



Part C – Tracked Changes of Amendments to Operative Waipā District Plan

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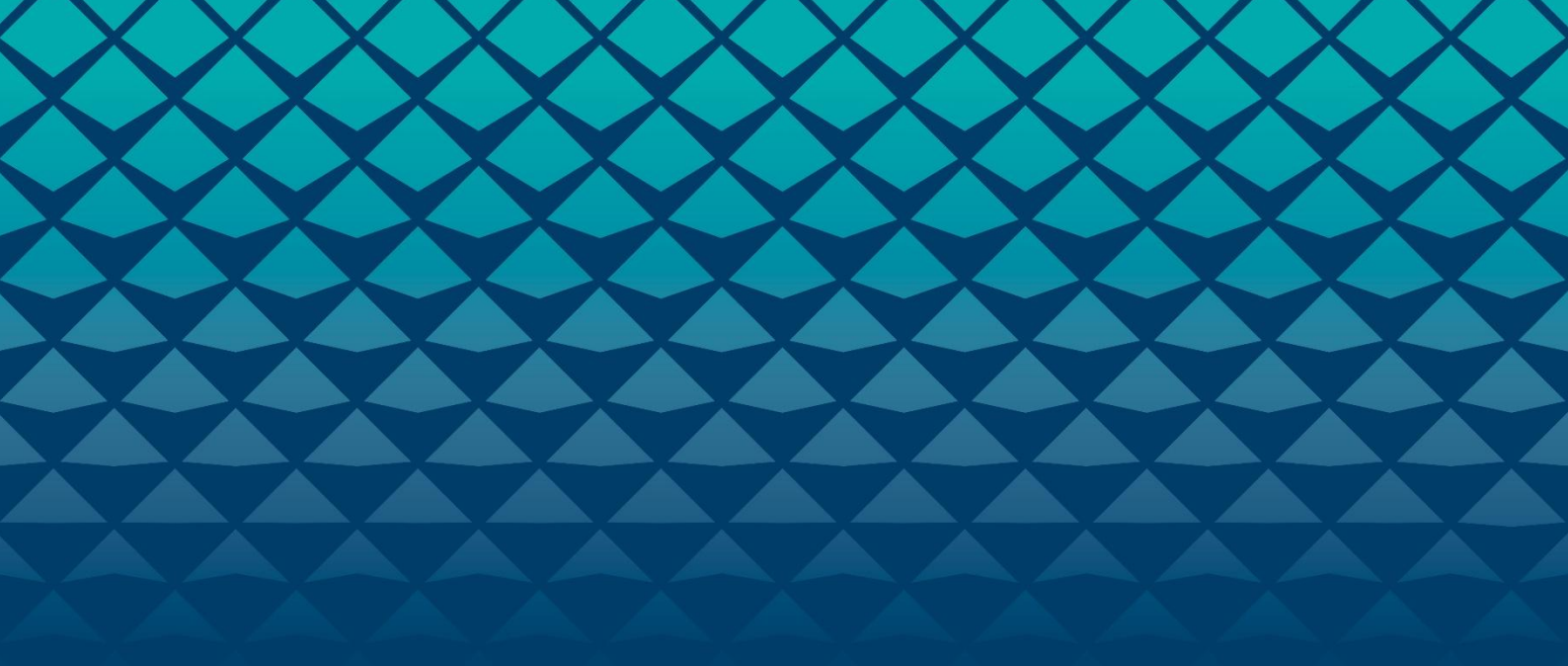
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The changes to the Operative Waipā District Plan are provided in the following sections.

Where changes have been made they are represented as follows:

<u>that provides for</u>	New text added
services such as	Existing text deleted

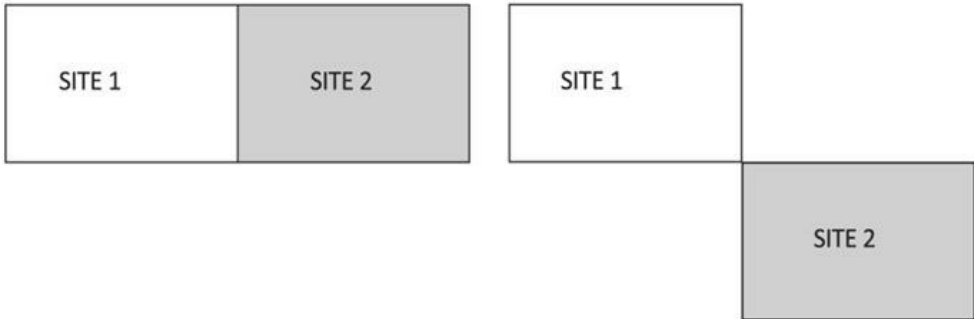
Part C does not recreate the full text of each of the relevant district plan sections. Generally only the heading page for each section and those pages containing changes have been included. The Waipā E-Plan has been updated to reflect the amendments shown in Part C and can be referred to if more context to the changes is needed.



Volume 1 – Part B – Definitions

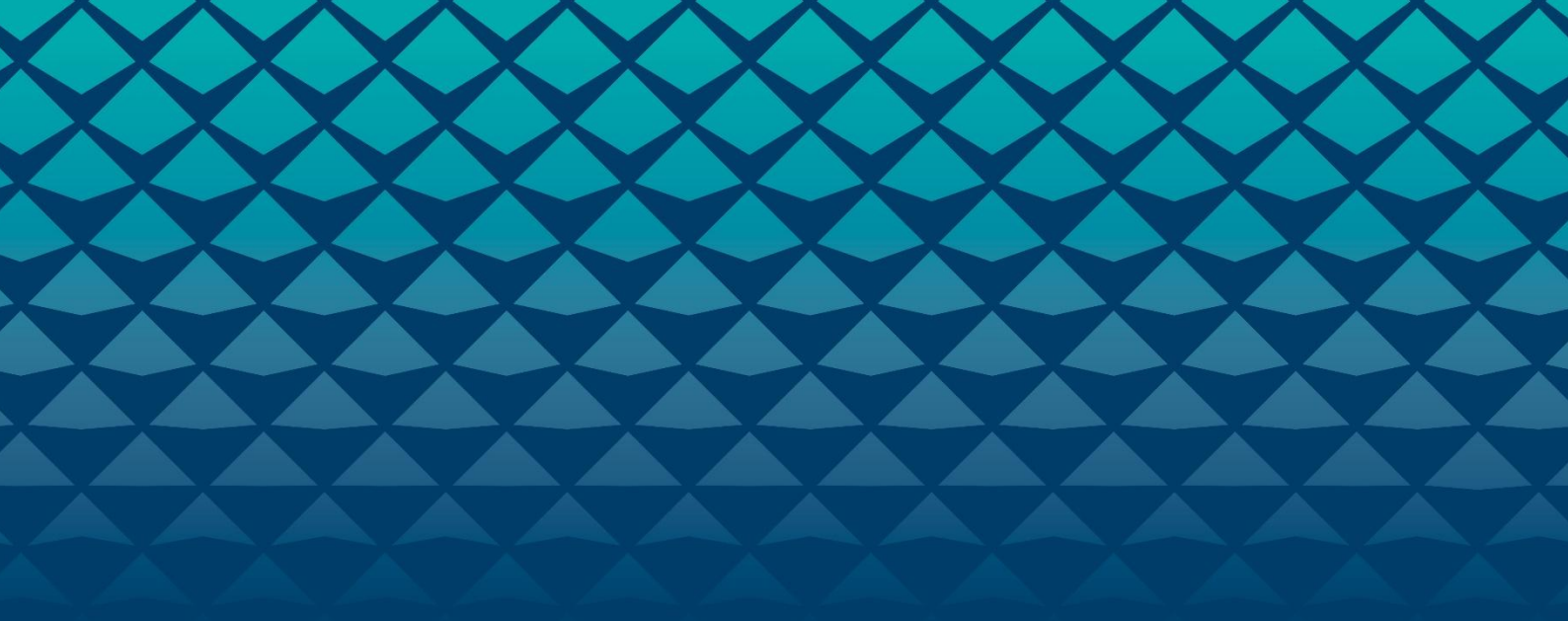
Definitions

Where a word or phrase is defined in this section, its definition includes any variations of the word or phrase that are plural or vice versa. In most instances, words used in the Plan are best defined using their ordinary dictionary meaning. The words listed below are given an extended meaning. Where a building or activity is more specifically defined then the specific definition overrides the more general. All words or phrases that are defined for the purpose of the Plan are shown in UPPERCASE.

‘Access strip’	has the same meaning as in the ACT.
‘Accessory building’	means a BUILDING, the use of which is clearly incidental to the use of the principal LAND USE or BUILDING on that SITE, or to any permitted use of the land if not built upon and includes, but is not limited to; a carport, garage (excluding a garage which is integrated into and forms part of a DWELLING), workshop, and shed. For the avoidance of doubt, an ACCESSORY BUILDING shall not include BUILDINGS which are capable of being lived in independently.
‘Accessory use’	means any use of land which is clearly incidental to the use of the PRINCIPAL BUILDING or ACTIVITY on the same SITE.
‘Act’	means the Resource Management Act 1991.
‘Activity’	means the undertaking of an action for a specified purpose, and includes the establishment of BUILDINGS and/or other DEVELOPMENT associated with that ACTIVITY.
‘Activity days’	means days associated with MYSTERY CREEK EVENT DAYS and KART ACTIVITY DAYS which are subject to specific rules, and are scheduled in advance of the activities occurring.
‘Adjacent’	means an ALLOTMENT or SITE that is ADJOINING another ALLOTMENT or SITE, except that it is separated only by the width of a ROAD, railway, drain or watercourse.
‘Adjoining’	means an ALLOTMENT or SITE that is directly ADJOINING and contiguous to another ALLOTMENT or SITE, as demonstrated in the diagrams below: 
‘Agrichemical’	means any substance, whether inorganic or organic, man-made or naturally

‘Gross lot area’	refer to the definition of NET LOT AREA.
‘Gross site area’	refer to the definition of NET LOT AREA.
‘Ground level’	the level of ground existing when approved EARTHWORKS associated with the most recent SUBDIVISION of the land have been completed (as at the issue of the Section 224 Certificate or the previous legislative equivalent). Areas of cut or fill which have resulted or will result from work undertaken as part of the construction of a BUILDING or an ACTIVITY shall not be used in calculation of GROUND LEVEL. When the GROUND LEVEL as defined, is not able to be identified, GROUND LEVEL shall mean the existing GROUND LEVEL but excluding any areas of cut or fill which have resulted or will result from work undertaken as part of the construction of a BUILDING or an ACTIVITY which did/does not include SUBDIVISION.
‘Gymnasium’ (only within the Central Focal Area of the Mangaone Precinct Structure Plan Area)	<u>means a facility that provides for physical exercise or ACTIVITY and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates, and dance studios and indoor physical RECREATIONAL ACTIVITIES such as trampoline parks and climbing facilities.</u>
‘Habitable room’	means any room in a DWELLING apart from those used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.
‘Hautapu industrial park’	means all that land (excluding land within the Hautapu specialised dairy industrial area and Hautapu Cemetery) which is bound by Hautapu Road in the north, Peake Road in the west, Victoria Road (STATE HIGHWAY 1B) in the east and the proposed State Highway 1 Cambridge Bypass to the south.
‘Hautapu industrial park perimeter site’	means those SITES located in the HAUTAPU INDUSTRIAL PARK which have a shared boundary with either Hautapu Road, Peake Road, STATE HIGHWAY 1B, Victoria Road; or with another zone.
‘Hautapu unserviced industrial area’	means the area (excluding the reserve land associated with the Hautapu cemetery) between Hannon Road to the west, Victoria Road to the east, and the Cambridge Bypass (STATE HIGHWAY 1B) to the south.
‘Hazardous facility’	means any ACTIVITY involving HAZARDOUS SUBSTANCES and SITES where HAZARDOUS SUBSTANCES are used, stored, handled or disposed of; and any installations or vehicles parked on-site that contain HAZARDOUS SUBSTANCES. Provided that, a HAZARDOUS FACILITY does not include: ■ The incidental use and storage of HAZARDOUS SUBSTANCES in minimal domestic quantities; and

Cycleway(s)'	environmental BENEFIT LOT eligibility in accordance with Policy 15.3.7.4, which includes any alternate or new route for the Te Awa Cycleway to the route included in Appendix 04.
'Indigenous'	means a species of flora or fauna that arrived in New Zealand without human assistance.
'Indigenous vegetation'	means vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this Plan, INDIGENOUS plant species within domestic or ornamental/landscape planting, or planted SHELTER BELTS, or COMMERCIAL FORESTRY undergrowth, or PLANTED INDIGENOUS FORESTRY are excluded from the definition of 'INDIGENOUS VEGETATION'.
'Individual retail activity'	means in relation to Te Awamutu LARGE FORMAT RETAIL DEVELOPMENT, a single retail tenancy whose GROSS FLOOR AREA or gross leasable floor area cannot be sublet or leased in part to any other RETAIL ACTIVITY.
'Industrial activity'	means any use of land or BUILDING where people or machinery: • Extract, process or convert natural resources, excluding FARMING ACTIVITIES and MINERAL EXTRACTION ACTIVITIES; and/or • Produce or manufacture goods; and/or • Service, test or repair goods or machinery; and/or • Store goods (ensuing from the industrial process); and/or • Transport or distribute goods including depots.
'Infrastructure'	means the provision of, and resources associated with the delivery or reticulation of, water, ROADS, electricity, gas, wastewater disposal, stormwater disposal, reserves, street lighting, community INFRASTRUCTURE, community facilities, and telecommunications; and includes activities which can be undertaken by a NETWORK UTILITY OPERATOR defined under the ACT.
'Innovation and Advanced Technology Activities'	<u>means all ACTIVITIES involved in the research, DEVELOPMENT, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, INFRASTRUCTURE systems and management.</u> <u>Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct STRUCTURE PLAN Area.</u>
'Infrastructure Capacity Assessment'	means an assessment of the capacity of an existing water supply (including fire water supply), wastewater, or stormwater network to determine if there is enough capacity for a proposed development, or to define the requirements for network upgrades that would need to be implemented for the development to be approved. The exact requirements for an Infrastructure Capacity Assessment should be discussed and agreed with WDC on a case-by-case



Volume 1 – Part D – Section 7 – Industrial Zone

Section 7 - Industrial Zone

7.1 Introduction

- 7.1.1 The Industrial Zone is mainly located within the two towns of Te Awamutu and Cambridge. In Cambridge it is located at Hautapu and Matos Segedin Drive. In Te Awamutu it is located at Paterangi Road and off Bond Road. These areas have developed over time with a range of manufacturing and process industries. While most industries within these areas serve local needs there are also other industries that serve wider needs.
- 7.1.2 In addition to these existing zones, further land has been identified for industrial development at Hautapu (maximum 96ha gross) and Bond Road Te Awamutu (maximum 21ha gross). These areas are zoned, but are not serviced. Development within these zones is a non-complying activity until either the area is serviced, or a development agreement is signed and in place. Land has also been identified at Raynes Road (19.5ha) where it will complement the growth of businesses located within the Airport Business Zone. A comprehensive development plan is required before this area can be developed.
- 7.1.3 A significant proportion of the workforce in the District travel into Hamilton to work. This trend is not sustainable in the long term. The proximity of the Hautapu and Raynes Road areas to the Waikato Expressway, Southern Links project, Airport, Hamilton, and Tauranga, means that they are likely to be attractive locations for industry. The Hautapu and Raynes Road areas, along with the opportunities being provided within Te Awamutu, mean that sufficient industrial land will be provided during the lifetime of this document. Providing for industrial land that is co-ordinated with infrastructure provision and supports the roading hierarchy will be key to increasing the numbers of people who both live and work in the District.
- 7.1.4 Industries and industrial areas have by their nature, a different level of effect than other zones. Industrial areas generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin strategic roads and other zones; therefore in these locations, a higher level of amenity is anticipated.
- 7.1.5 It is critically important that Industrial Zoned land is retained for industrial activities. In this Plan, most retail activities and commercial services are anticipated to occur within the Commercial Zone of the District; in order to support existing businesses, and the continued vibrancy of the existing commercial centres. However, it is anticipated that some retail activities, such as yard based suppliers, could locate within the Industrial Zone, as it is not practical, nor an efficient use of land for such industries to locate within the Commercial Zone.
- 7.1.6 The existing dairy manufacturing sites at Te Awamutu and Hautapu are significant industries that are important to the local and regional economy. The food producing activities that are carried out on these sites are sensitive to other industrial activities. This Plan recognises the sensitive nature of these sites by incorporating specific provisions in the 'Specialised Dairy Industrial Area'. This Plan also recognises that the Te Awamutu and Hautapu Dairy Manufacturing sites were developed a long time ago and the activities undertaken at those sites are often authorised by existing use rights rather than the

current District Plan rules.

- 7.1.7 Most of the Industrial Zoned land in Te Awamutu is located within an identified floodplain. The effects associated with development in this area are managed in Section 15 - Infrastructure, Hazards, Development and Subdivision. In respect of the Bond Road North Industrial Structure Plan Area, options for managing stormwater were modelled as part of the technical investigations undertaken for the structure plan and were updated following the notification of the Waikato Regional Policy Statement. However, this work has not been undertaken on the eastern side of Bond Road, and needs to occur prior to any land use or subdivision consent being submitted to Council.

- 7.1.8 A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity.

- 7.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).

7.2 Resource Management Issues

Function of Industrial Zone

- 7.2.1 Maintaining industrial land for industrial activities is a key issue. The establishment of non-industrial activities within the Industrial Zone can compromise the ability to meet future industrial demand.
- 7.2.2 Industrial activities can have high levels of effects, such as noise, that are incompatible with other activities, such as residential activities.
- 7.2.3 The milk processing activities undertaken within the Hautapu and Te Awamutu Dairy Manufacturing sites are of regional significance and can be affected by the nature of other developments, due to the sensitive nature of food production.

Amenity values within the zone

- 7.2.4 The Industrial Zones have limited landscaping which does not contribute to the overall amenity of the towns or villages they are located within.
- 7.2.5 Within industrial areas, noise levels can affect the overall amenity values of the area.

Amenity values effects on adjoining areas

- 7.2.6 The character of industrial areas can conflict with the need to maintain the amenity of surrounding areas.
- 7.2.7 The location of industrial activities at the entrances to our urban environments can have adverse visual effects.
- 7.2.8 Intrusive noise from activities within an Industrial Zone can have adverse effects beyond zone boundaries, particularly on adjoining Medium Density Residential Zoned properties.
- 7.2.9 Dairy manufacturing activities in the District have been operating for a long time and existing use rights, rather than current District Plan rules, may authorise those activities and any associated adverse effects on the environment.

Industrial Zone: Raynes Road

- 7.2.10 This site is in a prominent location, integral to infrastructure being provided to the Airport and is partially developed. There is a risk that ad-hoc development could compromise the potential for the Hamilton Airport Strategic Node to be effectively serviced and efficiently developed.

Hautapu Industrial Structure Plan and Area, Bardowie Industrial Precinct Structure Plan Areas and Mangaone Precinct Structure Plan Area

- 7.2.11 The Hautapu Industrial Structure Plan and Area, Bardowie Industrial Precinct Structure Plan Areas is Area, and Mangaone Precinct Structure Plan Area are located in a prominent position adjacent to the Cambridge Bypass section of the Waikato Expressway. Developments within this site these areas require a high standard of amenity reflecting the prominence of the area.
- 7.2.12 A signed development agreement is required before development can proceed in these locations. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Bond Road North Industrial

- 7.2.13 The Bond Road North Industrial area is well sited in respect of the road network, but there are on-site issues such as setbacks from residential areas and effects on the flood plain that require careful management.
- 7.2.14 A signed development agreement is required before development can proceed in this location. Ad-hoc development could compromise the potential for the entire area to be effectively serviced.

Signs

- 7.2.15 Signs positioned on or visible from roads can compete with traffic control and directional signs and create pedestrian and traffic hazards.
- 7.2.16 The size, number, location and content of signs can have adverse effects particularly where it results in visual clutter, and where a site adjoins another zone.

- 7.2.17 While there may be demand for signs that do not relate to the services and products on a site, such as billboards; signs of this nature add to visual clutter, significantly reduce amenity, and have the potential to distract drivers. A balance is required for temporary signs which inform people of upcoming events.

Earthworks

- 7.2.18 The nature, location and scale of earthworks can have significant adverse visual effects and adversely affect adjoining properties by affecting stormwater overland flow paths and potentially causing flooding.

Temporary construction buildings

- 7.2.19 Temporary construction buildings are a necessary part of the construction process. Adverse effects can be created if temporary construction buildings are not removed when construction is completed.

Health and well-being of the Waikato and Waipā Rivers

- 7.2.20 Development within the Industrial Zone has the potential to adversely affect the health and well-being of the Waikato and Waipā Rivers. Careful consideration should be given to the following; (but not limited to) potential impacts of increased earthworks, impervious services, the provision of infrastructure, and the storage of hazardous substances within river catchments.

Bat Habitat Values

- 7.2.21 Development within the Mangaone Precinct Structure Plan Area has the potential to adversely affect the habitat value of the threatened, nationally critical long-tailed bat within the 'High Value Bat Habitat Area'.

National Grid Transmission Lines

- 7.2.22 National Grid Transmission Lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line.

7.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E, and Part F, as relevant.

Objective - Function of the Industrial Zone

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

Objective - Amenity values: effects on adjoining sites and areas

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

Policy - Visual effect from entrance roads

- 7.3.3.1 To ensure buildings and activities contribute to the gateways of Cambridge and Te Awamutu, by requiring landscaping, and screening particularly along the following entrance roads:

- a. Te Awamutu - State Highway 3, Pirongia Road — Alexandra Street and Cambridge Road
- b. Cambridge - Cambridge Road, State Highway 1 and Victoria Road

Policy - Protect amenity of surrounding areas

- 7.3.3.2 To protect the amenity of surrounding areas by:

- a. Maintaining the building setback from a road boundary; and
- b. Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and
- c. Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and
- d. Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and
- e. Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Medium Density Residential Zone, Large Lot Residential Zone or Reserve Zone.

Policy - Noise improvement at dairy manufacturing sites

- 7.3.3.3 At the time of upgrading plant, machinery or buildings, promote all practical means to progressively reduce noise emissions at the Te Awamutu and Hautapu Dairy Manufacturing Sites, where it is reasonably practicable as part of that upgrade to address noise issues.

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

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

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

Policies - Building design

- 7.3.4.1 Buildings within the Hautapu Industrial Structure Plan Area are designed in a manner that is consistent with the objectives of the Design Guidelines for the Hautapu Industrial Structure Plan Area.
- 7.3.4.2 Buildings within the Bardowie Industrial Precinct Structure Plan Area are designed in a manner that achieves overall consistency with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Policy - Central focal area

- 7.3.4.3 To enable ~~a central focal area~~ Central Focal Areas that ~~consists of a reserve, surrounded by~~ provide for retail activities and commercial ~~services such as cafes and lunch bars,~~ that service activities to serve the needs of industrial workers within the ~~Hautapu Industrial Structure Plan Area.~~ following areas:
 - a. The Hautapu Industrial Structure Plan Area (consisting of a reserve surrounded by retail activities and commercial services); and
 - b. The Mangaone Precinct Structure Plan Area (surrounded by the Mangaone Stream Reserve to the west, north and east).

Policy - Bardowie Industrial Precinct Campus Hub

- 7.3.4.4 To enable the development of a Campus Hub within the Bardowie Industrial Precinct that:
- Consists of appropriately scaled retail activities and commercial services; and/or
 - Serves the employees and business needs of the Bardowie Industrial Precinct; and/or
 - Is consistent with the provisions of the Bardowie Industrial Structure Plan.

Any activities within the Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.

Policy - Buffer areas

- 7.3.4.5 To ensure protection of surrounding rural areas, by requiring through applying specific performance standards (such as buffer areas on and building setbacks) for perimeter sites within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area, particularly along Victoria Road (State Highway 1B) and the Cambridge Bypass (Waikato Expressway): following areas:
- Hautapu Industrial Structure Plan Area;
 - Bardowie Industrial Precinct Structure Plan Area; and
 - Mangaone Precinct Structure Plan Area.

Policy - Infrastructure

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

Policies - Landscaping

- 7.3.4.7 To ensure that landscaping and fencing is provided on perimeter sites identified in (in the Hautapu Structure Plan Area areas listed below) is undertaken in accordance with the design characteristics and planting requirements specified in the Design Guidelines for the Hautapu Industrial Structure Plan: (as applicable):
- Hautapu Industrial Structure Plan;
 - Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines; and
 - Mangaone Precinct Structure Plan.

- 7.3.4.8 To ensure that landscaping and fencing within the Bardowie Industrial Precinct Structure Plan Area is undertaken in overall accordance with the design characteristics and planting

~~requirements specified in the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan. Deleted by PC14~~

Policies - Industrial Zone: ~~Area 6 (Hautapu)~~

- 7.3.4.9 To enable lawfully established industrial activities within the Carter's Flat Commercial Zone to relocate to Hautapu 'Area 6'.
- 7.3.4.10 To ensure that activities ~~within Hautapu Industrial Structure Plan~~ in the areas listed below are restricted to 'dry industry' activities due to infrastructure constraints:
- Hautapu Industrial Structure Plan Area;
 - Bardowie Industrial Precinct Structure Plan Area; and
 - Mangaone Precinct Structure Plan.

Policy - Mangaone Stream

- 7.3.4.11 To maintain and enhance the cultural, ecological, and amenity values of the Mangaone Stream and its margins within or adjacent to industrial areas.

Objective - Bond Road North Industrial Structure Plan Area

- 7.3.5 Development of the Bond Road North Industrial Structure Plan Area occurs in a manner that:
- Avoids or mitigates any actual or potential adverse effects on surrounding residential properties and public spaces; and
 - Is co-ordinated with infrastructure provision; and
 - Does not increase the flood hazard associated with the Mangapiko Stream.

Policy - Infrastructure

- 7.3.5.1 Avoid compromising the ability of the area as a whole to be effectively serviced and to manage the planned provision of public infrastructure by requiring a development agreement to be in place prior to any development occurring within the Bond Road North Industrial Structure Plan Area.

Policy - Amenity

- 7.3.5.2 To ensure protection of sites within the Medium Density Residential Zone in the vicinity of Bond Road, by requiring increased building setbacks and reduced building heights; as well as imposing greater noise restrictions on activities within the Bond Road North Industrial Structure Plan Area.

Policy - Avoiding development in areas of high risk flooding

- 7.3.7.1 To enable the establishment of signs where the signs are directly associated with the activity carried out on the site.

Policy - Temporary signs

- 7.3.7.2 To minimise adverse effects on local amenity values by restricting the duration that temporary signs can be placed on a site.

Policy - Size and number of signs

- 7.3.7.3 To ensure that signs do not create or contribute to visual clutter on buildings or sites.

Policy - Avoid adverse effects from signs

- 7.3.7.4 To avoid the establishment of signs that are illuminated, moving, flashing, or which are likely to create a visual hazard or interfere with the safe and efficient use of roads, railways, airports, and pedestrian ways.

Objective - Earthworks

- 7.3.8 To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.

Policy - Avoid adverse effects

- 7.3.8.1 To ensure that when earthworks are carried out there are no adverse effects on adjoining buildings and properties and water bodies, including from dust and stormwater run off.

Advice Notes:

1. Refer to Section 19 — Hazardous Substances and Contaminated Land, when sites are known to be contaminated or potentially contaminated.
2. Refer also to the provisions of the Waikato Regional Plan.

Objective - Long-Tailed Bat Habitat Values - Mangaone Precinct

- 7.3.9 That the development of land within the Mangaone Precinct:

- a. achieves no net loss of long-tailed bat habitat values; and
- b. enhances and protects the high value bat habitat area identified on the Mangaone Precinct Structure Plan.

Policies - Long-tailed bats - Mangaone Precinct

- 7.3.9.1 To manage development of the Mangaone Reserve (including the High Value Bat Habitat Area) in and through a reserve development plan process.

- 7.3.9.2 To protect long-tailed bat habitat values within the Mangaone Precinct by controlling activities within and adjacent to the Mangaone Precinct High Value Bat Habitat Area, including performance standards relating to lighting, light spill and building location.

Objective - National Grid Transmission Networks

7.3.10 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.

Policies - Management of activities within National Grid Corridors

7.3.10.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.

7.3.10.2 To ensure safe and efficient use and development of the National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.

7.3.10.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.

7.3.10.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.

7.3.10.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.

7.4 Rules

The rules that apply to activities are contained in:

- a. The activity status tables and the performance standards in this zone; and*
- b. The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan.*

Development within a structure plan area identified on Planning Maps is required to be in general accordance with an approved structure plan. Refer to Rule 15.4.2.69 Infrastructure, Hazards, Development and Subdivision.

Advice Notes:

1. Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.
2. Vegetation to be planted within or near electric lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the electricity (hazards from trees) regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

7.4.1 Activity Status Tables

7.4.1.1	Permitted activities
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	The following activities shall comply with the performance standards of this zone
a.	Industrial activities, (Excluding excluding the areas listed below: i. Hautapu Industrial Structure Plan Area); ii. Bardowie Industrial Precinct Structure Plan Area; and iii. Mangaone Precinct Structure Plan Area.
b.	Warehousing, lock-up storage units and storage yards except for those listed in Rule 7.4.1.4.c.
c.	Trade suppliers, yard based suppliers and contractor's yards.
d.	Service stations.
e.	Ancillary retail no greater than 60m ² .
f.	Cafés and takeaway food outlets with no drive through facilities, except for those listed in Rule 7.4.1.2.a.
g.	Emergency services facilities.
h.	Laboratories, research establishments.
i.	Vet Clinics.
j.	Boarding of animals.
k.	Accessory buildings (not for habitation).
l.	Ancillary activities, including offices, associated with any permitted activity.
m.	Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area.
n.	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
o.	Earthworks
p.	Signs
q.	Temporary construction buildings.
r.	Temporary events.
s.	Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, until such time as a development agreement has been signed and is in place.
t.	Notwithstanding any other permitted activities, only the following activities are permitted within the Specialised Dairy Industrial Area: Activities relating to the processing of milk and production of milk related products, including: i. Milk reception facilities ii. Tanker wash facilities iii. Site access iv. Parking v. Rail sidings vi. Storage, processing and disposal of waste material vii. Water treatment facilities viii. Stormwater ponds and/or facilities ix. Storage facilities x. Workshops xi. Accessory buildings to any permitted activity (not for habitation) xii. Ancillary activities including offices associated with any permitted activity xiii. Demolition of buildings and structures xiv. Laboratories and research establishments xv. Rural based industries
u.	Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: i. Stormwater ponds and/or facilities; ii. Farming activities; iii. Spray Irrigation of dairy factory wastewater until 31 March 2024; iv. Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and v. Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m ² . Advice Note: Some of the above activities will need to be assessed in accordance with the

	regional plans and all activities will need to either comply with the permitted activity provisions of the Waikato Regional Plan or an approved Waikato Regional Council consent.
v.	In addition to 7.4.1.1.a. — u., the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct: i. Childcare and pre-school facilities; ii. Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan); iii. Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan); iv. (Other retail activities not otherwise provided for in Rule 7.4.1.1.e. with a maximum combined gross floor area of no more than 400m² within the Campus Hub; v. A licensed premises with a ground floor gross floor area of no more than 350m²; and vi. Education facilities.
w.	<u>Within Dry Industry in the areas listed below:</u> i. Hautapu Industrial Structure Plan Area; dry industry including any lawfully established dry industry that is located within the Cambridge Commercial Zone of Carter's Flat established prior to 2022; ii. <u>Bardowie Industrial Precinct Structure Plan Area; and</u> iii. <u>Mangaone Precinct Structure Plan Area.</u>
x.	<u>Within the Central Focal Area shown on the Mangaone Precinct Structure Plan, only the following activities are permitted activities:</u> i. <u>Cafés, bakeries, dairies and takeaway outlets with no drive through facility.</u> ii. <u>A Gymnasium;</u> iii. <u>Ancillary Activity including public amenities.</u>
y.	<u>Innovation and Advanced Technology Activities within the Bardowie Industrial Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area</u>

7.4.1.2	Controlled activities The following activities shall comply with the performance standards of this zone
a.	Cafés, and takeaway outlets with no drive through facility outside the central core area identified on the Hautapu Industrial Structure Plan and Campus Hub identified on the Bardowie Industrial Precinct Structure Plan, and general stores or dairies within the central core area identified on the Hautapu Industrial Structure Plan. Matters over which Council reserves its control are: ■ Appearance of the building. These matters will be considered in accordance with the assessment criteria in Section 21.
b.	Any activity listed as a permitted or controlled activity in Tables 7.4.1.1 and 7.4.1.2 that is within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved. Matters over which Council reserves its control are: ■ Compliance with the approved comprehensive development plan. These matters will be considered in accordance with the assessment criteria in Section 21.
c.	One of each of the following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct: i. Visitor Accommodation Facility ii. Conference Facility Matters over which Council reserves its control are: ■ Parking (excluding the number of parking spaces for cars). ■ Consistency with the site layout in the Structure Plan. ■ Consistency with the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan. These matters will be considered in accordance with the assessment criteria in Section 21.

7.4.1.3	Restricted discretionary activities The following activities must comply with the performance standards of this zone
a.	Any permitted or controlled activity that does not comply with the performance standards in 7.4.2, except for those specified in Rule 7.4.1.4.a. or as specified in 7.4.2.
b.	Mineral extraction activities. Assessment will be restricted to the following matters: ■ The extent of the activity and the ability to internalise adverse effects; and

	■ The lifespan of the operation and potential for the site to be rehabilitated; and ■ The extent to which off-site effects will inhibit the use of surrounding land; and ■ Landscaping; and ■ Heavy vehicle movements; and ■ Effects on surrounding buildings and properties. These matters will be considered in accordance with the assessment criteria in Section 21.
c.	Rules 7.4.2.24 and 7.2.4.25 Noise Te Awamutu and Hautapu Dairy Manufacturing sites. Assessment will be restricted to the following matters: ■ The time, frequency and duration of noise; and ■ Health, safety and amenity effects on surrounding properties; and ■ Whether all practicable means have been employed to reduce noise emissions; and ■ Proposed mitigation measures to reduce the impact of noise on surrounding residents. These matters will be considered in accordance with the assessment criteria in Section 21.
d.	Activities in the Specialised Dairy Industrial Areas not permitted by Rule 7.4.1.1.t. Assessment will be restricted to the following matters: ■ Reverse sensitivity effects on the operation of the Te Awamutu or Hautapu Dairy Manufacturing Sites. These matters will be considered in accordance with the assessment criteria in Section 21.
e.	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under Rule 7.4.1.6.a. Assessment will be restricted to the following matters: ■ Effects on the operation of the Airport. These matters will be considered in accordance with the assessment criteria in Section 21.
f.	Any activities, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area that areas listed below, that requires an air discharge permit from the Waikato Regional Council. i. <u>Hautapu Industrial Structure Plan Area;</u> ii. <u>Bardowie Industrial Precinct Structure Plan Area; and</u> iii. <u>Mangaone Precinct Structure Plan Area.</u> Assessment will be restricted to the following matters: ■ Adverse effecteffects on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.
g.	Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1.l. Assessment will be restricted to the following matters: ■ Effects on the Cambridge Central Business District. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1.l. are subject to Rule 7.4.1.5.g.

7.4.1.4	Discretionary activities
a.	Any permitted activity, controlled activity, or restricted discretionary activity that does not comply with the following rules: i. Rule 7.4.2.1 - Minimum building setback from road boundaries ii. Rule 7.4.2.2 - Minimum building setback from internal boundaries iii. Rule 7.4.2.3 - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area iv. Rule 7.4.2.4 - Building setback from water bodies: Bond Road North Industrial Structure Plan Area v. Rule 7.4.2.5 - Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area vi. Rule 7.4.2.6 - Height vii. Rule 7.4.2.11 - Design and layout of development adjoining water bodies and reserves. viii. Rules 7.4.2.12 to 7.4.2.15 - Landscaping and screening ix. Rules 7.4.2.18 to 7.4.2.20 - Noise x. Rule 7.4.2.21 — Internal Acoustic Noise Standards — Bardowie Industrial Precinct Structure Plan

	Area Campus Hub xi. Rule 7.4.2.28 to 7.4.2.31 - Signs xii. Rule 7.4.2.32 - Earthworks xiii. Rule 7.4.2.40 - Stormwater Management in the Bardowie Industrial Structure Plan Area. xiv. Rule 7.4.2.41 - Light Spill in 'Area 6 of the Hautapu Industrial Structure Plan Area.
b.	Places of assembly.
c.	Within the Hautapu Industrial Structure Plan Area and the Industrial Zone located at Kihikihi: Demolition yards, recycling depots are discretionary activities.
d.	Within the central core area of the Hautapu Industrial Structure Plan Area: any other retail activity not provided for with a gross floor area of less than 200m ² .
e.	Any restricted discretionary or discretionary activity except for Rule 7.4.1.2.b. located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.
f.	<u>Any activity that is not a permitted activity within the Central Focal Area shown on the Mangaone Precinct Structure Plan Area.</u>

7.4.1.5	Non-complying activities
a.	Residential activities.
b.	Education facilities, except as provided for by Rule 7.4.1.1.v.
c.	Medical centres, except as provided for by Rule 7.4.1.1.v.
d.	Tourism facilities.
e.	Visitor accommodation facilities, except as provided for by Rule 7.4.1.2.c.
f.	Hospitals
g.	Offices, except as provided for by Rules 7.4.1.1.i. and 7.4.1.3.g.
h.	Any retail activity, except for Rules 7.4.1.1.e., 7.4.1.1.f., 7.4.1.1.v., 7.4.1.2.a., and 7.4.1.4.d.
i.	Fortified Sites.
j.	In the Hautapu Industrial Structure Plan Area and the Bardowie Industrial <u>Precinct Structure Plan Area and the Mangaone Precinct Structure Plan Area</u> : any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.
k.	Within the Bond Road North Industrial Area any activity within a High Risk Flood Zone.
l.	Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area and the Bardowie Industrial <u>Structure Plan Area and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules <u>Rule</u> 7.4.2.36, 7.4.2.37 and 7.4.2.38.
m.	All other activities not included in activity status table Rules 7.4.1.1 to 7.4.1.4.
n.	Any permitted, controlled, restricted discretionary or discretionary activity located within the Industrial Zone (Raynes Road) until such time as a comprehensive development plan has been approved.
o.	Any non-complying activity located within the Industrial Zone (Raynes Road) where a comprehensive development plan has been approved.
p.	Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area and Hautapu Industrial Structure Plan Area and <u>the Mangaone Precinct Structure Plan Area</u> : i. Bitumen plants; ii. Incineration activities; iii. Concrete batching plants; and iv. Relocated buildings; and v. <u>Within the Mangaone Precinct Structure Plan Area, outdoor storage and handling of fertiliser and other dry bulk materials.</u>

7.4.1.6	Prohibited activities The following activities are prohibited and no resource consent will be approved
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a.	Within the Runway Protection Area shown on the Planning Maps: i. Places of assembly ii. Service Stations iii. Residential activities iv. Hospitals v. Visitor accommodation vi. Education facilities vii. Camping grounds
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7.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary activities.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Rule - Minimum building setback from road boundaries

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

- a. Bond Road North Industrial Structure Plan Area - The minimum setbacks from the Bond Road and Preston Road boundaries shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- b. Hautapu Industrial Structure Plan and Hautapu 'Area 6' - The minimum setbacks from Peake Road and Hautapu Road boundaries shall be 15m. All other road boundary setbacks within Hautapu Industrial Structure Plan and Hautapu 'Area 6' shall be 5m.
- c. Industrial Zone (Raynes Road) — The minimum setback from Raynes Road and Airport Road shall be 15m.
- d. Bardowie Industrial Precinct Structure Plan Area — The minimum setback from State Highway 1 shall be 25m.
- e. Mangaone Precinct Structure Plan Area — The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along these roads shall be 10m.

This rule does not apply to the location of entrance signage, pou whenua and tower signed permitted under Rule 7.4.2.31A (a) - (c) within the Mangaone Precinct Structure Plan Area.

Advice Note: The provisions of this rule apply irrespective of the existence of any segregation strip.

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

Rule - Minimum building setback from internal boundaries

discretionary activity.

Rule - Building Setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area

7.4.2.5A Within the Mangaone Precinct Structure Plan Area, the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.

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

Rule - Height

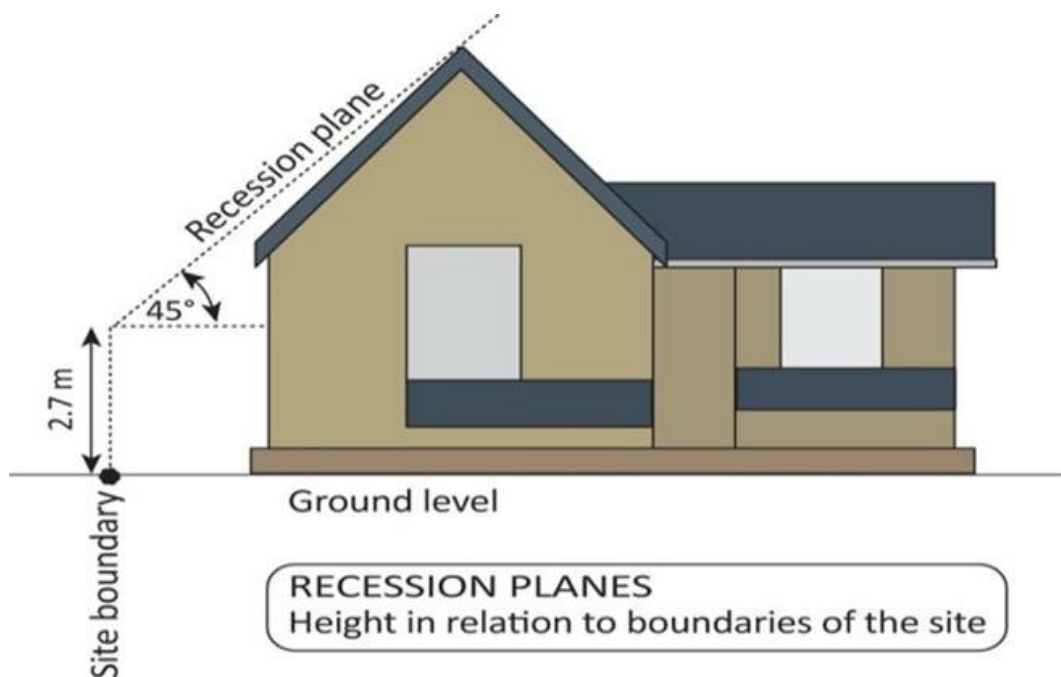
7.4.2.6 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:

- | | |
|---|--------------|
| a. Tall Buildings Area | 55m |
| b. Any site within 100m of the State Highway 1 Cambridge bypass, Victoria Road or Hautapu Cemetery, except as provided for by d. | 10m
12.5m |
| c. Any site within the Bond Road North Industrial Structure Plan area | 10m |
| d. Any site within 40m of State Highway 1 Cambridge bypass and/or Victoria Road within the Bardowie Industrial Precinct Structure Plan Area | |

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

Rule - Daylight control

7.4.2.7 Where a site adjoins a road or any zone other than the Industrial Zone; no building, or stored materials shall penetrate through a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 2.7m above the ground level of the front boundary, side boundary and rear boundary of a site.



Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

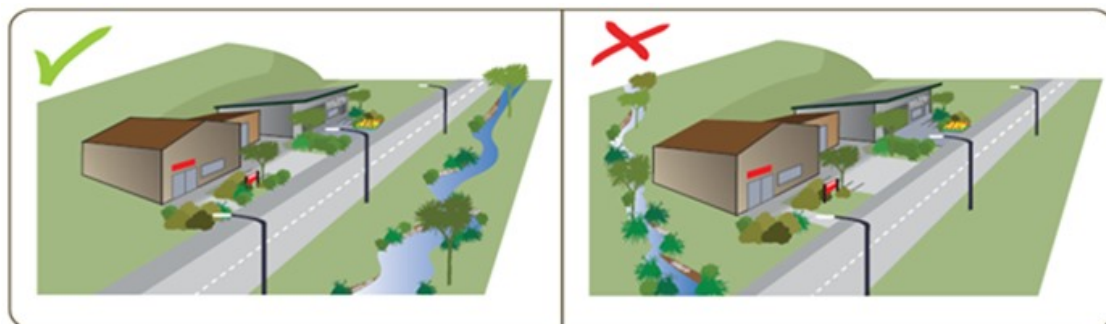
- Visual effects including bulk and scale; and
- Loss of daylight; and
- Visual and aural privacy; and
- Effects on existing trees; and
- Landscaping.

These matters will be considered in accordance with the assessment criteria in Section 21.

7.4.2.7A

Within the Mangaone Precinct Structure Plan Area, where a site adjoins Swayne Road or Zig Zag Road, no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the road boundary.

- 7.4.2.11 Within the Industrial Zone the design and layout of buildings shall ensure that adjoining water bodies and reserves are fronted by a transparent display window comprising clear glass or similar to provide active engagement with the feature.



Development should front natural features such as water bodies and reserves.

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

Rules - Landscaping and screening

- 7.4.2.12 Front sites and corner sites shall be landscaped along the entire road boundary, except for access and egress points, to the following minimum depths:

- a. Where adjoining a site located within 2m the Industrial Zone
- b. Where adjoining a site located in any other zone 3m

~~Provided that these rules do~~ This rule does not apply to the:

- a. ~~The~~ Hautapu and Te Awamutu Dairy Manufacturing sites; ~~provided that Rule 7.4.2.15 applies in respect of the Sites~~
- b. Hautapu Industrial Structure Plan Area; ~~the~~ (refer Rule 7.4.2.15 below)
- c. Bardowie Industrial Precinct Structure Plan Area ~~and the~~ (refer Rule 7.4.2.15 below)
- d. Bond Road North Industrial Structure Plan Area; (refer Rule 7.4.2.15 below)
- e. Mangaone Precinct Structure Plan Area (refer Rule 7.4.2.15A below)

Advice Note: Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.

- 7.4.2.13 Where an internal site boundary adjoins a site within the Residential Zone, Medium

- Specific or minor non-compliance with the urban design guideline may not constitute non-compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.

7.4.2.15A The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area:

- a. **The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Area shall be as follows:**
 - i. **A Landscaped Buffer Strip of 5m (minimum depth) along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of:**
 - A timber post and rail fence positioned along the road boundary;
 - A hedge with a minimum height of 2m at maturity; and
 - A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m at maturity;
 - ii. **A Landscaped Buffer Strip of 3m (minimum depth) along boundary of the Mangaone Precinct Structure Plan Area with any Rural Zone section of the C10 Growth Cell which must include a hedge with a minimum height of 2m at maturity;**
 - iii. **A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Area (except where site accessways are formed) comprising of:**
 - A row of specimen trees at regular spacings of 20m or less; and
 - Groundcover planting or shrubs.
- b. **The Landscaped Buffer Strips required by subclauses a. i. and ii. above shall be implemented as follows:**
 - i. **The Zig Zag Road interface and Rural Zone interface within the C10 Industrial Growth Cell are to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the north of the Mangaone Stream; and**
 - ii. **The Swayne Road interface is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Area to the south of the Mangaone Stream.**
- c. **Any security fencing up to a maximum of 3m high shall be located behind (i.e. on the internal edge of) any Landscaped Buffer Strip specified in clause a. above.**

Advice Notes:

1. **Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall be achieved for developments within the Bardowie Industrial Precinct. Specific or minor non-compliance with the urban design guideline may not constitute non-**

- compliance with the District Plan rules subject to overall amenity and urban design outcomes being achieved.
2. Consultation with Council's arborist on appropriate tree species for different areas of the District is advisable.
3. Within the Mangaone Precinct Structure Plan Area low flammable native plant species should be considered and used where appropriate. Consultation with Fire and Emergency New Zealand on appropriate species is advisable.

Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15.15A will require a resource consent for a discretionary activity.

Rules - Building colour

7.4.2.16 In the Hautapu Industrial Structure Plan Area buildings shall be painted or coloured in British Standard 5252 neutral colour palette groups A and B and must also have low reflectivity, with maximum reflectance level of 70per cent.

7.4.2.17 In the Bardowie Industrial Precinct Structure Plan Area buildings shall be painted or coloured in general accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

7.4.2.17A In the Mangaone Precinct Structure Plan Area buildings shall be clad or painted using materials and colour finishes that are in accordance with the following groups of the British Standard 5252 colour chart: A11, A13, A14, B25, B27, B29 and must also have low reflectivity, with maximum reflectance level of 70 percent.

Activities that fail to comply with Rules 7.4.2.16, 7.4.2.17 and 7.4.2.17.17A will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rules - Noise

7.4.2.18 Activities shall be conducted and buildings located, designed and used to ensure that they do not exceed the following noise limits at the boundary of the site:

- | | |
|--|--------------|
| a. Monday to Saturday - 7.00am to 10.00pm | 60dBA (Leq) |
| | 50dBA (Leq) |
| b. Sundays & Public Holidays - 8.00am to 6.00pm | 45dBA (Leq) |
| c. At all other times | 70dBA (Lmax) |
| d. No single event noise level shall exceed Night time - 10.00pm to 7.00am | 50dBA (Leq) |
| <i>Within the boundary of any site</i> | 50dBA (Leq) |

Within the boundary of any site zoned Rural

65dBA (Lmax)

- f. Monday to Saturday - 7.00am to 7.00pm
- g. At all other times including public holidays

Within all zones the single event noise level

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

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

All noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 Acoustics — Measurement of environmental sound and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics — Environmental noise.

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

Within the boundary of any site zoned Residential, Medium Density Residential, or Large Lot Residential or the notional boundary of any site zoned Rural

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

Within the boundary of any site zoned Industrial

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

Within all zones the single event noise level

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

Provided that this rule shall not apply to the use or testing of station and vehicle sirens or

of State Highway 1 within Node 1A and Node 2 (as identified in the Bardowie Industrial Precinct Structure Plan) up to a maximum of 20m² per building on a maximum of four buildings provided they are naming signs that only relate to the name of the business occupying each building.

- e. Any directional signage within the Bardowie Industrial Precinct.
- f. Any signage up to a maximum of 2m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.
- g. Except as provided for, or limited, in a. to f. above, up to a total of 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m² of signage per site in Node 1B and Node 3.

Provided that within 100m of State Highway 1 signs shall not be signs for any other purpose than the name of the business occupying each building, internally illuminated, flashing incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals.

Advice Note: Signage within the Bardowie Industrial Precinct Structure Plan Area shall also be designed and constructed in a manner consistent with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.

7.4.2.31A

Within the Mangaone Precinct Structure Plan Area, in addition to Rule 7.4.2.28.d. and e. and Rule 7.4.2.29, the following signs are permitted:

- a. Entrance signage forming part of an entrance gateway on each side of the entrance on Zig Zag Road identifying the name of the industrial area.
- b. A 'pou whenua' at the Zig Zag Road entrance to the Mangaone Precinct Structure Plan Area and/or within the Mangaone Stream Reserve, up to a maximum height of 6m and a maximum width of 1.5m.
- c. One single or double-sided tower sign at the vehicular entrance of each site identifying and providing information relating to the business(es) on the site with a maximum height of 8m and a maximum width of 2m on each side provided that the bottom 2m shall only comprise of one or two support poles within no signage so as to minimise any obstruction of sight lines for vehicles exiting the site.

Advice Note:

In accordance with Rule 7.4.2.1, entrance signage, pou whenua and tower signs within the Mangaone Precinct Structure Plan Area permitted under clauses a. — c. above are not subject to a setback from the front boundary.

- d. One sign on a building within each site identifying and providing information relating to the business(es) on the site with a maximum area of 10m² provided that such signs shall be affixed to the building façade and the top of the sign shall not exceed 10m in height above ground level provided that such signs shall not be located on the façade of the building facing Swayne Road or Zig Zag Road.
- e. Signs erected on a construction site giving details of the project up to a maximum of 20m² for the duration of the construction provided that any such signs shall not face

Swayne Road or Zig Zag Road or be within 200m of the Waikato Expressway.

- f. Any directional signage within the Mangaone Precinct Structure Plan Area.
- g. Any signage up to a maximum of 4m² per sign (with a maximum of one sign per vendor or agent) advertising the land or premises for sale or lease.

Activities that fail to comply with Rules 7.4.2.28 to 7.4.2.31.31A will require a resource consent for a discretionary activity.

Rule - Earthworks

- 7.4.2.32 Earthworks shall not exceed a total volume of 1,000m³ in a single activity or in cumulative activities in any one calendar year, provided that this rule shall not apply to earthworks incidental to an approved resource consent or building consent.

Advice Notes:

1. Earthworks complying with permitted activity standards or subject to resource consent requirements under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011, are exempt from additional resource consent requirements.
2. Earthworks within 23m of lakes or water bodies require resource consent. Refer Section 26 - Lakes and Water bodies.

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

Rules - Temporary construction buildings

- 7.4.2.33 Temporary construction buildings must only be used in conjunction with, and for the duration of, a construction project located on the same site as the construction project or on a site adjoining the construction project. For the avoidance of doubt, temporary construction buildings must not be used as dwellings or for residential activities.

- 7.4.2.34 Temporary construction buildings shall be permitted for one calendar year.

Activities that fail to comply with Rules 7.4.2.33 and 7.4.2.34 will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visual effects.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Bond Road North Industrial Structure Plan Area

- 7.4.2.35 Buildings within the Bond Road North Industrial Structure Plan Area must have a minimum free-board level not less than 500mm above the 1% AEP (100 year flood level).

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Flood risk including mitigation; and
- Effects on surrounding buildings and properties.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - ~~Hautapu Industrial~~ Structure Plan ~~Area~~Areas: Development AgreementAgreements

7.4.2.36

~~No~~
No development within the ~~Hautapu Industrial~~ Structure Plan ~~Area~~Areas listed below shall be approved until occur until such time as a development agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The development development agreement shall specify:

- all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. ~~The development agreement shall also specify:~~
- the reserves agreement; and
- detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.

This rule only applies to land within:

- Hautapu Industrial Structure Plan Area
- Bond Road North Industrial Structure Plan Area
- Bardowie Industrial Precinct Structure Plan Area
- Mangaone Precinct Structure Plan Area

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

7.4.2.38

No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The Development Agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.

Rule - Bond Road North Industrial Structure Plan Area: Development agreement

7.4.2.37

No development within the Bond Road North Industrial Structure Plan Area shall be approved until such time as a development agreement is signed between Council and the developer. The development agreement shall specify all those items of infrastructure that are required to be upgraded at full or partial cost to the developer. The development agreement shall also specify the reserves agreement and detail the extent of reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.

Deleted by PC14

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

Rule - Bardowie Industrial Precinct Structure Plan Area: Development Agreement

7.4.2.38 Deleted by PC14

~~Activities that fail to comply with this rule will require a resource consent for a non-complying activity.~~

Rule - Relocated buildings

7.4.2.39 A relocated building over 40m² gross floor area shall meet the following requirements:

- a. A Building Relocation Inspection Report shall accompany an application for a building consent. The Building Relocation Inspection Report shall be prepared by one of the following suitably qualified and experienced people:
 - i. A Waipā District Council Building Compliance Officer (or equivalent); or
 - ii. A member of the New Zealand Institute of Building Surveyors; or
 - iii. A licensed building practitioner (carpenter or design category); or
 - iv. A building inspector from the local authority where the building is being relocated from; and
- b. If the Building Relocation Inspection Report has been prepared by a person other than a Waipā District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipā District Council Building Compliance Officer (or equivalent position) by undertaking an on-site inspection of the relocated building once it has been relocated; and should the Waipā District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:
 - i. The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report.
- c. All required repairs and maintenance identified in the Building Relocation Inspection Report to reinstate the exterior of the relocated building, including painting, if required, shall be completed within 6 months of the relocated building being delivered to the site; and
- d. The owner of site to which the building is to be relocated must supply a signed declaration to Council that the reinstatement work required by the Building Relocation Inspection Report will be completed within 6 months of the relocated building being delivered to the site.

Provided that this rule shall not apply to new buildings which are designed for or intended to be used on a site which are erected off the site either in whole or in parts and transported to the site.

Advice Notes:

1. Relocated buildings less than 40m² are not required to comply with this rule but are required to comply with the relevant rules in 7.4.2.
2. Information requirements for a Building Relocation Inspection Report are detailed in Section 21.2.27.
3. The onsite inspection by a Waipā District Council Building Compliance Officer (or equivalent position) shall occur at the time of foundation inspection for the Building Consent process, and will not incur additional costs.

Activities that fail to comply with this rule will require resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Condition of the exterior of the building; and
- Repairs and works identified for action in Council approved or certified Building Relocation Inspection Report; and
- Reinstatement works; and
- Timing for completing any required works.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area

- 7.4.2.40 On-site soakage shall be provided for within each site in Node 1B and Node 3 of the Bardowie Industrial Precinct Structure Plan Area to take all runoff from a two-year annual recurrence interval (ARI) rainfall event (up to 72-hour duration).

Rule - Light Spill in ~~Area 6 - Hautapu Industrial~~ Structure Plan ~~Area~~Areas

- 7.4.2.41 All external lighting shall be shaded or directed away from any adjoining residential dwellings, reserves or roads, and adjusted and maintained to ensure that the direct luminance from the lighting source shall not exceed;
- a. 4 lux (lumens per square metre) at or within the notional boundary of any adjoining dwelling between the hours of 10:00pm and 7:00am;
 - b. 10 lux at or within the notional boundary of any adjoining dwelling at all other times when lighting is required;
 - c. 4 lux at the boundary of the Mangaone Stream Reserve as identified on the Mangaone Precinct Structure Plan.

This rule only applies to land within:

- i. Area 6 - Hautapu Industrial Structure Plan Area; and
- ii. Mangaone Precinct Structure Plan Area.

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

- 7.4.2.42 Within the Mangaone Stream Reserve identified on the Mangaone Precinct Structure Plan:

- a. Artificial outdoor lighting, must:
 - i. Emit zero direct upward light.
 - ii. Be installed with the light emitting surface facing directly down and oriented away from the High Value Bat Habitat Area.
 - iii. Be white LED, with a maximum lighting intensity of 0.3 lux and a maximum colour temperature of 2,700K;
 - iv. In the case of exterior security lighting, be controlled by a motion sensor with a short duration timer (5 minutes)
- b. Fixed artificial lighting shall not be located within a High Value Bat Habitat Area except where it is for the express purpose of providing lighting for roading or emergency works related to infrastructure operated by an entity that is defined as a lifeline utility under the Civil Defence Emergency Act 2002. The lighting must be white LED with a maximum colour temperature of 2700K, installed with the light emitting surface facing directly down, emit zero direct upward light and be mounted as low as practical.

Activities that fail to comply with ~~this rule~~ Rules 7.4.2.41 and 7.4.2.42 will require a resource consent for a discretionary activity.

Rules - Buildings and structures within the National Grid Yard

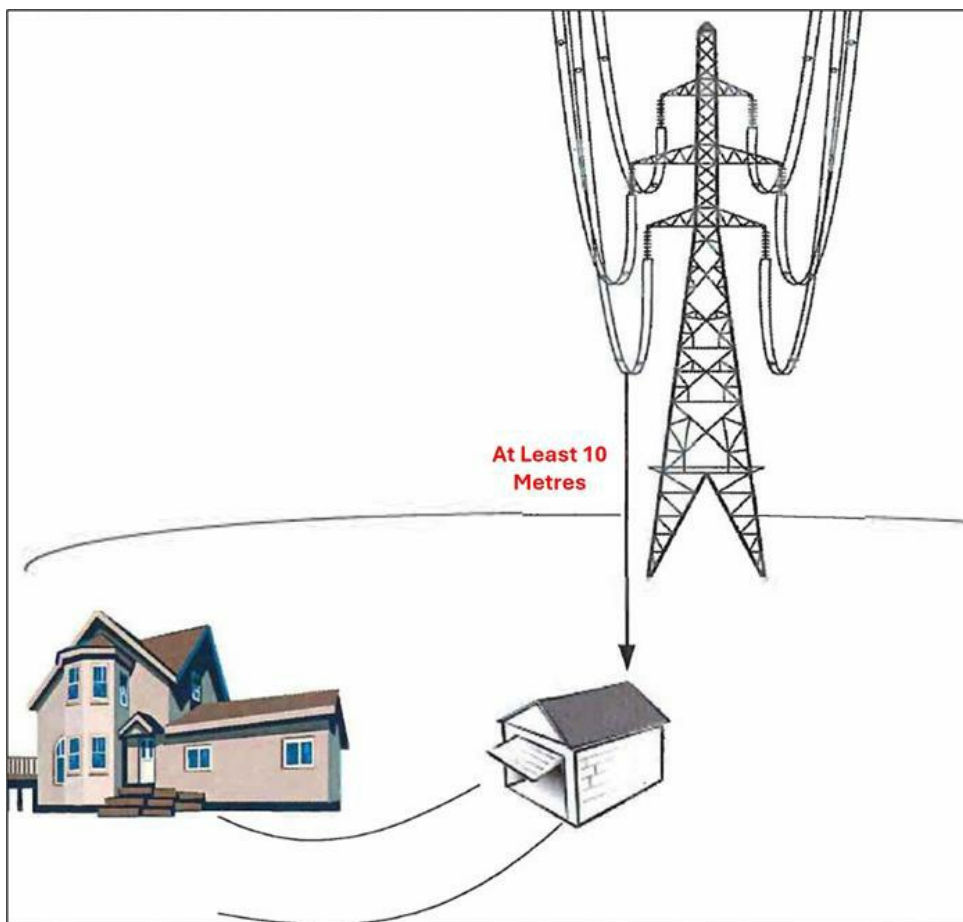
7.4.2.43

Buildings and structures on all sites under the National Grid Conductors (wires), within any part of the National Grid Yard, are permitted if they meet the following:

- a. Are internal alterations to a building used for a National Grid Sensitive Activity that do not extend the building footprint, or increase the height of the building; and/or
- b. Are a fence; and/or
- c. Are network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; and/or
- d. Any public sign required by law or provided by any statutory body in accordance with its powers under any Act.

Provided that all buildings and structures must comply with the following:

- i. Have a minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines (refer diagram below); or
- ii. Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions; and
- iii. Ensure vehicular access to any National Grid support structure is available.



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

7.4.2.44

Buildings and structures around the National Grid Support Structures shall be setback a minimum of 12m from a National Grid Support Structure, provided that the following buildings and structures are exempt from this rule:

- a. A Network utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or
- b. A fence less than 2.4m in height and more than 5m from the nearest National Grid Support Structure.

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

Rules - Earthworks

7.4.2.45

Any earthworks within a National Grid Yard must:

- a. Around National Grid tower support structures:
 - i. Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and

- ii. Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.
- b. Anywhere within the National Grid Yard
 - i. Not create an unstable batter that will affect a transmission support structure; and
 - ii. Ensure vehicular access to any National Grid support structure is available; and
 - iii. Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:

- i. Earthworks undertaken by a network utility operator.

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

Rule - Mangaone Precinct - Transport

7.4.2.46

The following transport upgrades are required prior to any development within the Mangaone Precinct. These upgrades, along with when they will be required, are set out below:

	<u>Transport Upgrade</u>	<u>Implementation Requirement</u>
a.	<u>Victoria Road / East-West Collector Road Intersection.</u>	<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream; or</u> ■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>
b.	<u>A 2-lane plus painted median Industrial Collector Road - Structure Plan East-West.</u>	
c.	<u>Internal public road formation within the plan change area to be vested as 'local road'.</u>	
d.	<u>Zig Zag Road carriageway widening and pavement strengthening.</u> <u>Zig Zag Road / Victoria Road intersection.</u>	<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream, with the potential to generate traffic movements directly to or from Zig Zag Road; or</u> ■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>
e.	<u>Swayne Road / Site Access 2-lane T-intersection (designed for light vehicle</u>	
		<u>To be completed prior to:</u> ■ <u>Any Section 224(c) certificate for</u>

	<u>access only.</u>	<u>subdivision under the RMA being issued for the completion of any subdivision south of the Mangaone Stream, with the potential to generate traffic movements directly to or from Swayne Road; or</u>
f.	<u>Swayne Road Rural Industrial Road formation — carriageway widening, potential localised pavement strengthening together with light/medium vehicle access restriction within the site and including a shared path connection to the south to adjoin existing facilities on Swayne Road.</u>	■ <u>Any activity located south of the Mangaone Stream being able to generate traffic.</u>

7.4.3

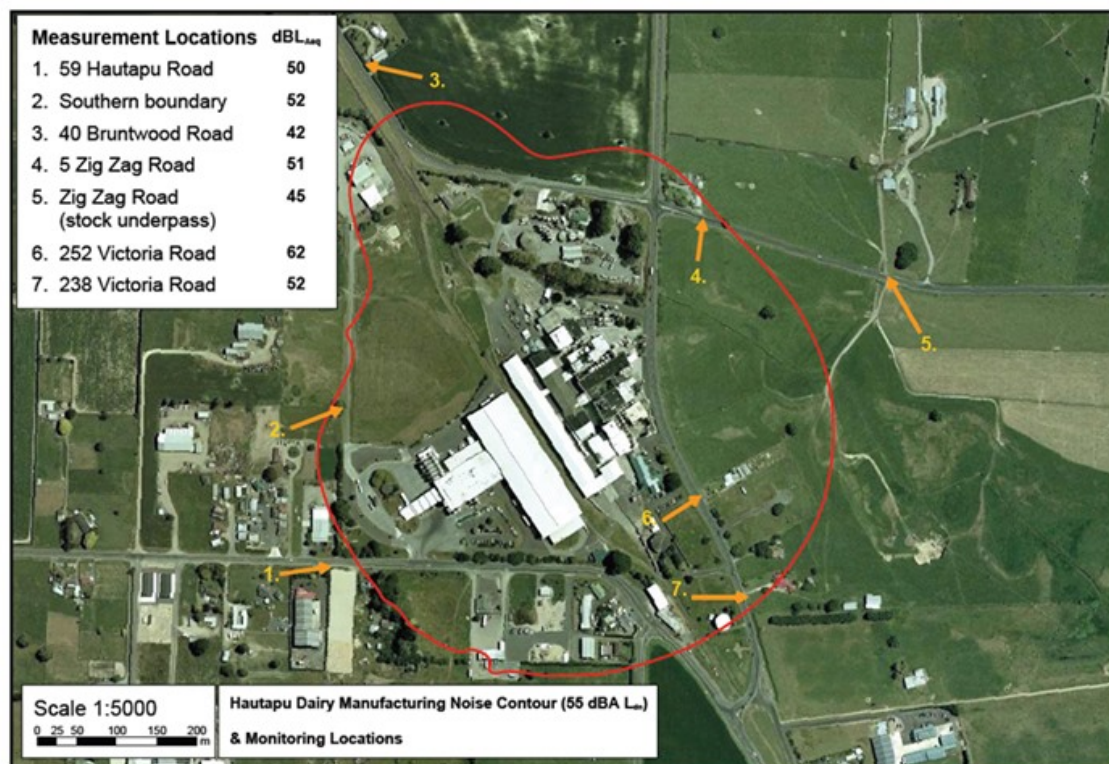
Noise: Te Awamutu and Hautapu Dairy Manufacturing Site Maps



7.4.3

Noise: Te Awamutu and Hautapu Dairy Manufacturing Site Maps

Map 7.4.3.a. - Te Awamutu Dairy Manufacturing Noise Contour



Map 7.4.3.b. - Hautapu Dairy Manufacturing Noise Contour

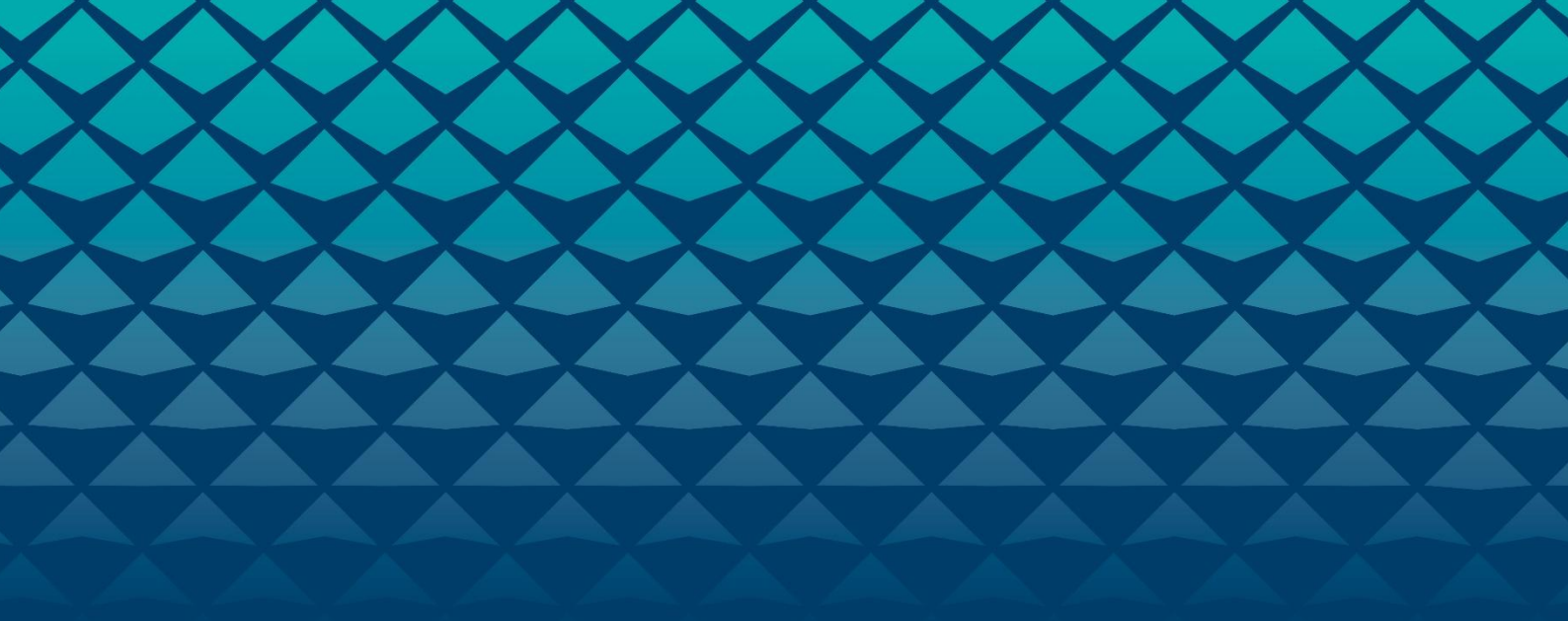
7.5 Assessment Criteria

7.5.1 Controlled activities and Restricted Discretionary activities

For controlled and restricted discretionary activities the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. Resource consent conditions can only be imposed over the matters which control or discretion has been reserved. The relevant assessment criteria are contained in Section 21.

7.5.2 Discretionary activities

For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.



Volume 1 – Part E – Section 15 – Infrastructure, Hazards, Development and Subdivision

Section 15 - Infrastructure, Hazards, Development and Subdivision

15.1 Introduction

- 15.1.1 How and where development and subdivision occurs is critical to the sustainable management of the District's natural and physical resources. This section of the Plan focuses on how development and subdivision will occur. The Strategic Growth section of the Plan provides direction on the location of growth. It must be remembered that every decision made on development and subdivision applications is crucial as it affects the efficient use of land and the efficient management of infrastructure required to service the development.
- 15.1.2 Planned and integrated development and subdivision will make the best use of the land resource. This Plan anticipates this outcome will be achieved by development occurring in planned locations and in an integrated manner. In key locations, this is to be achieved through the use of structure plans and comprehensive development plans. Each activity will need to occur on a site that is suitable for the intended use, taking account of hazards, flooding, climate change, servicing requirements, location of existing infrastructure and the need for a sustainable design and layout.
- 15.1.3 The positive benefits arising from integrated well planned development and subdivision in urban locations will include; co-ordination with infrastructure provision, minimal alterations and impacts on the natural environment, improved energy efficiency for future occupants by improving access to solar energy, reduced travel distances through well connected street layouts to community facilities, improved safety in communities through Crime Prevention through Environmental Design, and tree lined streets. In rural locations, the positive benefits include development continuing to support rural productivity and retaining the versatile soil resource through an increased lot size requirement of 40ha. In all areas, development and subdivision will be required to ensure that the values of landscape areas, significant natural areas, and cultural landscapes are maintained.
- 15.1.4 Development and subdivision should also lead to the restoration and protection of the health and well-being of the Waikato River and towards the achievement of the objectives and strategies contained in Te Ture Whaimana.
- 15.1.5 The Plan provides transferable development rights as a subdivision option. In general these provisions require the transfer of entitlements from sensitive locations to less sensitive locations. Provision has also been made for benefit lots or additional subdivision opportunities as an incentive to facilitate protection of the District's natural environment. There will be an ongoing need to balance and monitor the rate that these opportunities are taken up in order to achieve the outcomes in the District Growth Strategy.
- 15.1.6 The Regional Infrastructure Technical Specifications contains guidance on the design and construction standards for development and subdivision in the District. The Technical Specifications, as updated from time to time will provide guidance for all relevant aspects of development and subdivision at the consenting stage.

c. Addresses appropriate landscape treatment of zone boundaries.

Objective — Integrated Transport within the Northern Precinct of the Airport Business Zone

15.3.19 To enable the integrated development of the Airport and its surrounding land as a transport hub and business location, taking advantage of its strategic location and infrastructure.

Policy — Integrated Transport

15.3.19.1 Require subdivisions within the Northern Precinct of the Airport Business zone to be consistent with the transport principles and requirements that are contained within Section 10 — Airport Business Zone and Appendix S10 — Airport Business Zone Structure Plan, including but not limited to the upgrades and timing that are specified by Rule 10.4.2.19.

15.4 Rules

Contents

- Part A: All development and subdivision
- Part B: Development and subdivision for specific activities
- Part C: Development and subdivision of 7 or more lots in any zone
- Part D: Development and subdivision in a Structure Plan Area
- Part E: Comprehensive Development Plan Areas

The rules that apply to activities are contained in:

- a. The activity status tables and the performance standards of this section; and*
- b. The activity status tables and the performance standards in Part D Zone Provisions, Part E District Wide Provisions, and Part F District Wide Natural and Cultural Heritage of the Plan.*

15.4.1 Activity Status Table

15.4.1	Activity	Residential Zone	Medium Density Residential Zone	Commercial Zone	Industrial Zone / Airport Business Zone	Reserve Zone	Large Lot Residential Zone	Rural Zone & any other zone not listed in this table	Deferred Zones
	This table includes rules that apply to all zones and zones specific activity status rules, both of which may be applicable to an activity. For all the activities listed in this table the performance standard Rules 15.4.2 will apply. The activity status for activities which fail to comply with the								

aa.	Subdivision within the Mangaone Precinct Structure Plan Area in accordance with Rule 15.4.2.91A.	NA	NA	NA	RD	NA	NA	NA	NA
Assessment will be restricted to the following matters: ■ The adequacy of services to service the land; ■ Staging and vesting of land; ■ The extent to which the subdivision layout is in general accordance with the Mangaone Precinct Structure Plan in Appendix S27; ■ The provision of Landscaped Buffer Strips along Swayne Road and Zig Zag Road; ■ The adequacy of management plans required under Rule 15.4.2.91A; and ■ Land tenure and provision for ownership and management of shared communal areas.									
<i>In this table: P = permitted activity; C = controlled activity; RD = restricted discretionary activity; D = discretionary activity; NC = non-complying activity; PR = prohibited activity; NA = not applicable</i>									

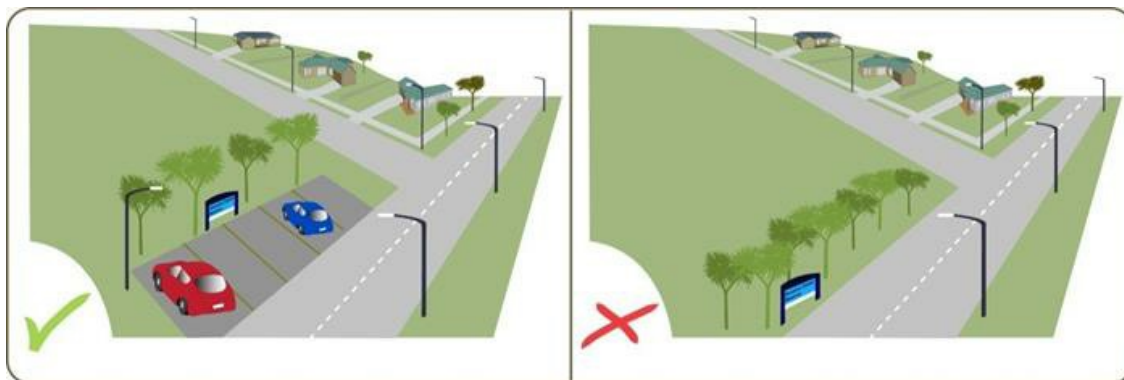
15.4.1A Public and Limited Notification

An application for resource consent under Rule 15.4.1.1(i) will be considered without public or limited notification or the need to obtain written approval from affected parties, unless the Council determines that special circumstances exist, in the following circumstances:

- a. The subdivision is associated with the construction and use of no more than three dwellings that do not comply with one or more of the following performance standards and provided that all other performance standards in the district plan are met:
 - i. Height — Rule 2A.4.2.1
 - ii. Height in relation to boundary — Rules 2A.4.2.2 and 2A.4.2.3
 - iii. Setbacks — Rules 2A.4.2.4 to 2A.4.2.6
 - iv. Site coverage — Rules 2A.4.2.7 and 2A.4.2.8
 - v. Outdoor living space — Rules 2A.4.2.13 and 2A.4.2.14
 - vi. Outlook space — Rules 2A.4.2.15 to 2A.4.2.23
 - vii. Windows to street — Rule 2A.4.2.24
 - viii. Landscaped area — Rules 2A.4.2.26 and 2A.4.2.27.
- b. The subdivision is associated with the construction and use of four or more residential dwellings that do comply with standards (a)(i) to (a)(viii) above provided that all other performance standards in the district plan are met.

15.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled and restricted discretionary and discretionary activities. The rules that apply to any subdivision or development are divided into the



On street parking should be provided adjacent to reserves to maximise accessibility and surveillance.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity except that in the Houchens Road Large Lot Residential Structure Plan Area activities that fail to comply with this rule will require resource consent for a restricted discretionary activity with the discretion being restricted over:

- a. The overall provision for walking and cycling access to and within the reserve(s); and
- b. The layout of the reserve(s); and
- c. The extent to which the provision of the reserve(s) is in general accordance with the Houchens Road Large Lot Residential Structure Plan; and
- d. Car parking.

These matters will be considered in accordance with the assessment criteria in Section 21.

Part D: Development and subdivision in a Structure Plan Area

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.68 which must also be complied with.

Rule - All development and subdivision in areas subject to a Structure Plan, Development Plan or Concept Plan

- 15.4.2.69 All development and subdivision within an area subject to an approved structure plan, development plan or concept plan shall be designed in general accordance with the requirements of that structure plan, concept plan or development plan. For the avoidance of doubt, the following areas are subject to concept plans, development plans and/or structure plans:

- | | |
|---|-------------|
| a. Cambridge North Structure Plan and Design Guidelines | Appendix S2 |
| | Appendix S3 |
| b. Cambridge Park Structure Plans and Design Guidelines | Appendix S4 |
| c. St Kilda Structure Plan | Appendix S5 |

- | | |
|--|--------------|
| d. Hautapu Industrial Structure Plan and
Landscape Guidelines | Appendix S6 |
| e. Te Awamutu Large Format Retail
Site Plan | Appendix S7 |
| f. Karāpiro Large Lot Residential
Structure Plan Area | |
| i. Airport Business Zone Structure
Plan | Appendix S10 |

Advice Note: Refer to Rules 15.4.2.87 to 15.4.2.90 for all subdivision and development in the Airport Business Zone Structure Plan.

- | | |
|---|--------------|
| j. Piquet Hill Structure Plan | Appendix S11 |
| k. Bond Road North Industrial Area | Appendix S12 |
| l. Houchens Road Large Lot
Residential Structure Plan Area | Appendix S13 |

Advice Note: Refer to Rules 15.4.2.70 to 15.4.2.86 for all subdivision and development in the Houchens Road Large Lot Residential Structure Plan Area.

- | | |
|--|---------------------|
| n. Cambridge North Neighbourhood
Centre Concept Plan | Appendix S15 |
| o. Narrows Concept Plan | Appendix S16 |
| p. Te Awamutu T1 Growth Cell Structure
Plan | Appendix S17 |
| q. Leamington Large Lot Residential Zone
Structure Plan | Appendix S18 |
| r. Cambridge C1, and C2 / C3 Structure
Plans | Appendix S19 |
| s. Bardowie Industrial Precinct Structure
Plan | Appendix S20 |
| t. Ngahinapouri Structure Plan | Appendix S21 |
| u. T8 Structure Plan | Appendix S22 |
| v. T2 Structure Plan | Appendix S23 |
| w. C4 Structure Plan | Appendix S24 |
| x. T6 Structure Plan | Appendix S25 |
| y. T11 Structure Plan | Appendix S26 |
| <u>z. Mangaone Precinct Structure Plan</u> | <u>Appendix S27</u> |
| aa. Deferred Zones, for the intended future
zones identified on planning maps | |

- c. A plan of landscaping treatment along the Frontier Road boundary and the Pirongia Road boundary, including specimen trees. Any hedges are to be no higher than 1.2m.
- d. Details of proposed street tree planting in accordance with Rules 15.4.2.27 and 15.2.28.
- e. Details of wetland and reserve planting.
- f. Landscape design for proposed neighbourhood playground.
- g. Design and landscape treatment of cycleway and pedestrian network.
- h. Entrance and lighting features for the retirement village accommodation and associated care facilities.
- i. Landscape treatment of communal recreational areas which are part of the retirement village accommodation and associated care facilities.
- j. Provision for maintenance of the landscaping.

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

Advice Note: These rules apply in addition to the rules of the Residential, Medium Density Residential, and Deferred Residential Zone.

Mangaone Precinct Structure Plan Area

15.4.2.91A Any subdivision or development (as relevant) in the Mangaone Precinct Structure Plan Area shall ensure that:

- a. There is no new direct access from Lots or Activities to:
 - i. Swayne Road; or
 - ii. Zig Zag Road.

Advice Note: Rule 15.4.2.8 shall apply to these roads.

- b. Only light vehicles are able to use the proposed road connection to Swayne Road.
- c. Roads shall be constructed in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan;
- d. The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes, shall include:
 - i. A Mangaone Stream Reserve Development and Operational Management Plan; and
 - ii. A Landscape Buffer Strip Planting and Implementation Plan to give effect to Rule 7.4.2.15A.

Advice Note: These plans shall include the information requirements set out in Rule 21.2.7.

- e. Any subdivision or development within 50m of Swayne House shall include an assessment of any effects on the heritage values of Swayne House along with any proposed mitigation measures.
- f. The Mangaone Stream Reserve is vested in Waipā District Council as part of the first subdivision consent application and the management occurs in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan.

Advice Note: As part of a reserves agreement (forming part of a Development Agreement under Rule 7.4.2.36) it is anticipated that Council will not become immediately responsible on vesting of land for the ongoing management and maintenance of the reserve and that there will be a transitioning period post vesting where the developer will remain responsible for the maintenance of the reserve and its associated features / infrastructure.

- g. The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, in accordance with the Mangaone Stream Reserve Development and Operational Maintenance Plan.
- h. A list of matters that will be the subject of private covenants.
- i. On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard.
- j. Within the National Grid Corridor, vehicle access is available to any National Grid Support Structures.

Advice Note: Subdivision may occur in stages. Where this is proposed only those rules and requirements which specifically relate to the land within the stage will be considered relevant.

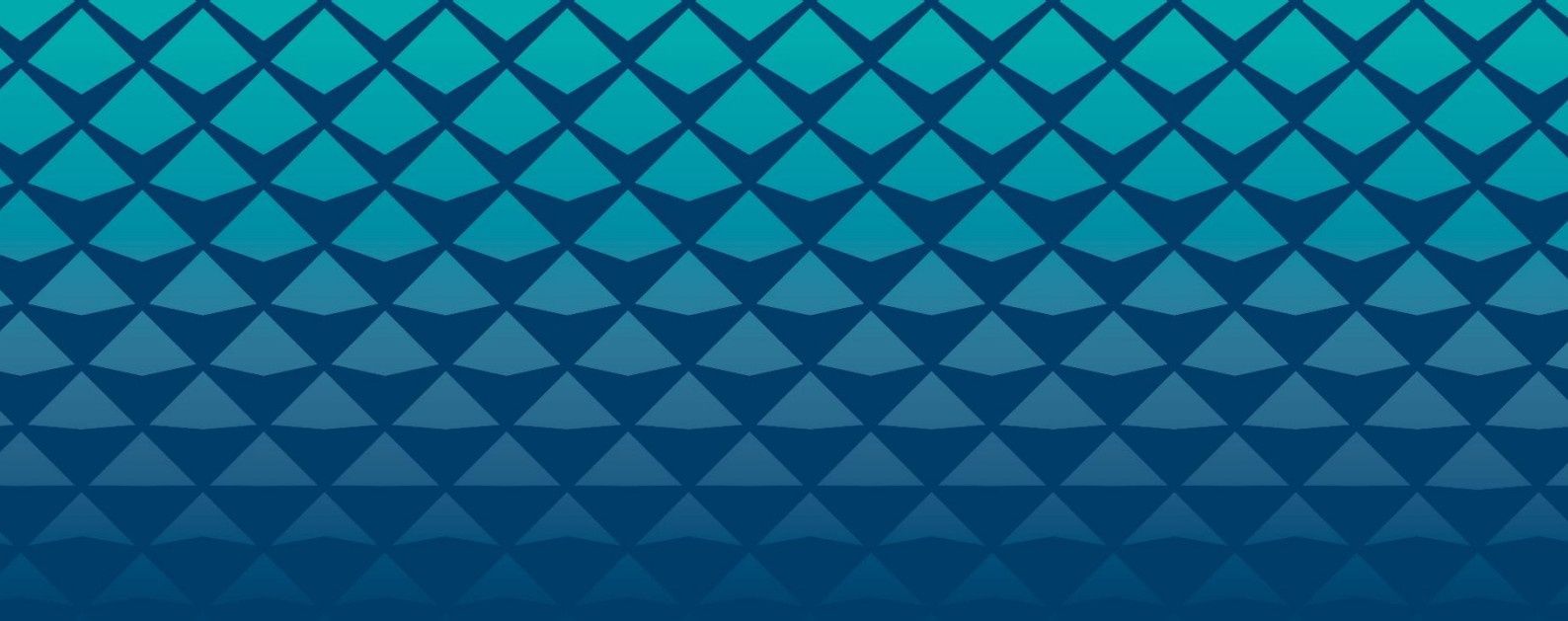
Activities which fail to comply with this rule will require resource consent for a non-complying activity.

Part E: Comprehensive Development Plan Areas

Advice Note: The activity status tables and the performance standards in Part D Zone Provisions, Part E District Wide Provisions, and Part F District Wide Natural and Cultural Heritage Provisions apply to comprehensive development plan areas.

Rule - Development and subdivision within Comprehensive Development Plan Areas

- 15.4.2.92 All development and subdivision within an area subject to an approved comprehensive development plan shall be designed in general accordance with the requirements of that comprehensive development plan. For the avoidance of doubt, the following areas are subject to requirements for the approval of comprehensive development plans:
- a. Industrial Zone (Raynes Road).



Volume 1 – Part E – Section 16 – Transportation

Section 16 - Transportation

16.1 Introduction

- 16.1.1 This section contributes to the Plan focus on an integrated approach to land use and transport. This approach, supported by the Waikato Regional Policy Statement seeks to ensure that, at the earliest stages, land use planning and development provides for, and integrates a wide range of transport options that complement and support the existing and planned transport system. It also supports the objectives of the Waipā Integrated Transport Strategy, developed under the Waikato Regional Land Transport Strategy.
- 16.1.2 As a significant number of the community continue to rely on the private vehicle as their principal means of transport, the importance of development processes creating the foundation for the integration of land uses and transport networks should be recognised. Close proximity of housing and community facilities will easily allow people to undertake some of their daily journeys by walking or cycling, which will result in the improved health of residents, less vehicle congestion and less vehicle emissions. Conveniently located workplaces will allow shorter trips and encourage people to choose to walk, cycle or bus to work.
- 16.1.3 The provision of transport infrastructure needs to be considered in the context of existing and planned infrastructure requirements, and the sequencing and funding arrangements for infrastructure that may be in place through Council's Long Term Plan and the National Land Transport Programme. As the District's transport network is part of and contributes to regional and national networks, consideration may have to include the requirements of other agencies such as the Waikato Regional Council and the New Zealand Transport Agency.
- 16.1.4 At a more localised scale, the integration of land use and transport needs to ensure that the pattern of land uses and the land transport system will provide a safe and efficient network for all road users as they undertake their daily trips.
- 16.1.5 Development processes need to ensure that the intensity of land use and the capacity of the transport networks are compatible and able to support each other. For example, locating compact housing in areas supported by roads and other transport connections which can accommodate higher demand while continuing to provide a safe and efficient transport network. Development processes need to work to ensure that situations of incompatible land use and road networks do not occur; for example, cluster or ribbon development within the rural environment.
- 16.1.6 Development can have adverse effects on the adjoining transport network if attention to matters such as the provision of suitable access, parking, manoeuvring areas and loading spaces have not been considered. Conversely, transport networks are significant pieces of infrastructure that can have adverse effects on people and the surrounding environment. Attention at the early stages of the planning and development processes can ensure that these effects are mitigated.
- 16.1.7 This Plan focuses on a heightened consideration of both amenity and heritage issues. In regard to amenity, the development of a series of Town Concept Plans 2010 for

	more than one activity, where access to a road is obtained by crossing a railway line.							
i.	Provision of 25 or more car parks on a site.	P	RD	P	P	P	P	P
	Assessment will be restricted to the following matters: ■ Landscaping; and ■ Consideration of Crime Prevention through Environmental Design; and ■ Vehicle queuing on-site; and ■ Lighting of parking areas. These matters will be considered in accordance with the assessment criteria in Section 21. Activities that do not meet the controlled activity criteria will be discretionary activity.							
	<i>In this table: P = permitted activity; C = controlled activity; RD = restricted discretionary activity; D = discretionary activity; NC = non-complying activity; NA = not applicable</i>							

Advice Note: For any development involving access onto and/or off a State Highway, consultation with the New Zealand Transport Agency is recommended before an application is submitted to Council. In the case of direct access onto and/or off a Limited Access Road that is a State Highway, the Government Roadway Powers Act 1989 is applicable, in addition to the relevant provisions within the Waipā District Plan.

****All other zones means St Peters School Zone, Lake Karāpiro Events Zone, Mystery Creek Zone, Karāpiro and Arapuni Hydro Power Zone, Marae Development Zone, Significant Mineral Extraction Zone.***

Any discretionary activity application may be required to provide an Integrated Transport Assessment, as part of the Assessment of Environmental Effects.

16.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled or restricted discretionary. Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

Activities that do not meet the performance standard rules will be a discretionary activity.

Rules - Road hierarchy

16.4.2.1 All structure plans, plan changes, developments, and subdivisions must be consistent

State Highway 3.

- 16.4.2.11 Where a site has frontage to a road and a service lane, all vehicle access shall be from the service lane.

Activities that fail to comply with Rules 16.4.2.9 to 16.4.2.11 will require a resource consent for a discretionary activity.

Rule - Vehicle access to sites in the Industrial Zone

- 16.4.2.12 Where a site has a frontage greater than 50m to a road which is not a State Highway or a major arterial road, two vehicle crossings will be allowed from that road, subject to the requirements of Rule 16.4.2.5 and except as provided for in Rule 16.4.2.12A.

Advice Note: For any development involving access onto and/or off a State Highway, consultation with the New Zealand Transport Agency is recommended before an application is submitted to Council. In the case of direct access onto and/or off a Limited Access Road that is a State Highway, the Government Roadway Powers Act 1989 is applicable, in addition to the relevant provisions within the Waipā District Plan.

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

Rule - Vehicle access to sites in the Mangaone Precinct Structure Plan Area

- 16.4.2.12A Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road.

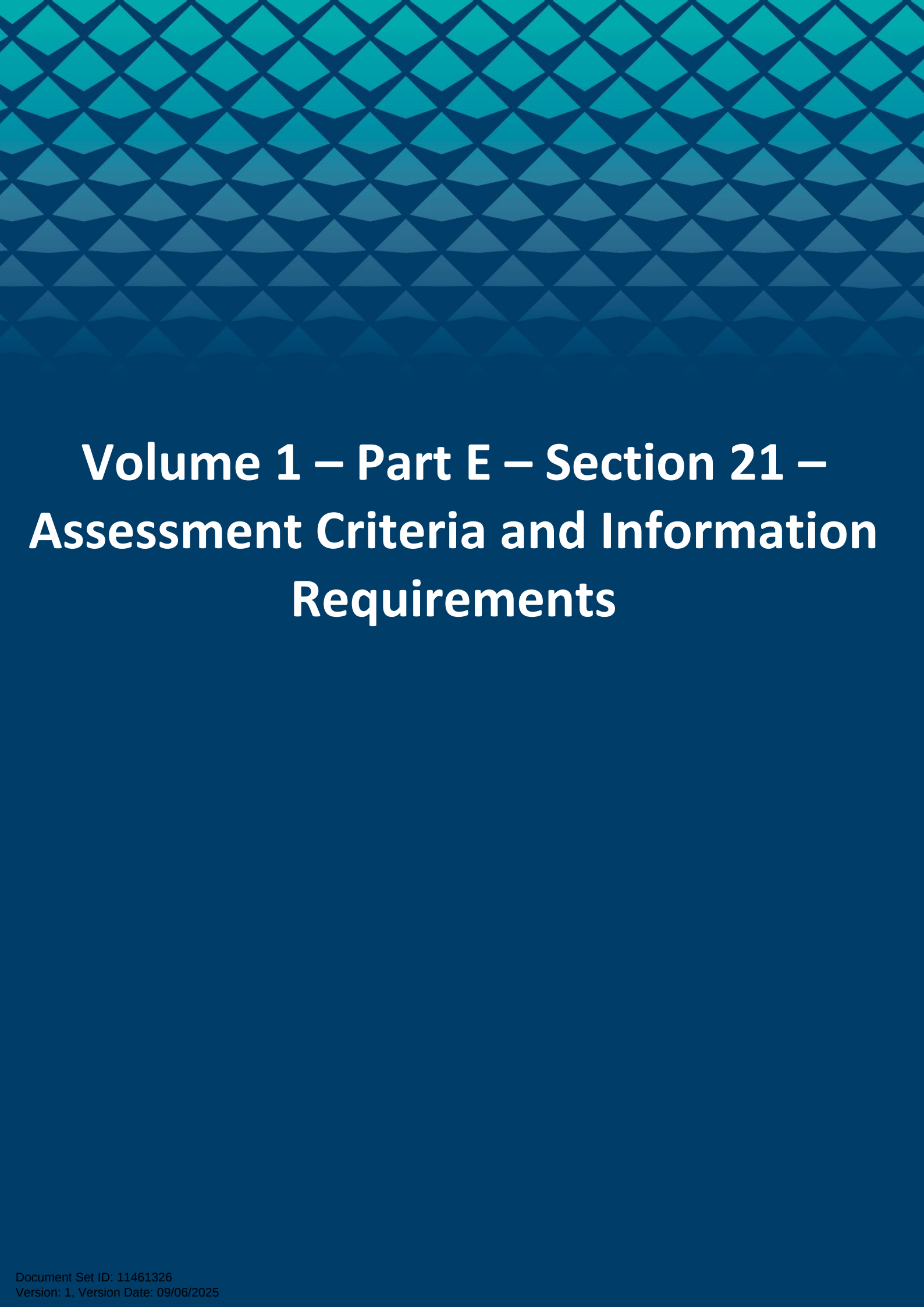
Activities that fail to comply with this rule will require a resource consent for a non-complying activity.

Rules - Parking, loading and manoeuvring area

- 16.4.2.13 All activities that involve the erection, construction or substantial reconstruction, alteration or addition to a building on any site, or changes the use of any land or building, shall provide loading/unloading spaces for vehicles on the site as set out in Appendix T1.

If parking is provided, in the Residential Zone and Medium Density Residential Zone:

- a. One of the car parks allocated to a single dwelling may be stacked (i.e. located in such a way that it cannot be accessed directly from the associated access or manoeuvring area) provided that the stacked car park does not:
 - i. Encroach on or interfere with any shared access on the site; or
 - ii. Encroach on any required building setback, side boundaries, or outdoor living area; or
 - iii. Compromise the ability for any vehicle to manoeuvre within the site.



Volume 1 – Part E – Section 21 – Assessment Criteria and Information Requirements

Section 21 - Assessment Criteria and Information Requirements

Guide to using this Section

- This section contains both assessment criteria and information requirements.
- If the activity is a controlled activity or restricted discretionary criteria - refer to the assessment criteria under the relevant zone or district wide section. The assessment criteria have been listed in Section order, for example 21.1.2 contains the assessment criteria for Section 2 — Residential Zone. Controlled or restricted discretionary assessment criteria are limited to those matters that control or discretion has been reserved within the relevant section of the Plan.
- If the activity is a discretionary activity — refer to 21.1.1 Assessment Criteria for ALL discretionary activities as well as the relevant assessment criteria under the relevant zone or district wide provisions. For discretionary activities the assessment criteria are a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.
- Information requirements — Council has standard information sheets that specify the information requirements for all resource consent applications. Section 21.2 contains additional information requirements. The information requirements listed in Section 21.2 will need to be submitted with the relevant resource consent application.

21.1 Assessment Criteria

Contents

21.1.1 Assessment criteria for ALL discretionary activities	21.1.14 Deferred Zones
21.1.2 Residential Zone	21.1.15 Infrastructure, Hazards, Development and Subdivision
21.1.2A Medium Density Residential Zone	21.1.16 Transportation
21.1.3 Large Lot Residential Zone	21.1.17 Works and Utilities
21.1.4 Rural Zone	21.1.18 Financial Contributions
21.1.4A Significant Mineral Extraction Zone	21.1.19 Hazardous Substances and Contaminated Land
21.1.5 Reserves Zone	21.1.20 Health and General Amenity
21.1.6 Commercial Zone	21.1.21 Assessment Criteria and Information Requirements (this Section)
21.1.7 Industrial Zone	21.1.22 Heritage and Archaeology
21.1.8 Lake Karāpiro Events Zone	

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
Controlled Activities		
21.1.7.1	Cafes, and takeaway outlets with no drive through facility outside of the central focal area of the Hautapu Industrial Structure Plan Area and Campus Hub of the Bardowie Industrial Precinct Structure Plan Area, general store or dairies identified on the central core area of the Hautapu Structure Plan and the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.	a. The appearance of the building and the extent that it implements the guidelines in Appendix S5 — Hautapu Industrial Structure Plan, Urban Design and Landscape Guidelines and Appendix S20 — Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines.
21.1.7.2	Any activity listed as a permitted or controlled activity within the Industrial Zone (Raynes Road) in accordance with an approved comprehensive development plan	a. The extent to which the activity complies with the provisions of the approved comprehensive development plan.
21.1.7.3	Any activity listed as a controlled activity in Table 7.4.1.2 and within the Campus Hub of the Bardowie Industrial Precinct Structure Plan Area.	Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including: a. Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and b. Consistency with the standard of amenity described in the Structure Plan including any site or area specific design guidelines, block layouts and landscaping.
Restricted Discretionary Activities		
21.1.7.4	Relocated buildings	a. The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. b. The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. c. The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site.

		d. The timeliness of the works taking into account the extent and nature of the proposed works.
21.1.7.5	Daylight control	a. The degree to which the bulk or scale of the development results in is a loss of privacy, sunlight, amenity or outlook on adjacent or adjoining sites. b. Whether the position of the building will adversely affect existing trees on the site. c. The extent to which existing vegetation is retained and any proposed landscaping adds to the amenity of the development.
21.1.7.6	Building and site layout	a. Whether the public entrance of the building is visible from the road. b. The extent to which parking and loading areas in the Hautapu Industrial Structure Plan Area affect the visual amenity of the zone. c. The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone.
21.1.7.7	Building colour	a. The extent to which building colour and reflectance levels of developments in the Hautapu Industrial Structure Plan Area add to amenity of the area. b. The extent to which building colour and reflectance levels of developments in the Bardowie Industrial Precinct Structure Plan Area add to amenity of the area. c. <u>The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.</u>
21.1.7.8	Vibration	a. The time and frequency that the activity occurs. b. The duration of vibration continuance. c. Any adverse effects on buildings either on-site or on surrounding properties, any special characteristics of the vibration, and subsequent effects on health and safety and on the amenity values of the surrounding environment.
21.1.7.9	Construction noise	a. The time, frequency and duration that the activity occurs. b. Any adverse effects on buildings either on-site or on surrounding properties and subsequent effects on health and safety and amenity values of the surrounding environment.
21.1.7.10	Temporary construction buildings	a. The visibility of temporary buildings from the street and adjoining or adjacent sites.
21.1.7.11	Bond Road North Industrial Structure Plan area	a. Extent to which developments, address flood risks and effects of the development on surrounding

		buildings and properties.
21.1.7.12	Mineral extraction activities	a. The extent of the mineral extraction to be undertaken and the extent to which the activity will internalise and address actual and potential adverse effects. b. The proposed life span of operation, the estimated volume of material to be excavated, the likely staging of works and the likelihood and ability of the site to be fully rehabilitated. c. The extent to which off-site effects will inhibit the use of surrounding land for the carrying out of other activities. d. The extent to which proposed and existing landscaping manages the effects on the amenity of land adjoining the mineral extraction area. e. Site access, the safety and capacity of the roads and intersections in the immediate vicinity and mitigation (financial contributions or works) where road network improvements are required to address the effects of increased heavy vehicle movements. f. The hours and days of operation and the extent that measures to ensure that the adverse effects of glare, noise and vibration, (including blasting), protect the amenity of land adjoining the mineral extraction area.
21.1.7.13	Noise - Te Awamutu and Hautapu Dairy Manufacturing sites	a. The time and frequency that the activity occurs. b. The duration of noise continuance. c. Any adverse effects on occupants of buildings either on-site or on surrounding properties and any special characteristics of the noise and subsequent effects on well-being, health and safety, and on the amenity values of the surrounding environment. d. The extent to which all practicable means have been employed to reduce noise emissions. e. The extent to which the proposed mitigation measures reduce the impact of noise on surrounding residents.
21.1.7.14	Activities in the Specialised Dairy Industrial Area not permitted by Rule 7.4.1.1.t.	a. In assessing applications for activities which are not permitted activities under the rules within the Special Dairy Industrial Area, Council will have regard to the compatibility of the activities with food processing activities carried out in the Specialised Dairy Industrial Area. Conditions may be imposed to ensure that proposed activities are compatible.
21.1.7.15	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as	a. The effects on the operational safety and performance of Hamilton International Airport and its associated lighting and navigational aids and the public's and properties risk of exposure to aircraft

	shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under 7.4.1.6.a.	related accidents. In assessing the effects of an activity, particular regard will be given to the following: i. Avoidance of the release of substances that might impair visibility or otherwise interfere with the operation of aircraft including the creation of smoke, dust and steam; and ii. The extent to which the use and concentration of dangerous substances that might pose a risk of explosion or fire is avoided; and iii. The extent to which light beams or reflective glare which could interfere with pilot vision are avoided; and iv. The extent to which production of radio or electrical interference which could affect aircraft communications or navigation equipment is avoided; and v. The design of landscaping or other activities so as to avoid attracting significant bird numbers; and vi. The extent to which large numbers of people on any site are avoided.
21.1.7.16	Activities in the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area requiring an air discharge permit from the Waikato Regional Council	a. The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.
21.1.7.17	Offices within the Campus Hub of the Bardowie Industrial Precinct	a. The extent to which the proposed office activity, in conjunction with other established or consented office activity: i. Avoids adverse effects on the vitality, function and amenity of the Cambridge CBD. ii. Avoids the inefficient use of existing physical resources and promotes a compact urban form. iii. Promotes the efficient use of existing and planned public and private investment in infrastructure. b. The extent to which similar office facilities are available within the Cambridge CBD.
<u>21.1.7.17</u>	<u>Rural Interface</u>	a. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.</u>

21.1.7.17	Transport	a. <u>The impact of roading on the amenity of the area.</u> b. <u>Whether the road design and layout is consistent with Mangaone Precinct Structure Plan.</u> c. <u>The extent to which roading within the zone can be constructed to adequately manage stormwater.</u> d. <u>Whether the proposed subdivision or development will enable the safe and efficient operation of the surrounding road network.</u> e. <u>Where subdivision or development does not provide the transport upgrades specified by Rule 7.4.2.46, it is supported by an Integrated Transport Assessment that:</u> i. <u>Identifies the reasons why the upgrades set out within Rule 7.4.2.46 are not required, deferred or varied; and</u> ii. <u>Includes an assessment of the transport effects of the proposal (including all modes of transport) that would support the land uses proposed or be enabled under the Industrial Zone; and</u> iii. <u>Outlines the extent of any consultation undertaken with Waipā District Council (as the relevant road controlling authority) in relation to the proposed design of the transport network and upgrades.</u> f. <u>Whether the proposed subdivision or development will enable the provision of public transport</u>
	Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>	
21.1.7.18	Minimum building setback from road boundaries within the Raynes Road Industrial Zone	a. The extent to which a reduced setback would compromise the achievement of an attractive landscaped frontage to Raynes Road and Airport Road.
21.1.7.19	<u>Activities not otherwise permitted in the Central Focal Area of the Mangaone Precinct Structure Plan Area</u>	a. <u>The extent to which the proposed activity, in conjunction with other established or consented activities:</u> i. <u>Will only service the day-to-day needs of the local workforce rather than serving a wider catchment area.</u> ii. <u>Avoids adverse effects on the vitality, function and amenity of other retail centres in the district.</u> iii. <u>Avoids adverse traffic effects on the local and strategic road network.</u> iv. <u>Avoids adverse effects on the bat habitat values associated with the Mangaone Stream Reserve.</u>

21.1.7.20	High Value Bat Habitat Area	a. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which light intensity and light spill from external lighting will adversely affect the ecological values of the High Value Bat Habitat Area.</u>
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21.1.8 Lake Karāpiro Events Zone

Lake Karāpiro Events Zone Assessment Criteria		
Restricted Discretionary Activities		
21.1.8.1	Relocated buildings provided for in the Karāpiro Lake Domain (Mighty River Domain) Reserve Management Plan	a. The overall condition of the exterior of the building, and the extent to which proposed works will avoid, remedy or mitigate any effects. b. The extent to which the repairs and works identified for action in Council approved or certified Building Relocation Inspection Report will be carried out. c. The timing, nature and extent of reinstatement works that are required to the exterior of the building after it has been moved to the new site. d. The timeliness of the works taking into account the extent and nature of the proposed works.
Discretionary Activities <i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i>		
21.1.8.2	General	a. Extent to which the design, appearance and location of any building or any other structure is compatible and integrated with the primary functions of the Karāpiro Lake Domain and its intrinsic elements as expressed in the Karāpiro Domain Strategic Plan and Reserve Management Plan. b. The extent to which new buildings and structures complement the existing amenity of the Karāpiro Lake Domain and the surrounding area. c. The extent to which the recreational potential and/or open space character of the Karāpiro Lake Domain is maintained. d. Whether there is a need for the proposed type and size of building and whether alternative sites for the building or the services or activities the building is to accommodate have been considered. e. Consideration will be given to the presence of existing activities, buildings or structures on the reserve and the cumulative effects arising from the addition of the proposed activity.
21.1.8.3	Places of assembly within existing buildings and private	a. Whether the activity (including associated traffic and parking) is of a scale and intensity that is in keeping

		hierarchy and that roads are constructed to an appropriate strength at a minimum whole-of-life cost to the community. Conditions requiring pavement testing and construction certification may be applied to resource consents. d. The extent to which the size of the footpaths in any development and subdivision has been related to the proposed uses in the development and subdivision. e. The provision of an appropriate pavement edge suited to the function and use of the road within the road hierarchy including control of stormwater runoff, consideration of surface materials used in adjoining roads, kerb crossings and differentiating between public use and private access and the suitability of the road design in terms of kerb design and crossing points for all access types. f. The provision of appropriate road signage relating to the functioning of the road.
21.1.15.23	Road reserves and lots for network utilities	a. Where land is to be vested as a reserve for a road, or is to be subdivided for a utility service without being part of a subdivision provided for as a restricted discretionary activity, then particular regard shall be given to: i. The extent to which the balance area of the subdivision complies with the relevant subdivision standards for the zone in which it is located; and ii. The proposed new lot or road reserve being of a configuration to accommodate the intended activity. b. <u>Within the Mangaone Precinct Structure Plan Area, the extent to which road design (new roads and existing roads to be upgraded) is in accordance with the roading cross-sections in the Mangaone Precinct Structure Plan.</u>
21.1.15.24	Easements	a. Where roading, access, car parking area or infrastructure services have been required to serve any subdivision or development, the extent to which easements have been provided for the identification, protection, maintenance and operation of any public or private service, secondary overland flow path or ponding area. Conditions may include the granting of these easements at the applicant's expense.
21.1.15.25	Electricity, street lighting, telecommunications and gas and the design of street lights	a. The design (including design life) and construction of electricity, street lighting, telecommunications and gas services to ensure the adequate provision of the service to meet the level of service standards identified by the relevant service provider.

		building are designed to respect and retain the original style of the building. Note: The Character Descriptions attached in Appendices DG2, DG3, DG4, DG5 and DG6 contain a description of the existing character of each precinct area and a series of design statements. The design statement and descriptions have been provided to assist people in preparing applications for new buildings and additions and alterations to existing buildings in the precinct areas. This information will also be used by Council planners in assessing applications.
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21.2.7 Industrial Zone

~~There are no additional information requirements for the Industrial Zone.~~

<u>21.2.7.1</u>	<u>Mangaone Stream Reserve Development and Operational Maintenance Plan</u>	a. <u>Clarification (by way of mapping) as to the precise area and extent of the reserve area;</u> b. <u>The location and extent of stormwater management ponds and devices (including outfalls) within the reserve area;</u> c. <u>The route(s) of any roads passing through the reserve area including the point(s) of crossing of the Mangaone Stream;</u> d. <u>The routes of cycle and/or pedestrian paths within the reserve area including the point(s) of any crossing(s) of the Mangaone Stream;</u> e. <u>The proposed planting and other landscaping including a planting plan which specifies areas to be planted, species, quantities, and size at time of planting;</u> f. <u>Measures (including planting and the nature of any street or on-site lighting) to protect the quality of the reserve area for bat habitat including controls on lighting while maintaining safety for people using roads and pathways within the reserve area;</u> g. <u>A proposed maintenance regime in relation to all of the above (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36) including:</u> i. <u>The timing and frequency of maintenance inspections;</u> ii. <u>Weed and pest management control;</u> iii. <u>Replacement of dead or damaged plants;</u>
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		iv. <u>Maintenance of structures and facilities (excluding any roads); and</u> v. <u>the recording of maintenance inspections.</u> h. <u>The timing when the reserve area will be vested in Council and when management of the reserve will transfer to Council (in accordance with a Reserves Agreement forming part of a Development Agreement under Rule 7.4.2.36).</u> i. <u>Planting / Fencing Implementation Programme.</u> j. <u>Measures taken that consider flora and fauna and the enhancement of ecological values within the extent of the reserve area (including fish and fish passage).</u>
		<u>In addition to the above, the Mangaone Stream Reserve Development and Operational Maintenance Plan will be assessed in relation to the following assessment criteria in relation to the High Value Bat Habitat Area within the Mangaone Stream Reserve:</u> a. <u>The extent to which lighting has been designed and located to maintain the function and quality of the High Value Bat Habitat Area.</u> b. <u>The extent to which transport corridors are located and designed to avoid or minimise effects of roadside lights and vehicle headlights on the High Value Bat Habitat Area, and the bat population within that area. Where transport corridors are proposed within the Mangaone Stream Reserve, they should take the shortest route practicable (provided that is the route most likely to minimise impacts), be aligned and designed to minimise the number of existing trees that are required to be removed, ensure lighting is designed to ensure that the High Value Bat Habitat Area maintains its role and function, and is designed to enable bats to continue to access the wider corridor.</u> c. <u>The extent to which bat-sensitive road lighting and planted buffer areas have been designed and will be implemented, where adjacent to or crossing the Mangaone Stream Reserve, to achieve the requirements of Rule 7.4.2.42. Bat-sensitive transport corridor lighting design should be prepared by a suitably qualified and experienced technical lighting specialist in collaboration with a suitably experienced bat ecologist and be sufficiently</u>

		<u>detailed to enable an assessment of the extent of effect on the High Value Bat Habitat Area and immediate environs.</u> d. <u>The extent to which the Development and Operational Maintenance Plan addresses any residual adverse effects on bats and achieves a net biodiversity gain, whether through direct actions or via a financial contribution to be used within publicly owned land for measures such as habitat enhancement and targeted predator control.</u> e. <u>A summary of planned works including proposals for replacement planting of indigenous tree species to provide indigenous vegetation and habitat for indigenous fauna, permitting requirements, biosecurity protocols, timing of works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures. The planned works must employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.</u> f. <u>The extent to which a minimum 20m buffer has been provided around the High Value Bat Habitat Area as part of the Mangaone Stream Reserve, to protect the High Value Bat Habitat Area and the bat population within that area from adverse effects of adjacent industrial activities.</u>
21.2.7.2	<u>Landscape Buffer Strip Planting and Implementation Plan</u>	a. <u>A Landscaping Plan identifying the location, extent, type and density of landscaping (including, but not limited to, the size of plants, height at time of planting and anticipated growth rate) and design of fencing in relation to:</u> i. <u>Establishing a 5.0m deep Landscape Buffer Strip planting:</u> ■ <u>along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and</u> ■ <u>along Swayne Road frontage in the Development Area south of Mangaone Stream</u> ii. <u>Establishing a 3.0m deep Landscape Buffer Strip planting along parts of the Development</u>

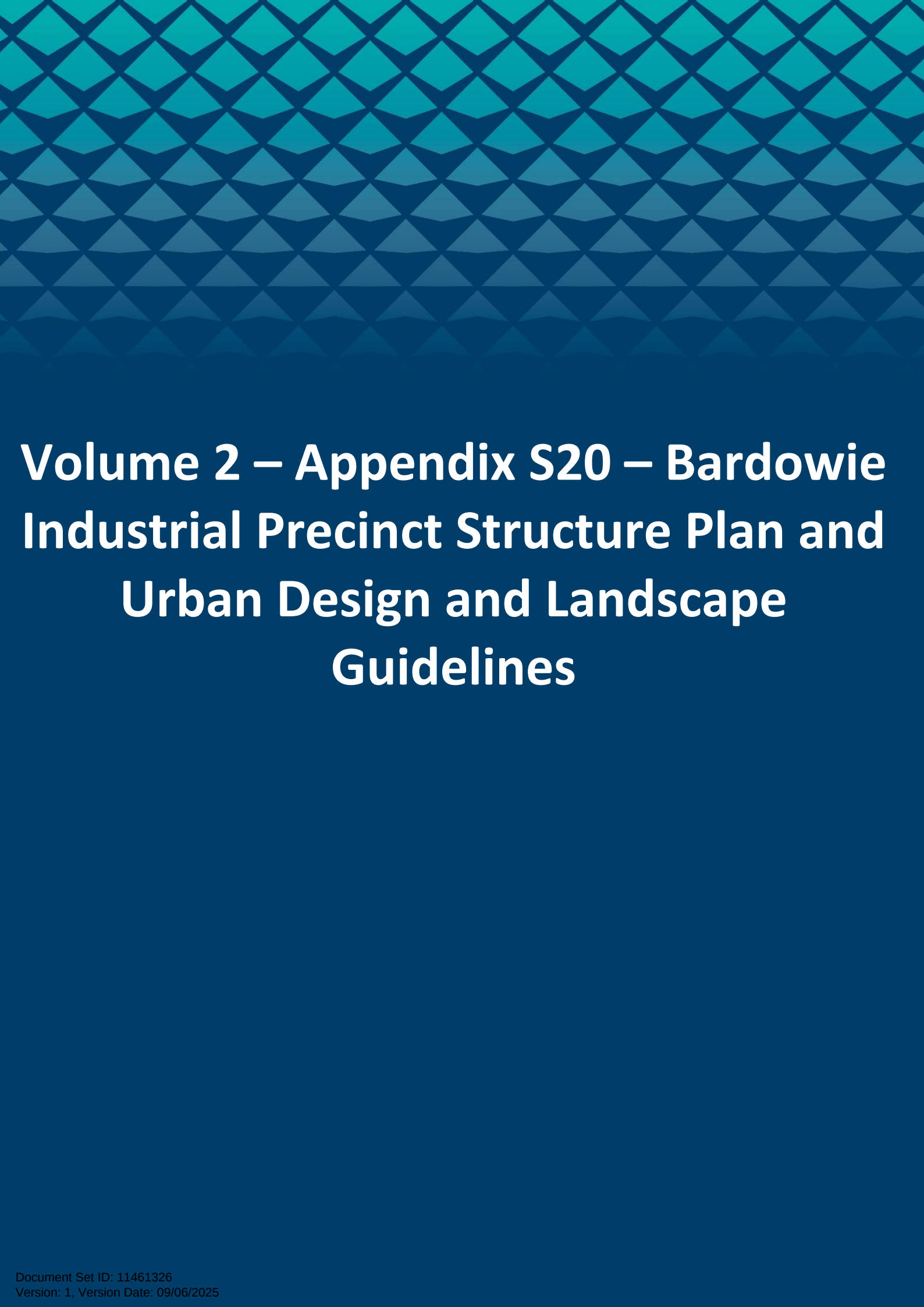
		<u>Area north of Mangaone Stream that adjoin a Rural Zone.</u> iii. <u>Ensuring gaps between hedges and trees within Landscape Buffer Strip are planted with shrubs and groundcovers rather than mowable lawn.</u> b. <u>Implementation programme for the staging, establishment and completion of buffer strip planting, noting that the timing of implementation for the southern and northern areas would be dependent on when resource consent for Structure Plan enabling works or structure plan subdivision for these areas are lodged.</u> c. <u>Assessment of relevant design guidance for fencing contained in the Mangaone Precinct Structure Plan (Appendix S27).</u> d. <u>A 5-year Maintenance Plan outlining how plants will be managed to ensure their continued success to maturity, and any replacements of deaths that may be required.</u>
<u>21.2.7.3</u>	<u>Swayne House</u>	a. <u>An assessment of any effects of development or subdivision on the heritage values of Swayne House along with any proposed mitigation measures.</u>

21.2.8 Lake Karāpiro Events Zone

There are no additional information requirements for the Lake Karāpiro Events Zone.

21.2.9 Mystery Creek Events Zone

	<u>Mystery Creek Events Zone Information Requirements</u>	
21.2.9.1	Concept plans	a. Any concept plan shall show diagrammatically, in the form of precincts: - The general distribution of activities, buildings, open space and if provided, parking facilities; and - Provision for access to and movement within the site for vehicles, pedestrians and cyclists as appropriate; and - The interrelationships with the surrounding locality including buffer areas, linkages to local centres and access to public transport; and - Future development areas, major framework landscaping and protected natural heritage

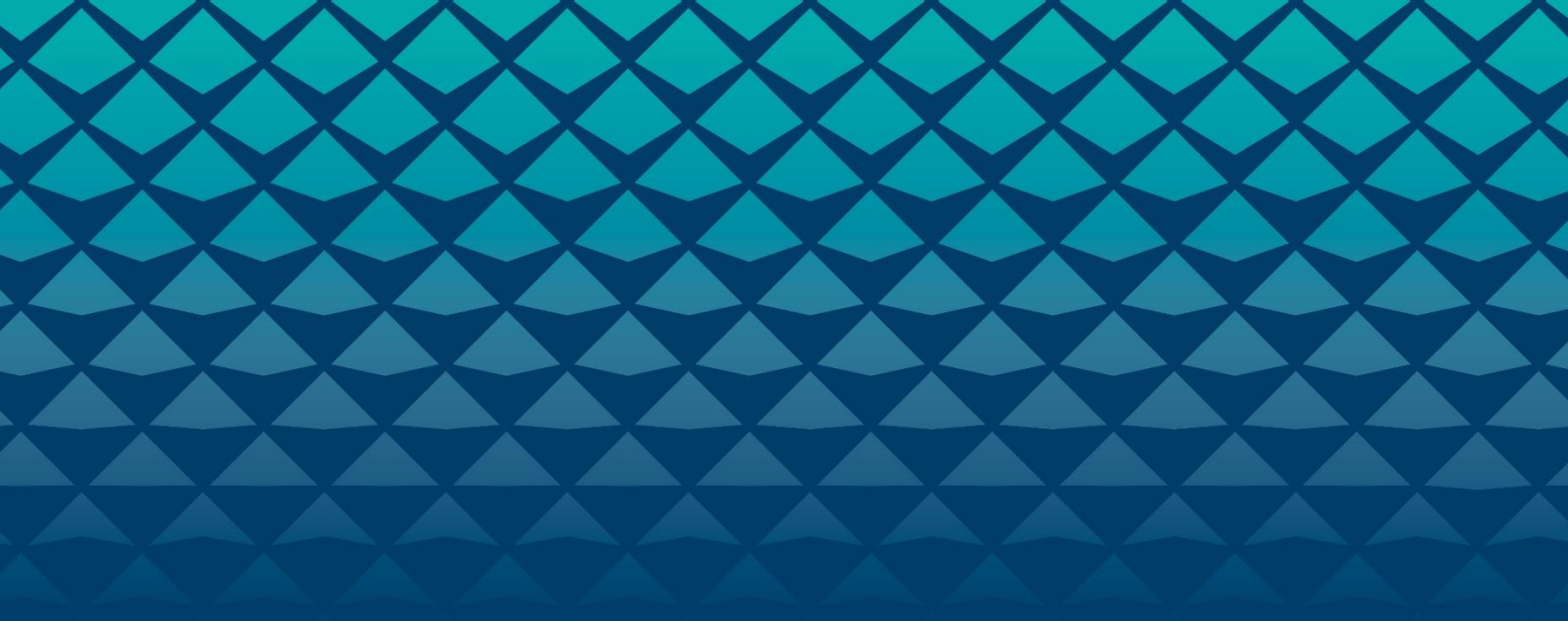
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Volume 2 – Appendix S20 – Bardowie Industrial Precinct Structure Plan and Urban Design and Landscape Guidelines



S20.3.1	The Structure Plan provides design guidelines to steer the quality of development and ensure that intended urban design outcomes are achieved. The Structure Plan also outlines the infrastructure that is required to service the parcels of land. Services that are required to be constructed by developers and those provided by Council will be determined as part of the preparation of a Development Agreement.
S20.3.2	The purpose of these design guidelines is to provide guidance for future development within the Bardowie Industrial Precinct. These guidelines form part of the Bardowie Industrial Precinct Structure Plan and support Section 7 (Industrial Zone) of the Waipā District Plan.
S20.3.3	The following overarching Design Objective has been developed to frame the design principles and provide clear direction in relation to the development aspirations for the Bardowie Industrial Precinct:

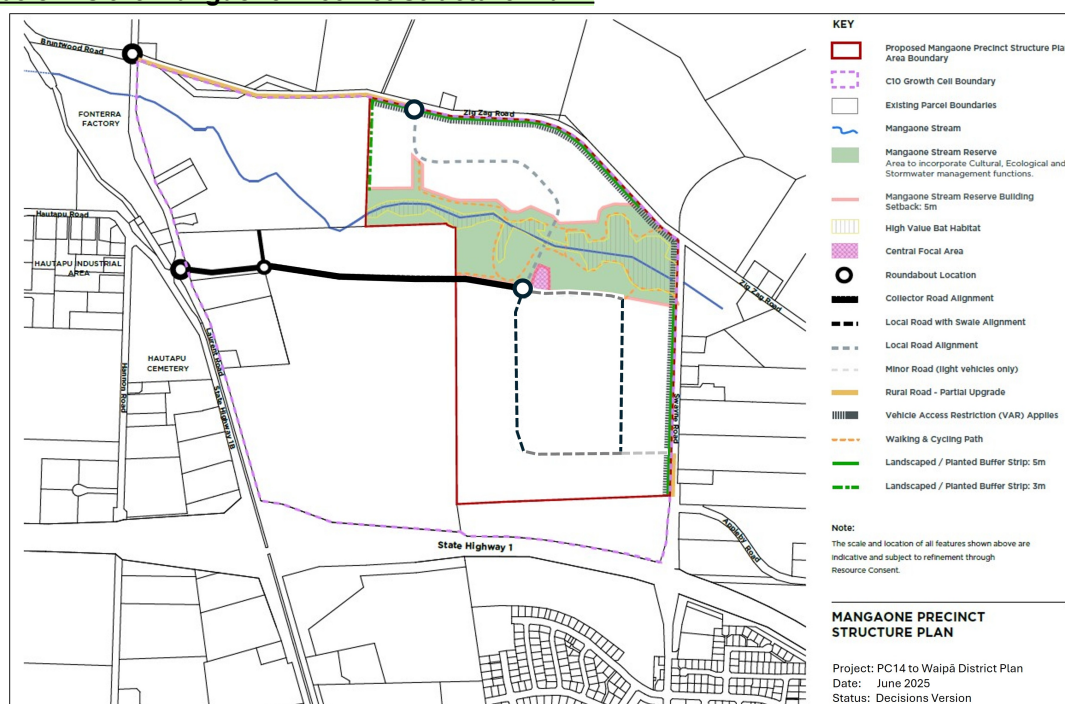
- a. To encourage high quality contemporary industrial development.
- b. To enable industrial activities to locate at the Precinct and become part of the industrial campus community.
- c. To facilitate the assessment of development activities and resource consent applications through the development of clear and instructive design guidelines.
- d. To enshrine principles of environmental sustainability within the Bardowie Industrial Precinct.
- e. To facilitate consistency in built form outcomes throughout Bardowie Industrial Precinct.
- f. To encourage low carbon design to support the transition to a low carbon



Volume 2 – Appendix S27 (NEW) – Mangaone Precinct Structure Plan

Appendix S27 — Mangaone Precinct Structure Plan

Figure S27A below is the Mangaone Precinct Structure Plan.



S27.1 Introduction

S27.1.1 The Mangaone Precinct Structure Plan, together with the provisions of Part D, Section 7 (Industrial Zone), Part E (District Wide Provisions), and Part F (District Wide Natural and Cultural Heritage), provides the framework for industrial development within this area.

S27.1.2 The Mangaone Precinct Structure Plan forms a component of the identified Hautapu Strategic Industrial Node within the C10 Growth Cell at Hautapu. The Mangaone Precinct Structure Plan area is approximately 71.4 hectares in size and was historically used for rural activities.

S27.1.3 The Mangaone Precinct Structure Plan provides a design framework for development proposals to ensure urban design outcomes are achieved in line with the vision for the area. Outcomes include development integration with adjacent land parcels, the provision of appropriate buffer interface to surrounding rural land, and the incorporation of the Mangaone Stream as a key element of environmental and cultural significance.

S27.1.4 Swaynes House, an identified and protected heritage building in the Waipā District Plan, is located within the Mangaone Precinct Structure Plan area.

S27.1.5 The vision vision for the Mangaone Precinct Structure Plan is to enable Dry Industrial development within the Mangaone Precinct Structure Plan area that responds positively

to site context, in particular at the interface with adjacent rural areas and the Mangaone Stream.

S27.2 Mangaone Precinct Structure Plan

S27.2.1 The Mangaone Precinct Structure Plan seeks to enable dry industrial activities to establish across the structure plan area in a manner that respects the cultural, ecological and freshwater values of the Mangaone Stream and its margins, as well as the rural character of the surrounding area to the north of Zig Zag Road and to the east of Swayne Road.

Activities within the Mangaone Precinct Structure Plan area

S27.2.2 The Mangaone Precinct Structure Plan enables a light to medium precinct to be developed within an identified Strategic Industrial Node.

S27.2.3 A Central Focal Area is located centrally within the Mangaone Precinct Structure Plan area to facilitate the provision of small-scale commercial and retail activities that will service the day-to-day needs of the industrial businesses in the area.

Infrastructure

S27.2.4 In order to develop a site within the Mangaone Precinct Structure Plan area, a development proposal will need to demonstrate compliance with the Waipā District Plan, including infrastructure provision. The following sections detail how the site is intended to be serviced.

Stormwater

S27.2.5 The stormwater generated from the Mangaone Precinct Structure Plan area will be managed through adopting a water sensitive design approach whereby the stormwater solutions are integrated within the built form and landscape.

S27.2.6 Primary Network: Roads and private lots are to be serviced by the primary stormwater network system with a level of service equivalent to the climate adjusted 10% AEP 24-hr design storm event.

S27.2.7 Secondary Network: The road reserves along the swales shall convey the runoff from storm events exceeding 10% AEP and will have a level of service up to climate-adjusted 1% AEP 24-hr design storm event. Stormwater design will ensure that the flow depth and velocities along these roads shall not be unsafe to pedestrians and vehicles.

S27.2.8 Runoff from the Mangaone Precinct Structure Plan area will be conveyed via swales along the local roads towards future constructed wetlands to be located adjacent to the Mangaone Stream, integrated with existing natural wetlands.

S27.2.9 Stormwater management and treatment within the Mangaone Precinct Structure Plan

area will be in general accordance with the Stormwater Management Plan prepared for the area, including:

- Contaminant management at source through the use of inert roofing materials.
- First flush pre-treatment through the use of onsite proprietary devices to treat at-source runoff from high use roads and car parks prior to discharge to the primary network. Additional pre-treatment of all runoff going through the primary network shall also be provided.
- Water quality treatment shall be provided within constructed wetlands and/or stormwater ponds.
- Extended detention shall be provided within constructed wetlands and/or stormwater ponds.
- Stormwater ponds shall attenuate 2yr post-development flow to predevelopment level.
- Swales along local roads shall provide conveyance with level of service up to 10yr ARI.
- Constructed wetlands shall attenuate 10yr ARI post-development flow to predevelopment level.
- Flows in excess of the 10yr ARI shall be conveyed via roads with level of service up to the 100yr ARI.
- Constructed wetlands shall attenuate 100yr post-development flows to appropriate pre-development levels to eliminate additional flood risk to downstream properties.

S27.2.10 Stormwater management within the Mangaone Precinct Structure Plan area should preserve the mauri of the Mangaone Stream and shall support opportunities for enhancement of cultural and ecological values, including water quality.

Water supply

S27.2.11 A 450mm diameter bulk main was installed in 2020 on the western side of Victoria Road to meet the future demands for northern Cambridge, including Hautapu.

S27.2.12 Water supply to the Mangaone Precinct Structure Plan area will be provided by the Victoria Road bulk main via the water supply network installed through the Bardowie Industrial Precinct as part of the Stage 1 development of that precinct and which has been designed and sized to service the Mangaone Precinct Structure Plan area.

S27.2.13 The developers of land within the Mangaone Precinct Structure Plan area will need to design and provide for firefighting requirements in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice.

Wastewater

S27.2.14 The adjacent Bardowie Industrial Precinct includes the Bardowie Wastewater Pumpstation which ultimately discharges to the Cambridge Wastewater Treatment Plant.

S27.2.15 The Bardowie Wastewater Pumpstation and network has been designed as a terminal pumpstation servicing flows from the entire C10 Growth Cell.

Electricity

S27.2.16 Waipa Networks manage the power distribution in Cambridge. Waipa Networks has confirmed that, with planned upgrades in the area, electricity can be supplied to service the entire C10 Growth Cell, including the Mangaone Precinct Structure Plan area.

S27.2.17 Overhead, high-voltage power lines cross the Mangaone Precinct Structure Plan area to the north of the Mangaone Stream. Subdivision and development of land under, and within close proximity of, these power lines will need to have regard to the National Policy Statement on Electricity Transmission, Transpower National Grid Corridor Management requirements and New Zealand Electrical Codes of Practice.

Roading

S27.2.18 The primary road access point for the Mangaone Precinct Structure Plan area will be from a new Collector Road from Victoria Road that will be constructed through the neighbouring Bardowie Industrial Precinct to the west.

S27.2.19 The Mangaone Precinct Structure Plan area has existing frontage to Zig Zag Road to the north and Swayne Road to the east. Beyond the indicative roading network, no direct vehicle access from industrial sites to these roads is permitted and only light vehicles will be able to use the Swayne Road access point to the area. Upgrading of Zig Zag Road will be required if this is used as a vehicle access point.

Road Cross Sections

S27.2.20 Within the Mangaone Precinct Structure Plan Area, new roads, and upgrades to existing roads, shall be provided in accordance with the road cross-section diagrams at S27.2.20.1 to S27.2.20.5 below. Figure S27.A B, Road Cross-section Key Diagram, below shows where each road cross-section type applies.

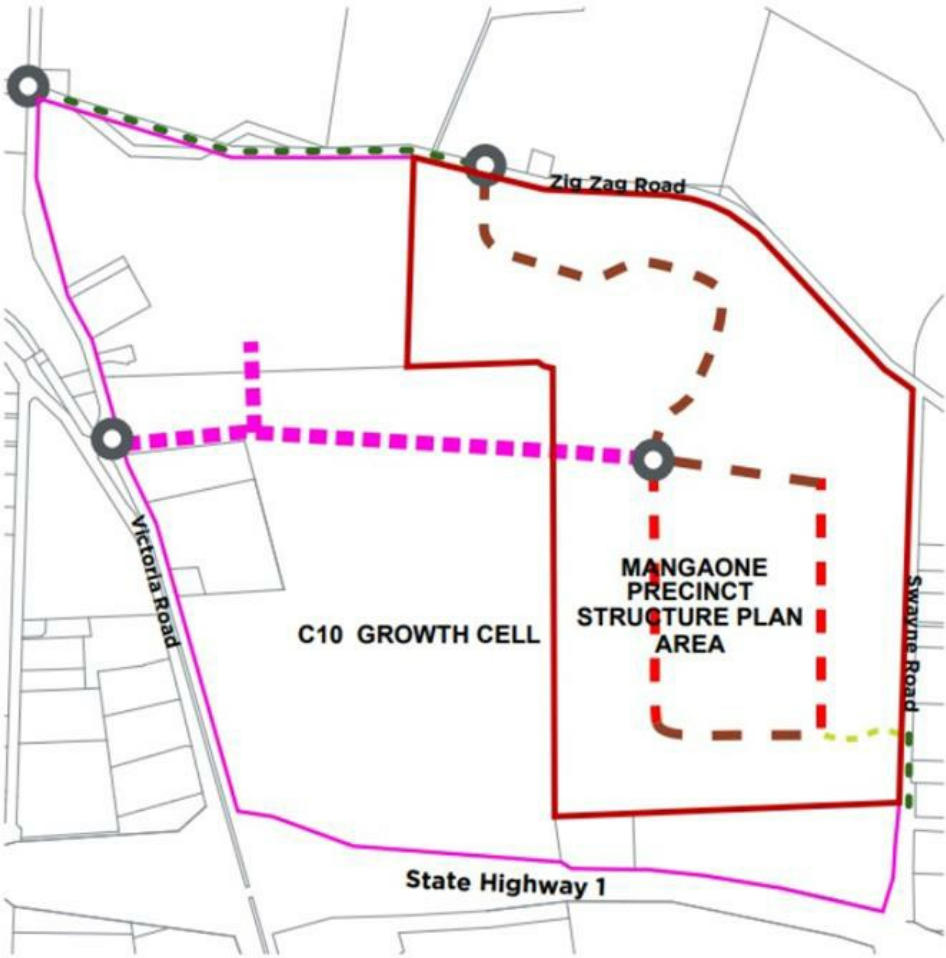
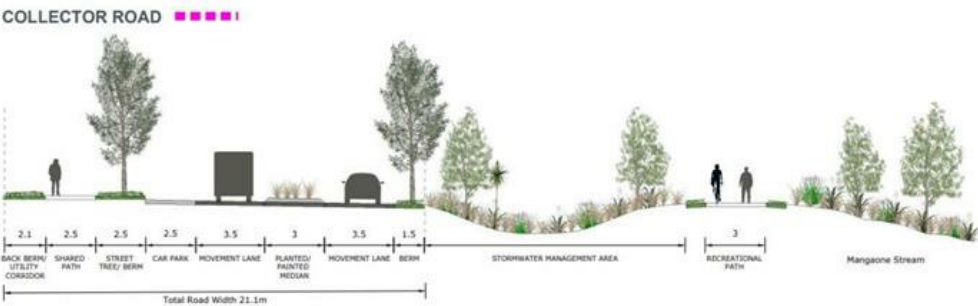
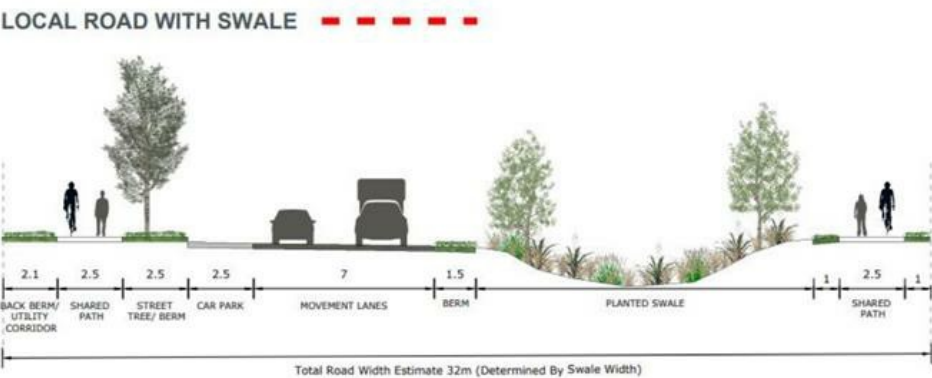


Figure S27B - Road Cross-Sections Key Diagram

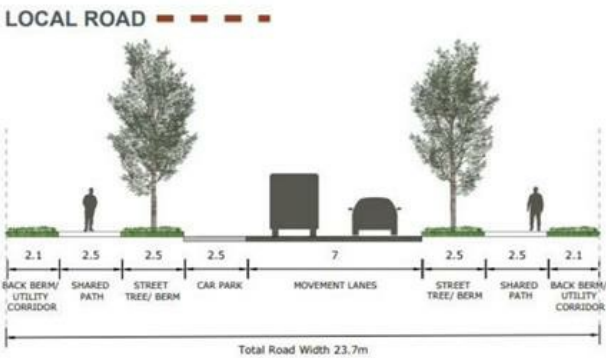
S27.2.20.1 Collector Road



S27.2.20.2 Local Road (With Swale)



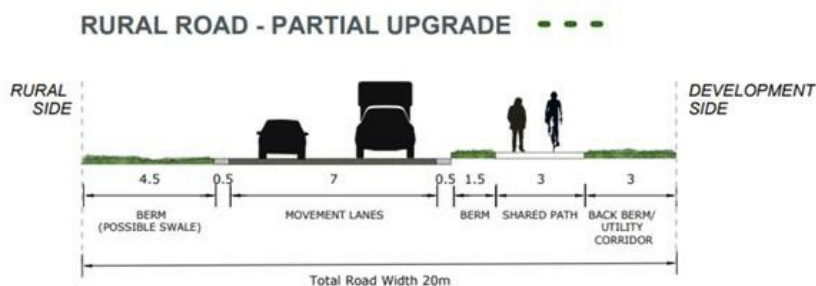
S27.2.20.3 Local Road



S27.2.20.4 Minor Accessway



S27.2.20.5 Rural Road (Partial Upgrade)



Development agreement

S27.2.21 Development within the Mangaone Precinct Structure Plan area will only be approved once a Development Agreement is signed between Council and the developer.

Heritage and Cultural Values

S27.2.22 The Mangaone Stream, and adjacent natural wetlands, is of spiritual, social and cultural significance to mana whenua. Opportunities to work with Council, mana whenua and the local community to preserve and enhance the cultural heritage, ecological and amenity values should be fully considered at the time of subdivision and development of the Mangaone Precinct Structure Plan area.

S27.2.23 Appendix N1 contains the heritage items within the Waipā District. Included in Appendix N1 is Swaynes House (reference 139, Fencourt), with a site address of 195 Swayne Road and a 'DP Cat' (District Plan Category) of 'C', being of Community Significance - Local significance heritage items that are of local importance and contribute to the community's history and that are noteworthy as community heritage places. Swaynes House is located within the Mangaone Precinct Structure Plan area and the heritage and archaeology provisions of Section 22 of the Waipa District Plan will apply to any future works or proposals affecting Swaynes House.

S27.2.24 Appendix N2 contains the known cultural sites and Appendix 3 contains the known archaeological sites within the Waipā District based on New Zealand Archaeological Association records as at 2009. Sites are marked with a number and 'X' symbol on the Planning Maps. Additional archaeological sites may have been identified since the notification of this Plan. For this reason, people are also referred to the NZAA Database. Consultation with Heritage New Zealand is advisable.

S27.2.25 The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. Sites associated with human activity that occurred before 1900 are protected, whether or not they are recorded with Heritage New Zealand. An authority to destroy or modify any archaeological evidence is required from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 prior to the works commencing. This is the case regardless of whether the land on which the site is located is designated, or a resource or building consent has been granted.

Bat Habitat Values

S27.2.26 The planted margins of the Mangaone Stream, provide over 2 hectares of suitable bat foraging and roosting habitat. These areas are identified on the structure plan as “*High Value Bat Habitat*”. The Mangaone Stream Reserve includes a minimum 20m buffer around the High Value Bat Habitat area where industrial activities cannot occur.

S27.2.27 Provisions have been incorporated into the Industrial Zone and other parts of the District Plan to ensure that development of the Mangaone reserve and any exterior lighting within it protects and respects bat habitat values and assists in ensuring that the objective of no net habitat loss for long tailed bats as a result of the development of the Mangaone Precinct is met.

S27.3 Design Principles and Key Issues

Design Principles

S27.3.1 The Design Principles for the Mangaone Precinct Structure Plan area are:

1. To establish an attractive place for industrial activities to thrive with buildings and with landscaping that provides high amenity for those who work in the Precinct.
2. To establish an industrial area that is accessible, visually attractive and complements the established character and landscape qualities of the Cambridge area.
3. To protect and enhance the Mangaone Stream, natural wetlands and their margins.
4. To manage the interface between industrial subdivision and development within the Mangaone Precinct Structure Plan area with the Mangaone Stream Reserve and the Rural zone.
5. To integrate stormwater management and treatment with road design and with the cultural, ecological and amenity values of the Mangaone Stream Reserve.
6. To establish a safe, functional and convenient roading network that integrates with its strategic roading context, and that supports efficient freight vehicle movements as well as active modes of travel.

Key issues

S27.3.2 The two key issues that subdivision and development within the Mangaone Precinct Structure Plan Area need to address are:

S27.3.3 Issue 1 - Mangaone Stream Reserve

- The Mangaone Stream is of spiritual, cultural and ecological significance to mana whenua. Council will expect applicants to demonstrate that consultation has been undertaken with mana whenua in designing the Mangaone Stream Reserve and in formulating the provisions of a Mangaone Stream Reserve Management Development and Operational Maintenance Plan;
- The Mangaone Stream Reserve encompasses a significant riparian margin on both sides of the Mangaone Stream including natural inland wetlands;
- Stormwater devices within the Mangaone Stream Reserve will need to be designed

to integrate with the existing environment. Opportunities to enhance the ecological values and hydraulic function of natural wetland areas should be integral to any application for enabling works within the reserve area:

- Mangaone Stream Reserve contains the High Value Bat Habitat Area. Additional lighting, landscaping and building setback controls will protect and enhance bat habitat and ecological values in this area;
- There is provision for only one road to cross the reserve linking the northern and southern parts of the Mangaone Precinct Structure Plan Area;
- There is provision for pedestrian and cycle paths throughout the Mangaone Stream Reserve and these should connect with on-road cycling and pedestrian facilities within the Mangaone Precinct Structure Plan Area and the surrounding area;
- The amenity of the Mangaone Stream Reserve will be able to be enjoyed as the northern outlook from the Central Focus Area (within which it is expected that a café and other supporting activities will locate).

S27.3.4 Issue 2 - The Rural Interface

- Mangaone Precinct Structure Plan Area borders Rural zoned land to the north and east. It is important that subdivision and development responds to this rural interface and specific rules apply within the Precinct to achieve appropriate built form and landscaping outcomes. These rules include:
 - A 5m wide planted landscape buffer strip along Swayne Road and Zig Zag Road;
A 3m wide landscaped buffer strip along the boundary of industrial site bordering Rural zoned land within the C10 Growth Cell.
A 10m setback for buildings along Swayne Road and Zig Zag Road;
A rule to control the height of buildings in relation to Swayne Road and Zig Zag Road so that any part of a building should not penetrate a recession plane taken at 30-degrees at a point 3m above ground level at the road boundary;
 - A rule requiring that there be no signage on the façade of buildings facing Swayne Road or Zig Zag Road;
 - A rule requiring that, apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and
 - A limitation on only light vehicles using Swayne Road to access the Mangaone Precinct Structure Plan Area.