identified ecological areas (other than the main un-named gully) or significant overland flow paths. The existing catchments drain predominately to the north, discharging to the existing gully which outlets to a bush covered stone bed stream gully which continues to the Waikato River to the north-west of the site. The southern portion of the site does pond, without a main overland flow path identified, and as such the existing flows to the gully are relatively small.

Five watercourses were identified within the gully area in the Site. These include two permanent streams, two intermittent streams, and one ephemeral stream. Two watercourses around the outer edge of the gully basin are potentially artificially induced following historical track construction.

All of the watercourses in the gully drain into the forested gully habitat within the Cambridge greenbelt on the western boundary of the property which then drains into the Waikato River approximately 700 m to the north. Four of the watercourses merge before they exit the property.

3.3.3 Ecology and Biodiversity

A description of the ecological values of the plan change area is provided in the Titoki Landcare Report attached in **Appendix 5**.

The levels of ecological value across the site are summarised within the body of the ecological assessment and are summarised below:

- Most of the vegetation is pasture (c. 82.42 ha). Other common vegetation includes rank grass (c. 4.88 ha), tree privet-black locust forest (c. 2.11 ha), and sedgeland (c. 2.37 ha). There are also gardens, hedgerows, shelterbelts, raupō reedland (c. 0.43 ha), and watercress herbfields.
- Most of the vegetation to be removed is exotic pasture (c. 80.5 ha) with Negligible vegetative value. Approximately 2.67 ha of willow-oak treeland, 0.19 ha of shelterbelt and 0.86 ha of hedgerows and gardens will also be removed.
- Long-tailed bats are Threatened – Nationally Critical species and are assigned a Very High ecological value. The exotic shelterbelts, treelands, wetlands, and streams within the Site are assessed as being of Moderate ecological value as foraging and commuting habitat for long-tailed bats. The remaining areas within the Site are assessed as being of Low ecological value as foraging and commuting habitat for long-tailed bats.
- The wetlands are a mix of vegetation types including rautahi sedgelands, raupō reedlands, and watercress herbfields. The sedgelands and raupō reedlands are assigned a Very High ecological value. The watercress herbfields and seepage wetlands are assigned a Moderate ecological value.
- The watercourses within the gully are assigned a moderate to high ecological value due to their connectivity to the surrounding wetland gully system and downstream forested stream system and providing habitat for a high value fish community. There are however considerable opportunities for improvement, particularly in reducing nitrogen and faecal coliform pollution and improving stream riparian habitats.

- Kākā and bellbird are assigned a moderate ecological value. The remaining native bird species recorded onsite or potentially onsite and impacted for the proposed land use change are assigned a low ecological value.
- No formal surveys have been undertaken for herpetofauna. However, numerous exotic plague skinks have been observed in the gully area. The native At Risk – Declining copper skink may also be present within the gully or river embankment. Copper skinks are assigned a high ecological value due to their conservation status.
- The ecological value of longfin eels is high due to it being classified as At Risk – Declining. The Australian speckled longfin eel is also assessed high ecological value due to it being a non-resident native. Shortfin eels and banded kokopū are assigned a low ecological value as they are Not Threatened species.

3.3.4 Archaeology

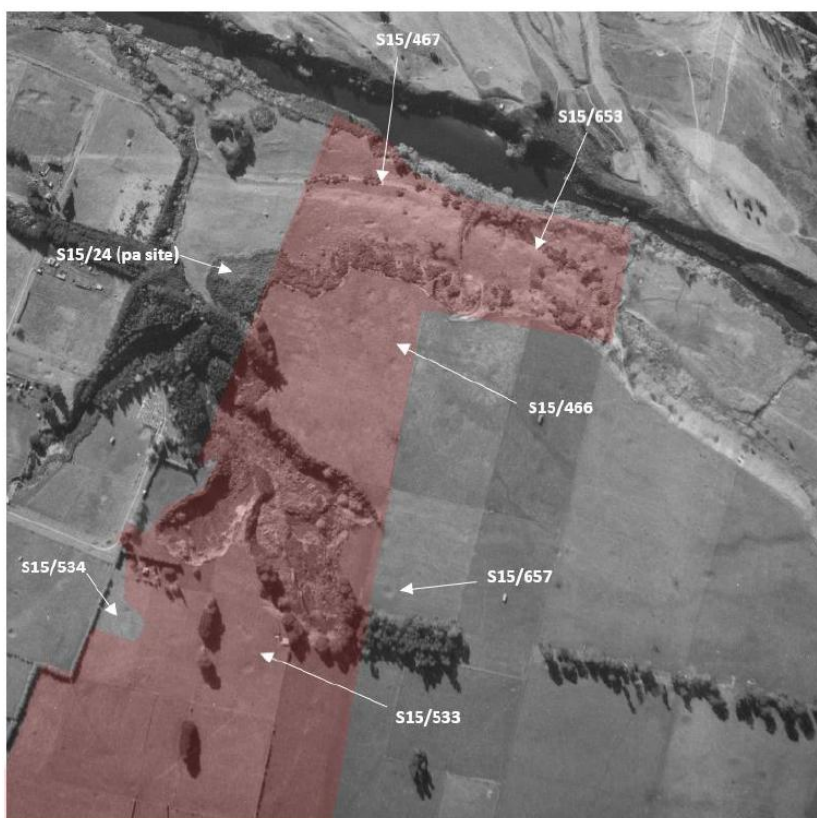
An Archaeological Assessment of the Plan Change area was undertaken by Clough & Associates Limited in 2021 and updated in 2023 (attached to this report as **Appendix 6**).

This assessment has identified existing and potential heritage constraints in the Project Area in the form of seven recorded archaeological sites and the potential for unrecorded archaeological sites to be present. The recorded sites consist of a pā (S15/24, located largely outside the Project Area) and six borrow pit sites (S15/466, S15/467, S15/533, S15/534, S15/653 and S15/657) extending over the northern and central parts of the Project Area. Figure 6 below shows the location of these archaeological sites. Although the full effects on archaeological values are not yet known, it is recommended that future development plans should take account recorded of archaeological sites and avoid them to the extent possible.

As complete avoidance will not be feasible due to the extensive areas covered by the sites, an authority issued by Heritage NZ would be sought before any modification or destruction of the recorded sites (as well as any unrecorded archaeological sites) occurs as a result of future development.

The applicant has engaged with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, in respect of potential effects of the project on any potential archaeological sites, and the pā sites and the borrow pits identified in the archaeological assessment. A Memorandum of Understanding (MOU) has been signed by all relevant representatives on 26 July 2023.

Figure 6: Aerial Photograph dated 1943 showing project site and general areas of recorded archaeological sites (all but the pā sites are borrow pits)



As outlined in Section 4.1 of the Archaeological Assessment prepared by Clough & Associates, there are four recorded archaeological sites within and three recorded sites bordering the Project Area and all are associated with Māori occupation. The locations of these sites are shown in Figure 10 and Table 1 of the Archaeological Assessment. One of these is a Pā site and the remaining six are Māori horticulture sites consisting of borrow pits and modified garden soils.

Avoidance of the borrow pits and modified garden soils will not be feasible due to the extensive areas covered by the plan change (and future development sites). An authority to destroy these archaeological sites will be sought from Heritage NZ before any modification or destruction of the recorded sites (as well as any unrecorded archaeological sites) occurs as a result of future development.

The applicant has engaged with Ngāti Koroki Kahukura Trust (NKKT) and Ngāti Hauā Iwi Trust (NHIT), as mana whenua, in respect of the destruction of the borrow pits identified in the archaeological assessment.

A Memorandum of Understanding (MOU) has been signed by all relevant representatives on 26 July 2023. This outlines NKKT and NHIT's agreement that all borrow pits and gardening/horticultural soils within the development site will be destroyed as part of the development, acknowledging that the effects relating to the loss of the borrow pits will be appropriately mitigated and offset through those matters addressed in the MOU.

The Cultural Impact Assessment prepared by Te Hira Consultant does refer to limiting the destruction of middens, borrow pits and application of a revised land use plan whereby the pā and well-defined borrow pits to be subject to a protective land covenant. This has since been

superseded by the subsequent agreement in the MOU that all borrow pits will be destroyed, subject to an authority from Heritage NZ.

The Pā site S15/24 borders the Project Area as depicted in the structure plan but it does not extend into the plan change site. Notwithstanding this the applicant has agreed to create a sliver of 'local reserve land' adjacent to the boundary with the Pā site (as also addressed in Question 45 below). This reserve will provide an opportunity to recognise whakapapa through Pou or other cultural symbolism features, which may include waharoa, tomokanga or waka. The reserve will give more space around the landform feature/ trench and existing treeline, improving the interface with the adjoining residential properties.

No decisions have been made at this point as to exactly what cultural symbolism is appropriate at this interface as it is intended that would be done as part of a co-design process with NKKT and NHIT in alignment with the CIA and MOU. This is proposed to take place as part of the final stage of development (Stage 6), however the applicant would be willing to explore opportunities to bring that forward should that be requested by mana whenua.

3.3.5 Transport network

The WDC Road Hierarchy for the area surrounding the Plan Change Area is illustrated in Figure 7 below.

The nearby Major Arterial Road corridors include:

- Cambridge Road to the west - linking to Te Awamutu, Ōhaupō and Hamilton Airport;
- Albert Street / Achilles Avenue / Shakespeare Road (north) - linking to Carters Flat, Cambridge Town Centre, Cambridge East and Cambridge North and SH1 (via Victoria Street);
- Tirau Road to the northeast - linking to SH1 (Waikato Expressway) Eastbound; and
- SH1 (Waikato Expressway);
- Cambridge to Piarere realignment.

Figure 7: Existing Road Hierarchy



Nearby Minor Arterial Roads include:

- Victoria Street - linking to SH1 (Waikato Expressway);
- Shakespeare Street (south);
- Maungatautari Road / Browning Street (east of Shakespeare Street); and
- Lamb Street.

Nearby Collector Roads include:

- Carlyle Street (south); and
- Roto-O-Rangi Road - linking to Roto-O-Rangi and Te Awamutu.

The remainder of the roads in the study area are all classified as Local Roads. Overall, the site is well connected in terms of the transport network hierarchy.

Currently, there are three strategic active travel facilities that have an important transportation function in the area:

- The Te Awa shared path between Cambridge (Gaslight theatre) - Hamilton and beyond;
- Te Awa shared path between Leamington - Karapiro; and
- The Hamilton Road (Cambridge Road) cycleway.

Cambridge is currently served by two commuter bus services as well as a number of inter-regional bus services. The commuter bus services are provided by BUSIT as a sub-contractor to the Waikato Regional Council. These regional services include the following services:

- No. 20 Cambridge; and
- No. 32 Tokoroa Connector.

The transportation network, including road hierarchy, physical road environment, walking and cycling infrastructure, and public transport services are described in more detail in the Integrated Transportation Assessment, prepared by Boffa Miskell, dated October 2025, attached to this report as **Appendix 7**.

3.3.6 Other infrastructure

The existing site is a rural environment and as such there is very limited existing three-water infrastructure on site, other than specific onsite devices associated with the rural land use.

The Plan Change Area is currently outside the Cambridge Water Supply area, however, there is a public 50mm diameter rural water supply on the northern side of Maungatautari Road with multiple metered 20mm connections servicing existing residential properties.

WDC have two bulk 375mm diameter water supply pipes on both sides of Maungatautari Road. These mains deliver potable water from the Hicks Road and Karapiro water treatment plants. These bulk mains connect into the network at Leamington, but also continue as bulk mains along Carlyle and Scott Streets to supply Cambridge, north of the Waikato River. The pipes gradually reduce diameter to a 250mm diameter pipe across the Victoria Street bridge and a 300mm diameter pipe across Shakespeare Street bridge.

The bulk water pipes also supply water to the rural supply pipe already mentioned. There are also some 20mm diameter residential connections to properties on the south of Maungatautari Road.

There are no public wastewater networks servicing the PCA.

The Cambridge gravity wastewater network starts within the Leamington suburbs on the western boundary of the PCA, generally flowing northwest and along the southern bank of the Waikato River to the wastewater treatment plant on Matos Segedin Drive.

There is a small, 100mm diameter, wastewater rising main located on the southern side of Maungatautari Road. This rising main conveys wastewater from Karapiro and discharges into the Leamington gravity network at the corner of Arnold Street and Shakespeare Street. The downstream gravity pipe at this location is a 300mm diameter pipe⁷.

3.3.7 Contaminated Land

An investigation has been undertaken for the Plan Change area to review the actual and potential ground contaminating activities which have or may have been undertaken on the site. An information summary of contaminant sources has revealed general farm use and chemical storage, a transport yard, multiple stockpiles, a farm dump and burn pile, and several historic dwellings and structures. These HAIL land uses and their relevant pieces of land are outlined in more detail in the Preliminary and Detailed Site Investigations, Remedial Action Plan, and Contaminated Site Management Plan, prepared by PDP, dated July 2021, attached to this report as **Appendix 8**.

⁷ Water & Wastewater Assessment – C5 Growth Cell, prepared by Harrison Grierson, dated 24 October 2025

3.4 Existing Planning Framework

3.4.1 Existing Zoning and Specific Limitations

The current zoning of the site is partly Deferred Residential, being that part of the site within the C5 Residential Growth Cell, and partly Rural, being that part outside the C5 Residential Growth Cell.

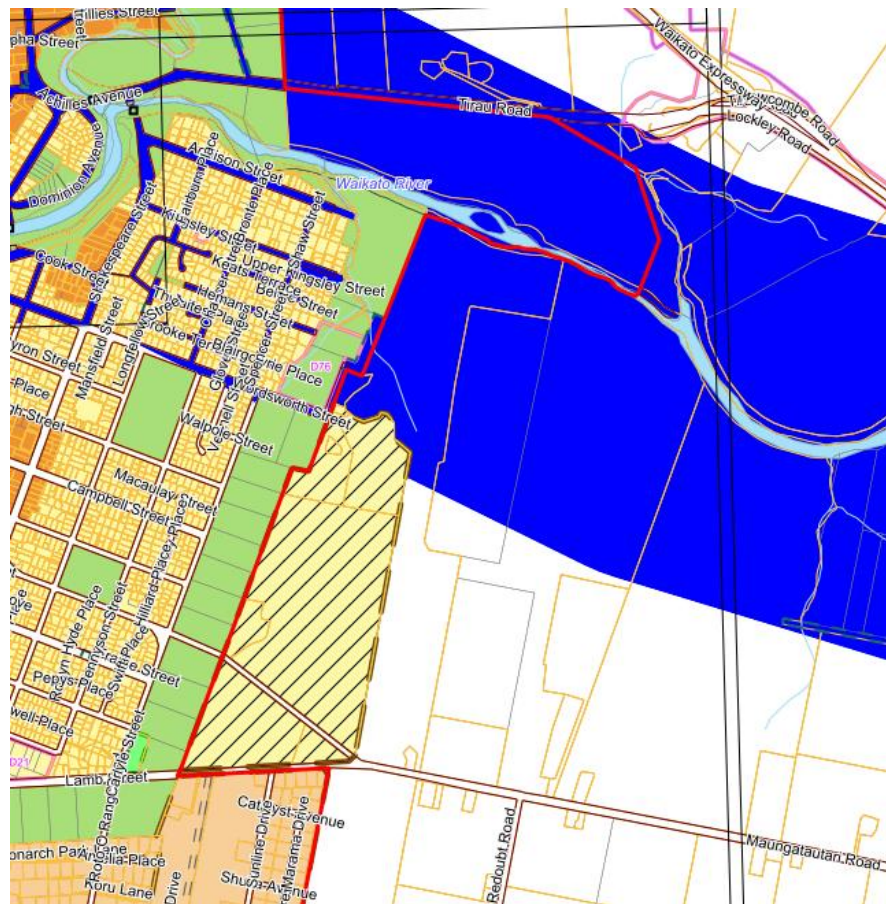
There is a green belt of Reserves Zone land that adjoins the western boundary of the site, and the land surrounding the site to the east is zoned Rural.

The Leamington Large Lot Residential Zone Structure Plan Area within the C6 Growth Cell is situated to the south on the southern side of Lamb Street.

There is an Esplanade Access Strip located along the northern boundary adjacent to the Waikato River (registered to the Title in 2017), along with a Cultural Landscape Area – Alert Waikato River Policy Overlay and a High Amenity Landscapes Overlay associated with the River. There are no other Policy Area Overlays, although it is worth noting that there is an Archaeological Site – S15 24 (Pā Site) identified in the WDP's maps close to the common boundary with the adjoining reserve, and S15 96 (Pā site) further to the north-west. There is also a Significant Natural Area overlay over the Pā site and un-named tributary gully to the west.

There is a Biodiversity – River Stream Corridor (750m) notation in the WDP maps extending from the edge of the High Amenity Landscapes Overlay for the Waikato River at the northern end of the site to the middle of the main central gully.

Figure 8: Zoning and District Plan features (Waipā District Plan)



- Zones**
- ☐ Airport Business Zone
 - ☐ Commercial Zone
 - ☐ Deferred Commercial Zone
 - ☐ Deferred Industrial Zone
 - ☐ Deferred Large Lot Residential Zone
 - ☐ Deferred Residential Zone
 - ☐ Hydro Power Zone
 - ☐ Industrial Zone
 - ☐ Large Lot Residential Zone
 - ☐ Lake Karapiro Events Zone
 - ☐ Marae Development Zone
 - ☐ Mystery Creek Events Zone
 - ☐ Deferred Reserve Zone
 - ☐ Reserve Zone
 - ☐ Residential Zone
 - ☐ Rural Zone
 - ☐ Significant Mineral Extraction Zone
 - ☐ Specialised Industrial Zone
 - ☐ St Peters School Zone
 - ☐ Tokanui Dairy Research Centre
- Biodiversity**
- ☐ ☒ Indigenous_Forest_Corridor
 - ☐ ☒ Potential_Significant_Natural_Area
 - ☐ ☒ Peat_Lake_Catchment_Area
 - ☐ ☒ River_Stream_Corridors
 - ☐ ☒ 250m_Corridor
 - ☐ ☒ 500m_Corridor
 - ☐ ☒ 750m_Corridor

3.4.2 Deferred Zones

In order to provide for the District's projected growth; land use in some locations will change over time to accommodate new land uses, such as new residential areas as proposed in Rider Park.

The areas that have been identified as being suitable for conversion from the current land use to a new land use post-2035, in alignment with the District Growth Strategy, are referred to in the Plan as Deferred Zones, and are identified on the Planning Maps (as shown in Figure 8).

Deferred Zones have an objective, policy and rule framework which generally reflects existing land use and zoning, but recognises that the area is intended to evolve over time. While post-2035 is beyond the life of this District Plan, the Deferred Zones highlight the future anticipated land use and seek to ensure these areas are protected from inappropriate development. In Deferred Zones, it is critical that current land use practices do not conflict with the intended future land use, including its ability to be adequately serviced. In most cases, the provisions of the Rural Zone apply.

In the Deferred Zones, the future intended zoning and its objective, policy and rule framework will be introduced through a plan change process. That plan change will need to be comprehensively designed and co-ordinate with infrastructure provision. It is anticipated that development in Deferred Zones will occur in a planned and integrated manner through a structure plan process that is introduced into the District Plan as part of a Plan Change.

The C5 growth cell is identified in Appendix S1 – Future Growth Cells as a Deferred Residential Zone and anticipated beyond 2035 as described earlier in this report.

3.4.3 Background to Medium Density Residential Zone (Plan Change 26)

As a result of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act), WDC was required to amend the WDP to include new medium density residential standards. The medium density residential standards must apply to all relevant residential zones within the urban environments of Cambridge, Kihikihi and Te Awamutu.

Proposed Plan Change 26 was the required amendment to the District Plan as an Intensification Planning Instrument under section 80E of the Resource Management Act 1991. This incorporated the new medium density residential standards into the WDP. As well, the Council was required to give effect to either Policy 3 or Policy 5 of the NPS-UD.

Proposed Plan Change 26 created Section 2A 'Medium Density Residential Zone' in the District Plan which sets out the new medium density residential standards along with relevant qualifying matters which enable the modification of the standards to address the issues existing in the qualifying matter areas.

The proposed Plan Change for Rider Park seeks to adopt the proposed Section 2A Medium Density Residential Zone provisions with some consequential and additional amendments to address some matters specific to this particular growth cell and recommended mitigation measures.

3.4.4 Record of Title

The legal descriptions and details of each property within the Plan Change area are summarised in the table below:

Address	Legal Description	Area	C5 Growth Cell Area	Owners	Current Use	Interests
118 Wordsworth Street, Leamington	Lot 3 DPS 60022 / SA49A/583	6.886ha	6.886ha	Milan Park Stud Limited	Grazed paddocks Farm shed in north-eastern corner	No interests
37 Maungatautari Road, Leamington	Lot 4 DPS 60022 / SA49A/584	34.38 ha	34.38ha	Milan Park Stud Limited	Residential dwelling, horse stables and associated ancillary sheds. Grazed paddocks	No Interests
85 Maungatautari Road, Leamington	Lot 1 DP 529457 / 858273	52.634ha	0ha	Milan Park Stud Limited	Residential dwelling, milking shed and associated ancillary sheds. Gully area in centre of site. Grazed paddocks	10698435.4 Consent Notice 10698435.6 Esplanade Strip Instrument
97 Maungatautari Road, Leamington	Lot 2 DP 506407 / 767050	0.2921 ha	0ha	Tony Rider, Megan Rider and Jason Rider	Residential dwelling	No interests
114A Wordsworth Street, Leamington	Lot 1 DP 409671 / 435351	4.027ha	4.027ha	Milan Park Stud Limited	Residential dwelling Grazed paddocks	Easement Instrument 7960759.2 – appurtenant electricity and telecommunications easements; Easement Instrument 7960759.2 subject to right of way and water, electricity and telecommunications easements.

114 Wordsworth Street, Leamington	Lot 2 DP 409671 / 435352	0.253ha	0.253ha	Ian and Karen Covell	Residential dwelling	Easement Instrument 7960759.2 – appurtenant right of way, electricity, water and telecommunications easements; Easement Instrument 7960759.2 subject to electricity and telecommunications easements.
120 Wordsworth Street, Leamington	Lot 2 DP 476497 / 658643	0.1705ha	0.1705ha	Jarg Trustees Limited	Residential dwelling	No interests.

The records of title for each of the subject properties are attached to this report as **Appendix 1**.

The title is subject to various interests created by easement instruments as recorded, including:

10698435.4 Consent Notice – this is registered to the large rural title in ownership of Milan Park Stud. It states that there are no further 40ha subdivision entitlements available, that the surplus dwelling subdivision provision has been utilised, that the stormwater and wastewater of future buildings will need to be designed by a suitably qualified Engineer, and that there is a minimum floor level applicable of RL 75.10m.

10698435.6 Esplanade Strip Instrument – this is an agreement with Council for a 20m wide esplanade strip which allows public access. It also details the terms of use of the piece of land.

7960759.2 Easement Instrument – this instrument outlines the easements between two Records of Title 435351 and 435352. RT 435351 has a subject right of way from Wordsworth Street registered which enables RT 435351 access, as well as the right to convey telecommunications, water and electricity. The easement table is shown below as well as DP409671 illustrating the easement locations.

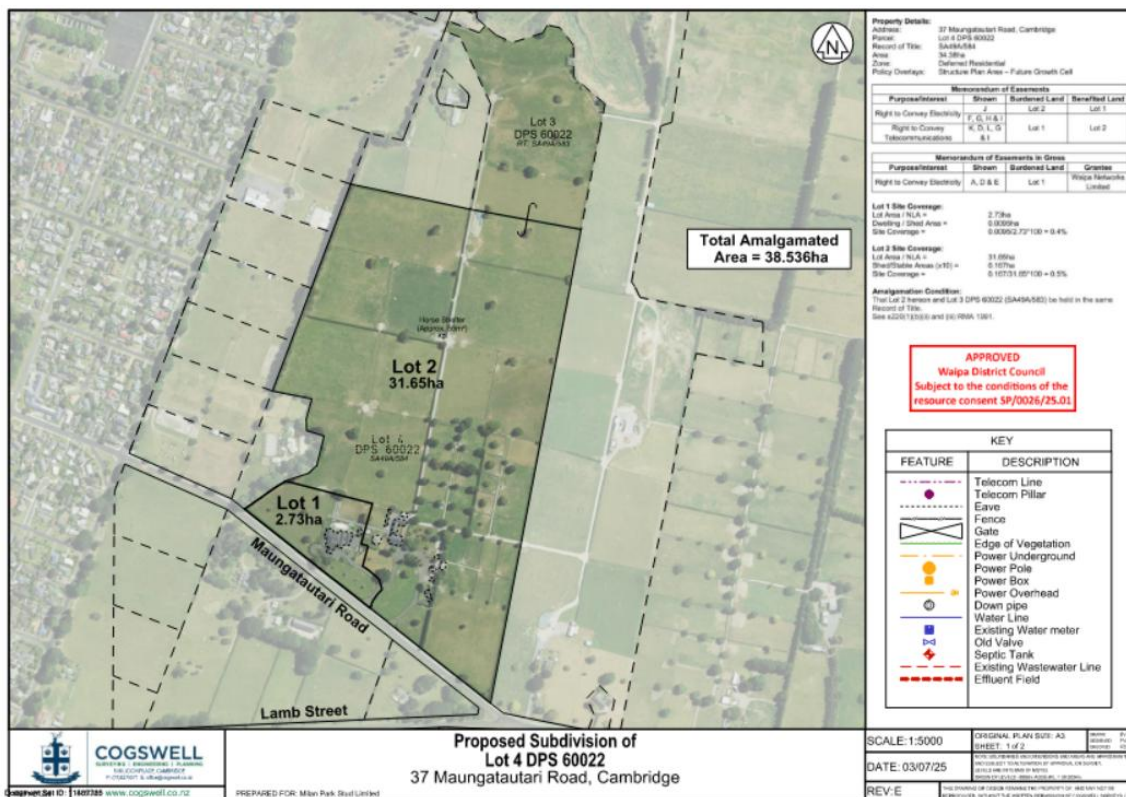
Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
	DP409671		
Right of Way	B,D,E,F	LOT 1 LT 409671 CT 435351	LOT 2 LT 409671 CT 435352
Electricity Water and Telecommunications	A,B,C,D,E,G,	LOT 1 LT409671 CT 435351	LOT 2 LT 409671 CT 435352
Electricity Telecommunications	H	LOT 2 LT 409671 CT 435352	LOT 1 LT409671 CT 435351

3.4.5 Consented Subdivision (Council reference: SP/0026.01)

A subdivision has been consented by Waipa District Council on RT SA49A/583 and SA49A/584. The subdivision is a boundary relocation which amalgamates the above-mentioned titles and then relocates the boundary around the principal dwelling, as shown below. Conditions on the consent included power and telecommunication connections, a new water meter, amalgamation of the titles, easements to be registered and the wastewater to be contained within the boundary. A consent notice will also be registered relating to the entrance from Maungatautari Road to Lot 1 serving only one lot, legal access is to be provided to Lot 1 via the plan change area, and water supply for firefighting requirements. The s223 and s224 certificates have not been signed. The new titles for this subdivision are anticipated to be issued in early 2026.



4.0 Proposed Plan Change

4.1 Vision

The vision for the Plan Change and associated Structure Plan is to establish a high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing in Cambridge. The overall objective for this development is to create a 'sense of place' and a community connection, befitting this special Cambridge location.

4.2 Purpose

The purpose of the Plan Change is to facilitate significant residential development capacity within the structure plan area earlier than anticipated and to outline the high-level infrastructure and servicing requirements to guide such development.

4.3 Overview

The Plan Change seeks to re-zone the land from Deferred Residential Zone and Rural Zone to Medium Density Residential Zone to provide for the following development:

- Medium density residential development with a variety of living options that will increase the capacity and choice of housing. The proposed housing density associated with the Plan Change will meet the minimum of twenty-five dwellings per hectare (net once public spaces and infrastructure have been provided for).
- Non-residential activities that will service the needs of the surrounding community, including retail activities or services to provide for the daily needs of people within a walkable catchment. The Plan Change involves two separate areas providing a comparatively small cluster of convenience retail and other business opportunities to service the local community (shown as Indicative Neighbourhood Centres on the Structure Plan);
- Indicative local purpose reserves for stormwater management, ecological enhancement, biodiversity protection, cultural enhancement, and amenity/recreation opportunities;
- Primary connector roads, and indicative locations for pedestrian cycling links;
- Recognition of the River/Gully Proximity and Infrastructure Constraint qualifying matter overlays.

4.4 Density

The Structure Plan provides a guiding framework for the proposed development to achieve the housing density expected within the MDRZ, being a minimum of twenty-five dwellings per hectare (net once public spaces and infrastructure have been provided for). This will be achieved through a new rule for subdivision within the MDRZ where the lot area rules in Rule 15.4.2.1 do not need to be complied with, provided an average dwelling density of 25 dwellings per hectare is achieved. The calculation of average dwelling density would be based on net developable area for each stage of subdivision.

This approach provides flexibility to either design to comply with the 500m² minimum or 1,000m² maximum net lot areas to achieve the required density targets with two dwellings per lot provided for in the current MDRZ rules, or alternatively achieve the density target by reducing the minimum net lot area to accommodate smaller lots and/or increasing the maximum net lot area to accommodate a super lot approach (each providing an ability to design higher density housing typologies such as terraced housing and apartments). Provided this is subject to achieving an overall average dwelling density of 25 dwellings per hectare then this should be encouraged in the context of creating even greater housing capacity and choice.

The overall development yield that will be enabled by the Structure Plan is not known at this stage, however based on an approximate 50% net developable area assumption⁸ it is anticipated that at least 1,250 dwellings can be achieved. The net developable area excludes roads, reserves, and any areas to be protected for environmental enhancement (Light Management Areas, setbacks, and covenanted areas).

4.5 Design Principles

The development of the Rider Park Structure Plan has incorporated best-practice urban design principles to ensure high-quality outcomes that would ultimately provide a link to both the natural and built characteristics of this area. The overall objective for this development process being to create a 'sense of place' and a community connection, befitting this Cambridge location.

Key urban design principles that have informed the structure planning process include:

- Recognise the inherent urban characteristics of Leamington and Cambridge historical residential development patterns, combining the existing natural features of the land in the creation of an urban plan.
- Provide a clearly defined well-balanced urban layout that includes a mix of housing typologies and urban amenity within the site. Densities are positioned to create a good urban transect and appropriately scaled urban interfaces.
- Allocate areas for non-residential development to further develop on site amenities and a sustainable walkable community.
- Create a combined roading and landscaped pedestrian network via clearly defined pathways and vistas through each area of the plan. Creating connected walkable catchments and activity nodes at logical locations.
- Create reserves to protect biodiversity and in the case of the central gully environmental enhancement
- Lot layouts to be appropriately sized and orientated to obtain maximum sunlight.
- Quality building design with a consistency in both architectural types and landscape uniformity to create a legible overall urban aesthetic that compliments the existing character and adjacent established neighbourhoods.
- Creating a more compact and carbon positive development and encouraging mode shift to further enhance the vibrancy and liveability of this community.

⁸ Total Plan Change Extent 98.6ha gross developable area. 50% of 98.6ha = 49.3ha (rounded to 50ha) net developable area. 50ha net developable area x 25 dwellings/ha = 1250 dwellings.

- The design seeks to ensure that the development will contribute to a well-functioning urban environment by enabling a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- The development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of enabling public or active transport.
- Environmentally integrated and water sensitive planning and design principles to give effect to Te Ture Whaimana o Te Awa o Waikato.

A key objective for the site is the delivery of a neighbourhood that is accessible and easy to move around, with a clear structure and hierarchy of connected streets. The outcome sought is to move beyond traditional suburban greenfield development to create a modern highly walkable and safe neighbourhood, connected to open space, recreation opportunities, neighbourhood centre and public transport.

Pedestrian and cycle movement is catered for through the provision of pedestrian/cycling links. These movement corridors seek to provide regular opportunities for pedestrians and cyclists to access safe, protected routes with limited vehicle crossings, limited or no side friction, minimising potential vehicle conflict points. These routes link to public open spaces and into the wider walking and cycling network in Leamington and beyond.

The design maximises opportunities to connect into existing and future neighbourhoods as well as existing and proposed activity areas. Internal movement corridors are designed to link to key existing walking and cycling facilities adjacent to the site, connecting to the existing Te Awa Cycleway and future facilities proposed within WDC's cycling strategy.

These key urban form elements described above are set out on the Rider Park Structure Plan which is proposed to form part of the District Plan as Appendix S27. Refer to Appendix 17 for the Urban Design Report.

4.6 Residential development

4.6.1 Medium Density Residential

The proposed Plan Change for Rider Park seeks to adopt the proposed Section 2A Medium Density Residential Zone provisions with some consequential and additional amendments to address some matters specific to this Structure Plan and recommended mitigation measures. The proposed modifications are summarised in Section 6 below and attached in full as **Appendix 3**.

The Plan Change is seeking to align with the overarching objectives and policies of the MDRZ, including the establishment of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The development will enable a variety of housing typologies with a mix of densities within the zone, including 3- storey attached and detached dwellings, and low-rise apartments. It will also enable a minimum target density of twenty-five dwellings per hectare (net after taking into account public spaces, infrastructure, and any covenanted areas within private lots for ecological mitigation or enhancement).

4.7 Cultural Heritage

The landscape design concept that has informed the Rider Park Structure Plan has identified a range of potential cultural opportunities. These opportunities are indicative only and would need to be reaffirmed through further consultation with mana whenua by way of a co-design process with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust in particular.

The potential opportunities include:

- Enhancement of Biodiversity - Habitat creation within new reserve land in the central gully system, including native planting with a particular focus on mahinga kai and improving indigenous flora and fauna (including tuna and pekapeka).
- Cultural Reserve - Creation of a 'cultural reserve' within the plan change site adjacent to the adjoining Council reserve and Pā site to incorporate whakapapa through Pou or other cultural symbolism features, which may include waharoa, tomokanga or waka. The reserve will give more space around the landform feature/ trench and existing treeline, improving the interface with the adjoining residential properties.
- Adjacent Reserve - Provide footpath connectivity to Addison Street and accessibility to Pā Sites.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. The MOU reflects all of the above matters of importance identified in the CIA and the proposed Structure Plan has taken into account the outcomes and partnership opportunities that underpin the MOU and CIA.

4.8 Landscape

The structure plan layout does not include any details on specific landscape or planting design. In order to ensure that any future development delivers good landscape outcomes, and to provide suitable parameters for this landscape assessment, a suite of landscape principles have been developed. These principles include the following:

- Integration and connectivity to be created through development of an open space network of blue green corridors, open spaces and green streets to provide a well-connected neighbourhood, both ecologically and for those living there;
- Layout and design of neighbourhoods and urban spaces which reinforce the key cultural, landscape and ecological features of the Site, providing legibility and character to the development;
- Gully to be retained and planted with native species and fast-growing exotic trees (such as oak, poplar, Tasmanian blackwood);
- Ecological Responsiveness - retain and enhance habitats and connections for native fauna;

- Design of appropriate interface treatments that respond to the built development and the adjacent land uses, providing clear delineation between areas of public and private ownership (i.e rural, river bank);
- Where practical, existing mature trees and vegetation will be retained to provide a immediate landscape structure. This should include retention of existing mature trees around the boundaries of the site and within the central neighbourhood reserve, near the existing stable yard (where practical);
- Boundaries will be designed to sensitively reflect and integrate with adjacent land uses. Fencing will be designed to be in-keeping with typologies found in the immediate rural area;
- A detailed vegetation strategy including planting is to be integrated throughout the site, including, stormwater reserves, nature reserves, alongside internal accessways, road frontages, and communal spaces using predominantly native planting, with some exotics found in the surrounding landscape;
- Interface with Addison Kingsley Reserve should be designed to soften the appearance of the residential area from the reserve;
- Swales and wetland features should be utilised within the site. These features should incorporate public use via footpaths and bridges, seating areas etc;
- Communal open spaces framework to include recreation open spaces, neighbourhood playground, nature reserves and storm-water reserves;
- Entry thresholds should be well defined and provide a clear identity to the development; and
- Education and cultural narratives to be delivered as outlined within the MOU.

People need access to a variety of outdoor spaces within walking distance of their home. The open space network helps to better connect people while also providing access to a range of activities and experiences that meet the needs of the community.

The environment (street and open space network) encourages people of all ages and abilities to be active and provides the opportunity for people to explore, engage and connect. This should include the provision for playgrounds and informal play.

4.9 Open Space

Pivotal to the establishment of local identity, community cohesion and connectivity is the establishment of open spaces. The main gully provides the focal point in terms of connectivity with the natural environment and enhancement opportunity, but it is largely inaccessible and opportunities to provide access to it and through it are likely to be long term. Nevertheless, development within the Structure Plan area provides the opportunity to establish a clear interface between the natural and built environment and provide context within which future decisions can be made regarding investment in wider access.

To achieve this, the Structure Plan identifies the main gully and river corridor as Local Purpose Reserves and there is also an area of reserve land adjoining the southern neighbourhood centre. These reserves may serve multiple functions including stormwater management, recreation, and amenity. It is anticipated that connectivity between and within these reserves

will be established through a network of pedestrian and/or cycling links, however the specific location and design of any such connections will be confirmed as part of subsequent resource consent applications. This may also include the creation of additional reserves to supplement the open space network.

The central gully will anchor a network of reserves to create ecological corridors and improve connectivity between the Waikato River, the tributary gully to the north-west, and the surrounding rural landscape. The intention is to enhance biodiversity by planting the gully out with native species and fast-growing exotic trees.

The reserve along the northern boundary of the Structure Plan area adjacent to the Waikato River edge will seek to protect existing riparian vegetation and enhance biodiversity in the river corridor. This area will also provide an appropriate buffer from development and enhance ecological connectivity with the nearby gully ecosystems.

The reserve adjacent to the southern neighbourhood centre is located to enable the retention of some of the existing mature farm trees and provide high-quality amenity. This reserve may be a suitable location for a neighbourhood playground to complement the destination playground at nearby Leamington Reserve. The Neighbourhood Park design is anticipated to focus on nature play and open space amenity at the interface with the neighbourhood centre activities. The design of the commercial area will seek to achieve a balance between activating the street but also explore opportunities to provide connectivity and passive surveillance to the reserve and playground.

While the reserves will provide the key elements of the open space network, the Structure Plan also provides opportunity for the establishment of 'Green Streets' which will connect into the open space network, further enhancing amenity and landscaping, outcomes. A 'Green Street' network could provide for footpath connections between residential streets and swale or rain garden designs may be incorporated to complement the overall network. Streetscape design as part of future consenting will provide for consistent design themes throughout the Structure Plan area to reinforce local identity, native planting and ensure consistent management and maintenance.

4.10 Transport Network

Integrating the Structure Plan area into the wider fabric of the Cambridge township will require alterations to the surrounding road network as well as the creation of new points of connection for passive transport modes.

The proposed land-use activities and supporting transportation network is in general accordance with the C5 Growth Cell land-use expectations. The arrangement of and provision for land use activities including local reserves and neighbourhood commercial are established to support long-term minimised external vehicular traffic demand and support low-emissions community outcomes.

The multi-modal transport network planned has had regard for effective integration with adjacent land uses, for optimised local travel by non-motorised modes and support a well-integrated local community environment. Provision is not foreclosed for the potential future integration with other land development where that is planned. A distributive and efficient transport network that internalizes local distributive movements has been planned through connector road connections to both Wordsworth Street and Maungatautari Road.

The generated transport demands and their distribution on the local district road network has been assessed and taken in account in developing the Structure Plan. The Integrated Transportation Assessment has identified some anticipated local road capacity constraint areas and improvement works have been planned.

A strategic and integrated approach to planning for and managing the extent to which the proposal contributes to transport system is proposed to be implemented through a Private Development Agreement (PDA).

4.11 Stormwater Management

The key principles for stormwater management within the Rider Park Structure Plan are summarised as follows:

- The stormwater management approach for the Rider Park structure plan area has been formulated to ensure a resilient and sustainable solution that aligns with the site's hydrological characteristics, soil conditions, and receiving environment constraints.
- The assessment confirms that infiltration-based stormwater management using soakage devices, swales, and attenuation basins is a viable means of stormwater disposal within Rider Park.
- On lot private soakage for individual houses (roof + driveways).
- Road network and pervious component of each lot (unable to reach private devices) flow to each communal stormwater management device.
- Sub-catchment specific infiltration rates have been applied to reflect the variable soil permeability, with final values to be confirmed through in-situ testing at detailed design stage.
- Infiltration rates from CMW Ltd represent near surface conditions with some silty layers. Soakage is expected to be higher at depth.
- Catchment 6 is unique in that the pumice soils may preclude discharge to soakage and hence reuse/detention tanks are used for all houses and bioretention for roads in Catchment 6 to manage up to EDV flows. Further geo technical testing in this catchment may show some soakage is feasible to be confirmed at RC
- TUFLOW modelling results indicate that while post-development flows increase stream levels within the downstream bush-covered section by approximately 400mm under unattenuated conditions, no existing properties or infrastructure are at flood risk. We have still taken a precautionary approach that it is necessary to provide 100-year attenuation within the development.
- Likewise, the outlet to the gully and tributary streams will be designed with suitable erosion controls, for example either a headwall and rip rap or potentially bubble up chamber with gabion surround and spillway. The final option depends on the final outlet pipe gradients and velocities indicating erosive force. The intent is to achieve consistency with natural catchment flow paths and protection of sensitive receiving environments, including the gully.
- Existing catchment overland flow paths will be maintained, and care will be taken during

design of earthworks and finished surfaces to ensure any adverse effects on neighbors are no more than minor.

- Te Miro Water believe that there are no stormwater issues which would preclude the Rider Park Structure Plan area from being developed for Medium Density Residential housing, subject to detailed design.

4.12 Other Infrastructure

4.12.1 Water

The Water & Wastewater Assessment, prepared by Harrison Grierson, dated 24 October 2025 (attached as **Appendix 9**), has confirmed that potable water supply and firefighting can be provided from the existing supply from the Karapiro Water Treatment Plant, however WDC have indicated that approximately half the development can be serviced with a 200mm diameter connection from Leamington however additional connection points to service the entire PCA will need to be confirmed with water modelling at a later date.

4.12.2 Wastewater

On-site wastewater treatment and soakage is not considered to be feasible for this site based on the anticipated volume of wastewater that will be generated and lot sizes.

The topography of the plan change area is essentially two relatively flat terraces making up the southern two thirds and a smaller third terrace at the northern end divided by a natural, deep gully. The area will be serviced by a network of gravity wastewater pipes. Based on the elevation of the site relative to the adjacent gravity network the proposed development network will be too deep to have a gravity connection. The plan change area gravity network will discharge into a pumpstation, or pumpstations that will pump the wastewater out.

The network system, pipe sizes and pumpstations will be subject to detailed design in conjunction with the Resource Consent and Engineering Plan Approval process as opposed to this plan change process.

The wastewater pumpstations will ultimately discharge into the existing gravity network for treatment at the Cambridge Wastewater Treatment Plant (WWTP).

The outcomes of the WSP wastewater modelling have identified a flow rate of 6l/s can be discharged to the Leamington network without any network upgrades. The modelling also identified that 12 l/s can be discharged to the Leamington network provided certain downstream upgrades are carried out. As the identified pipes are to be upgraded from 225mm diameter pipes to 300mm diameter pipes (effectively doubling the capacity of this portion of the network) it is expected that further modelling may actually result in additional capacity (above 12 l/s) being available within the network. This may be investigated and confirmed with further modelling runs in the future. At this stage however, it is expected that the first stage of development would discharge into the Leamington network.

The balance of the wastewater from the PCA would be dependent on the construction of a new rising main following Lamb Street around the southern side of Leamington and then around the C4 Growth Cell on Cambridge Road. The rising main would discharge at the top of the hill on

Cambridge Road into the C4 WW Outfall gravity network and discharge into the main wastewater trunk (manhole 1093351). The rising main route is approximately 4km but has the advantage of being laid within a rural road reserve where the expectation is that conventional open trench methods could be used to lay the rising main.

The proposal to have the first stage (6 l/s) discharge into the Leamington network will allow a portion of the development to proceed without requiring a large capital cost of constructing a pump station and rising main to the C4 Cambridge Road falling main.

Based on the proposed development density of 25 dwellings per hectare a net developable area of approximately 8.2Ha (205 dwellings) would generate a peak wet weather flow of 6 l/s.

While there are constraints to consider in terms of the phasing of any development, ultimately any wastewater can be reticulated across the development with options available for conveyance to the Cambridge Wastewater Treatment Plant.

4.13 Neighbourhood Centres

The Rider Park Structure Plan includes two commercial nodes to support the surrounding residential community. The first is located adjacent to the Wordsworth Street entrance to the development on the southern edge of the main gully. The second is located further south towards the Maungatautari Road entrance, adjacent to the main reserve.

Both of these commercial nodes are anticipated to be developed as Neighbourhood Centres to service the immediate catchment at a similar scale and mix of activities as the Neighbourhood Centres that are anticipated in the C2/3 and T11 Growth Cell Structure Plan areas. These centres are not intended to compete with or draw from the customer base currently serviced by the Leamington Shopping centre further west. They are intended to provide for local shops to service the needs of the immediate area and establish a walkable neighbourhood.

The indicative locations of the Neighbourhood Centres are shown on the Structure Plan to guide the preferred spatial positioning of the commercial hubs for the development. A new rule to provide for certain activities within the Neighbourhood Centres as Permitted Activities is proposed to be added to the MDRZ activity status table. Subject to compliance with performance standards the following activities are proposed to be provided for within the Neighbourhood Centres:

- Retail activities <250m² GFA;
- Offices <250m² GFA;
- Cafés, restaurants and takeaway food outlets;
- Childcare and pre-school facilities;
- Residential Activity (above ground floor);
- Ancillary Activities to the above activities

4.14 Natural Environment & Ecology

Improvements to the natural environment will occur with the land use change from farmland and farm drains with very limited ecological value to residential urban land, with provision for the

creation of a network of planted swales, stormwater basins, and enhanced gully and wetland environments as part of future consenting processes.

The Titoki Landcare Report (attached to this report as **Appendix 5**) concludes that there are a number of features of ecological value within the Site and several actual and potential effects of the proposed plan change on those features. Various measures have been proposed to avoid, minimise, remedy, and compensate actual and potential effects of the proposed changes in land use.

The effects on long-tailed bats from the proposed plan change are assessed as High after measures to avoid, minimise and remedy due to the permanent loss of low and moderate value foraging and commuting habitat. The level of effect on all other features is assessed as less than Moderate and therefore doesn't require any further mitigation.

To appropriately address the effects on long-tailed bats, Titoki have recommended a compensation package involving planting within the gully, river embankment, and escarpment areas for roosting, foraging and commuting, on-site pest control, and monetary contributions towards wider pest control.

4.15 Earthworks

Earthworks will be undertaken, as required, throughout the Plan Change area and will include re-contouring, excavations for stormwater swales, infrastructure, formation of building platforms where required, and placement of roading networks.

Preliminary earthworks modelling has not yet been undertaken and as such indicative cut and fill volumes have not yet been quantified. It is anticipated earthworks will be undertaken in a phased manner and bring the land to a generally flat contour with a gentle fall from Maungatautari Road to the north toward the Gully. The land between the gully and the Waikato River will be subject to minor recontouring to create geotechnically sound building platform, stormwater basins and roading networks which will be of an appropriate grade to allow access to the lower platforms. Finished ground levels will be finalised following further detailed engineering assessment at subdivision and development design phase.

4.16 Staging

Full development of the site is anticipated to take a minimum of 10-12 years. There are some wastewater considerations on the timing of development in the Plan Change Area.

The outcomes of the wastewater modelling have identified a flow rate of 6l/s can be discharged to the Leamington network without any network upgrades. The modelling also identified that 12 l/s can be discharged to the Leamington network provided certain downstream upgrades are carried out. As such, only the first stage (or the equivalent of 205 dwellings) would discharge into the Leamington network. Whereas subsequent stages will be dependent on the construction of a new rising main following Lamb Street around the southern side of Leamington and then around the C4 Growth Cell on Cambridge Road.

The proposal to have the first stage (6 l/s) discharge into the Leamington network will allow a portion of the development to proceed without requiring a large capital cost of constructing a

pump station and rising main to the C4 Cambridge Road falling main. The portion of development that has been quantified for the first stage is 205 dwellings⁹.

4.17 Structure Plan

The outcomes described above will be guided by a Structure Plan specifically for Rider Park to be inserted in the WDP as Appendix S27 and attached to this report as **Appendix 2**.

This Rider Park Structure Plan was developed by a multi-disciplinary team comprising urban design, planning, transport, engineering, economics, landscape, ecology, and commercial development expertise.

The Structure Plan shows the proposed re-zoning, indicative reserves and neighbourhood centres, geotechnical setbacks, connector roads, and pedestrian and cycling links. The final layout and design of these features will be determined at subdivision and development stage, and guided by the Structure Plan and in accordance with the rules and assessment criteria in the Plan Change, or otherwise applying from the District Plan.

The key purpose of the Structure Plan is to ensure a coordinated, connected and well-functioning urban form, including ensuring this outcome is achieved where subdivision and development occurs in a staged manner.

4.18 Subdivision

This will occur on a staged basis across the Structure Plan area, likely commencing with an initial stage in the central part of the development off the Wordsworth Street extension. This initial stage is likely to be completed in a number of substages, although likely consented as one. The phasing will be determined by the construction of key stormwater, wastewater, water and roading infrastructure to serve each stage.

Transport corridors, stormwater assets and the local purpose reserves will be created and vested to the Council at subdivision stage.

The Structure Plan provides a guiding framework for the proposed development to achieve the housing density expected within the MDRZ, being a minimum of twenty-five dwellings per hectare (net once public spaces and infrastructure have been provided for). This will be achieved through a new rule for subdivision within the MDRZ where the lot area rules in Rule 15.4.2.1 do not need to be complied with provided an average dwelling density of 25 dwellings per hectare is achieved. The calculation of average dwelling density would be based on net developable area for each stage of subdivision.

This approach provides flexibility to either design to comply with the 500m² minimum or 1,000m² maximum net lot areas to achieve the required density targets with two dwellings per lot provided for in the current MDRZ rules, or alternatively increase the density that can be achieved by reducing the minimum net lot area to accommodate smaller lots and/or increasing the maximum net lot area to accommodate a super lot approach each providing an ability to design higher densities housing typologies such as terraced housing and apartments. Provided this is subject

⁹ Section 4.7 of Harrison Grierson Water & Wastewater Report

to achieving an overall average dwelling density of 25 dwellings per hectare then this should be encouraged in the context of creating even greater housing capacity and choice.

The overall development yield that will be enabled by the Structure Plan is not known at this stage, however based on an approximate 50% net developable area assumption¹⁰ it is anticipated that at least 1,250 dwellings can be achieved. The net developable area excludes roads, reserves, and any areas to be protected for environmental enhancement (Light Management Areas, setbacks, and covenanted areas).

A new Rule 15.4.2.1B – Medium Density Residential Zone subdivision within the Rider Park Structure Plan Area is proposed as follows:

Subdivision within the Medium Density Residential Zone within the Rider Park Structure Plan Area is not required to comply with the lot area rules in Rule 15.4.2.1 provided that an average dwelling density of 25 dwellings per hectare is achieved.

Advice note: The calculation of average dwelling density would be based on net developable area for each stage of subdivision.

The lot frontage, lot shape factor and vehicle crossing requirements in the MDRZ are still applicable in this scenario.

4.19 Private Development Agreement

A Private Development Agreement ("PDA") will be prepared by the applicant in consultation with WDC.

The PDA will specify the provision, financing and staging of infrastructure to service the PPC area, the ownership of the infrastructure being provided, and timing and arrangements of any vesting of infrastructure.

The PDA will provide a mechanism outside of the RMA for the provision and financing of infrastructure to serve the Plan Change Area, with the primary purpose being to ensure that WDC is not unduly burdened by any infrastructure costs associated with bringing development forward.

It is anticipated that the drafting of this agreement will commence in due course, in parallel with the progression of this Plan Change application.

¹⁰ Total Plan Change Extent 98.6ha gross. 50% of 98.6ha = 49.3ha (rounded to 50ha) net developable area. 50ha net developable area x 25 dwellings/ha = 1250 dwellings.

5.0 Section 32 Evaluation

5.1 Section 32 Requirements

Section 32(1)(a) of the RMA requires an evaluation to examine the extent to which the objectives of the Plan Change are the most appropriate way to achieve the purpose of the RMA.

Section 32(1)(b) of the RMA requires an evaluation to examine whether the provisions (i.e. policies and methods) of the Plan Change are the most appropriate way to achieve its objectives by:

- i. Identifying other reasonably practicable options for achieving the objectives;
- ii. Assessing the efficiency and effectiveness of the provisions in achieving the objectives;
- iii. Summarising the reasons for deciding on the provisions.

As the Plan Change is amending the Waipā District Plan, the above assessment must relate to the provisions and objectives of the Plan Change, and the objectives of the Waipā District Plan to the extent that they are relevant to the Plan Change and would remain if the proposed Plan Change were to take effect (RMA s32(3)).

5.2 Summary of 32 Evaluation

A Section 32 Evaluation of the Plan Change is included at **Appendix 4**.

While this evaluation is specific to the proposed plan change, it has also been informed by the WDC's s32 evaluation undertaken for PC26.

The Section 32 Evaluation examines the extent to which the objectives of the proposed Plan Change are the most appropriate way to achieve the purpose of the RMA. The first step of the evaluation is to identify the issues that the plan change is intending to address. That is, the reason why the existing zoning of the site is not appropriate. The purpose of the plan change is to enable residential development within C5 Growth Cell and the rural area to occur now, and to outline, via insertion of a structure plan into the WDP.

The vision of the Structure Plan is to enable the establishment of a new high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing. This will be achieved through the re-zoning of the site to the Medium Density Residential Zone (MDRZ) in accordance with Section 2A of the Waipā District Plan (WDP) and the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991, with modifications where necessary to accommodate qualifying matters or the unique characteristics of the site.

Having come to the conclusion that the existing Deferred Residential/Rural zoning is not appropriate to achieve this vision, several alternatives are considered in the evaluation, including:

1. Doing nothing
2. Lodging non-complying activity resource consents
3. Waiting until 2035, when land within Growth Cell C5 is scheduled to be developed

4. Waiting for the next Waipa District Plan review (which has been further delayed due to RMA reform) and make submissions to seek the rezoning
5. Rezoning the land by way of private plan change

The evaluation then assesses the benefits and costs of each option.

Rezoning of the land (Option 5) is considered the most appropriate planning method to address the issues and the limitations of the existing zoning. Rezoning of the land properly enables and supports residential land use to occur in the immediate future, that is not currently catered for adequately within the existing deferred or rural zoning of the properties. Insertion of a structure plan into the District Plan allows for infrastructure requirements to be considered in light of the larger development area to ensure that the land can be appropriately serviced, and the rezoning for residential purposes will assist in achieving a well-functioning urban environment, significant development capacity, and a range of housing options. Rezoning of the land also allows appropriate provisions to be developed and implemented to ensure that development is of a high quality and provides a high level of liveability.

Further to the evaluation in **Appendix 4** it is concluded that the objectives of the Plan Change are the most appropriate way to achieve the sustainable management purpose of the Act. The reasons for this are summarised below.

The adoption of the relevant strategic outcomes and objectives and policies identified in the WDP aligns with the overall vision and purpose of the Rider Park Structure Plan to deliver land for significant residential development capacity with supporting commercial nodes, strategic infrastructure and open space amenity. The relevant provisions of the Plan Change most efficiently and effectively achieve these outcomes and objectives compared to the other options evaluated. The main costs of the Structure Plan are the loss of developable land through setting aside a large amount of land for open space, stormwater management and roads (and therefore reduced dwelling yield and commercial return on investment). These are necessary costs to manage environmental effects and achieve the well-functioning urban environment outcomes sought by the objectives. The Plan Change option evaluated here provides for Neighbourhood Centres that will meet the social and cultural needs of residents and will give rise to the positive benefits that come from a close and accessible centre for the new neighbourhood at Rider Park.

The adoption of the MDRZ provisions are preferred because they most efficiently and effectively achieve the objectives of the Plan Change in a manner that is consistent with Council's overall policy direction for medium density development. While it is recognised that an alternative approach could have been taken through a bespoke zoning and set of provisions specific to the Rider Park Structure Plan Area, adopting the MDRZ provisions maintains consistency while still providing development flexibility, allowing the 'fine grained' decisions to be made at subdivision and land use stage.

Having a separate set of provisions would require greater discretion at resource consents stage, and therefore increased consenting time and risks in order to ensure subdivision and development met the objectives. It would also give rise to inconsistencies with other medium density development in the District and potentially different outcomes.

It is considered that the density provisions being adopted in the Plan Change achieve the purpose of the Act. The related provisions enable a variety of housing typologies with a mix of densities as permitted activities or by way of consenting pathways. The Plan Change option of applying permitted activity status on up to 2 residential units per site within the Infrastructure Constraint Qualifying Matter Overlay is preferred because it most efficiently and effectively achieves the

objectives of the Plan Change in a manner that is consistent with Council's policy direction. While it has greater consenting costs and risks compared to an alternative of all development being permitted regardless of the number of units proposed, these costs and risks will not apply to what will be expected to be the majority of the development at Rider Park. These consenting costs as they apply to 3+ units (including terrace houses and apartments) are offset by the amenity outcomes achieved, the limited (and targeted) scope of matters of discretion and the application of non-notified activity status to such applications.

The Plan Change seeks that residential dwellings within the Rider Park Structure Plan Area are designed and developed to create an attractive and safe urban environment, providing a high level of amenity. The Plan Change rule and assessment criteria set is preferred here because it most efficiently and effectively achieves the objectives compared to an alternative option of applying MDRS methods only. While it may have greater consenting and compliance costs compared to the slightly more limited rule set under the MDRS, these are not significant and the proposed provisions are readily able to be complied with limited additional costs and considerable additional amenity and environmental outcomes.

On the basis of the above analysis, it is concluded that:

- The objectives of the proposal are appropriate in achieving the purpose of the Act.
- The provision of the plan change are an appropriate way of achieving the objective of the proposal and preferred to alternative options.
- The overall benefits of the proposal outweigh the costs on the community, economy and the environment.
- The provisions are an efficient and effective way of achieving the objectives.

6.0 Proposed Amendments to the Operative District Plan

6.1 Proposed Amendments

This Plan Change is seeking to adopt the MDRZ provisions as per the WDP, subject to those modifications outlined in **Appendix 3**. The main modifications are summarised below:

Rule – Rider Park Structure Plan Area - Neighbourhood Centres

New Rule in 2A.4.1.1(u) in MDRZ as Permitted Activity

The following activities located within the Neighbourhood Centres identified on the Rider Park Structure Plan in Appendix S27:

- (a) Retail activities (<250m² Gross Floor Area per tenancy)
- (b) Restaurants, cafes, and takeaway food outlets
- (c) Office (<250m² Gross Floor Area per tenancy)
- (d) Childcare and pre-school facility
- (e) Residential Activity (above ground floor)
- (f) Ancillary Activities to the above activities

Rule – Rider Park Structure Plan Area - Building Setbacks

Insert new Rule 2A.4.2.6(g) in MDRZ

On Sites within the Rider Park Structure Plan Area a building setback of 5 metres is required along the boundary of the site adjoining the Rural Zone.

Rule – Neighbourhood Centres within the Rider Park Structure Plan Area

New Rule 2A.4.2.71 in MDRZ as Discretionary Activity

Any neighbourhood centre within the Rider Park Structure Plan Area shall comply with the following:

- a) Shall be located in general accordance with the indicative neighbourhood centres on the Rider Park Structure Plan and each shall have a maximum size of no more than 12,500m².
- b) The maximum hours of operation shall be 7.00am to 10.00pm, seven days a week.
- c) The maximum height of buildings shall be 14m.
- d) Any road facing building elevations that pedestrian access is gained from shall have a minimum 3m wide continuous covered veranda to allow for weather protection.
- e) Where any carparking area adjoins a road, the road boundary must be landscaped to a minimum depth of 2m, except for the required access and egress points.
The landscaping must consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10m of road frontage, at a grade no less than PB95. For the avoidance of doubt, road frontages up to 10m wide will require one tree at a grade no less than PB95 at the time of planting.

- f) All buildings fronting a road or reserve shall have an active frontage, incorporating a minimum of 50% permeable, glazed shop frontage at ground floor.
Active frontages shall also include wide double doorways to allow for easy pedestrian access.
- g) Any storage or service area (including mechanical, electrical and utility equipment, refuse, and recycling activities) not enclosed within a building or where a shipping container is being used for storage, shall be fully screened by landscaping or solid walls or fences not less than 1.8m in height.
- h) Where adjoining the Medium Density Residential Zone, no building or stored materials should penetrate a recession plane at right angles to the Medium Density Residential Zone boundary inclined inwards at an angle of 45° from 2.7m above ground level.

Rule – Rider Park Structure Plan Area - Post Construction Lighting

New Rule 2A.4.2.70 in MDRZ

The following lighting controls apply in the Rider Park Structure Plan Area:

- (a) Added illuminance from fixed artificial outdoor lighting shall not exceed 0.3 lux (horizontal and vertical) at any height at the external boundary of any Light Management Area (LMA). Lighting attached to a vehicle is not considered to be fixed.
- (b) Where located within a LMA, artificial outdoor lighting, must:
 - (i) Be installed with the light emitting surface facing directly down and oriented away from the LMA.
 - (ii) Be white LED and a maximum colour temperature of 2700K.
 - (iii) In the case of exterior security lighting, be controlled by a motion sensor with a short duration timer (no more than 5 minutes).
- (c) Artificial exterior lighting within a LMA, must
 - (i) be for the express use of providing emergency lighting for an essential public service that could require unavoidable maintenance at night – e.g. a waste water pumping station.
 - (ii) be installed for the purpose of Health and Safety / Crime Prevention Through Environmental Design (CPTED).
 - (iii) be installed for the purpose of road safety.
 - (iv) be white LED with a maximum 2700k colour temperature
 - (v) be installed with the light emitting surface facing directly down and be mounted as low as practical.
 - (vi) Be turned off when not in use or motion activated.

Add new Rule 15.4.2.1B – Medium Density Residential Zone subdivision within the Rider Park Structure Plan Area

Subdivision within the Medium Density Residential Zone within the Rider Park Structure Plan Area is not required to comply with the lot area rules in Rule 15.4.2.1 provided that an average dwelling density of 25 dwellings per hectare is achieved.

Advice note: The calculation of average dwelling density would be based on net developable area for each stage of subdivision.

New Rule 15.4.2.91B

Any Development and/or Subdivision in the Rider Park Structure Plan Area shall ensure that upgrades and improvements to the transport, walking and cycling networks are completed in accordance with the timing triggers and requirements outlined below as relevant to the development / subdivision stage under consideration:

- a) If there are dwellings in the Structure Plan area that are reliant on a connection to Wordsworth Street only:*
 - i. The Shakespeare Street/Wordsworth Street signalised intersection upgrade should be in place (or adequately committed) prior to issue of Section 224(c) certificate that would enable the 31st additional dwelling or any further incremental allocation as provided for within the PDA, with access via Wordsworth Street.*
 - ii. A further 830 dwellings (up to 860 in total) can be developed with access via Wordsworth Street only.*
 - iii. Development beyond 860 dwellings requires the Structure Plan connector road to connect from Wordsworth Street to Maungatautari Road, and the roundabout to be formed on Maungatautari Road.*
- b) If there are dwellings in the Structure Plan area that are reliant on a connection to Maungatautari Road only:*
 - i. Up to 80 additional dwellings (if developed by 2026) or 40 dwellings (if developed by 2028) could be supported by an interim T-intersection on Maungatautari Road.*
 - ii. Development beyond this level requires the roundabout to be formed on Maungatautari Road and the Structure Plan connector road to be connected such that there is a continuous connection from Wordsworth Street to Maungatautari Road.*

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

6.2 Planning Maps

The planning maps required to be changed includes Zoning Map 27 to change the Deferred Residential Zoning and Rural Zoning for the Rider Park Plan Change Area to Medium Density Residential Zone.

6.3 Structure Plan

A preliminary structure plan has been prepared, along with a description of the structure plan to be inserted into the District Plan appendices as Appendix S27. These documents are attached to this report in **Appendix 2**. The description of the structure plan includes objectives and sets out the purpose of the structure plan, the key elements and the design measures to ensure good environmental and development outcomes.

6.4 Other Consents Required

All forms of subdivision within the District Plan require a resource consent. Therefore, the proposed residential subdivision and any other future subdivision will require further land use consents and subdivision consents to be granted by WDC before development can proceed.

Further to this, regional consents will be required, at least for earthworks and stormwater disposal. A resource consent application will be lodged with Waikato Regional Council for the stormwater matters and processing in parallel with this plan change.

Resource consent is also required under the NES-CS as a restricted discretionary activity for soil disturbance. An application will be lodged with the Waipā District Council in due course.

7.0 Statutory Framework

7.1 Legal Framework for Plan Change Request

The private plan change process is subject to the provisions in the RMA, including Part 2, the Purpose and Principles and Sections 31, 32, 74 and Part 2 of Schedule One. Part 2 of Schedule One links the private plan change process back to the provisions of Part 1 (Council initiated plan changes) via clause 29, meaning there is a degree of commonality between both.

7.1.1 Part 2 of Schedule One of the RMA

Part 2 of Schedule One is largely a procedural provision which specifies that any person may request a change to a district plan (clause 21), the local authority considers the request and decides whether to 'adopt' or 'accept' the request (clause 25). It may also reject the request (clause 25(4)) or deal with the request as if it were an application for resource consent (clause 25(3)). These are procedural matters considered by the local authority once the request has been lodged.

7.1.2 Section 31 RMA

Section 31 sets out the functions of territorial authorities under the RMA. In particular, it identifies the functions of a Council at section 31(1) as including:

(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:

(aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:

The Council is therefore required to consider the plan change application in accordance with its function of achieving integrated management of land use. The use and development of the land for the purposes outlined in this application is clearly within the scope of the Council's functions under section 31 and integration of effects of the activities with infrastructure and other nearby activities is a key issue addressed by the plan change.

Similarly, section 31(aa) requires that development capacity of land for housing and business be addressed by the Council as one of its functions. This is a new matter introduced into section 31 by the Resource Legislation Amendment Act 2017, so until then it had not been specifically recorded as a Council function. As a result, the WDP does not include explicit objectives, policies and methods to ensure sufficient development capacity. It is now relevant for the Council to consider how this plan change assists it to fulfil its function of ensuring there is enough development capacity for housing and business land.

7.1.3 Section 32 RMA

Section 32 of the RMA imposes a duty on Council before making a decision on a plan change application to carry out an evaluation. An evaluation under section 32 is provided in **Appendix 4** of this report. The relevant parts of section 32 are:

- (1) *An evaluation report required under this Act must—*
 - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
 - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
- (3) *If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
 - (a) *the provisions and objectives of the amending proposal; and*
 - (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect.*
- (4) *If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.*
- (4A) *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—*
 - (a) *summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*
 - (b) *summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.*
- (5) *The person who must have particular regard to the evaluation report must make the report available for public inspection—*

(a) *as soon as practicable after the proposal is made (in the case of a standard, regulation, national policy statement, or New Zealand coastal policy statement); or*

(b) *at the same time as the proposal is notified.*

(6) *In this section,—*

objectives means,—

(a) *for a proposal that contains or states objectives, those objectives:*

(b) *for all other proposals, the purpose of the proposal*

proposal means *a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act*

provisions means,—

(a) *for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:*

(b) *for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.*

As set out in section 2 of this report this plan change is an ‘amending proposal’ in accordance with section 32(3). The evaluation contained in section 2 does not stand alone. In terms of assessing the appropriateness of the objectives in achieving the purpose of the RMA, considering reasonably practicable options for achieving the objectives and assessing the efficiency and effectiveness of the chosen option, the evaluation relies on the various assessments in this report, particularly:

- The Assessment of Environment Effects in Section 8
- The Statutory Assessment in Section 9
- The assessment against Part 2 in Section 10

7.1.4 Section 74 and 75 RMA

Sections 74 and 75 set out matters to be considered by Council when changing its district plan and set out the prescribed contents and purposes of district plans. As this is a site-specific plan change it has minimal impact on the ODP as a whole, and does not affect its contents. The only new objectives are narrowly defined to apply to the new structure plan which is designed to integrate into the ODP.

Under Section 74 a plan change must have regard to regional policy statements and management plans and strategies prepared under other Acts. In this case the relevant plans and strategies include the Waikato Regional Policy Statement, Waikato Regional Plan, Waikato-Tainui Environmental Plan - Tai Tumu, Te Pari, Tai Ao, Future Proof Strategy, and Waipā District Growth Strategy.

7.1.5 Part 2 RMA

All plan changes are subject to the Purpose and Principles of the RMA (sections 5-8) with the overriding purpose being “*to promote the sustainable management of natural and physical resources*”.

An assessment of Part 2 of the RMA is provided in Section 10.

8.0 Assessment of Environmental Effects

8.1 Positive Effects

The proposed plan change will provide for the Structure Plan Area (including the C5 growth cell) to be developed earlier than anticipated and include additional adjoining rural land to ensure that significant development capacity can be enabled. This will contribute to WDC's need to comply with national direction to provide for sufficient development opportunity to meet existing and future demand for residential development, including a greater density of development within the Medium Density Residential Zone.

The proposed plan change aligns with the objectives and policies of the NPS-UD, whereby it will enable development within the Medium Density Residential Zone to allow Cambridge to grow as a well-functioning urban environment that:

- a) Enables a variety of homes to meet the needs of different households;
- b) Provides sufficient development capacity to meet demand in the short, medium and long term;
- c) Supports reductions in greenhouse gas emissions; and
- d) Is resilient to the likely current and future effects of climate change.

The Rider Park Structure Plan will guide the development of a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The masterplan and design principles provide for a variety of housing types and sizes that respond to:

- (a) Housing needs and demand; and
- (b) The neighbourhood's planned urban built character, including 3-storey buildings.

This will enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.

As outlined below, the existing values of the site in respect of amenity, ecology, and landscape will be enhanced and the net environmental gains will be positive overall provided the required mitigation and enhancement recommendations are implemented.

8.2 Landscape and Visual Effects

A Landscape and Visual Assessment (LVA) has been prepared by Boffa Miskell and is provided in **Appendix 10**. The LVA assesses the landscape and visual effects of the proposed land use change on the immediate and surrounding environment character.

The landscape and visual effects assessment identifies a substantial degree of change within the site itself, with High (adverse) effects during and immediately following construction, gradually reducing to Low (adverse) as the development areas become assimilated into the surrounding environment through the establishment of landscaping and the natural weathering of built elements. Effects on the wider rural landscape are assessed as Low (adverse), with the rural character largely retained beyond the site. Visual effects vary across viewing audiences, with

Moderate to Low (adverse) effects for adjacent residents and road users, and Low to Very Low (adverse) effects for recreational users and properties in the wider area. These effects are considered consistent with the anticipated urban growth outcomes for Cambridge.

To ensure the development is appropriately integrated into its landscape context, a suite of landscape design principles has been recommended. These include retention and enhancement of the gully and existing vegetation, sensitive interface treatments with rural and reserve boundaries, and the creation of open spaces. Cultural values and narratives, as identified through engagement with Mana Whenua, are to be incorporated in the design where appropriate.

8.3 Reverse Sensitivity Effects

The Proposed Plan Change is seeking to adopt Council's own provisions for the Medium Density Residential Zone. As part of the plan change application it was identified that there is no building setback or landscaping buffer area provision in the MDRZ to manage the effects at the interface between the MDRZ and the Rural Zone. Hence the proposed insertion of a new Rule 2A.4.2.27B in the MDRZ as a discretionary activity, whereby a minimum 5m building setback applies from any Rural Zone boundary.

The proposed 5m building setback is deemed an appropriate separation distance in the context of the surrounding rural environment. Furthermore, the ALE concluded that across the wider area, effects on the rural character which surrounds Cambridge would not be notably impacted and effects on the character of the landscape would be Low-Moderate.

The building set back will assist in mitigating the effects of future development on the adjoining rural environment and provide an appropriate transition from residential housing to the adjoining rural environment. Ensuring the buildings are not built hard up against the boundary and maintaining a separation distance which provides for on-site landscaping that will avoid over-dominance and soften the interface.

The proposed building set back at the Rural Zone interface will contribute to mitigating adverse effects relating to reverse sensitivity by ensuring the dwellings are not constructed hard up against the boundary. This will assist in minimising nuisance effects relating to noise, vibration, odour, dust, and spray drift resulting from lawfully established rural activities in the adjoining Rural Zone. Notwithstanding this, the applicant accepts that there will be residual effects resulting from lawfully established activities in the adjoining Rural Zone on future residential development.

The management of reverse sensitivity effects, over and above the imposition of new rules for building setbacks, is anticipated to be supplemented by non-regulatory methods such as providing information to landowners and including notices on Land Information Memorandums to draw landowner's attention to activities that can reasonably be expected in rural areas.

Waipa District Council currently include a notice on LIMs for potential conflict between activities within the Rural Zone. This notice outlines those existing lawfully established activities and existing accepted rural management practices that will be allowed to continue and will take priority in any conflict resolution subject to any legislative requirements and rules of the Waipa District Plan. It is anticipated that a similar notice could be included on the LIMs for those future residential properties within the Rider Park Structure Plan area that adjoin the Rural Zone. This information can also be included in Sale & Purchase Agreements so prospective purchasers are well aware of these matters.

It is also anticipated that the design of future residential dwellings will be appropriately insulated and acoustically treated to minimise noise effects from the adjoining environment. This will likely include acoustic wall insulation, sound-absorbing materials, sealing joints, and double-glazed windows using the requirements in New Zealand Building Code clause G6 airborne and impact sound requirements as a minimum.

The combination of building setbacks and acoustic treatment from a regulatory perspective and an appropriate notice on future development site LIMs and Sale and Purchase Agreements from a non-regulatory perspective will be effective in managing potential reverse sensitivity without the need for covenants being registered on titles.

The proposed Plan Change will not give rise to a vulnerability of established land use in the Rural Zone to complaints from owners of future development sites/dwellings. Future development within the plan change area is not anticipated to restrict when or how lawful activities within the Rural Zone can operate.

In terms of the NPS-HPL, Policy 3.13 addresses the management of reverse sensitivity and cumulative effects as a requirement for territorial authorities to include objectives, policies, and rules in their district plans that:

- (a) identify typical activities and effects associated with land-based primary production on highly productive land that should be anticipated and tolerated in a productive rural environment; and
- (b) require the avoidance if possible, or otherwise the mitigation, of any potential reverse sensitivity effects from urban rezoning or rural lifestyle development that National Policy Statement for Highly Productive Land 2022 could affect land-based primary production on highly productive land (where mitigation might involve, for instance, the use of setbacks and buffers); and
- (c) require consideration of the cumulative effects of any subdivision, use, or development on the availability and productive capacity of highly productive land in their district.

While this is a policy directive for the Council to address, the plan change application has addressed the management of reverse sensitivity through the imposition of an appropriate building setback at the Rural Zone interface and appropriate notices on future development site LIMs and Sale and Purchase Agreements. These measures are considered to appropriately mitigate any potential reverse sensitivity effects from urban rezoning or rural lifestyle development that National Policy Statement for Highly Productive Land 2022 could affect land-based primary production on highly productive land.

As outlined above, the applicant has also consulted the landowners of the adjoining Rural Zone land to the east of the Plan Change Area, including 120, 121 and 139 Maungatautari Road. These owners are supportive of the plan change and proposed building setback.

8.4 Infrastructure Effects

8.4.1 Stormwater

A Stormwater Management Plan has been prepared by Te Miro Water Consultants Limited and is provided in **Appendix 11**. This management plan outlines the stormwater approach to treat runoff from the road network and development areas.

The management plan concludes that:

1. The stormwater management approach for the Rider Park development has been formulated to ensure a resilient and sustainable solution that aligns with the site's hydrological characteristics, soil conditions, and receiving environment constraints.
2. The assessment confirms that infiltration-based stormwater management using soakage devices, swales, and attenuation basins is a viable means of stormwater disposal within Rider Park.
3. On lot private soakage for individual houses (roof + driveways).
4. Road network and pervious component of each lot (unable to reach private devices) flow to each communal stormwater management device.
5. Sub-catchment specific infiltration rates have been applied to reflect the variable soil permeability, with final values to be confirmed through in-situ testing at detailed design stage.
6. Infiltration rates from CMW Ltd represent near surface conditions with some silty layers. Soakage is expected to be higher at depth.
7. Catchment 6 is unique in that the pumice soils may preclude discharge to soakage and hence reuse/detention tanks are used for all houses and bioretention for roads in Catchment 6 to manage up to EDV flows. Further geo technical testing in this catchment may show some soakage is feasible to be confirmed at Resource Consent and Building Consent stages.
8. TUFLOW modelling results indicate that while post-development flows increase stream levels within the downstream bush-covered section by approximately 400mm under unattenuated conditions, no existing properties or infrastructure are at flood risk. We have still taken a precautionary approach that it is necessary to provide 100-year attenuation within the development.
9. Likewise, the outlet to the gully and tributary streams will be designed with suitable erosion controls, for example either a headwall and rip rap or potentially bubble up chamber with gabion surround and spillway. The final option depends on the final outlet pipe gradients and velocities indicating erosive force. The intent is to achieve consistency with natural catchment flow paths and protection of sensitive receiving environments, including the gully.
10. Existing catchment overland flow paths will be maintained, and care will be taken during design of earthworks and finished surfaces to ensure any adverse effects on neighbors are no more than minor.
11. Te Miro Water believe that there are no stormwater issues which would preclude the Rider Park Structure Plan area from being developed for Medium Density Residential housing, subject to detailed design.

Any effects associated with stormwater can be appropriately mitigated through engineering design options. This is anticipated to include an extensive network of stormwater soakage basins and swales which will be designed in accordance with best practice using water-sensitive design principles and consideration to ecological, landscape, and cultural values as part of future consenting.

8.4.2 Water & Wastewater

A Water & Wastewater Assessment has been prepared by Harrison Grierson and is provided in **Appendix 9**. This report assesses existing water and wastewater infrastructure and outlines the required engineering solutions to support a private plan change of the Structure Plan Area.

The assessment demonstrates that there are adequate and appropriate options to service the development of the Plan Change Area from an infrastructure perspective. These options will be selected and refined as part of the resource consent / detailed design process.

The assessment concludes that potable water supply and firefighting can be provided from the existing supply from the Karapiro Water Treatment Plant, however WDC have indicated that the connection points to service the entire PCA will need to be confirmed with water modelling at a later date.

Wastewater can be reticulated across the development with options available for conveyance to the Cambridge Wastewater Treatment Plant.

The outcomes of the wastewater modelling has identified a flow rate of 6l/s can be discharged to the Leamington network without any network upgrades. The modelling also identified that 12 l/s can be discharged to the Leamington network provided certain downstream upgrades are carried out. As the identified pipes are to be upgraded from 225mm diameter pipes to 300mm diameter pipes (effectively doubling the capacity of this portion of the network) it is expected that further modelling may actually result in additional capacity (above 12 l/s) being available within the network. This may be investigated and confirmed with further modelling runs in the future. At this stage however, it is expected that only the initial stage would discharge into the Leamington network.

The balance of the wastewater from the plan change area would be dependent on the construction of a new rising main following Lamb Street around the southern side of Leamington and then around the C4 Growth Cell on Cambridge Road. The rising main would discharge at the top of the hill on Cambridge Road into the C4 WW Outfall gravity network and discharge into the main wastewater trunk.

The proposal to have the first stage (12 l/s) discharge into the Leamington network will allow a portion of the development to proceed without requiring a large capital cost of constructing a pump station and rising main to the C4 Cambridge Road falling main.

The development of the PCA will be phased, with sales of each phase determining the development of the next phase. Developing the full PCA is expected to take at least 12 years so it will be important for the developer and WDC to continue engagement to ensure that the WDC infrastructure and the development occur at the same pace.

With expected demands on fresh water supply becoming strained as a result of climate change, water efficiency measures such as rainwater harvesting, and grey water recycling are well established technologies in New Zealand and can provide benefits in the form of reduced demand on water supply and wastewater treatment. The feasibility of implementing these measures should be investigated further during the detailed design stage of the development.

Any effects associated with water and wastewater can be appropriately mitigated through engineering design options. This will include Stage 1 wastewater discharging to the Leamington network but any subsequent stages will be contingent on constructing a pump station and rising main to the C4 Cambridge Road falling main.

It is not considered necessary to address this matter through a specific 'trigger' rule within the PPC. This matter will be appropriately canvassed in the IWA and ultimately assessed and implemented as part of detailed design for the first stage of development as part of any subsequent subdivision consent application.

8.5 Soils and Land Use Capability Assessment

A Soil and Land Use Capability Assessment has been prepared by Land Systems and is provided in **Appendix 12**.

Three main soil areas were identified. Waikato sand occupied the lower terraces along the Waikato River to the north. The soils were loamy sand over sand or sandy gravels. The upper surface has predominantly Horotiu soils (predominantly silt loam) on flat to undulating slopes with some small areas with moderately well and imperfectly drained soils present (LUC 2s1). The remainder of the assessment area is non-productive land and modified soil areas. Some modified soil areas do contain small areas of high-class soil.

NPS-HPL highly productive land areas include areas mapped as LUC 2s1. A large portion of the LUC 2s1 land is contiguous and suitable for intensive horticulture. The remaining LUC units (LUC 4e1, 4w1, 4s1, and 7e10) and the areas of non-productive land and modified soils are not classed as high class soil or highly productive land.

Within the site, there are highly productive land areas (predominantly LUC 2s1 land closer to Maungatautari Road) that are fragmented by surrounding areas that are not highly productive land (buildings, curtilage and tracks). Individually, these small (<1.0ha) fragmented areas of highly productive land are not easily useable for intensive primary production. This reduces the productive potential of these highly productive land areas and the site as a whole.

The site is bordered the north by the Waikato River, to the west by rural residential development and residential development close by, and to the south by Maungatautari Road. This means that the highly productive land on the site is not easily amalgamated with nearby highly productive land on several property boundaries [relevant to NPS-HPL clause 3.9(3)(a) and mentioned in NPS-HPL clause 3.10(2)(f)].

8.6 Transportation Effects

An Integrated Transportation Assessment (ITA) has been prepared by Stantec to assess the traffic and transportation effects associated with the proposed rezoning and structure plan layout. The ITA is attached in **Appendix 7**.

The ITA concludes that the proposed land-use activities and supporting transportation network is in general accordance with the C5 Growth Cell land-use expectations. The arrangement of and provision for land use activities including local reserves and neighbourhood commercial area support long-term minimised external vehicular traffic demand and support low-emissions community outcomes.

The multi-modal transport network planned has had regard for effective integration with adjacent land uses, for optimised local travel by non-motorised modes and support a well integrated local community environment.

Provision is not foreclosed for the potential future integration with other land development where that is planned. A distributive and efficient transport network that internalises local distributive movements has been planned through connector road connections to both Wordsworth Street and Maungatautari Road.

Potential transport demands and their distribution on the local district road network has been assessed using the Waikato Regional Transport Model (WRTM). The assessments have identified some anticipated local road capacity constraint areas and improvement works have been planned.

A strategic and integrated approach to planning for and managing the extent to which the proposal contributes to transport system is proposed to be implemented through a Private Development Agreement (PDA).

By way of an overall summary, it is concluded that the traffic and transport elements of the proposed Rider Park Structure Plan have been appropriately planned to ensure multi-modal integration with the broader Leamington area.

8.7 Ecological Effects

An Ecological Assessment has been undertaken by Titoki Landcare and is provided in **Appendix 5**. This assessment concludes that there are a number of features of ecological value within the Site and several actual and potential effects of the proposed plan change on those features. Various measures have been proposed to avoid, minimise, remedy, and compensate actual and potential effects of the proposed changes in land use.

The effects on long-tailed bats from the proposed plan change are assessed as High after measures to avoid, minimise and remedy due to the permanent loss of foraging and commuting habitat. The level of effect on all other features is assessed as less than Moderate and therefore doesn't require any further mitigation.

To appropriately address the effects on long-tailed bats, the following compensation is proposed:

- Plant 8,420 long-lived trees (150+ years) known to be used by long-tailed bats for roosting within the proposed gully, river embankment, and escarpment areas within the site.
- Plant an additional 20,000 native trees, shrubs and herbaceous plants to encourage foraging and commuting within and along the gully, river embankment, and escarpment areas.
- Undertake predator control and monitoring across the gully, river embankment, and escarpment areas onsite targeting possums, rats, mustelids, and cats until the land is vested with Waipa District Council.
- Provide a \$200,000 contribution to Waipa District Council or a local community trust for predator control in the wider landscape.

If these measures are carried out in full, Titoki Landcare consider that the potential ecological effects of the proposed changes in land use will be appropriately addressed.

8.8 Archaeological Effects

An Archaeological Assessment has been undertaken by Clough & Associates Ltd and is provided in **Appendix 6**.

The assessment has identified seven recorded archaeological sites and the potential for unrecorded sites to be present. The recorded sites consist of a pa site (S15/24, located largely outside the Project Area) and six borrow pit sites (S15/466, S15/467, S15/533, S15/534, S15/653 and S15/657) extending over the northern and central parts of the Project Area.

An archaeological authority will be required for any modification or destruction of the recorded sites (as well as any unrecorded archaeological sites) occurs as a result of future development. Adverse effects on recorded and unrecorded archaeological sites will be mitigated through archaeological recording and investigation to recover information relating to Maori horticulture and settlement, and this would be a requirement of any authority issued by Heritage NZ.

8.9 Cultural Effects

A Cultural Impact Assessment (CIA) has been prepared by Te Hira Consultants on behalf of on behalf of Ngāti Hauā and Ngāti Korokī Kahukura, and is provided in **Appendix 13**.

The CIA acknowledges that mana whenua welcomes opportunities to participate in all forms of design, development and construction in relation to the proposed development. This highlighted a number of principles / matters to be considered in developing the Structure Plan as follows:

Mana whenua Engagement:

- Development of a MOU between the developer and mana whenua for cultural, environmental and social opportunities. This has been actioned and signed by all parties.

Continue to engage with and involve mana whenua as a partner in the ongoing development of the Plan Change area, particularly through the:

- Prioritisation of the Archaeological Authority and its approval from Pouhere Taonga Heritage New Zealand;
- Engaging with landscape architecture firm to workshop and develop a Cultural Landscape Plan for the development; and
- Continuing to engage on any future resource consent applications where appropriate.

Wāhi Tapu / Wāhi Taonga: The residential development appropriately acknowledges the pa and borrow pits by way of:

- Potentially installing Pou or cultural symbolism within the design process.
- Offsetting the destruction of the borrow pits through other cultural betterment (i.e. on the adjoining Pā site)

Sustainable Design - Water Use and Treatment: To ensure all future buildings are designed and constructed to achieve sustainable/best practice outcomes, particularly in relation to water use and treatment (stormwater) to protect mana whenua values associated with any wetlands and streams including the Waikato River.

- This could include constructing and including appropriately vegetated and constructed raingardens, swales and wetlands and/or other forms of treatment.

Indigenous Biodiversity: Provide for the extensive use of local native vegetation in streets, public open space, swales, wetlands, raingardens, as well as replacing existing vegetation where appropriate.

- Species should be chosen to have a particular focus on mahinga kai as well as their potential to improve indigenous biodiversity.

Viewshafts: That the development protects and enhances view shafts to key maunga as well as access ways and wayfinding devices that point to and provide a tangible link to both the coast/ocean, as well as inland trails.

Mahi Toi/Creative Expression: That future development includes design elements that reflect key cultural values and context and draw inspiration from pūrakau, art forms, taonga as well as involving mana whenua endorsed artists. In particular this may include:

- Pū rak au – narrative and stories.
- Whakairo – carving forms, pou, patterns, kaitiaki/tūpuna representations
- Kōwhaiwhai – traditional patterns and motifs, often providing connection to the natural world, particularly the awa and native taonga including pekapeka and mokomoko.

Naming Strategy: Mana whenua to work in partnership with the developer on a naming strategy, including opportunities for branding for the Plan Change area and development (or parts thereof), including names for specific spaces, buildings, features and areas and an overall commitment to bilingual signage and informed interpretation and wayfinding. Mana whenua would expect any naming of significance to be adopted while recognising that any naming conventions will not necessarily apply to the entire development.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. The MOU reflects all of the above matters of importance identified in the CIA and the proposed Structure Plan has taken into account the outcomes and partnership opportunities that underpin the MOU and CIA.

8.10 Contaminated Land Effects

A combined Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) a Remedial Action Plan (RAP) and a Contaminated Site Management Plan (CSMP) have been prepared by Pattle Delamore Partners (PDP) and are provided in **Appendix 8**.

The PSI/ DSI has been undertaken for the land within the Plan Change Area to review the actual and potential ground contaminating activities which have or may have been undertaken on the site. The PSI identified general farm use and chemical storage, a council tag of part of the site as a 'Transport Yard', multiple stockpiles, a farm dump and burn pile and several historic dwellings and structures are potential contaminant sources.

The results of the DSI sampling confirmed the following:

- The majority of surface samples around the Dwellings 1 and 2 and associated structures report concentrations of lead above the NES-CS SCS criteria.
- The remainder of surface/ composite soil samples collected from the site soils and stockpiles generally report contaminant concentrations above the Waikato Regional Background Ranges but below the NES-CS SCS and SGVs.
- Asbestos Cement Material (ACM) was observed in Stockpiles 1 and 5 and on the ground surface in the 'farm dump' area. Soil sampling confirmed that detectable asbestos fibres were not present in the Stockpiles.

There are three confirmed HAIL sites as follows:

1. Category G3/G5 – Waste to land in several stockpiles, burn pit and farm dump in stockpile paddock; piece of land to be set as the paddock extent.
2. Category A13 – Bulk storage of petroleum or petrochemicals above or below ground; piece of land to be set as the immediate area below the current and forms ASTs.
3. Category I – Curtilage surrounding Dwelling 2 where lead concentrations are reported to be in sufficient quantity to pose a risk to human health; piece of land to be set as the curtilage surrounding Dwelling 2.

A RAP and CSMP have therefore been prepared to guide the remediation of the soils and also set out approved methodologies for undertaking soil disturbance works. Subject to compliance with the RAP and CSMP and contaminated land effects will be less than minor.

8.11 Geotechnical Effects

A Geotechnical Investigation has been undertaken by CMW Geosciences and is provided in **Appendix 14**. The report concludes that the site is considered geotechnically suitable for the proposed development subject to the following specific recommendations:

- The liquefaction risk across the site is considered minor
- The steep natural river, gully and terrace escarpments do not provide adequate slope stability factors of safety with respect to residential building construction. A preliminary Building Restriction Line (BRL) is recommended to ensure that adequate setback distances are provided from steep slopes.
- Localised areas of uncontrolled fill were observed at isolated locations across the site. Those materials are not suitable to support buildings or future roads and will need to be reworked or removed as part of any future earthworks programs subject to geotechnical engineer observation. Other non-detected existing fill areas may also be present and will need to be treated in a similar manner.
- The north-east corner of the site has been subject to landscaping earthworks where further remedial earthworks, including reworking of existing fill and installation of subsoil drains to capture and divert perched groundwater flows, will be required.
- Elsewhere, the natural soils comprise predominantly sands and gravelly sands with interbedded silt lenses. Those soils are suitable for re-use as engineer certified fill although the silts can be sensitive to disturbance and difficult to earthwork when wet.

- Perched groundwater tables were detected at depths of 3m to 7m beneath the upper terrace surface, which will create collapse issues to any deep excavation or trenching works, such as deep sewer lines, manholes or pump stations. Temporary dewatering will be required in those situations.
- The permeable sandy soils beneath the site are suitable for the construction of stormwater soakholes and soakage trenches to discharge concentrated stormwater flows from the development subject to consideration of design soakage rates, perched groundwater limitations and separation distances from steep slopes.
- Subject to undercutting and replacing any weak surface silt layers or in-situ compaction of any loose sands, a preliminary geotechnical ultimate bearing pressure of 300kPa should be available for strip and pad foundations designed in accordance with NZS3604. Proprietary raft foundations are also considered appropriate for the ground conditions at this site.
- Final development layouts and designs, together with all future earthworks, should be overseen and certified by a Geotechnical Engineer.

Subject to the measures outlined above any adverse geotechnical effects will be minor.

8.12 Economic Effects

An Economic Assessment has been undertaken by Property Economics and is provided in **Appendix 15**. The report assesses the economic impacts of the proposed plan change on Cambridge existing residential capacity and future sufficiency and development of pre 2035 growth cells.

The Economic Assessment draws the following conclusions:

There are a number of considerations that need to be considered when assessing the economic potential for the live zoning or rezoning of residential land. A key consideration, under the current legislation, is the potential sufficiency of current residential capacity to meet estimates of future residential demand. In the case of the Cambridge local market, there would be insufficient capacity to meet this demand both in the medium and long terms under a model that index prices to the height of 2022, according to the HDCA 2023.

The need for sufficient capacity addresses several economic issues at its core, including the ability for the market to provide choice (in terms of location, typology, and price) as well as the potential impact on affordability and relative competitiveness for population growth. As such the PPC at the C5 growth cell has the potential to increase choice, temper residential land values and improve relative competitiveness for growth.

The potential consideration in balancing these benefits is the provision of infrastructure and the associated costs that may arise prematurely. However, in Property Economics' view, this can be expected to be cost-neutral for the Council and the local community or ratepayers since the developer will bear the infrastructure costs before 2035. Consequently, it is anticipated that the proposed development would not impede the planned infrastructure investment for the growth cells before 2035 and their overall feasibility.

In conclusion, Property Economics considers that the proposed PPC would bring net economic benefits to the Cambridge market and the local community in the context of a shortfall in residential capacity.

The Economic Assessment undertaken by Property Economics is not only critical in informing the assessment of economic impacts resulting from the proposed plan change but is also central to the key policy considerations under the NPS-UD and NPS-HPL. These policy considerations are assessed in more detail in Section 9 of this report.

The Economic Assessment concludes that the development of the proposed plan change area is anticipated to influence house affordability by increasing the supply of residential capacity. A decrease in Cambridge house prices would benefit residents who do not already own homes, including existing renters (who pay for housing on a weekly basis) and first home buyers, such as young residents. Consequently, the changes in house prices caused by the development of Rider Park would redistribute income and wealth away from high-income people, as landlords and homeowners tend to have higher income than renters and first home buyers. In the long run, this may decrease inequalities in wealth.

The Economic Assessment also notes that to the extent that zoning for housing supply and choice improves housing affordability (as opposed to the more significant impacts of demand-side factors), then the Plan Change achieves this objective by zoning land to enable some 1250 plus new homes in an accessible urban location, enabling a mixture of housing typologies.

The applicant has not identified any need to impose additional mechanisms to achieve affordability beyond adopting the Council's Medium Density Residential Zone provisions as outlined in the District Plan and flexibility to dispense with net lot area requirements provided an overall density of 25 dwellings/hectare is achieved. This provides flexibility to deliver apartment and terraced housing typologies on smaller lots and alternatively larger super lots which will in turn deliver housing typologies to the market at a lower price point. At this stage there is no intention to incorporate any further mechanisms to achieve affordability based on median house prices or household incomes for example.

8.13 Climate change

A Memorandum providing climate change advice has been prepared by Boffa Miskell and is provided in **Appendix 16**. The purpose of this memo is to address how development of the site would support reductions in greenhouse gas emissions and resilience to the current and future effects of climate change, in accordance of Strategy – Potential Development Scenario Criteria A (M) and Resource Management Act (RMA) 1991 obligations.

The advice concludes that the proposed development site has been assessed as meeting climate change resilience requirements under the Future Proof Strategy and in alignment with the National Adaptation Plan.

The site aligns with the Future Proof Strategy climate change resilience objective of avoiding development on waahi toitu areas, with no hazard constraint areas identified within vicinity of proposed residential development.

The proposed development plan for the site appropriately incorporates water sensitive design principles to accommodate climate change risks associated with flooding around existing bodies of water and overland flow pathways. As per the supplied proposed structure plan general arrangement and supporting Stormwater Infiltration Basin and Flood Risk documents, the development incorporates nature reserves located along the Waikato River and adjoining stream tributaries to buffer from the possible effects of fluvial flooding on built assets. These nature reserve buffers go well-beyond the 1% AEP modelled flooding extent for the Waikato River.

Soakage basins have also been incorporated South of the Gully alongside the proposed High-Density zones to manage current ponding in the catchment, which has accounted for a 1% AEP + high-emission rainfall scenario.

The climate change risks have been considered in the context for the Stormwater Management Plan prepared by Te Miro Water and recommended stormwater management approach. The soakage capacity of the site and design of basins and swales will further consider climate change as part of the detailed design process.

9.0 Statutory Assessment

9.1 National Policy Statement for Urban Development

9.1.1 Applicability of NPS-UD

The National Policy Statement for Urban Development (NPS-UD) 2020 (updated in May 2022) sets out the objectives and policies for planning for achieving “well-functioning urban environments” under the Resource Management Act 1991.

Not all of the NPS-UD is applicable to a private plan change request, as some objectives and policies relating to specific duties and responsibilities of regional and territorial authorities.

The High Court in *Southern Cross Healthcare Limited v Eden Epsom Residential Protection Society Inc* [2023] NZHC recently overturned a previous Environment Court decision which stated that the NPS-UD applies only to “planning decisions”.¹¹ Rather, the High Court found that in considering a private plan change request, the decision-maker should have considered the extent to which the private plan change request would give effect to all of the provisions of the NPS-UD.

9.1.2 Assessment against Relevant Objectives and Policies of the NPS-UD

Objective 1 of the NPS-UD seeks to ensure that New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

As outlined below under the assessment of Policy 1, it is considered that the proposed plan change and associated Structure Plan will contribute to a well-functioning urban environment. There will be a variety of homes and lot sizes, good accessibility, limited impact on the competitive operation of land and development markets, support reductions in greenhouse gas emissions, and will be resilient to climate change.

Objective 2 of the NPS-UD seeks that planning decisions improve housing affordability by supporting competitive land and development markets.

To the extent that zoning for housing supply and choice improves housing affordability (as opposed to the more significant impacts of demand-side factors), then the Plan Change achieves

¹¹ *Eden Epsom Residential Protection Society Inc v Auckland Council* [2021] NZEnvC 082.

this objective by zoning land to enable at least 1250 new homes in an accessible urban location, enabling a mixture of housing typologies.

Objective 4 of the NPS-UD acknowledges that New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

The urban design principles for the PPC have sought to achieve a well-functioning urban environment that both provides for significant development capacity and achieves high-quality amenity outcomes. The PPC will enable substantive change over time in response to community needs for increased housing needs and choice, yet this does not come at a cost of compromised amenity values.

Objective 5 of the NPS-UD requires that planning decisions relating to urban environments take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of Te Tiriti have been taken into account with the Plan Change in the following ways:

- The principle of **partnership** has been taken into account through engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives.
- The principle of **active protection** has been taken into account through consultation with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust during the preparation of the Plan Change, which identified key issues for mana whenua, including for example the protection and enhancement of the Pā sites on the adjoining reserve and agreement to destroy the borrow pits on the site.
- The principle of **redress** has been and will be taken into account through:
 - The Ngāti Koroki Kahukura Deed of Settlement being the final settlement of all historical Treaty of Waitangi claims of Ngāti Koroki Kahukura resulting from acts or omissions by the Crown prior to 21 September 1992. The raupatu claims of Ngāti Koroki were settled through the 1995 Waikato-Tainui land settlement.
 - The Ngāti Hauā Deed of Settlement being the final settlement of all historical Treaty of Waitangi claims of Ngāti Hauā resulting from acts or omissions by the Crown prior to 21 September 1992. The raupatu claims of Ngāti Hauā were also settled through the Waikato-Tainui Raupatu Claims Settlement Act 1995 and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Objective 7 of the NPS-UD requires that local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.

Decision making relating to this plan change has been based on current information on the Cambridge Urban Environment, including:

- The Future Proof Housing Development Capacity Assessment (2021).
- The Residential Capacity Modelling: Medium Density Residential Standards and Qualifying Matters: Waipā District Report (2023).
- Modelling of three waters and transport network capacity, taking into account the wider

catchment/network and utilising Waipā District's models.

- Specific studies done in relation to the Plan Change Area, as set out in this report and documented in its technical attachments.

Policy 1 of the NPS-UD requires that planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- a) have or enable a variety of homes that:
 - i. meet the needs, in terms of type, price, and location, of different households; and
 - ii. enable Māori to express their cultural traditions and norms.
- b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
- c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
- d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and
- e) support reductions in greenhouse gas emissions; and
- f) are resilient to the likely current and future effects of climate change.

A variety of homes are enabled by the plan change through a mix of lot sizes that underpin the layout, together with the proposed permitted baseline of up to 2 dwellings per site within the Infrastructure Constraint Qualifying Matter Overlay and the 11m, 3-level permitted height limit. This development envelope provides for a mix of standalone single level, duplex, terrace houses and low-rise apartments, subject to performance standards. Furthermore, there are consenting pathways for development that does not comply with performance standards and higher densities which will also enable a variety of homes beyond the permitted envelope.

As required under this policy, the PPC will meet the needs of a variety of households and will provide different price points at Rider Park. Māori will be enabled to express their cultural traditions and norms through the cultural enhancement opportunities embedded in the landscape concept design and MOU, together with opportunities for housing choice within the development.

The provision for two Neighbourhood Centres within the PPC will enable a variety of sites that are suitable for different business activities in terms of location and site size. The PPC provides a consenting pathway for Neighbourhood Centres as a restricted discretionary activity, including cafés, dining and ancillary activities, commercial retail and service activities, commercial offices or residential activities, limited to above ground floor, and early childcare education facilities. The provision for these activities has taken into account the business land hierarchy in Waipā which seeks to protect the primacy, function, vitality, amenity or viability of the central business district of Cambridge and that neighbourhood centres, as proposed at Rider Park, principally serve their immediate neighbourhood. It is not intended that the Rider Park Neighbourhood Centres compete with the Leamington commercial centre, but to supplement and support those commercial activities.

The Rider Park Plan Change Area currently enjoys good accessibility being close to the primary commercial centre of Cambridge, supporting Leamington commercial centre and nearby places of employment. It is immediately accessible to major transport corridors and cycleways. This accessibility is proposed to be enhanced through further pedestrian and cycleway connections, and

public transport provision that will serve this community. The Rider Park Structure Plan has been designed to provide excellent connectivity for all modes with a network of roads, open spaces, cycleways and footpaths.

The provision of zoned land for 1,250 plus new homes, with limited constraints beyond Stage 1 wastewater infrastructure and signalization of the Shakespeare Street/Wordsworth Street intersection will support the competitive operation of land and development markets.

Reductions in greenhouse gases will be supported by:

- Ensuring that future growth areas avoid waahi toitu areas, including areas subject to natural hazards such as flooding and geotechnical instability
- Promoting urban development in areas of high accessibility by a variety of transportation modes, including walking, cycling, and micro-mobility
- Supporting a long-term shift in transportation from high levels of car dependency to a rapid and frequent public transport network service
- Supporting risk-reduced developments

The new urban environment that will be created at Rider Park will be resilient to the likely current and future effects of climate change in the following ways:

- The PPC aligns with the Future Proof Strategy climate change resilience objective of avoiding development on waahi toitu areas, with no hazard constraint areas identified within vicinity of proposed residential development.
- The PPC incorporates water sensitive design principles to accommodate climate change risks associated with flooding around existing bodies of water and overland flow pathways.
- The climate change risks have been considered in the context for the Stormwater Management Plan prepared by Te Miro Water and recommended stormwater management approach. The soakage capacity of the site and design of basins and swales will further consider climate change as part of the detailed design process.

Policy 6 of the NPS-UD requires that when making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement
- b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
 - (ii) are not, of themselves, an adverse effect
- c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)
- d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity
- e) the likely current and future effects of climate change.

“Planning documents” as referenced in this policy under (a) are the Waikato Regional Policy Statement, the Waikato Regional Plan and the Waipā District Plan. The Plan Change is assessed against these documents further below.

The Plan Change is assessed against WRPS Change 1, in particular UFD-P11 (7) which notes that where alternative industrial and residential urban land release patterns are proposed (either out-of-sequence or unanticipated) through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the responsive planning criteria in APP13. This is assessed in more detail in the assessment for the WRPS below.

The provisions of the PPC have been prepared based on those from the General Residential Zone and Medium Density Residential Zone from Plan Change 26, which also implements the MDRS.

As required in this policy under (b), it is acknowledged that the planned urban built form will involve a high level of change to the area through urbanisation and may detract existing amenity values for some people, where those are derived from the site's current open and rural nature. Acknowledging the land is already partly zoned Deferred Residential a level of change is reasonably anticipated and design principles that underpin the PPC are seeking to improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types.

With respect to (c) above, the benefits of the PPC in enabling a well-functioning urban environment are varied and can be summarised as follows:

- Provision of 1,250 plus new houses to add to housing supply.
- The creation of a new high-amenity neighbourhood, supported by a network of open spaces.
- A built form that reduces reliance of the private motor-vehicle through providing for all modes of transport, supporting future public transport provision and provides access by residents to goods to serve their daily needs.
- The opportunity for the immediate catchment to be serviced by two new Neighbourhood Centres and associated commercial activities.
- Improvements to water quality and ecology by removing existing farming activities and providing a new network of open space, swales, green streets and enhanced central gully and wetland.
- The economic benefits as set out in the Property Economics Report, including:
 - Increased and diversified choice of housing location and price point;
 - Higher level of development and residential capacity certainty in the short-medium term;
 - Increased efficiency of infrastructure (relative to rezoning other greenfield sites that are remote to the existing Cambridge township);

- Potential for lower residential land prices in Cambridge and the wider district;
- Increased local employment;
- Potential to cater for greater levels of growth; and
- Diverse buyer pool.

With respect to Policy 6 (d) above, significant development capacity will be realised through the Plan Change.

Finally, with respect to Policy 6 (e), the likely current and future effects of climate change have been taken into account, including those summarised in the discussion under Policy 1 above.

Policy 8 of the NPS-UD provides that local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is unanticipated by RMA planning documents or out-of-sequence with planned land release.

This is particularly relevant for this PPC given that the proposed development is identified as both unanticipated and out-of-sequence with planned land release. The PPC and associated Structure Plan has been carefully assessed against the development criteria embedded in both the FPS and WRPS (via Change 1) in Sections 9.10 and 9.11 below. It is considered that the PPC is consistent with this criteria, in particular that the development will create significant development capacity without compromising the feasibility, affordability, and deliverability of planned growth in the pre-2035 growth cells.

9.2 National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) 2022 was amended in August 2024.

The NPS-HPL requires regional councils to map highly productive land but also provides an interim definition of what will be considered highly productive land prior to this mapping occurring. This is land that is zoned general rural or rural production and is LUC 1, 2, or 3 land but is not identified for future urban development or subject to a re zoning plan change¹². LUC 1, 2, or 3 land is defined by reference to the New Zealand Land Resource Inventory or by any more detailed mapping that uses the Land Use Capability classification.

Identified for future urban development means¹³:

- (a) identified in a published Future Development Strategy as land suitable for commencing urban development over the next 10 years; or
- (b) identified:
 - (i) in a strategic planning document as an area suitable for commencing urban development over the next 10 years; and

¹² Clause 3.5(7)(a)

¹³ NPS-HPL 1.3 Interpretation

- (ii) at a level of detail that makes the boundaries of the area identifiable in practice

The C5 growth cell has been identified for development post 2035 in Waipā 2050 and in the District Plan and is identified in Future Proof for 'long-term' development. However, it has not been identified within the next 10 years and therefore does not meet the NPS-HPL definition for future urban development.

The Rider Park Plan Change contains land that is zoned Deferred Residential and Rural in the Waipā District Plan. The NPS-HPL defines "urban", as a description of a zone, means any of the following zones:

- a) low density residential, general residential, medium density residential, large lot residential, and high density residential:
- b) settlement, neighbourhood centre, local centre, town centre, metropolitan centre, and city centre:
- c) commercial, large format retail, and mixed use:
- d) light industrial, heavy industrial, and general industrial:
- e) any special purpose zone, other than a Māori Purpose zone:
- f) any open space zone, other than a Natural Open Space zone:
- g) sport and active recreation.

These zones are described in the National Planning Standards and where the zone framework standards have not yet been implemented the nearest equivalent zone should be used¹⁴.

The National Planning Standards identify the future urban zone as a special purpose zone and describe the future urban zone as – "areas suitable for urbanisation in the future and for activities that are compatible with and do not compromise potential future urban use" ¹⁵. The Deferred Residential Zone is therefore considered a special purpose zone (future urban zone) as this is the nearest equivalent zone. Special purpose zones are included in the definition of urban under the NPS-HPL¹⁶. The Deferred Residential Zone is not a general rural or rural production zone and therefore does not fall within the land captured by Clause 3.5(7)(a) and does not fall within the interim definition of highly productive land.

Therefore the NPS-HPL does not apply to the portion of the PPC Site subject to the Deferred Residential Zone. The NPS-HPL, however, applies to the Rural Zoned land and is therefore relevant to the PPC.

The single objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, both now and for future generations. The NPS-HPL includes nine policies in support of this objective.

Of particular relevance to the Rider Park Plan Change are Policy 5 and Policy 8:

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement

Policy 8: Highly productive land is protected from inappropriate use and development.

Part 3 – Implementation identifies what local authorities must do to give effect to the objective and policies of the NPS-HPL.

¹⁴ NPS_HPL – urban definition (4)(b)

¹⁵ Section 8 NPS-HPL – Zone Framework Standard

¹⁶ NPS-HPL 1.3 Interpretation

Clause 3.6 provides direction to territorial authorities on restricting urban rezoning of highly productive land.

Clause 3.6(1) requires that Tier 1 and 2 territorial authorities may allow urban rezoning of highly productive land only if:

- (a) the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020; and
- (b) there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
- (c) the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values

Clause 3.6(2) sets out that in order to meet the requirements of subclause (1)(b), the territorial authority must consider a range of reasonably practicable options for providing the required development capacity, including:

- (a) greater intensification in existing urban areas; and
- (b) rezoning of land that is not highly productive land as urban; and
- (c) rezoning different highly productive land that has a relatively lower productive capacity

Clause 3.6(3) states that in subclause (1)(b), development capacity is within the same locality and market if it:

- (a) is in or close to a location where a demand for additional development capacity has been identified through a Housing and Business Assessment (or some equivalent document) in accordance with the National Policy Statement on Urban Development 2020; and
- (b) is for a market for the types of dwelling or business land that is in demand (as determined by a Housing and Business Assessment in accordance with the National Policy Statement on Urban Development 2020).

The NPS-HPL was developed to align with the NPS-UD. To that end, core concepts such as “development capacity”¹⁷ and “sufficient development capacity”¹⁸ used in clause 3.6(1)(a) are terms defined in the NPS-UD.

Clause 3.6(5) states that territorial authorities must take measures to ensure that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment.

¹⁷ NPS-UD Clause 1.4

¹⁸ NPS-UD Clause 3.2

Comments

Clause 3.6 of the NPS-HPL provides a pathway for territorial authorities to consider the urban rezoning of “highly productive land” if the tests set out in clause 3.6(1) are met (the matters in clause 3.6(1) are in effect a threshold test).

Clause 3.6 allows councils to exercise a discretion in the consideration of an application for private plan change. Thus, even if the grounds in clause 3.6(1) can be made out, it does not automatically follow that the PPC will be granted.

Turning to consider the detail of the provision, subclauses (1)(a)-(c) are conjunctive and require the council to be satisfied that each of the matters are satisfied by the proposal. Each of these provisions is assessed in detail below.

Clause 3.6(1)(a) the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020

As outlined earlier in this report, the Economic Assessment has concluded that based on the updated residential capacity assessment for the Waipā District, it is estimated that there would be insufficient residential capacity in both the medium and long terms if prices were indexed to 2021 levels. This estimation takes into account the additional capacity enabled by the MDRS and relevant qualifying matters.

In light of this updated context, the Waipā District would require additional residential capacity prior to 2035 to accommodate the projected growth and the proposed PPC to advance part of the C5 growth cell sooner is deemed appropriate. It is estimated that the urban areas of Cambridge, Te Awamutu and Kihikihi) would require additional 3,000 dwellings by 2033, increasing to additional 6,000 dwellings by 2053.

Based on the residential demand and sufficiency assessment¹⁹ undertaken by Property Economics, which cites the updated residential dwelling capacity and sufficiency estimates provided by Market Economics as part of the WDSC's PC26²⁰, it is considered that the proposed plan change is required to meet pre-2035 requirements and achieve sufficient development capacity and hence satisfies Section 3.6(1)(a). Additionally, for reasons discussed in Section 9.1 above, the rezoning sought by the PPC gives effect to the objective and policies of the NPS-UD by enabling sufficient development capacity to be achieved and by contributing to a well-functioning urban environment.

Clause 3.6(1)(b) there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment

The Economic Assessment prepared by Property Economics has considered this provision and provides a high-level economic assessment of alternative sites within the same “locality” or “market” to efficiently accommodate additional residential development, in the context of the NPS-HPL subclauses 3.6(1)(b) and 3.6(3).

The Economic Assessment helpfully provides a map which delineates the residential market in Cambridge for the purposes of defining the same ‘locality’ or ‘market’. The defined area, as shown

¹⁹ Section 8, Pages 25-27, C5 Cambridge Residential Development Economic Assessment, dated September 2023

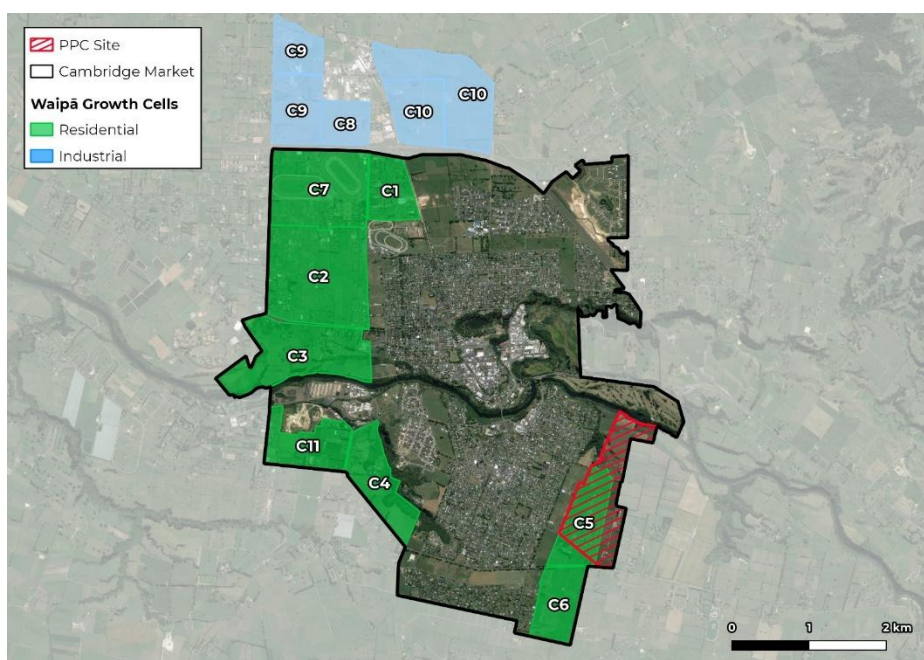
²⁰ Residential Capacity Modelling: Medium Density Residential Standards and Qualifying Matters: Waipā District’ report, dated 6 March 2023, by M.E

in Figure 10 below, encompasses the existing Cambridge urban area identified by the District Plan Urban Limit and the identified residential growth nodes within the Cambridge market.

The 'market' does not extend into the surrounding rural environs for this particular analysis as those areas comprise predominantly lifestyle blocks, rural residential living options and farms. These are not typologies proposed within the proposed development and therefore not considered to represent the same market or locality.

The Economic Assessment then steps through the reasonably practicable and feasible options for providing sufficient development capacity within the same locality and market. Section 3.6(2)(a) states that to satisfy Section 3.6(1)(b) the first reasonably practicable option to consider is greater intensification within existing urban areas.

Figure 10: Extent of same locality and residential market for Cambridge



Greater Intensification in Existing Urban Areas

The Economic Assessment notes that estimated maximum feasible capacity within the existing urban area is approximately 2,100 dwellings in the short term, increasing to around 2,900 dwellings over the medium term and approximately 5,100 dwellings over the long term. In contrast, there are more substantial net increases in the greenfield capacity, which reflects the prevailing development pattern within the Cambridge market. This pattern is likely influenced by existing lower density provisions that favour detached dwellings on full sites.

Acknowledging the anticipated increases in residential capacity resulting from the proposed intensification through Council's Plan Change 26 process, Property Economics considers that there is a significant potential for additional housing in the urban environment. However, it is crucial to note that even if this feasible development within the urban area is fully realised over the forecast period, the wider Waipā District would still require additional residential capacities to meet the projected demand. Relying solely on greater intensification within existing urban areas is insufficient to accommodate the future demand in the broader district.

Council's latest capacity modelling highlighted that greenfield capacity often represents an easier development option (than redeveloping existing urban areas) due to the scale at which it can be developed, and the absence / reduction of lost capital associated with purchasing and demolishing existing dwellings.

Furthermore, as outlined in the Waipā 2050 Growth Strategy, *“while higher density infill development is expected in some parts of Cambridge, it is considered prudent to provide for adequate greenfield development areas within which the development market can operate. On this basis, land supply for greenfield development will not be restricted as a means of promoting higher density development within the existing urban areas”*.

Property Economics therefore consider that while intensification through infill and redevelopment could potentially provide additional housing capacity within the Cambridge market and offer alternative locations for the proposed residential development within the existing urban area, it is important to consider that in a real world assessment not all of the feasible capacity will be available for development in the market. This is because the development of infill areas would require multiple individual landowners to have the necessary motivation, funding, and risk appetite to undertake the development enabled by PC26.

The development capacity that may be realised through brownfields or infill development within the existing urban area of Cambridge may in due course be 'plan-enabled' by rezoning associated with PC26, it is less clear as to whether this development capacity is 'infrastructure ready'. In parts of the township there may be adequate existing development infrastructure to support development in the short term, but there are other parts where this is not the case. Furthermore, there is remaining uncertainty in relation to funding for adequate development infrastructure for the medium term and the WDC's infrastructure strategy for the longer term.

For these reasons it is considered unlikely that the development capacity to be provided for in the brownfield parts of the township by way of infill housing will be feasible and reasonably expected to realise sufficient development capacity for housing, at least without being supplemented by greenfield development.

The proposed plan change site at C5 is considered as an appropriate greenfield location to accommodate the expected market demand. While not 'plan-enabled' right now, should this plan change be successful it will be. In addition, it is anticipated that development enabled by this plan change will be infrastructure ready with significant investment on the part of the developer to ensure WDC is not burdened with any costs to bring development forward.

Furthermore, given that the C5 portion of the PPC site has already been identified as suitable for future residential development, the rural zoned component of the site would represent an efficient 'plug in' extension of the growth node and offer a more appropriate location than other potential greenfield sites located outside the identified residential growth cells in the Cambridge market.

Rezoning of Land That Is Not Highly Productive Land as Urban

Section 3.6(2)(b) states that to meet the requirements of subclause (1)(b), the territorial authority must consider rezoning of land that is not highly productive land as urban.

The map in Figure 11 below illustrates the LUC status of land within the identified Cambridge market. It is evident that the Cambridge market and its surrounding environs predominantly consist of high-class soils under the LUC system.

There is one exception within the identified Cambridge market, situated immediately east of 'Carter's Flat' (being the industrial area on Queen Street), which is currently designated as Reserve under the District Plan and is surrounded by streams and steep-sided gullies. Despite having significantly lower-class soil (LUC 7), this piece of land is not considered a feasible and practical option for accommodating the additional residential supply required in Cambridge. Geotechnical feasibility and flood risk would be the primary constraints to any development in this part of the township.

As demonstrated in Figure 11, any alternative locations to the plan change area (including all other growth cells) would also mean developing on highly productive land. The entire area defined as the same market or locality is either LUC 1, 2 or 3. As noted in the Property Economics report, without the utilisation of some high-class soils, it would be virtually impossible to accommodate the projected dwelling requirement in the identified growth cells. Consumption of some high-class soils is inevitable for Cambridge to grow and accommodate future demand outlined in Waipā 2050.

The most feasible alternative locations that would be able to accommodate a commensurate scale of development would be growth cells C7 and C11. The C7 growth cell is an area of approximately 125ha of land in the north-western part of the township. This entire growth cell is mapped as LUC 1 and hence any development in that area would result in the loss of even higher-class productive land compared to the plan change site.

The C11 growth cell is similar in its site characteristics to C5 and is also mapped as LUC 3. As such, there is not a distinct advantage over the plan change site in terms of preserving productive land.

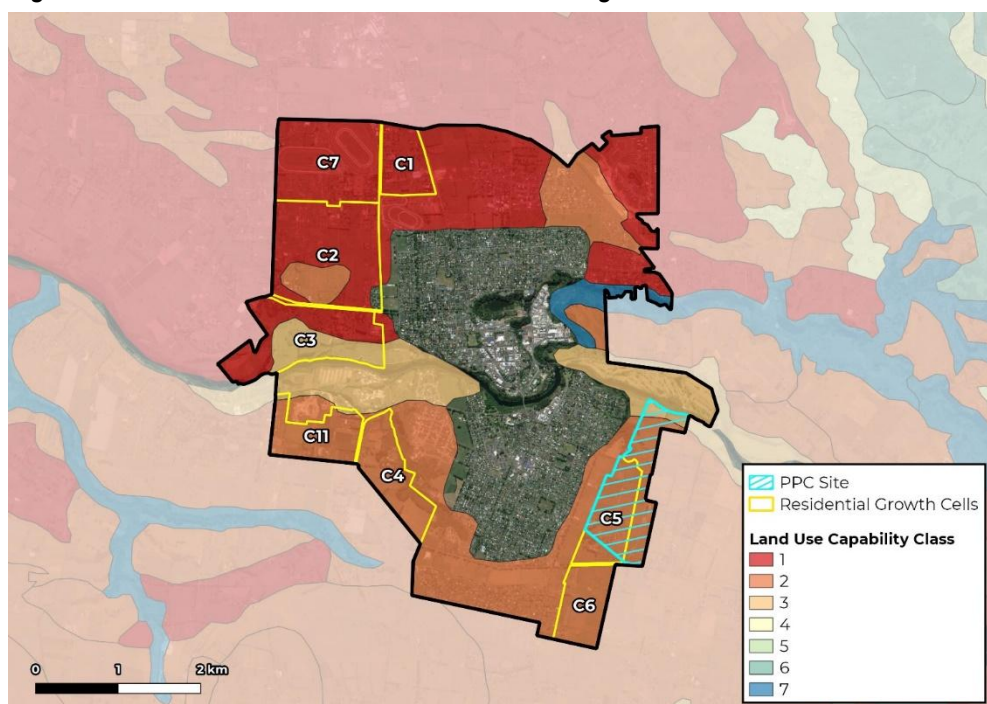
It is noted that the nearest non-highly productive land to the PPC site is approximately 2km from the town extents in any direction, with Smart Road to the north east, Redoubt Road to the south east, Massey Road to the south, and Cambridge Road/Parallel Road to the south west. These are all rural locations.

Based on the above, it is considered that rezoning land classified as non-highly productive is not a reasonably practicable option for providing additional residential supply relative to the plan change site.

The soil assessment conducted by LandSystems, demonstrates that there are large areas, including the central gully, northern river terraces, and areas further south that are either not high-class soils (LUC 4 or 7) or non-productive land due to modification. The remaining areas of highly productive land are considered too small and fragmented to form a viable productive unit.

Consequently, rezoning the PPC site for urban residential development would not adversely affect the primary production capacity of the Cambridge market or the broader district.

Figure 11: Land Use Classification within Cambridge Market



Rezoning Different Highly Productive Land That Has a Relatively Lower Productive Capacity

Section 3.6(2)(c) states that to meet the requirements of subclause (1)(b), the territorial authority must consider rezoning different highly productive land that has a relatively lower productive capacity.

As outlined in the Property Economics report, aside from the Class 7 soil situated to the east of Carter's Flat, there are parcels of land characterised by relatively lower productive soil classes under the LUC system.

The first piece of Class 3 soil is positioned adjacent the river corridor between growth cell C3 and C11, immediately to the south of the Waikato River, as illustrated in Figure 12 below. However, this area is not considered a reasonably practicable alternative given it has largely been developed and is not suitable for residential development given the proximity of an existing industrial estate, an existing quarry and the wastewater treatment plant.

Given its direct adjacency to the existing Industrial Zone, a significant portion of the rural land in this vicinity is allocated for light industrial purposes, housing facilities such as Inghams, EnviroWaste Transfer Station, Storage King, K&S Freighters, wastewater treatment plant, among others. Furthermore, some primary sector activities are also present within the Rural Zone, bordering the industrial land, including plant nurseries, crop growers, and cattle feeding operations.

As a result, the remaining vacant and developable portion of this Class 3 soil consists of a few small and isolated rural blocks. These blocks are insufficient in size to efficiently accommodate significant residential development and therefore do not offer a more viable alternative compared to the plan change site.

Figure 12: Alternative Lower-Class Soils (River Corridor West)

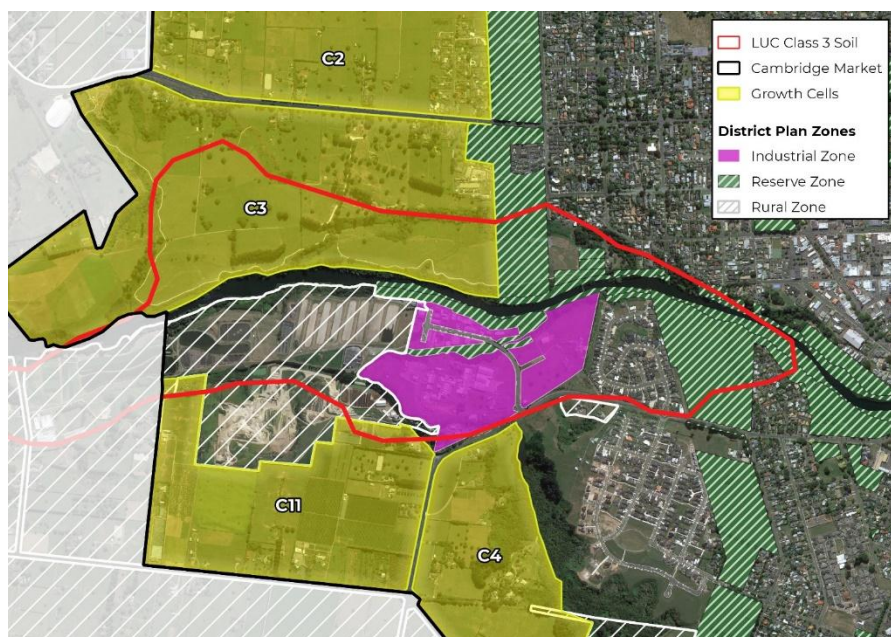
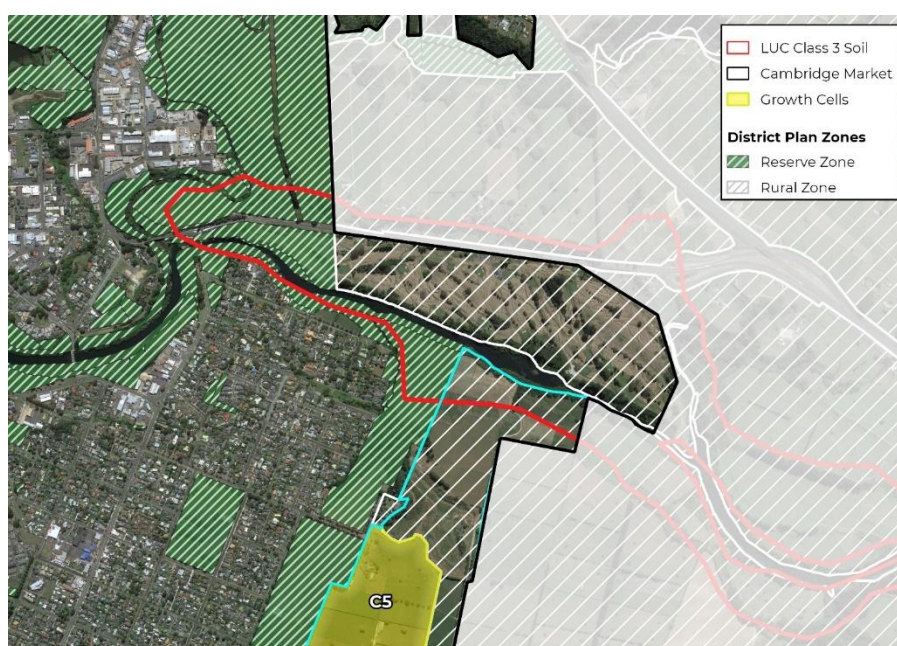


Figure 13 below shows the presence of another section of Class 3 soil situated on the southern side of Thermal Explorer Highway, spanning a combination of Rural and Reserve zones. A portion of this Class 3 soil is currently utilised by the Cambridge Golf Club, making it unavailable and impractical for accommodating residential development.

The southern extent of this Class 3 soil coincides with the PPC site, indicating that the river-front section of the PPC site encompasses the least amount of HPL soil. This would satisfy the subclause 3.6(2)(c) requirement of rezoning lower-class soil within the same locality. Albeit much of this southern extent has already been assessed as not highly productive due to being modified.

Figure 13: Alternative lower-class soils (River Corridor East)



Developing this alternative site near the Cambridge Golf Club may involve a minor loss of productive soil, however it's important to note that a significant portion of the PPC site has already been identified as suitable for residential development. Consequently, this alternative Class 3 land, currently zoned as Rural, would not represent a more practical or appropriate choice for expanding the growth cell or existing urban environment in Cambridge in terms of scale of development capacity.

This alternative Class 3 land is situated in a relatively isolated location, lacking any connection with existing or planned residential development. This would result in a less efficient outcome compared to the plan change site in respect of its contribution to a well-functioning urban environment.

Development in these alternative locations is not plan enabled through identified growth cells or otherwise. As such, any opportunities for urban development expansion in this location would be significantly constrained. Whereas, development within Rider Park is signalled in the District Plan and Waipā Growth Strategy and hence is considered more feasible for accommodating additional residential supply than the Class 3 soil near the Cambridge Golf Course.

Property Economics considers that there are no reasonably practical or more appropriate greenfield alternatives within the same locality and market that would allow for the proposed development while also promoting a well-functioning urban environment, as specified in HPL clause 3.6(1)(b) and 3.6(2).

Property Economics also conclude that although enabling greater intensification within existing urban areas could significantly increase residential opportunity and locations within the current Cambridge urban environment, it should be noted that the expected outcome of PC26 does not imply that future residential development in greenfield sites should be removed as an option, regardless of the site's efficiency or its potential contribution to a well-functioning urban environment.

Considering the projected residential capacity shortfall, as quantified by Property Economics, residential development in an economically efficient and feasible location like the plan change site is deemed appropriate to strike a balance between brownfield and greenfield residential supply in the Cambridge local market. Property Economics consider this would provide greater certainty regarding the sustainable growth of the town, improve land resource efficiency, and contribute to the creation of a well-functioning urban environment, aligning with the NPS-UD and NPS-HPL context.

If the plan change extent for the C5 Structure Plan was limited to the growth cell boundaries only in order to avoid the limited areas of highly productive land in the Rural Zone, it is considered the design outcomes in terms of achieving a well-functioning urban environment would be compromised. The reasons for this assertion include but are not limited to:

- The plan change would enable significantly less development capacity to meet demand in the short, medium and long term;
- The plan change would not achieve the same mix of housing and therefore not enable a variety of homes to meet the needs of different households;
- The plan change would not contribute to the same reductions in greenhouse gas emissions;

- The plan change would not achieve the same levels of amenity and the environmental and cultural enhancement opportunities would be significantly reduced;
- The plan change would not achieve the same level of pedestrian or cyclist connectivity from C5 to other areas in Leamington such as Addison Street, or the Pa sites as the C5 area and the lower terrace will be severed;
- The likely design implications in avoiding the highly productive land beyond the C5 growth cell may result in smaller swales and stormwater basins and hence reducing the ecological and landscape opportunities within the open space network accordingly;
- The land set aside for a potential school site would likely revert to housing to achieve the maximum yield from the subdivision to ensure it is financially viable;
- It is likely that one of the commercial areas/neighbourhood centres would not be required and hence diluting the social, economic and cultural wellbeing benefits borne out of these commercial hubs servicing the needs of the community;
- The land set aside for gateway reserves at the Maungatautari Road entrance would likely revert to housing to achieve the maximum yield from the subdivision to ensure it is financially viable; and
- The current conceptual design for the roads include a generous reserve width currently accommodating pram crossings and median strips as well as ample parking, however it would be likely that this would be reconsidered and reduced as far as possible to the minimum width as required to increase lot yield.

Losing reserves/open space and the gully, school land, commercial area and generous road reserves will reduce the ability to provide a well-functioning environment that aligns with the vision, purpose and design principles that underpin the proposed Structure Plan. Allowing use of the additional area results in a high-quality development with high quality amenities in well thought out locations suitable for the long-term future of Cambridge.

Clause 3.6(1)(c) *the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values*

The Economic Assessment prepared by Property Economics helpfully identifies the economic benefits and costs associated with the proposed rezoning. These are summarised as follows:

Economic Benefits

- Increased short-medium term residential land / dwelling supply:
- Increased and diversified choice of housing location and price point
- Higher level of development and residential capacity certainty in the short-medium term
- Increased efficiency of infrastructure (relative to rezoning other greenfield sites that are remote to the existing Cambridge township):
- Potential for lower residential land prices in Cambridge and the wider district:

- Increased local employment:
- Potential to cater for greater levels of growth
- Diverse buyer pool
- Increased amenities

Economic Costs

- Additional infrastructure investment and servicing requirements
- Loss of some amount of rural productive land
- Impact on existing zoned areas

Property Economics considers that the proposed plan change would bring net economic and social benefits to the Cambridge market and the local community in the context of a shortfall in residential capacity.

In addition to those benefits and costs identified by Property Economics, the following social and cultural benefits have been identified.

The rezoning of the entire plan change area will enable cultural benefits, including:

- Potential betterment and celebration of the Pa site
- Accessibility of the Pa site
- Further protection of the Pa site by the creation of an additional reserve
- Naming conventions within the subdivision
- Native planting within the gully, along the river, in the swales and in the reserve areas.

Significant social benefits will also be enabled by the plan change, including:

- Connectivity of site to the town belt via shared paths
- Wider connectivity of the site to the cycleway and other footpaths
- Potential for various housing typologies which are in limited supply in Cambridge
- Significant investment in native planting in the central gully;
- Creation of additional reserve areas and open space, potential playground
- Protection of ecological features including flora and fauna
- Compensation for the loss of native bat habitat
- Two areas of land for commercial activities/neighbourhood activities.

As identified elsewhere in this report, there are environmental benefits that underpin the plan change, including ecological enhancement opportunities through re-planting the central gully system. The landscape design principles will establish high-quality open space and 'green streets'

that will significantly enhance amenity. Stormwater management measures in combination with the landscaping and ecology outcomes will ensure that water quality is improved.

Considering the above, it is considered that the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

Section 3.6(5) states that Territorial authorities must take measures to ensure that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment.

Based on the above, and when considered in conjunction with the projected residential capacity sufficiency in the catchment (as outlined in the Economic Assessment), the plan change aligns with subclauses 3.6(1)(a), 3.6(1)(b) (including Section 3.6(2)), 3.6(1)(c) of the NPS-HPL. It has also been confirmed that the proposed area subject to the plan change is the minimum necessary to provide for the development capacity while also achieving a well-functioning urban environment aligning with Section 3.6(5). Consequently, the Economic Assessment concludes it is considered as an appropriate and efficient location for the provision of additional residential supply in the Cambridge market, and this consideration is supported by three key factors:

Firstly, the HDCA 2023 modelling suggests an anticipated shortage of residential capacity in the Cambridge market and the broader Waipā District over the next three decades. This underscores the PPC site's crucial role in providing market certainty for future growth in the local residential market. This aligns with subclause 3.6(1)(a).

Secondly, when considering alternative options within the same locality and market that are reasonably practical and efficient, it becomes apparent that the PPC site stands out as the most suitable greenfield choice for accommodating additional residential supply.

While intensification through infill and redevelopment could offer additional residential development capacities and locations, this approach alone is not sufficient to fully accommodate the anticipated growth in both the local and wider district market.

The PPC site, as an appropriate, efficient, and partly anticipated location for residential development will contribute to achieving a well-balanced supply of both brownfield and greenfield residential options in the context of additional residential supply required in Cambridge to accommodate projected demand, while also facilitating a well-functioning urban environment. This aligns with subclause 3.6(1)(b), as well as Clause 3.6(2) confirming that development of existing urban areas has been considered, rezoning land that is not highly productive has been considered, as has land that has a lower productive value.

The economic benefits and costs of rezoning the PPC site are identified in the next section to provide an assessment of subclause 3.6(1)(c). The social and cultural costs of the PPC will be outlined in the PPC application to provide a full assessment against this section of the NPS-HPL.

Lastly, the Council has already identified a significant portion of the PPC site for future urbanisation, recognising the appropriateness of the location in accommodating some of the district's forthcoming growth. This also aligns with earlier statutory growth strategies.

All these considerations collectively reinforce the plan change site's status as an efficient location within the framework of the RMA and NPS-HPL.

9.3 National Policy Statement for Indigenous Biodiversity

The objective of the National Policy Statement for Indigenous Biodiversity (NPS-IB) is:

- a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and
- b) to achieve this:
 - (i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and
 - (ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and
 - (iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and
 - (iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

Policies

Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decisionmaking principles and takes into account the principles of the Treaty of Waitangi.

Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:
(a) managing indigenous biodiversity on their land; and

(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and

(c) actively participating in other decision-making about indigenous biodiversity.

Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.

Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.

Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.

Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.

Policy 7: SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

Policy 9: Certain established activities are provided for within and outside SNAs.

Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.

Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.

Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.

Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.

Policy 17: There is improved information and regular monitoring of indigenous biodiversity.

Comments

Part 3 of the NPS-IB sets out a non-exhaustive list of things that must be done to give effect to the Objective and Policies outlined above, this includes:

- a) Subpart 1 sets out general approaches to implementing this National Policy Statement:
- b) Subpart 2 sets out provisions relating to the identification of SNAs, the management of adverse effects on SNAs, and the general management of indigenous biodiversity outside SNAs:
- c) Subpart 3 sets out additional specific requirements relating to indigenous biodiversity.

Clauses 3.2 to 3.8 outline the specific requirements that local authorities and territorial authorities need to take into account to administer the policy directives in the NPS-IB.

Clause 3.10 outlines the key requirements for managing adverse effects on Significant Natural Areas (SNA) of new subdivision, use and development. As such, the first consideration is whether the Plan Change Area is a SNA.

SNA, or significant natural area, is defined in the NPS-IB as:

- a) any area that, after the commencement date, is **notified or included in a district plan as an SNA** following an assessment of the area in accordance with Appendix 1; and
- b) any area that, on the commencement date, is **already identified in a policy statement or plan as an area of significant indigenous vegetation or significant habitat of indigenous fauna** (regardless of how it is described); in which case it remains as an SNA unless or until a suitably qualified ecologist engaged by the relevant local authority determines that it is not an area of significant indigenous vegetation or significant habitat of indigenous fauna.

The Structure Plan Area is not identified in the Waipā District Plan, Waikato Regional Plan or Waikato Regional Policy Statement as an SNA at the time of lodging this PPC.

The Plan Change Area is used by pekapeka / long-tailed bats, which have a Threat Category of 'Threatened (Nationally Critical)'. The NPS-IB defines *specified highly mobile fauna* as the Threatened or At Risk species of highly mobile fauna that are identified in Appendix 2, which includes Pekapeka / long-tailed bats²¹.

The NPS-IB defines *highly mobile fauna area* as an area outside an SNA that is identified under clause 3.20 as an area used intermittently by specified highly mobile fauna. Clause 3.20 imposes obligations on Regional Councils to identify highly mobile fauna areas in a specified manner. No record of any part of the plan change site as a highly mobile fauna area has been made by the Regional Council.

²¹ Appendix 2: Specified highly mobile fauna, NPS-IB

Considering that the C5 Plan Change Area is not deemed a SNA or a highly mobile fauna area within the NPS-IB, is it considered the relevant Clause for consideration is Clause 3.16 Indigenous biodiversity outside of SNAs. Clause 3.16 states:

- (1) *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the **effects management hierarchy**.*
- (2) *All other adverse effects of any activities that may adversely affect indigenous biodiversity that is outside an SNA (other than indigenous biodiversity on specified Māori land (see clause 3.18)), must be managed to give effect to the objective and policies of this National Policy Statement.*
- (3) *Every local authority must make or change its policy statements and plans to be consistent with the requirements of this clause.*

The effects management hierarchy is defined in the NPS-IB as *an approach to managing the adverse effects of an activity on indigenous biodiversity that requires that:*

- a) adverse effects are avoided where practicable; then*
- b) where adverse effects cannot be avoided, they are minimised where practicable; then*
- c) where adverse effects cannot be minimised, they are remedied where practicable; then*
- d) where more than minor residual adverse effects cannot be avoided, minimised, or remedied, biodiversity offsetting is provided where possible; then*
- e) where biodiversity offsetting of more than minor residual adverse effects is not possible, biodiversity compensation is provided; then*
- f) if biodiversity compensation is not appropriate, the activity itself is avoided.*

The Ecological Impact Assessment completed by Titoki Landcare concludes that a variety of measures have been proposed to avoid, minimise, remedy and compensate the actual and potential ecological effects on the features identified on the Site. Titoki conclude that:

More than minor effects on vegetation, birds, lizards, wetlands, and freshwater values are avoided and minimised through measures such as avoiding residential and commercial land use in higher value areas.

Additional measures are required to manage the potential effects on long-tailed bats as they are classified as Threatened – Nationally Critical, and the removal of trees and conversion of pasture to residential and commercial land uses (activities that are required for urban growth around Cambridge) will result in a more than minor effects on this Very High value species.

The removal of potential roosting habitat for long-tailed bats is assessed as a Moderate level of effect and recommendations are made to remedy this effect through the creation of new suitable roosting habitat within the Site to reduce the level of effect to Low.

The loss of foraging and commuting habitat through the conversion of agricultural land use to urban land use (commercial and residential) is unable to be replaced onsite (remediation) or offsite (offsetting) and therefore compensation is the only option available to balance the residual effects on long-tailed bats from this change in land use. Given the highly mobile nature of long-tailed bats, compensation has recently been agreed upon as an appropriate approach

to effects management on similar projects within the Waipa District when the effects on long-tailed bats cannot be avoided, minimised, or remedied.

...

Compensation is required to address the potential effects from the proposed plan change on long-tailed bats due to the permanent loss of 2.86 ha of Moderate value and 81.36 ha of Low value commuting and foraging habitat having a High level of effect.

Loss of habitat for long-tailed bats is unavoidable for any urban development around Cambridge as bats are present all around the periphery of the town. Loss of roosting habitat can be replaced with new roosting habitat and can therefore be remedied or offset. Yet, the loss of 81.36 ha of pasture that is currently used by bats for foraging and commuting habitat cannot be replaced. This is because most of the surrounding landscape is already in this pastoral land use. Hence recreating pasture would require either removing forest and treeland (creating a perverse outcome of removing high value habitat to create lower value habitat), or by reverting urbanised areas back to pasture (which is not feasible for obvious reasons). However, existing low value foraging and commuting habitat can be improved.

The key threats to the survival of long-tailed bats are predation by introduced mammals and lack of roosting habitat, rather than foraging and commuting habitat availability. Focusing mitigation efforts on reducing predation threat and increasing roosting habitat availability through compensation is therefore expected to provide greater benefits for long-tailed bats than focusing solely on improving foraging and commuting habitat.

To appropriately address the effects on long-tailed bats, the following compensation is proposed:

- *Plant 8,420 long-lived trees (150+ years) known to be used by long-tailed bats for roosting within the proposed gully, river embankment, and escarpment areas within the site.*
- *Plant an additional 20,000 native trees, shrubs and herbaceous plants to encourage foraging and commuting within and along the gully, river embankment, and escarpment areas.*
- *Undertake predator control and monitoring across the gully, river embankment, and escarpment areas onsite targeting possums, rats, mustelids, and cats until the land is vested with Waipa District Council.*
- *Provide a \$200,000 contribution to Waipa District Council or a local community trust for predator control in the wider landscape.*

The Ecological Impact Assessment prepared by Titoki Landcare has concluded that the compensation recommendations are in general accordance with the principles for biodiversity compensation provided in Appendix 4 of the NPS-IB and that biodiversity compensation is appropriate in the circumstances.

9.4 National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 (NPS FW) sets out the objectives and policies for freshwater management under the RMA. The following objective and policies are relevant to the proposal:

Objective

(2) *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*

- a) first, the health and well-being of water bodies and freshwater ecosystems*
- b) second, the health needs of people (such as drinking water)*
- c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

Policies

Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.

Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.

Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.

Policy 5: Freshwater is managed through a National Objectives Framework to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.

Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.

Policy 7: The loss of river extent and values is avoided to the extent practicable.

Policy 8: The significant values of outstanding water bodies are protected.

Policy 9: The habitats of indigenous freshwater species are protected.

Policy 11: Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.

Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.

Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.

Comments

Policy 1 directs that freshwater is managed in a way that gives effect to Te Mana o te Wai.

That concept aligns well with the outcome sought by Te Ture Whaimana, which is discussed further below. In summary, the PPC gives effect to Te Mana o te Wai through its approach to managing stormwater and mitigating impacts on freshwater habitats within the receiving environment.

Policy 6 and 7 direct that there be no further loss of extent of natural inland wetlands and the loss of river extent and values is avoided to the extent practicable. The PPC avoids the removal of any natural inland wetlands identified within the project footprint. As such no specific management for this effect is recommended.

Policy 9 requires that the habitats of indigenous freshwater species are protected. The proposed stormwater system and soakage basins will reduce the concentrations of metals below the thresholds for harm of aquatic life. It is expected that the water quality of the stormwater from the Plan Change Area post-development will be better than that currently being discharged and will contribute to an overall improvement in water quality. The magnitude of potential effects on

aquatic ecological values from stormwater discharge is predicted to be Negligible provided the stormwater treatment systems are designed to treat stormwater to the permitted standards outlined in the Waikato Regional Plan.

9.5 National Planning Standards

The National Planning Standard 2019 requires district plans to comply with the National Planning Standards by November 2024 either by amendment to the district plan or notification of a proposed district plan.

The Operative Waipā District Plan was approved fully operative by resolution of the Waipā District Council pursuant to Clause 17 of the First Schedule to the RMA on 26 July 2017, after all submissions and appeals had been determined. In accordance with Clause 20 of the First Schedule to the RMA the Waipā District Plan became fully operative on 14 August 2017.

As Waipā City Council are near the required 10-year period to commence a review of the district plan as directed by s79(1) of the RMA, and have not yet notified a new Plan, the Plan Change has been drafted following the existing District Plan structure. This is due to the format of the existing plan and the interdependencies between plan chapters in how it is implemented. This means that some changes to formatting, but not substance, will be required as part of a subsequent whole plan review to align with the National Planning Standards.

9.6 National Environmental Standards

Section 74 (1) (ea) and (f) specify that a territorial authority must prepare and change its district plan in accordance with a national planning standard; and any regulations.

The following National Environmental Standards (NES) are relevant to this Plan Change:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- National Environmental Standards for Freshwater 2020

9.6.1 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The PDP Report on contaminated land risk (refer **Appendix 6**) notes the presence of contaminants at selected locations across the Plan Change Area, including historic waste to land and bulk storage associated with farming and curtilage surrounding dwellings.

Given these areas of known contamination at the site, and the soil disturbance associated with development enabled by the Plan Change, resource consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) will be required.

9.6.2 National Environmental Standards for Freshwater

The National Environmental Standards for Freshwater (NES-F) set requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. Anyone carrying out these activities will need to comply with the standards.

The standards are designed to:

- protect natural inland wetlands
- protect urban and rural streams from in-filling
- ensure connectivity of fish habitat (fish passage)
- set minimum requirements for feedlots and other stockholding areas
- improve poor practice intensive winter grazing of forage crops
- restrict further agricultural intensification until the end of 2024
- limit the discharge of synthetic nitrogen fertiliser to land, and require reporting of fertiliser use.

In many cases, people will need to apply for a resource consent from their regional council to continue carrying out regulated activities.

The relevant requirements of the NES-F will need to be considered as and when the detailed design process is progressed as part of any subsequent resource consent applications. In particular, Clause 45C outlines that consent will be required as a restricted discretionary where earthworks or land disturbance outside a 10m, but within a 100m, setback from a natural wetland if it is for the purposes of constructing urban development. It is anticipated that consent will be required accordingly, and potential for other reasons under the NES-F, given the presence of the inland natural wetland within the central gully.

9.7 Te Ture Whaimana o te Awa o Waikato - Waikato River Vision and Strategy

Section 74(2)(b)(i)5 states that a territorial authority, when preparing or changing a district plan, must have regard to any management plans and strategies prepared under other Acts.

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 establishes Te Ture Whaimana o te Awa o Waikato (Te Ture Whaimana) as the primary direction setting document for the Waikato River and the activities within the catchment affecting the Waikato River.

The overarching purpose of the settlement is to restore and protect the health and wellbeing of the Waikato River for future generations. Specifically:

“... a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come”

Te Ture Whaimana is part of the Waikato Regional Policy Statement in the manner discussed further below. The Regional Policy Statement must be consistent with the Vision and Strategy, and if there are any inconsistencies, Te Ture Whaimana prevails over the RPS.

The RMA directs district plans to give effect to an operative Regional Policy Statement and therefore the Waipā District Plan is required to give effect to the Vision and Strategy. The Operative District Plan was prepared after the Waikato River Settlement Act 2010, being notified in May 2012. The Operative District Plan was assessed at the time as giving effect to Te Ture Whaimana.

The proposed Plan Change will be embedded in the wider Operative District Plan framework and will therefore be subject to the same objectives, policies and methods as the rest of the district in this regard.

The specific responses of the Plan Change to the applicable objectives of Te Ture Whaimana for the Waikato River, which the site is within the catchment of, are discussed below.

Objective (a) of Te Ture Whaimana seeks the restoration and protection of the health and wellbeing of the Waikato River. This objective will be assisted at C5 through the land use change from rural to urban and through the approach to stormwater management proposed, which will utilise swales, soakage basins and an existing natural gully to manage stormwater quantities and improve water quality by the removal of contaminants. These outcomes are documented further in the Te Miro Stormwater Management Plan and will assist with the restoration of the health and wellbeing of the Waikato River.

The Plan Change gives effect to Objective (e) which seeks an integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River. Structure planning has identified the resource constraints and opportunities on the site and the Plan Change responds to these with its provisions.

Objective (g) seeks the recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River. Cumulative effects of land development have been taken into account with the Stormwater Management Plan.

Objective (i) seeks the protection and enhancement of significant sites, fisheries, flora and fauna. Terrestrial ecological effects can be either avoided or kept at a low or very low level. It is likely that the replacement of grazed pasture with gardens will have a positive impact on native lizards.

The management of light levels combined with the proposed compensation measures will appropriately address any effects on long-tailed bats.

The main concern of the proposed development on freshwater values is through sedimentation and stormwater runoff, impacting water quality. These impacts are managed through the appropriate stormwater management and potential positive impacts are realised through the change in land use from agriculture and through the proposed planting of the wetland gully onsite.

Objective (m) seeks the application to the above of both maatauranga Maaori and latest available scientific methods.

Latest available scientific methods have been applied to the stormwater management plan preliminary basin sizing, flood hazard assessment, and assessment fo post development hydrology. Anticipated rates of contaminated removal have been based on WRC Technical Report 2020/07 Waikato Stormwater Management Guideline (updated May 2020). This represents best practice based on the latest available scientific methods. Maatauranga Maaori has/will be taken into account through ongoing engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, on the nature and form of development through co-design and involvement in monitoring on site.

9.8 Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan

Section 74(2A) of the RMA states that a territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan 2013 (“WTEP”) is the Waikato-Tainui environmental planning document.

9.8.1 Introduction to The Waikato-Tainui Environmental Plan

The WTEP is designed to enhance Waikato-Tainui participation in resource and environmental management. It is developed out of Whakatupuranga 2050, a 50-year long development approach to build the capacity of Waikato-Tainui. The vision of the Environmental Plan is not only to maintain the environment, but also to restore or enhance the quality of natural and physical resources.

Key strategic objectives include tribal identity and integrity, including “to grow our tribal estate and manage our natural resources”. The Plan is designed to enhance Waikato-Tainui participation in resource and environmental management.

The Plan is intended as a tool to provide clear high-level guidance on Waikato-Tainui objectives and policies with respect to the environment to resource managers, users and activity operators, and those regulating such activities, within the Waikato-Tainui rohe.

A purpose of the Plan is to provide tools to enhance Waikato-Tainui mana whakahaere and kaitiakitanga, particularly when participating in resource and environmental management.

The overarching purpose of the Plan is to provide a map or pathway that will return the Waikato-Tainui rohe to the modern-day equivalent of the environmental state that it was in when Kiingi Taawhiao composed his maimai aroha.

The Plan is a relevant planning document as referred to in section 74(2A) of the RMA which requires a local authority to take into account any relevant planning document recognised by an Iwi Authority and lodged with the local authority, to the extent that its content has a bearing on the resource management issues of the district, when preparing or changing a district plan.

Section 40 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (“Waikato River Act”) notes that the effect of serving the Plan is that the local authority preparing, reviewing, or changing a Resource Management Act 1991 planning document must recognise the Plan in the same manner as would be required under the Resource Management Act 1991 for any planning document recognised by an Iwi authority.

The provisions of this plan that are relevant to the Plan Change are described below.

9.8.2 Kete Maatauranga

Section B of the WTEP “Kete Maatauranga (Toolbox)” addresses consultation and engagement with Waikato – Tainui. It emphasises the need for RMA applicants to form a relationship with Waikato – Tainui or Kaitiaki during the initial stages of resource development. It also sets out a

suggested engagement process, appropriately scaled to the size of the development. Pre-application consultation is considered best practice planning to ensure that appropriate consideration is given to matters of importance to the people of Waikato-Tainui.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua and Kaitiaki, has been undertaken by the applicant and has been on-going since 2021. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. The MOU reflects all of the above matters of importance identified in the CIA and the proposed Structure Plan has taken into account the outcomes and partnership opportunities that underpin the MOU and CIA.

Section B also sets out the approach to resource use and activity operation that sees a net benefit back to the environment in such a way that the environment is actually enhanced from the resource use, activity, or development: Te Whakapakari i Te Taiao.

The PPC will achieve this outcome through the following environmental enhancements:

- Protecting in the short term and enhancing in the longer term habitat for native fauna, in particular pekapeka / long-tailed bats through the protection of the gully, river embankment and escarpment areas, establishing Light Management Areas, and an appropriate compensation package.
- The creation of a new neighbourhood with a high level of amenity, including a network of open space reserves, planted stormwater swales and basins, and green streets.
- Removing contaminants in stormwater associated with current rural land uses and introducing stormwater treatment regime that will remove substantive quantities of contaminants from the new urban land uses.
- Creation of new habitat in the central gully and wetland, and swale network which is a substantial improvement in the current freshwater habitat values of the site which are limited to farm drains.

9.8.3 Ngaa Take, Ngaa Whaainga, Ngaa Kaupapa Here, Ngaa Tikanga aa-Taiao Whanui

Section C of the WTEP includes the vision, issues, strategies, policies and methods. The vision of the iwi is summarised as “To grow a prosperous, healthy, vibrant, innovative and culturally strong iwi”. The health and well-being of the environment is inseparable from the health and wellbeing of tangata whenua. Therefore, environmental management and enhancement is the cornerstone of the WTEP.

Chapter 10 of the WTEP includes the objective that collaboration and consistency with Whakatupuranga 2050 is to be supported by adhering to the engagement process described above.

Chapter 11 of the WTEP incorporates the Vision and Strategy for the Waikato River. These matters are discussed above in this report.

Section D sets out issues, objectives, policies and methods for specific environmental areas. Here relevant to Tuumata are freshwater – te wai maaori (chapter 19), land – te whenua (chapter 21),

land use planning – ngaa whakaritenga moo ngaa whenua o Waikato Tainui (chapter 25) and infrastructure – waihanga matua (Chapter 26).

For Freshwater – te wai maaori in chapter 19, the relevant objectives are: Waikato-Tainui engage and participate in the highest level of decision-making on matters that affect waters in the Waikato-Tainui rohe; water quality is such that fresh waters within the rohe of Waikato-Tainui are drinkable, swimmable and fishable in all places (with water quality to the level that Kiingi Taawhiao could have expected in his time); and an integrated and holistic approach to management of water is achieved.

These objectives are given effect to at C5 to the extent that stormwater quality from the site will be managed and treated to best practicable standards, from an approach starting at site through to swales and wetlands which remove substantive quantities of contaminants (as specified in the Stormwater Management Plan).

For Land – te whenua in chapter 21, the relevant objectives are that the life supporting capacity of land and soils effectively manages soil nutrient loss and water quality so there is minimal impact on nutrient loss to waterways; effectively manage the impact of contaminated land on the surrounding environment; and that integrated catchment management occurs across the entire rohe of Waikato- Tainui.

These objectives are given effect to at C5 principally through the land use change from rural to urban which will reduce nutrient loads to the river, the identification and management through best practices of the identified areas of contamination on the site, and through the use of a water-sensitive design solutions to ensure any impacts on the whenua are minimised.

Overall, the Plan Change will be consistent with the overriding principles, objectives and policies of the WTEP.

9.9 Te Rautaki Tāmata Ao Tūroa o Hauā (Ngāti Hauā Environmental Management Plan)

Te Rautaki Tāmata Ao Tūroa o Hauā provides an expression of Ngāti Hauā values, aspirations and position statements in relation to the taiao. Many of these are common for all people (e.g. clean air and water) and many are specific to Ngāti Hauā (e.g. protection of our waahi tapu).

The Plan enables the Ngāti Hauā Iwi Trust to exercise its responsibilities as kaitiaki, in particular ensuring that iwi can:

- i. Restore the mauri of the taiao;
- ii. Swim in, drink from and gather food from rivers and streams;
- iii. Provide for the cultural, social and economic wellbeing of its people;
- iv. Revitalise our traditional knowledge and practices;
- v. Build the capability of our future kaitiaki

The Cultural Impact Assessment undertaken by Te Hira Ltd on behalf of mana whenua provides an assessment of Ngāti Haua Environmental Management Plan and concludes that the PPC is aligned with the primary objectives of the plan. In particular:

- The lands associated with the Rider Park Structure Plan Area has been previously modified by farm activity.
- The developer and mana whenua will work collaboratively and strategically to protect, manage and/or restore waahi taonga within the site.
- The developer and mana whenua will work together to enable the revitalisation of traditional knowledge and practices associated with this site.
- The Structure Plan will appropriately manage the potential effects of land use and development on customary activities.
- The developer will work with mana whenua to enable the revitalisation of traditional knowledge and practices associated with customary activities at the project site.

9.10 Strategies and Other Relevant Plans

9.10.1 Future Proof Strategy 2024

The Future Proof Strategy is a 30 year growth management and implementation plan for the Hamilton, Waipā, Waikato and Matamata-Piako sub-region.

The Strategy was updated in 2024 and is essential to managing growth in a staged and co-ordinated way while addressing complex planning issues. The Strategy incorporates seven transformational moves for change:

- Iwi aspirations
- Waikato River at the heart
- A comprehensive and fundamental evolution of our transport system
- A vibrant metro core and lively metropolitan centres
- A strong and productive economic corridor
- Thriving communities and neighbourhoods
- Water wise and water sensitive communities.

This is the fourth strategy developed under the Future Proof banner which helps guide key planning decisions across the sub-region. The strategy was last reviewed in 2022 but a further review was required to ensure the Strategy incorporates new regulatory and policy requirements including the National Policy Statement on Urban Development.

As well as including Matamata-Piako and updating the Strategy to reflect changes in legislation and policy, the 2024 Strategy was updated to:

- reflect the work that has progressed on waters, transport and climate change
- identify the critical infrastructure required to enable the development planned for under the Strategy
- reflect the updated Housing and Business Development Capacity Assessments.

As outlined earlier in this report, the Future Proof Strategy (FPS) seeks to support the 2050 District Growth Strategy through its settlement pattern, which illustrates the majority of growth areas in Cambridge and Te Awamutu. The FPS also provides flexibility by setting a framework to assess any out-of-sequence or unanticipated development in the district.

The proposed design principles for the C5 Structure Plan have been aligned with the higher-level growth management directives and criteria for out-of-sequence development set out in the FPS.

The current and future urban areas map in the FPS, represents the Future Proof settlement pattern which has been agreed by the Future Proof partnership as being the areas where urban or village growth is to be enabled. Cambridge is identified in the FPS as a Tier 3 urban environment and C5 is located within an urban enablement area with the northern part identified for long term development and the southern part identified for short term development.

The FPS identifies net target densities for Cambridge of 25-35 dwellings per hectare in defined intensification areas and 20-25 dwellings per hectare in greenfield locations. This has been adopted as a baseline design parameter for the housing densities within C5 Structure Plan, while noting that the FPS also states that specific locations for higher density development will be determined through district-level planning processes.

The FPS provides for four potential development scenarios as outlined in Figure 14 below.

The extent of land intended to be included in the C5 plan change includes both land within the C5 boundary and land outside the C5 boundary to the north and east. This is therefore covered by both **Scenario 1** (development within an urban enablement area, but out of sequence) and **Scenario 3** (development outside of an urban enablement area and deemed unanticipated) in the FPS.

The necessity for Councils to be flexible when considering development proposals is embedded within the provisions of the National Policy Statement – Urban Development (NPS-UD). The provisions require that every local authority must have particular regard to plan changes that create significant development capacity, even if that capacity is unanticipated by RMA documents or is out-of-sequence with planned land release. To give effect to this requirement, the NPS-UD requires regional councils to include criteria in regional policy statements to assist authorities in determining whether a proposal provides for significant development capacity.

Figure 14: FPS Potential Development Scenarios

Scenario 1

Development **within** an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but **out of sequence**. For example: bringing forward development as planned for in a strategic document/District Plan.



Scenario 1a

Development **within** an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but an **out-of-sequence scenario that brings forward growth that is planned for 30+ years away into the short (0-3 years), medium (0-10 years) or long term (0-30 years)**.



Scenario 2

Development **within** an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria), but **unanticipated**. For example: increasing density of planned development to add more development capacity, or changing another type of land use to residential land use.



Scenario 3

Development **outside of** an Urban Enablement Area or Village Enablement Area (includes Tier 1 and Tier 3 Urban Environments, and other towns/villages that do not meet tier 3 criteria). This development could be continuous or non-contiguous with an Urban Enablement Area or Village Enablement Area. This type of development is considered **unanticipated**.



Future Proof has developed a set of criteria²² to assist Councils in responding to plan changes when they are either out of sequence or unanticipated.

The number of criteria that apply to plan changes depends on the nature and timing of the urban development proposed. The four potential scenarios described in Figure 14 above have been identified for the pathways under which a plan change could follow. In essence, these criteria are intended to assist in determining whether a proposed plan change would create significant development capacity.

It is also important to note that, in applying the criteria, out-of-sequence and unanticipated developments need to show how the development gives effect to Te Ture Whaimana (Vision and Strategy for the Waikato River), by restoring the health and well-being of the Waikato and Waipā

²² Pages 66-67, Figure 15: Potential Development Scenario criteria, [Future Proof Strategy](#)

rivers. This has been critical in informing the stormwater management framework for the Rider Park Structure Plan as addressed earlier in this report.

Scenario 1 (development within an urban enablement area, but out of sequence) requires assessment under Criteria A and Scenario 3 (development outside of an urban enablement area and deemed unanticipated) requires assessment under Criteria A and B.

In recognition that the FPS does not have statutory weight in the context of the RMA, the potential development scenario criteria for out-of-sequence and unanticipated developments are currently proposed to be added to the Waikato Regional Policy Statement via a plan change (WRPS Change 1). Rather than assessing the criteria in full here, the corresponding criteria in WRPS Change 1 (APP13 – Responsive Planning Criteria – Out-of-sequence and unanticipated developments (Future Proof Local Authorities) has been assessed below in the consideration of the WRPS.

While these criteria have been assessed in detail later in this report, the matters of most relevance for Rider Park are capacity for delivering in advanced timeframe, contribution to affordable housing, can be serviced without undermining committed infrastructure investments made by local authorities, contribution to mode-shift, climate change, avoiding waahi toitu, and alignment with planned growth.

As part of the analysis of the WRPS, in particular WRPS Change 1 (APP13), the plan change has demonstrated that the development will not affect the feasibility, affordability, and deliverability of planned growth in the pre-2035 growth cells.

9.10.2 Hamilton-Auckland Corridor Plan & Implementation Programme

The Hamilton to Auckland H2A Corridor Plan outlines the agreed spatial intent for the corridor and a work programme of six focus areas and 13 key initiatives. The purpose of the Plan is to develop an integrated spatial plan and establish an ongoing growth management partnership for the corridor.

A 2020 H2A Plan updates the 2018 Plan. The 2020 Plan reflects a targeted update of the 2018 version to ensure the document is current.

The work programme for the H2A Plan is identified and broken into six focus areas. Each focus area has a number of key initiatives or implementation actions. The key initiatives are described in the document as a 'step change'.

Focus Area 5 is the Hamilton-Waikato Metropolitan Area, which seeks to achieve the following:

“Supporting and unlocking the residential and employment development potential and iwi aspirations of this fast-developing metropolitan area through joint planning, integrated growth management and key transformational projects”.

Under this Focus Area 5, six priority development areas are identified including the southern corridor for the Cambridge West-Hautapu growth cells and structure plans, and the airport. Whilst C5 is not included in the priority development area it is recognised that the Hamilton-Waikato Metropolitan Area includes the existing and future urban areas of Cambridge.

9.10.3 Hamilton -Waikato Metro Spatial Plan

The Hamilton Waikato Metropolitan Spatial Plan 2020 (MSP) is a vision and framework prepared by the Future Proof Partners for how Hamilton City and the neighbouring communities within Waipāa and Waikato districts will grow and develop over the next 100 plus years, creating one of the most liveable places in New Zealand. The MSP sets out how and where Hamilton City and the neighbouring communities should grow, develop and move around long-term to provide social, economic and environmental prosperity.

Implementation of the MSP is proposed to be delivered through an Urban Growth Programme consisting of a two tiered approach. Tier One of the Urban Growth Programme includes Priority Development Areas.

The Priority Development Areas are described as “distinct, targeted initiatives for the Future Proof partners to implement and give effect to the MSP”.

The timing of implementation of Priority Development Areas is set out in the Urban Growth Programme as “Short Term” ie with a 3-5 year timeframe.

The Southern Corridor Priority Development Area includes the Cambridge West-Hautapu growth cells and structure plans, and the Hamilton Airport. Whilst development within the C5 site is not the focus of this particular Priority Development Area, the existing and future urban areas of Cambridge are included in the ‘corridor’ and growth within the Rider Park Plan Change Area will align with the ambitions of the MSP to provide for future population growth and housing and the Government Urban Growth Agenda and NPS-UD.

9.10.4 Waipā 2050 District Growth Strategy

The community vision stated in the Growth Strategy is:

Te whakakotahitanga o te iwi o Waipā kia anga whakamua, kia hapai i te taiao.

Uniting the people of Waipā for progress while sustaining the environment.

The Growth Strategy is all about taking an integrated approach to managing growth.

To achieve this, the strategy sets out to:

- Recognise, protect and enhance the features of Waipā that make the district a special place
- Set a pattern for the future growth of settlements
- Integrate growth with infrastructure provision for a more cost effective approach to development

By 2050, an additional 25,000 people are expected in Waipā, bringing the population to nearly 75,000. That's 14,000 more people for Cambridge, 5,400 in Te Awamutu and Kihikihi and more than 6,000 additional residents spread around the rest of the district.

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

The tables and maps in Appendix S1 to the Waipā District Plan provide information on the location and extent of each of the growth cells, and a broad timing for each of either 'anticipated now to 2035' or 'anticipated beyond 2035'. This timing of each growth cell was based on growth projections within the Waipā 2050 District Growth Strategy and calculation of available land supply at that time. The indicated timing for the release of each growth cell is intended to provide certainty to the community as to future land supply.

The locations of the Deferred Zones and future growth cells are identified on the maps contained in Appendix S1. They are also shown in the Waipā 2050 District Growth Strategy. Details of the area and anticipated dwelling capacity within each growth cell are also included within the accompanying tables. The dwelling capacity within each growth cell is approximate only, and subject to further detail design at the time of subdivision. The uplifting of a Deferred Zone to enable the future intended land use for post 2035 growth cells to proceed can only occur via a plan change process. It is intended that any plan change for the post-2035 growth cells includes a Structure Plan process to demonstrate how the area is to be serviced.

Often, there will be infrastructure requirements that will precede land being made available for development. Where Council intends to fund the upfront cost of this infrastructure then it will identify this through its 10 Year Plan (LTP). The 10 Year Plan is reviewed in full every 3 years. Where the infrastructure is not identified in Council's 10 Year Plan, then there may be the opportunity for the infrastructure to be privately funded, subject to a 'Developer Agreement' being in place between the private party and Council.

The information contained in Appendix S1 is consistent with that contained within the Waipā 2050 District Growth Strategy. The different capacities identified in the tables reflect the work undertaken within the Waipā 2050 Growth Strategy and Town Plans. The capacities shown for the Town Plans are generally greater and provide guidance on the increased density that can be achieved as a result of applying a 12-15 dwellings per gross hectare density target. Where there are inconsistencies with the Waipā 2050 District Growth Strategy, it is due to the District Plan being updated to reflect plan changes, resource consent processes, or updates to development capacity analysis that have occurred since the District Growth Strategy was released.

The Structure Plan for the Rider Park Plan Change seeks to respond to the Waipā 2050 District Growth Strategy targets through providing for an overall net density of at least 25 dwellings per hectare, responding to local character attributes and infrastructure requirements.

The District Plan identifies the C5 growth cell as having a dwelling capacity of approximately 732 dwellings. The Structure Plan provides for a conceptual development capacity of well in excess of this.

9.11 Regional Policy Statement and Plans

Section 75(3)(c) states that a District Plan must give effect to any Regional Policy Statement and Section 75(4)(b) states that a District Plan must not be inconsistent with a Regional Plan for any matter specified in Section 30(1) (being the functions of a regional Council under the Act).

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

Waikato Regional Policy Statement (WRPS) sets the policy direction for the region. The Plan Change is required to give effect to the WRPS.

Set out below is a summary of the key policy direction of the WRPS and commentary of the Plan Change in relation to that policy direction.

Recent proposed changes to the WRPS under Change 1 are discussed below this section. Change 1 incorporates into the WRPS the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD) and reflect the updated Future Proof Strategy 2022.

9.11.1.1 Urban form and development

Policy UFD-P1 requires that subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner. Specifically, this is required to: have regard to the principles in APP11; recognises and addresses potential cumulative effects; be based on sufficient information to allow assessment of the potential long-term effects; and have regard to the existing built environment.

The potential cumulative effects of subdivision, use and development that will occur in the Rider Park SPA as a result of the Plan Change have been taken into account where applicable. For example, the Stormwater Management Plan, Infrastructure Assessment and the ITA for the Plan Change assess the effects of the development proposed, in addition to other existing and planned development impacting services and roading capacity and functioning.

The information presented in this report and attachments, together with the Structure Planning approach undertaken for Rider Park is more than sufficient to allow assessment of the potential long-term effects of subdivision, use and development.

Regard has been had to the existing built environment in the planning for Rider Park, including through the introduction of new compatible activities and through buffering through roading and open space where needed.

Policy UFD-P11 specifies how the Future Proof land use pattern should be adopted within the region. The Operative version of this policy is out of date in that it references the land use patterns, timing and allocations from the previous Future Proof Strategy, and does not take into account the Housing and Business Land Assessments for the Future Proof sub-region prepared in 2021 in accordance with the requirements of the NPS:UD and as represented in the Future Proof Strategy 2022. The WRPS is being updated through Plan Change 1 to reference the updated Future Proof Strategy, and as also discussed below, the Plan Change accords with this update.

Policy UFD-P11 as proposed to be amended through WRPS Change 1 has been assessed against the relevant subparts of this policy:

1. The Rider Park PCA is within the Future Proof indicative urban and village enablement areas as shown on Map 43 (5.2.10 Future Proof map (indicative only) of the WRPS.
2. The northern part of the Rider Park PCA is identified in Map 43 (5.2.10 Future Proof map (indicative only) for long-term development (2031-2050) and the southern part of the Rider Park PCA is identified in Map 43 (5.2.10 Future Proof map (indicative only) for short-medium term development (2020-2030).

3. Alternative residential urban land release patterns are proposed as part of the PPC, with both out-of-sequence and unanticipated development scenarios, including development within and outside of the urban enablement area indicated on Map 43. Through the proposed changes to the district plan and structure plan processes, justification has been provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard has been had to the proposed development capacity being significant. The PPC has been assessed for consistency with the responsive planning criteria in APP13 below.

As addressed earlier in this report, the extent of land intended to be included in the Rider Park plan change includes both land within the C5 boundary and land outside the C5 boundary to the north and east. This is therefore covered by both Scenario 1 (development within an urban enablement area, but out of sequence) and Scenario 3 (development outside of an urban enablement area and deemed unanticipated) in the FPS.

The FPS states that Scenario 1 (development within an urban enablement area, but out of sequence) requires assessment under Criteria A and Scenario 3 (development outside of an urban enablement area and deemed unanticipated) requires assessment under Criteria A and B. While the WRPS (as proposed to be amended by Change 1) does not explicitly state what criteria applies to what scenario, it is assumed for the purposes of this assessment that the same applies.

The following assessment cites the responsive planning criteria in APP13 and comments as appropriate. This same criterion is also addressed in Section 4.3 of the Economic Assessment prepared by Property Economics.

Criteria A

- A. *That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.*

The Economic Assessment undertaken by Property Economics, concludes that based on the updated residential capacity assessment for the Waipā District, it has been estimated that there would be insufficient residential capacity in both the medium and long terms if prices were indexed to 2021 levels. This estimation takes into account the additional capacity enabled by the MDRS and relevant qualifying matters.

In light of this updated context, the Waipā District would require additional residential capacity prior to 2035 to accommodate the projected growth and the proposed PPC to advance the C5 growth cell sooner is deemed appropriate.

- B. *That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:*
 - i. *have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
 - ii. *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.*

As addressed in the assessment for the NPS-UD in Section 9.1 of this report, it is considered that the proposed plan change and associated Structure Plan will contribute to a well-functioning

urban environment. There will be a variety of homes and lot sizes, good accessibility, limited impact on the competitive operation of land and development markets, support reductions in greenhouse gas emissions, and will be resilient to climate change.

The PPC is proposed to be staged across a 15-year period to minimise adverse impacts on land / growth cells being developed at present around Cambridge and would make a positive contribution to creating a more competitive land and development market.

- C. That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B6, B7, B8, B9 and B11 of the strategy).*

As outlined in Section 9.10.1 of this report, it is considered the PPC is consistent with the Future Proof Strategy guiding principles, and growth management directives.

- D. That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.*

The multi-modal transport network planned has had regard for effective integration with adjacent land uses, for optimised local travel by non-motorised modes, and support a well-integrated local community environment.

Shared path connections at multiple points throughout the Structure Plan area are critical to achieving integration with the Te Awa Cycleway to the south, the Green Belt / Council reserves and existing footpaths / cycleway routes to the east, and future connections to the west. These connections will require high visibility and prominence in the overall site layout.

- E. In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.*

The applicant and primary landowner within the Plan Change Area is committed to the funding and delivery of development within an advanced timeframe. This plan change application itself demonstrates this commitment with substantive cost to formally seek that part of the C5 growth cell be bought forward. Furthermore, a Private Development Agreement ("PDA") for the Rider Park Plan Change Area will be entered into with WDC, whereby the applicant will agree to the fair and reasonable apportionment of infrastructure costs to enable development and resolve any capacity issues.

- F. In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.*

As noted above, the Economic Assessment undertaken by Property Economics, concludes that based on the updated residential capacity assessment for the Waipā District, it has been estimated that there would be insufficient residential capacity in both the medium and long terms if prices were indexed to 2021 levels. This assessment provides robust data and evidence to confirm that planned land use in other pre-2035 growth cells will not be compromised by an over-supply.

The site is predominantly owned by one entity that would provide for a seamless development of the site. This means that the additional residential capacity provided by the proposed PPC has the potential to exhibit greater levels of certainty than other pre-2035 residential growth cells which have a multitude of land ownerships.

Given that the residential capacity sufficiency of Cambridge is anticipated to be largely dependent on the realisation of the identified growth cells, greater level of development certainty would be critical to ensure a continuous population and economic growth of Cambridge and the wider district in the future. This is also considered as one of the critical economic benefits of expediting the C5 growth cell.

The Economic Assessment addresses the impacts on pre-2035 residential growth cells in Section 9 and concludes that, while the additional capacity provided by the proposed PPC would also increase residential market competition (a negative factor from the investors perspective), this is not considered as an adverse impact on the current environment as it would create significant additional and distinguished housing location, typology and price point choice plus upgraded infrastructure and additional amenities (e.g., reserves, cycleways, walkways, etc). In Property Economics view, there are no other concerning impacts of the proposed PPC on the pre-2035 residential growth cells from an economic perspective.

G. That the development protects and provides for human health.

The combined Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) prepared by Pattle Delamore Partners (PDP) confirm that a Remedial Action Plan (RAP) and a Contaminated Site Management Plan (CSMP) will ensure any effects on human health from soil disturbance will be appropriately managed.

H. That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis.

The Economic Assessment concludes that the PPC may influence Waipā house affordability by increasing the supply of residential capacity. A decrease in Cambridge house prices would benefit residents who do not already own homes, including existing renters (who pay for housing on a weekly basis) and first home buyers, such as young residents.

I. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure in the sub-region.

The PPC will not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure in the sub-region as the infrastructure solutions proposed will be bespoke for the Rider Park Plan Change and funded by the developer either directly or through payment of Development Contributions. The modelling and carrying capacity within the three waters infrastructure network has taken into account future development within the Rider Park Structure Plan Area .

J. That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by local authorities or central government to support other growth areas.

The PDA will ensure that the development can be adequately serviced without undermining committed infrastructure investments made by local authorities or central government to support other growth areas.

- K. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.*

The PDA will provide a mechanism outside of the RMA for the provision and financing of infrastructure to serve PPC area, with the primary purpose being to ensure that WDC is not unduly burdened by any infrastructure costs associated with bringing development forward within the Rider Park Structure Plan Area. The development will essentially be cost-neutral for WDC until 2035.

- L. The compatibility of any proposed land use with adjacent land uses including planned land uses.*

The PPC is seeking to rezone land for residential development. The proposed land use is entirely compatible with the existing residential community for Leamington to the west, and largely gives rise to a continuation of those land use patterns, albeit with provision for medium density development. In terms of the sites interface with the adjoining reserves zone to the west and Rural Zone to the east, appropriate setbacks and design controls are proposed to ensure compatibility.

- M. That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.*

As noted above, the multi-modal transport network planned has had regard for effective integration with adjacent land uses, for optimised local travel by non-motorised modes and support a well-integrated local community environment. Provision is not foreclosed for the potential future integration with other land development where that is planned. A distributive and efficient transport network that internalises local distributive movements has been planned through connections to both Wordsworth Street and Maungatautari Road.

- N. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.*

A well-functioning urban environment with a diversity of mixed use, medium-density, and high-density development that promotes accessibility to urban centres through a variety of transport methods will help reduce urban Greenhouse Gas Emissions (GHG).

The GHG emission benefits of higher-density residential development, in terms of lower product, construction, and operational emissions than standalone dwellings are promoted in both the Future Proof Strategy and emissions reduction plan. This approach also presents the co-benefits of enabling greater supply and diversity of housing to be built at pace and scale, improving affordability. As such, the emission reduction plan contains system settings seeking to support and accelerate the development lower-emission housing.

At a masterplan / general arrangement level of analysis, the proposed development of the site will support the Future Proof Strategy and emissions reduction plan's intent of enabling low-emission residential development.

O. That the development avoids areas identified as wāhi toitū on Map 44.

The Rider Park Plan Change Area is located within an urban area and is not identified as wāhi toitū on Map 44.

P. During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as wāhi toitū.

As above, the Rider Park Plan Change Area is located within an urban area and is not identified as wāhi toitū on Map 44. As such, there will be no urban development on areas identified as wāhi toitū as part of this plan change.

Q. That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development.

The Rider Park Plan Change Area is located within an urban area and is not identified as wāhi toiora on Map 44. As such, there will be no development on areas identified as wāhi toiora as part of this plan change.

Criteria B

A. That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.

The Economic Assessment prepared by Property Economics states that the updated capacity modelling indicates Rider Park is required to be developed earlier (pre-2035) to accommodate growth and provide sufficient capacity in Cambridge. This indicates that the existing growth areas under development would not be adversely affected in terms of feasibility, affordability and deliverability as the demand is projected to be there to support the roll-out of each development area. While the PPC may shift some demand pre-2035 from other growth cells this can be offset by the higher demand and capacity requirement pre-2035, and overall does not affect the ongoing development of those growth areas to a material degree, i.e., there is likely to be greater public benefit than private sector cost.

- B. That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved.*

As noted above, a PDA will provide a mechanism outside of the RMA for the provision and financing of infrastructure to serve the PPC area, with the primary purpose being to ensure that WDC is not unduly burdened by any infrastructure costs associated with bringing development forward within the Rider Park Structure Plan Area. The development will essentially be cost-neutral for WDC until 2035.T

- C. That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.*

The PPC will not adversely affect the function and vitality of existing rural settlements and/or urban areas, rather it will enable growth within the existing urban area of Cambridge and create a well-functioning urban environment. The PPC will improve the functionality and vitality of Leamington by creating a new high-quality community with neighbourhood centres, high-quality amenities, and a potential school.

- D. That the development would address an identified housing type/tenure/price point need.*

A net density target of 20-25 dwellings per hectare, is specified for Cambridge greenfield locations in Policy UFD-P12.

Rider Park enables a net density of 25 plus dwellings per hectare (ie land area excluding roads and open space). In this regard, a large proportion of the site will be dedicated to open space, stormwater management and roads which reduces the developable land area but deliver excellent environmental and urban form outcomes.

The PPC will make a substantial contribution to meeting the requirements of the NPS-UD in providing for significant development capacity and an identified need for increased housing supply with a range of housing types and price points.

9.11.1.2 Land and freshwater

Policy LF-P5 recognises the primacy of Te Ture Whaimana o Te Awa o Waikato and an assessment of the Plan Change against that document is provided above where it is concluded that the Plan Change is consistent with the outcomes sought for the Awa.

WRPS Method LF-M20 is relevant here and considers the effects of subdivision, use and development on land and freshwater. These matters are managed in the manner described by the Stormwater Management Plan and Ecological Assessment. The Plan Change responds with its approach of low impact, best practice stormwater management. Although no streams or wetlands will be directly impacted within the Plan Change area, there is likely to be a network of swales and stormwater basins that will provide for habitat as provided by this method. The stormwater swales/basins together with the enhancement of the central gully will help improve water quality within the site.

9.11.1.3 Ecosystems and indigenous biodiversity

Policy ECO-P2 requires that significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected in the region by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.

As noted elsewhere in this report, the PPC will contribute to positive indigenous biodiversity outcomes in the longer term when managing activities including subdivision and land use change. The structure plan has had careful regard to local indigenous biodiversity, in particular long-tailed bats, by creating buffers, linkages and corridors to protect and support indigenous biodiversity values, including reserves and corridors to maintain and enhance these values.

9.11.1.4 Historical and cultural values

Policy HCV-P2 requires the recognition and provision for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga. Method HCV-M6 set out some of the ways the relationship with tangata whenua with their rohe can be maintained or enhanced in land development context (eg the use of traditional place names, incorporation of traditional or sympathetic design elements etc).

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021. The input from mana whenua into the development of the structure plan will ensure that the relationship with tangata whenua with their rohe can be maintained or enhanced in any future land development context (eg the use of traditional place names, incorporation of traditional or sympathetic design elements, protection of indigenous fauna etc).

9.11.2 Waikato Regional Plan

The Waikato Regional Plan implements the Operative WRPS. The plan contains policy and methods to manage the natural and physical resources of the Waikato region.

There is one proposed plan change to the Regional Plan: Proposed Waikato Regional Plan Change 1- Waikato and Waipā River Catchment. Plan Change 1 seeks to reduce the amount of contaminants entering into the Waikato and Waipā catchments.

On 30 June 2021, in accordance with s55(2A) and Clause 20A (Schedule 1) of the Resource Management Act 1991, the Waikato Regional Plan was amended to insert clauses 3.22(1) natural inland wetlands, 3.24(1) rivers and 3.26(1) fish passage of the National Policy Statement for Freshwater Management 2020 resulting in new objective 3.A.1 and new policies 3.A.2 and 3.A.3.

Future development of the PCA will be assessed through the resource consent process against the specific provisions of the Waikato Regional Plan. A resource consent application for the overall stormwater management approach is currently being prepared and it is anticipated this will be lodged for processing in parallel with this plan change.

Based on the known resource management issues relevant to the Waikato Regional Plan, the key consenting matters will likely be: discharge of stormwater to water and land, discharge and intake structures, and potentially bulk earthworks for the land development.

While these matters will be considered in full at resource consent stage, once there is developed design and land development methodology, the following points can be made now:

- The stormwater concept design is the best practicable option, taking into account the constraints of the site, and is a best practice solution (refer Stormwater Report).
- The overall approach is intended to maximise the stormwater management benefits, within the constraints of the existing site, while minimising impacts to the off-site environment.
- The water quality in the existing drains is poor, with low PH due to the existence of peat soils, and elevated nitrogen, nitrogen and phosphorus levels as well as heavy metals.
- The proposed combination of swales and wetland would provide significant removal of sediment, metals, and nutrients.
- As set out in this report, the development will give rise to economic, social and cultural benefits for tangata whenua, including financial return and the exercise of rangatiratanga.

9.12 Waipā District Plan

The Operative Waipā District Plan is the focus of this PPC request.

As a result of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the Amendment Act), Waipā District Council (Council) was required to amend the operative Waipā District Plan (District Plan) to include new medium density residential standards. The medium density residential standards will apply to all relevant residential zones within the urban environments of Cambridge, Kihikihi and Te Awamutu.

Plan Change 26 was the required amendment to the District Plan and is an Intensification Planning Instrument under section 80E of the Resource Management Act 1991.

Plan Change 26 incorporated the new medium density residential standards into the Waipā District Plan. As well, the Council was required to give effect to either Policy 3 or Policy 5 of the National Policy Statement on Urban Development 2020. Plan Change 26 created a new section 2A 'Medium Density Residential Zone' to the District Plan which sets out the new medium density residential standards along with relevant qualifying matters which enable the modification of the standards to address the issues existing in the qualifying matter areas.

The Rider Park Private Plan Change ('the Plan Change') will enable the establishment of a new high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing. This will be achieved through the re-zoning of the site to the Medium Density Residential Zone (MDRZ) in accordance with Section 2A of the Waipā District Plan (WDP) and the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991, with modifications where necessary to accommodate qualifying matters or the unique characteristics of the site.

The Waipā District is identified as a tier one urban environment in the National Policy Statement on Urban Development 2020 (NPS-UD). In line with the objectives and policies of the NPS-UD, development within the MDRZ is intended to allow the District's main townships to grow as well-functioning urban environments that:

- Enable a variety of homes to meet the needs of different households;

- Provide sufficient development capacity to meet demand in the short, medium and long term;
- Support reductions in greenhouse gas emissions; and
- Are resilient to the likely current and future effects of climate change.

The Plan Change seeks to adopt these objectives and policies, predominantly by increasing the development capacity and choice of housing options within the District. The proposed housing density associated with the Plan Change will meet the minimum of twenty-five dwellings per hectare (net once public spaces and infrastructure have been provided for).

It is considered the PPC is consistent with the Strategic Policy Framework within the WDP (as amended by PC26), in particular:

- The PPC is well aligned with Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River;
- The PPC will assist WDC in giving effect to the NPS-UD;
- The PPC is consistent with the relevant objectives and policies of the WRPS; and
- The PPC is consistent with the FPS.

Policy 1.3.3.2 in Plan Change 26 is particularly relevant:

Policy – Out of sequence and out of zone plan changes

To have regard to potential plan changes that are otherwise not enabled or not in sequence with the planned release of land where that plan change would:

- (a) Contribute to a well-functioning urban environment; and*
- (b) Provide the necessary infrastructure required for the proposed development; and*
- (c) Be well connected to public transport and transport corridors; and*
- (d) Provide significant development capacity.*

As demonstrated elsewhere in this report, the PPC will achieve (a) – (d) and therefore consistent with this policy directive.

10.0 Part 2 of the RMA

All plan changes are subject to the purpose and principles of the RMA (sections 5-8) with the overriding purpose being “to promote the sustainable management of natural and physical resources”.

Sustainable management is defined as:

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

a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

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

The proposed plan change better achieves the purpose of the RMA than the current zoning provisions as removing the deferred zoning will enable a new well planned residential development to occur to meet communities social wellbeing.

The section below evaluates the Plan Change against section 6 “Matters of National Importance”, the relevant section 7 “Other Matters” and against section 8 “Treaty of Waitangi”.

Section 6 requires that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for matters of national importance.

In relation to the matters of national importance in section 6:

- There are no rivers on the site, however the PPC will preserve and enhance the natural character of the central gully wetland under 6(a), and there are no outstanding natural features and landscapes which require protection under 6(b).
- The habitats of indigenous fauna, in particular long-tailed bats, on the site will be protected under 6(c) and in the longer term will be enhanced, and where this is not able to be achieved an appropriate compensation package will be implemented.
- Because there are no lakes or rivers on the site, maintenance and enhancement of public access to and along them is not required under 6(d).
- The relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga required under 6(e) will be assured through the Plan Change at multiple levels. Enabling the outcomes of the Plan Change furthers the relationship Waikato Tainui and hāpu have with this whenua in a very positive way. The Plan Change approach to managing water will assist to meet the aspiration of Waikato Tainui to restore the health and wellbeing of their sacred river. The ongoing relationship of Maaori and their culture and traditions with C5 will be ensured through the design and consenting stages through the Plan Change provisions as described further in this report and in alignment with the MOU with kaitiaki.
- The historic heritage identified on the site, namely the borrow pits, have not been assessed as needing protection under 6(f). The PPC seeks to destroy these borrow with mana whenua agreement and an application to New Zealand Heritage Authority to modify will be sought in due course. Ongoing engagement with mana whenua, an authority to modify, and implementation of accidental discovery protocols on future consents will properly manage and mitigate any potential effects.
- There are no known customary rights, including no customary rights identified through consultation with tangata whenua on the Plan Change, which require protection under 6(g).

- No significant risks from natural hazards required to be managed under section 6(h) have been identified on the site after geotechnical assessment and through the Stormwater Management Plan. Geotechnical and hydrological constraints have been identified through this work and are able to be managed through normal land development and building methods.

Section 7 requires that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to the other matters listed.

Relevant other matters from section 7 are discussed here:

- Kaitiakitanga under 7(a) has and will be achieved by the Plan Change through the engagement with mana whenua offering the opportunity of representatives to exercise kaitiakitanga in relation to Rider Park on an on-going basis and in alignment with the MOU.
- The ethic of stewardship under 7(aa) has also been implemented through the careful assessment of the constraints and opportunities of the site by the applicant, relying on technical assessments and advice, and the design of the Plan Change to both realise these opportunities through development of this special land resource and recognise its constraints through the application of various Plan Change controls.
- The efficient use and development of resources under 7(b) has been achieved at Rider Park where maximization of density of residential development and provision for neighbourhood centres has been balanced against site and capacity constraints and the desire for a well-functioning urban environment.
- The efficient end use of energy under 7(ba) has been promoted at Rider Park through a block layout that maximises solar gain and reduces the need for private motor vehicle trips compared to traditional forms of residential subdivision.
- The maintenance and enhancement of amenity values under 7(c) will be achieved at Rider Park in the ways described in full above in this report in the Assessment of Effects section on Amenity.
- Regard has been had to the intrinsic values of ecosystems under 7(d) through the assessment of ecological values undertaken for the Plan Change and the methods to manage effects on ecosystems in the Plan Change described in full above in this report in the Assessment of Effects section on Ecology.
- The quality of the environment of the Rider Park site under 7(f) will be enhanced through the creation of the new neighbourhood described in this report and maintained outside of the site through the controls on built form and design, traffic, noise and lighting also described above.
- Regard has been had to the finite characteristics of natural and physical resources under 7(g) in assessing the potential effects of development at Rider Park, including alternatives and developing the Structure Plan provisions. These have included the finite land resource itself, the limits on further contaminants to the Waikato river, the limits on energy use and greenhouse gas emissions and the limits of services and transport infrastructure to meet the needs of development.

- Regard has been had to the effects of climate change under 9(i) through the provisions in the Plan Change which require trees for shade in public places and on-site, and through the Stormwater Management Plan considering future rainfall scenarios. A range of initiatives will be implemented to reduce greenhouse gas emissions as outlined in the preceding assessment of effects.

Section 8 requires that in achieving the purpose of the RMA 1991, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Plan Change, and its preparation, and the overall outcome it promotes have properly taken account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) as follows:

- The principle of partnership has been taken into account through Waikato Tainui, Tainui Waka Alliance, Ngā Karu Atua o te Waka and Auckland Mana Whenua Kaitiaki Forum having representatives on the Future Proof Implementation Committee, which has provided strategic direction for regional growth highly relevant to the Plan Change. Further partnership has been developed with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as hapu and kaitiaki in this rohe, during the development of the Plan Change with meetings, site visits and input on key issues and approaches.
- The principle of active protection has been taken into account through consultation with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust during the preparation of the Plan Change, which identified key issues for tangata whenua, including for example the protection and enhancement of the Waikato Awa and the destruction of borrow pits.
- The principle of redress has been and will be taken into account through firstly the Waikato- Tainui Raupatu Claims Settlement and also the Ngāti Koroki Kahukura Trust and Ngāti Hauā deeds of settlement.

11.0 Consultation

11.1 Waipā District Council

Multiple meetings have been held with WDC planning, engineering and parks staff and drafts of the structure plan have been shared with them. Several pre-application meetings have been facilitated, and on-going discussions regarding infrastructure costs and the proposed rule modifications have continued over the past 12-18 months as the plan change application and structure plan have been further developed.

11.2 Stakeholders / Other Agencies

An information letter outlining the proposal and offering to meet to discuss and concerns was emailed to the following stakeholders on the 31 March 2023:

- Cambridge Community Board
- Cambridge Chamber of Commerce

- Leamington Pony Club
- Cambridge Riding Club
- Leamington Sports Club
- Waipā Dog Park
- Te Awa Cycleway River Trails
- Louise Upston National MP
- Waipā Networks (and a letter of support has been provided)

Any responses from these stakeholders are outlined in the sections below:

11.2.1 Leamington Pony Club

A meeting was held with Holly Jeffares from Leamington Pony Club on the 12 April 2023 who was generally supportive of the proposal and raised the following points:

- Dust, vibration and noise during construction – requested to be made aware of operating hours and that construction avoids event days (usually a Sunday)
- Dust mitigation requires as if the dust gets on the pasture the animals wont eat it.
- Confirmation that the shelterbelt is to remain for the time being and then slow replacement in the future.
- Questioned to need for footpaths over the lease area and requested they are relocated. Asked to see a revised plan showing this, and the latest structure plan was provided prior to lodgement.

11.2.2 Leamington Sports Club (Rugby Club)

Representatives from the Leamington Sports Club requested to meet to discuss their concerns and a meeting took place on 22 May 2023.

Some follow up email correspondence confirmed the club's primary concerns being to safeguard any potential future use of their site, which could include more intense lighting in the future to cater for a range of different sporting ventures. Thus, having increased residential density in close proximity to the playing fields could generate potential reverse sensitivity effects, particularly in relation to lighting. The club were interested to understand the various mitigation measures that will be put forward as part of the PC, that will adequately avoid/mitigate the potential likelihood of reverse sensitivity effects on the club.

An email response was sent to the club on 8 June 2023 providing more detail on the mitigation measures proposed, including detail on the 25m wide buffer strip along the common boundary between the club and the site. No response has been received from the club or request for further discussion.

11.2.3 Owners of Southern Triangle of the C5 Growth Cell

The applicant has consulted the owners (Lynette and Paul Garland) of the southern 'triangle' of land between Maungatautari Road and Lamb Street and they have made it clear that they do not wish to develop their land or be part of the proposed plan change.

Given that the landowners have strongly signalled that they do not wish to be part of the proposed plan change the decision was made to exclude this part of the growth cell accordingly. There is no advantage or disadvantage in excluding this land from the proposed plan change, nor has it been a factor in seeking to extend beyond the growth cell boundaries. There are no significant challenges with developing the land in question, the decision not to include it in the plan change is based solely on the fact that the owners have signalled that they do not wish to re-zone or develop their land.

The cumulative effects arising from undeveloped parts of the urban area were not identified as an issue in preparing the plan change or associated assessment of effects. As outlined in detail within the plan change application, the proposed rezoning would bring forward and enable significant additional development capacity that will more than offset the exclusion of the Garlands land and any known cumulative effects arising from other undeveloped parts of the urban area.

11.2.4 Owners of 114 Wordsworth Street (Ian and Karen Covell)

Paul Roycroft (applicant's representative), Rebecca Steenstra (Cogswell) and Pete McLachlan (Cogswell) met with the Covell's in March 2022 to discuss the plan change. A full explanation was given on the vision for the development, and a copy of the information letter was provided to the Covell's at the meeting with an invitation to reconnect at a later date. An update on the plan change was sent to the Covell's via email on the 12 April 2023 with an invitation to meet and discuss. The Covell's said that they would like a few days to consider. No further consultation has been undertaken nor has any further correspondence been received.

11.2.5 Owners of 120 and 124 Wordsworth Street (Jarg Trustees Limited)

A copy of the information letter was provided to Jarg Trustees Limited in March 2023. No specific response has been received to date, however the landowners have subsequently contacted the applicant in respect of seeking written approval as part of a resource consent application for a second dwelling on their property at 120 Wordsworth Street. Correspondence is on-going in this respect, however in principle there has been a mutual agreement whereby written approval would be provided on the basis that the plan change is not opposed. It is understood that the landowners are not opposed to the plan change and are currently in the process of formalising this via their legal representatives.

11.2.6 Owners of 120, 121 and 139 Maungatautari Road

The applicant has consulted the landowners of the adjoining Rural Zone land to the east of the Plan Change Area, including 120, 121 and 139 Maungatautari Road. These owners are supportive of the plan change and have provided approval in writing.

11.2.7 Owners of 19 Maungatautari Road (Michael and Leisa Hurley)

An information letter was sent to Leisa and Michael Hurley on 21 June 2023. This letter provided a description of the proposed plan change, a plan showing the plan change extent, draft master plan, and outline of the plan change process.

This letter also stated that as *“as part of preparing the plan change we are keen to engage with key stakeholders to understand and take into account any concerns. If you have any questions or wish to discuss the proposal further, we would be happy to meet with you face to face or via Microsoft Teams/Zoom”*.

A letter from Mr and Mrs Hurley was received by way of email on 29 June 2023 advising that they object to the Proposed Private Plan Change. The letter stated *“In particular, we object to the inclusion of our property at 19 Maungatautari Road, which according to the documentation provided, has been included in the proposed plans without consultation or communication with ourselves. We are currently communicating with our advisers and will revert in due course.”*

On 3 July 2023, Mr Paul Roycroft as a representative of the applicant contacted Mr and Mrs Hurley by way of email with an offer to meet to discuss their concerns. Mr Hurley did not respond until 4 April 2024 by way of email asking if the applicant was available to meet and explain the property overlay and impact of the Plan Change on his land.

Mr Roycroft and Dave Moule (Boffa Miskell) met with Mr Hurley on Friday 12 April 2024. A summary of the proposed plan change and status update was provided to Mr Hurley. Following that meeting, Mr Hurley confirmed that they still did not want to be part of the plan change. At this point, the decision was made to exclude the Hurleys property from the plan change extent.

11.3 Iwi

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021. This has included several site visits and on-going correspondence, ultimately culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. The MOU reflects all of the above matters of importance identified in the CIA and the proposed Structure Plan has taken into account the outcomes and partnership opportunities that underpin the MOU and CIA. Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust will continue as the plan change and design process progresses in good faith.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust, as mana whenua, has been undertaken by the applicant and has been on-going since 2021.

This has included several site visits and meetings with representatives as follows:

- 13 September 2021 - Site visit and hui with Poto Davies and Harry Wilson (Ngāti Koroki Kahukura Trust). Meeting at Tony Riders residence to discuss the proposal and then walk the site. Also attended by Norm Hill (Te Hira Consultant), Dave Moule, Andrew Blayney, Jo Soanes (Boffa Miskell), Rebecca Steenstra, Pete McLachlan (Cogswell), Tony Rider and Paul Roycroft (Milan Park Stud);
- 16 November 2022 – Site visit via jetboat to view site from the Waikato River. Attended by Harry Wilson and his son (Ngāti Koroki Kahukura Trust), Jo Soanes and Dave Moule (Boffa Miskell), and Paul Roycroft (Milan Park Stud).

Email correspondence with Poto Davies, Harry Wilson (Ngāti Koroki Kahukura Trust) and Lisa Davies (Ngāti Hauā Iwi Trust) followed the site visits culminating in a Memorandum of Understanding (MOU) signed by all relevant representatives on 26 July 2023. The MOU reflects all of the matters of importance identified in the CIA and the proposed Structure Plan has taken into account the outcomes and partnership opportunities that underpin the MOU and CIA.

Engagement with Ngāti Koroki Kahukura Trust and Ngāti Hauā Iwi Trust will continue as the plan change and design process progresses in good faith and in alignment with the MOU.

Engagement has also been undertaken with Waikato-Tainui via email correspondence in October 2023. The following response was received from Te Makarini Mapu (Project Advisor – Taiao) on 6 October 2023, “Thank you for including Waikato-Tainui in this matter. I have looked through the email thread and accompanying documents/links. I see that communication and engagement with our Ngāti Korokī Kahukura and Ngāti Hauā

The Memorandum of Understanding (MOU) with Ngāti Koroki Kahukura Trust (NKKT) and Ngāti Hauā Iwi Trust (NHIT) is the instrument being used to “enable Maaori to express their cultural traditions and norms”. This document outlines agreement to improve indigenous biodiversity, include native riparian planting with a focus on mahinga kai and improving native flora and fauna, enhancement and connectivity within the adjoining Pa site / reserve, and wayfinding and educational storyboard signage, Pou or other cultural features (i.e. waharoa, tomokanga or waka). This will assist in ensuring iwi/hapu have an on-going role to play in the development of the site and explore opportunities for Maaori to express their cultural traditions.

The potential opportunities to reflect the cultural narrative and significance of the site will be further explored with mana whenua as part of subsequent consenting and design. This includes potential biodiversity enhancement, cultural symbolism, cultural reserve, and opportunities for co-design. The applicant is committed to exploring these opportunities through future concept design and consenting processes in alignment with the MOU.

12.0 Notification

Plan changes are subject to a notification process, as set out in Schedule 1 of the RMA. Clause 5A of Schedule 1, enables private plan changes to be subject to limited notification. The test for limited notification (as set out in Clause 5A(2)) is that the local authority may limited notify a private plan change but only if it is able to identify all the persons directly affected by the proposed change.

In this case the applicant agrees that the plan change will be publicly notified.

13.0 Conclusion

The Proposed Plan Change will enable the establishment of a new high-quality medium density residential community with a variety of living options that will increase the capacity and choice of housing in Cambridge.

Development under the Plan Change will help to meet future household demand growth, including in the short and medium terms, at a location very well suited for residential development.

Future development at Rider Park will be directed by a Structure Plan and bespoke provisions in the District Plan to ensure it achieves best practice urban design outcomes as a 'well-functioning urban environment' and is integrated with existing and future planned infrastructure.

The Plan Change gives effect to the relevant National Policy Statements, including the NPS-UD policy outcome of creating well-functioning urban environments. It is consistent with all relevant National Environmental Standards.

Te Ture Whaimana o te Awa o Waikato has been given effect to in developing the Plan Change, including the approach and design of stormwater management through an extensive network of swales, stormwater basins and the central gully and wetland. Proper regard has also been had to Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan where it is concluded that the Plan Change will be consistent with the overriding principles, objectives and policies of that Plan.

The Plan Change gives effect to the Waikato Regional Policy Statement, including being consistent with the land use pattern for the region adopted by the current Change 1 to the WRPS, following the Future Proof Strategy 2022. The Plan Change also complies with the residential density targets for Cambridge greenfield locations from Change 1 to the WRPS and the Future Proof Strategy 2022.

The proposed design principles for the Rider Park Structure Plan have been aligned with the higher-level growth management directives and criteria for out-of-sequence and unanticipated development set out in the FPS.

The Plan Change is consistent with the District Plan's wider policy direction as articulated in Proposed Plan Change 26, and in particular Policy 1.3.3.2 which provides for out of sequence and out of zone plan changes. The PPC demonstrating that it will contribute to a well-functioning urban environment; provide the necessary infrastructure required for the proposed development; be well connected to public transport and transport corridors; and provide significant development capacity.

Proper regard has been had to the actual or potential effects that land use, subdivision and development in accordance with the Plan Change may have on the environment, with a full planning assessment of these matters supported by robust technical analysis. The Plan Change provisions respond appropriately to avoid, remedy or mitigative adverse effects and provide for and enable the many positive effects identified.

Analysis of the Plan Change under section 32 of the RMA 1991 has confirmed that the objectives of the Plan Change are the most appropriate way to achieve the purpose of the RMA 1991 and its provisions are the most appropriate way to achieve the objectives.

The Plan Change request and the information presented in this report and attachments have been prepared in accordance with Schedule 1 of the RMA 1991. It satisfies the matters against which

the Council can determine how to process the request in Clause 25 of Schedule 1, and provides full information to inform decision making.

Overall, the Plan Change accords with and gives effect to planning policy documents, includes provisions suitable to avoid, remedy or mitigate adverse effects on the environment, will give rise to considerable positive benefits, satisfies the requirements of section 32 and accords with the purpose and principles of Part 2.

Appendix 1: Records of Title

Appendix 2: Structure Plan

Appendix 3: Modified Rule Framework

Appendix 4: s32 Analysis

Appendix 5: Ecological Impact Assessment

Appendix 6: Archaeological Assessment

Appendix 7: Integrated Transportation Assessment

Appendix 8: Contaminated Land Assessment

Appendix 9: Water & Wastewater Assessment

Appendix 10: Landscape Visual Assessment

Appendix 11: Stormwater Management Plan

Appendix 12: Soils Assessment

Appendix 13: Cultural Impact Assessment

Appendix 14: Geotechnical Assessment

Appendix 15: Economic Assessment

Appendix 16: Climate Change Assessment

Appendix 17: Urban Design Report