

APPENDIX 5

WAIPA COUNCIL PLANNING REPORT

Plan Change Provisions with Recommended Track Change



This document provides the proposed amendments to the Bardowie Structure Plan as discussed in the Waipa District Council planning report dated 5 November 2018. It includes as a base document changes inserted and proposed by BIL post submissions. The proposed amendments by Council are provided in turquoise highlight and strikethrough and are subject to further amendments following input from BIL and submitters

PLAN CHANGE

Outlined below in red underline and ~~strikethrough~~ text are the proposed additions and deletions comprising the notified version of Proposed Plan Change 11.

Outlined below in blue underline and ~~strikethrough~~ text are the proposed additions and deletions comprising the version of Proposed Plan Change 11 following the incorporation of matters raised in the submission and WDC staff recommendations.

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, Carters Flat 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 and commercial service activities 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 Proposed 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.

7.2 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 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 Bardowie Industrial Precinct Structure Plan Areas

- 7.2.11 The Hautapu Industrial Structure Plan and Bardowie Industrial Precinct Structure Plan Areas is located in a prominent position adjacent to the Cambridge Bypass section of the



Waikato Expressway. Developments within this site require a high standard of amenity reflecting the prominence of the area.

- 7.2.12 A signed development agreement is required before development can proceed in [this](#) [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 effect 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.

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:
- (a) Avoids a reduction in industrial land supply by the establishment of non-industrial activities; and
 - (b) Protects industrial activities from incompatible land uses that could result in reverse sensitivity effects; and
 - (c) Protects the ability for the Hautapu and Te Awamutu Dairy Manufacturing Sites to continue to operate and expand within their respective sites.

Policy - Protection of industrial land and industrial development

- 7.3.1.1 To protect industrial land supply by restricting the types of activities that can locate within the Industrial Zone, and industrial developments from reverse sensitivity effects, by ensuring that commercial activities occur predominantly within the Commercial Zone of the District and by avoiding noise sensitive activities such as residential activities.

Policy - Dairy manufacturing sites

- 7.3.1.2 To protect the ability of the Te Awamutu and Hautapu Dairy Manufacturing Sites to continue to operate and develop by:
- (a) Providing for tall buildings within identified areas, and use and storage of hazardous substances where located over 40m from the zone boundary; and
 - (b) Managing activities on surrounding sites within the specialised dairy industrial area, where they could adversely affect the operation of the Dairy Manufacturing Sites.

Objective - Amenity value within the zone

- 7.3.2 To maintain a level of amenity along road boundaries within the Industrial Zone.



Policy - Road boundary: building setback and landscaping

- 7.3.2.1 To provide a degree of amenity for the zone as a whole by ensuring that road boundaries are landscaped.

Policy - Security fencing

- 7.3.2.2 To provide for security fencing in a manner that does not adversely affect the anticipated level of amenity as viewed from roads.

Policy - Design and layout of buildings

- 7.3.2.3 Buildings on front and corner sites shall provide an active street frontage.

Policy - Relocated buildings

- 7.3.2.4 Relocated buildings shall not detract from the amenity of the area they are located within by ensuring that exterior maintenance and painting is undertaken.

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 road boundary setback for buildings; 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, 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 Industrial Area east of Victoria Road

- 7.3.4 Development of the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area Industrial Area east of Victoria Road occurs in a manner that:
 - (a) Is visually attractive and has landscaping a visual character that reflects Cambridge’s character; and
 - (b) Enables within the Hautapu Industrial Structure Plan Area the development of a central focal area and a Campus Hub within the Bardowie Industrial Precinct Structure Plan 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 ~~staged to~~ 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.

Refer also to Policy 14.3.1.8 Hautapu Industrial – East of Victoria Road.

Policy - Building design

- 7.3.4.1 Buildings within the Hautapu Industrial Structure Plan Area are designed in a manner that is consistent with the Urban Design and Landscape Guidelines for the Hautapu Industrial Structure Plan Area.

7.3.4.1A 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

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

Policy – Bardowie Industrial Precinct Campus Hub

~~7.3.4.2A To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and innovation centre and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct and the wider industrial area. The Campus Hub shall not impact the function and vibrancy of the primary commercial centre of Cambridge.~~

7.3.4.2A To enable the development of a Campus Hub within the Bardowie Industrial Precinct that consists of limited scale retail activities and commercial services that;

(a) service employees of the Bardowie Industrial Precinct, and/or

(b) are consistent with the provisions of the Bardowie Industrial Structure Plan and Concept Master Plan.

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

Policy - Buffer areas

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

Policy - Infrastructure

- 7.3.4.4 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. by requiring a A development agreement shall to be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.



Policy - Landscaping

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

7.3.4.5A 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.

~~*Policy – Hautapu Industrial east of Victoria Road*~~

~~7.3.4.6 To ensure that the industrial development east of Victoria Road occurs in a manner that is in general accordance with an approved structure plan including any associated design guidelines.~~

~~*Policies – Hautapu Motorway Service Centre*~~

~~7.3.4.7 To enable the development and operation of a motorway service centre on land identified at Hautapu on the Planning Maps as an ‘Indicative Motorway Service Centre Area’ where a development plan is in place.~~

~~7.3.4.8 To enable activities which support the needs of the travelling public such as service stations and takeaway food outlets, including drive through services, on the proviso that effects on the retail hierarchy are avoided.~~

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:

- (a) Avoids or mitigates any actual or potential adverse effects on surrounding residential properties and public spaces; and
- (b) Is co-ordinated with infrastructure provision; and
- (c) 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 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

- 7.3.5.3 To avoid development in those parts of the Bond Road North Industrial Structure Plan Area that are located within a High Risk Flood Zone.

Policy - Managing flood risk

- 7.3.5.4 To ensure that development and subdivision in areas inside and adjoining any Flood Hazard Area is designed to incorporate flood mitigation measures so that buildings can withstand a 1per cent AEP (100 year flood level), and that the flood hazard in adjoining areas is not exacerbated.

Objective - Industrial Zone: Raynes Road

- 7.3.6 To achieve the integrated development of the Industrial Zone (Raynes Road) as part of the Hamilton Airport Strategic Node. Policy - Development of Industrial Zone: Raynes Road

- 7.3.6.1 To ensure that development of the Industrial Zone (Raynes Road) occurs in a manner consistent with an approved comprehensive development plan.

Advice Note: Refer to Section 15, Part E – Comprehensive development plan areas.

Policy - Development plan

- 7.3.6.2 To ensure that a comprehensive plan for the zone is developed that addresses the following matters:

- (a) Traffic effects and connectivity including the provision of road connections to the Mystery Creek Events Zone, State Highway 21 and the Airport Business Zone, including timing and provision; and
- (b) How infrastructure for the area is to be provided and funded; and
- (c) The visual and landscape treatment of the site, having regard to the potential effects of buildings, signs and activities on the surrounding environment, particularly in relation to views from surrounding roads; and



- (d) The location, scale and nature of any earthworks, excavations, spoil or vegetation removal; and
- (e) How the activities on the site will complement those provided, or intended to be provided, within adjoining zones.

Objective - Signs

- 7.3.7 To enable signs which relate to the activities carried out on the site and which do not create adverse effects through either location or design.

Policy - Site related signs

- 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.



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 15.4.2.65 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	
The following activities shall comply with the performance standards of this zone	
(a)	Industrial activities.
(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 Rules 7.4.1.1(u) and 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 <u>and except within the Bardowie Industrial Precinct Structure Plan Area.</u>
(n)	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
(o)	Earthworks



7.4.1.1 Permitted activities	
The following activities shall comply with the performance standards of this zone	
(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)	<p>Notwithstanding any other permitted activities, only the following activities are permitted within the Specialised Dairy Industrial Area:</p> <p>Activities relating to the processing of milk and production of milk related products, including:</p> <ul style="list-style-type: none"> (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)	<p>Service Stations and Takeaway food outlets with drive through facilities located in the 'Indicative Motorway Service Centre Area' subject to compliance with Rule 7.4.1.3(f).</p> <p>(Refer also to requirements for ITA Rule 16.4.2.25).</p>
(u)	<p>In addition to 7.4.1.1 (a) – (t) W within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted:</p> <ul style="list-style-type: none"> (i) Stormwater ponds and/or facilities; (ii) Water treatment facilities; (iii) Farming activities; and (iv) Spray Irrigation of dairy factory wastewater; (v) Innovation and Advanced Technology Activities; and (vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m². <p style="background-color: cyan; color: black;">Advisory Note: 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 regional plan or an approved regional council consent.</p> <p style="background-color: cyan; color: black;"><u>Innovation and Advanced Technology Activities are considered to require further discussion and justification]</u></p>



7.4.1.1 Permitted activities	
The following activities shall comply with the performance standards of this zone	
(v)	<p><u>In addition to 7.4.1.1 (a) – (u), the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</u></p> <p>(i) <u>Child care and preschool facilities</u></p> <p>(ii) <u>Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p> <p>(iii) <u>Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan)</u></p> <p>(iv) <u>Offices with a ground floor GFA of less than 200m² (except as provided for by Rule 7.4.1.1(l));</u></p> <p>(v) <u>Any other retail activities not otherwise provided for in Rule 7.4.1.1 with a maximum combined ground floor GFA of less no more than 2 400m² within the Campus Hub; and</u></p> <p>(vi) <u>A licenced premise with a ground floor GFA of no more than 350 m²; and</u></p> <p>(vii) <u>Education facilities.</u></p>

7.4.1.2 Controlled activities	
The following activities shall comply with the performance standards of this zone	
(a)	<p>Cafés, and takeaway outlets with no drive through facility outside the central core area identified on the Hautapu Industrial Structure Plan and <u>Campus Hub identified on the Bardowie Industrial Precinct Structure Plan</u>, and general stores or dairies within the central core area identified on the Hautapu Industrial Structure Plan.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> Appearance of the building. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(b)	<p>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.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> Compliance with the approved comprehensive development plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(c)	<p>Any activity listed as a permitted or controlled activity in Tables 7.4.1.1 and 7.4.1.2 that is within the 'Indicative Motorway Service Centre Area' identified on the Planning Maps where a development plan has been approved.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> Compliance with the approved development plan. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>



7.4.1.2 Controlled activities	
The following activities shall comply with the performance standards of this zone	
(c)	<p>The following activities are controlled activities within the Campus Hub of the Bardowie Industrial Precinct:</p> <p>(i) – Visitor Accommodation Facilities</p> <p>(ii) – Conference facilities</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Parking; ▪ Consistency with the site layout in the Structure Plan; ▪ Consistency the Urban Design and Landscape Guidelines of the Bardowie Industrial Precinct Structure Plan; <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>

7.4.1.3 Restricted discretionary activities	
The following activities shall 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)	<p>Mineral extraction activities</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ 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. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>
(c)	<p>Rules 7.4.2.19 and 7.2.4.20 Noise Te Awamutu and Hautapu Dairy Manufacturing sites.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ 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. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(d)	<p>Activities in the Specialised Dairy Industrial Areas not permitted by Rule 7.4.1.1(t)</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Reverse sensitivity effects on the operation of the Te Awamutu or Hautapu Dairy Manufacturing Sites. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>



7.4.1.3 Restricted discretionary activities	
The following activities shall comply with the performance standards of this zone	
(e)	<p>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).</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Effects on the operation of the Airport. <p>These matters will be considered in accordance with the assessment criteria in Section 21</p>
(f)	<p>Development plan for listed permitted, controlled, or restricted discretionary activities in the 'Indicative Motorway Service Centre Area'.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • Traffic, including effects on the surrounding network; and • Landscaping; and • Retail distribution effects; and • Visual effects; and • Infrastructure. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p>
(f)	<p><u>Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.</u></p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> • <u>Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air.</u> <p><u>These matters will be considered in accordance with the assessment criteria in Section 21.</u></p> <p><u>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</u></p> <p>[This rule is considered to require further discussion and justification]</p>

7.4.1.4 Discretionary activities	
(a)	<p>Any permitted activity, controlled activity, or restricted discretionary activity that does not comply with the following rules:</p> <ul style="list-style-type: none"> (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) <u>Rule 7.4.2.4A – Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area.</u> (vi) Rule 7.4.2.5 - Height (vii) Rule 7.4.2.9 - Design and layout of development adjoining water bodies and reserves. (viii) Rules 7.4.2.10 to 7.4.2.13 - Landscaping and screening



7.4.1.4 Discretionary activities	
	(ix) Rules 7.4.2.15 to 7.4.2.16 – Noise (x) Rule 7.4.2.23 to 7.4.2.25 – Signs (xi) Rule 7.4.2.26 – Earthworks (xii) Rule 7.4.2.33 – Minimum Parking Requirements for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area. (xiii) Rule 7.4.2.34 – Stormwater Management in the Bardowie 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 GFA 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)	Visitor Accommodation Facilities and Conference facilities in the Campus Hub of the Bardowie Industrial Precinct Insert additional Discretionary Activity criteria 21.1.7.18 The scale and nature of any visitor and/or conference facility and whether it has a direct nexus to the Bardowie Industrial Precinct or it is demonstrated that the scale and location of the visitor accommodation is appropriate and that other commercial sites are not available for the proposed use.

7.4.1.5 Non-complying activities	
(a)	Residential activities
(b)	Educational 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 (l) and 7.4.1.1 (v).
(h)	Any retail activity, except for Rules 7.4.1.1(e), 7.4.1.1(f), 7.4.1.1(u), 7.4.1.2(a), 7.4.1.2(e), 7.4.1.1 (v) and 7.4.1.4(d).
(i)	Fortified Sites
(j)	In the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area : 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.



7.4.1.5 Non-complying activities	
(l)	Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area <u>and the Bardowie Industrial Structure Plan Area</u> that fail to comply with Rules 7.4.2.30, and 7.4.2.31 <u>and Rule 7.4.2.31A.</u>
(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)	<u>Notwithstanding Rule 7.4.1.3 (f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area.</u> (a) <u>Bitumen plants;</u> (b) <u>Incineration activities;</u> (c) <u>Concrete batching plants; and</u> (d) <u>Relocated buildings.</u>

7.4.1.6 Prohibited The following activities are prohibited and no resource consent will be approved	
(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

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 Area - The minimum setbacks from road boundaries shall be those as defined in the Urban Design and Landscape Guidelines on the Landscape Concept Plan within the Hautapu Industrial Structure Plan Area refer Appendix S5.
- (c) Industrial Zone (Raynes Road) – The minimum setback from Raynes Road and Airport Road shall be 15m.
- (d) Bardowie Industrial Precinct Structure Plan Area – The minimum setback from State Highway 1 shall be 25m.

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

Rule - Minimum building setback from internal boundaries

7.4.2.2 The minimum building setback from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 5m, except in the following locations:

- (a) Bond Road North Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Bond Road North Industrial Structure Plan Area refer Appendix S12.
- (b) Bardowie Industrial Structure Plan Area - The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be 10m.

Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.

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

Rule - Minimum building setback from internal boundaries: Hautapu Industrial Structure Plan Area

7.4.2.3 The minimum building setback from internal site boundaries within the Hautapu Industrial Structure Plan Area shall be 5m, except in the following locations:

- (a) The minimum setbacks from internal site boundaries that adjoin any zone other than the Industrial Zone shall be those as defined on the Landscape Concept Plan within the Hautapu Industrial Structure Plan Area refer Appendix S5.



Provided that no building or eave shall encroach into any access, driveway, or other vehicle entrance.

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

Rule - Building setback from water bodies: Bond Road North Industrial Structure Plan Area

7.4.2.4 The minimum building setback from water bodies in the Bond Road North Industrial Structure Plan Area shall be 15m, except that Rule 26.4.2.1 does not apply.

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

Rule - Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area

7.4.2.4A Notwithstanding Rule 26.4.2.1, the minimum building setback from the Mangaone Stream in the Bardowie Industrial Precinct Area shall be 15m.

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

Rule - Height

7.4.2.5 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, <u>except as provided for by (d)</u> | 10m |
| (c) | Any site within the Bond Road North Industrial Structure Plan area | 12.5m |

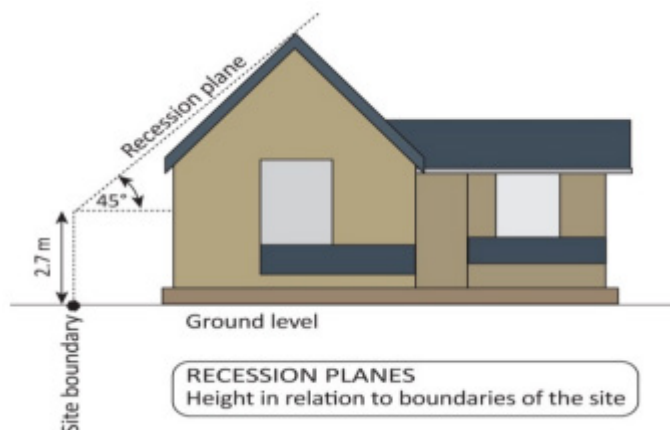
(d) Any site within 40 metres of State Highway 1 10m
Cambridge bypass and / or Victoria Road
Laurent Road within the Bardowie Industrial
Precinct Structure Plan Area.

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



Rule - Daylight control

- 7.4.2.6 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, side or rear boundaries 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.

Rules - Building and site layout

- 7.4.2.7 Except on rear sites, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site.
- 7.4.2.8 In the Hautapu Industrial Structure Plan Area, parking and loading areas shall be located at the rear or side of buildings. *Advice Note: Refer to Appendix S5 – Hautapu Structure Plan and Landscape Guidelines for guidance on future industrial development within the Hautapu Industrial Structure Plan Area.*

7.4.2.8A In the Bardowie Industrial Precinct Structure Plan Area, the building and site layout, parking and loading areas for Node 1A and Node 2 shall be located in general accordance



[with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.](#)

[Advice Note: Industrial activities within Node 1B and Node 3 within the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.7.](#)

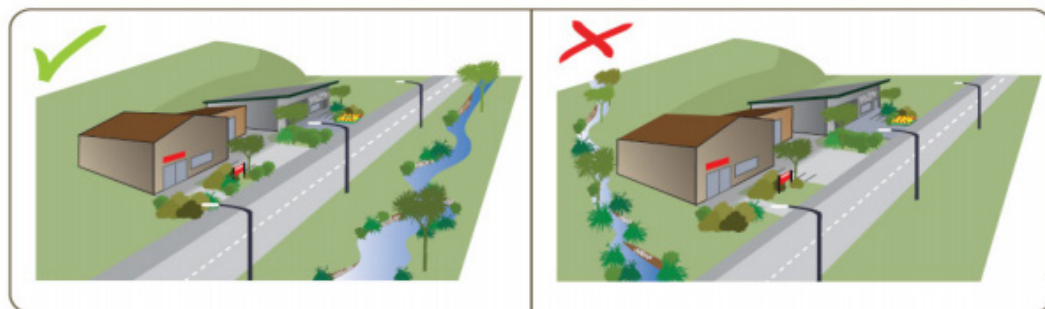
Activities that fail to comply with Rules 7.4.2.7, ~~and~~ 7.4.2.8 ~~and 7.4.2.8A~~ will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

- Visibility of the public entrance of the building from the road; and
- Visual effects, in the Hautapu Industrial Structure Plan Area only.
- **Consistency with the urban design and amenity outcomes promoted within the Bardowie Industrial Precinct Design Guide.**

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

Rule - Design and layout of development adjoining water bodies and reserves

7.4.2.9 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

7.4.2.10 Front 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 the Industrial Zone | 2m |
| (b) | Where adjoining a site located in any other zone | 3m |



Provided that these rules do not apply to the Hautapu and Te Awamutu Dairy Manufacturing sites; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, [the Bardowie Industrial Precinct Structure Plan Area](#) and the Bond Road North Industrial Structure Plan Area.

7.4.2.11 Where an internal site boundary adjoins a site within the Residential Zone, Deferred Residential Zone, Large Lot Residential Zone, Deferred Large Lot Residential Zone or Reserves Zone it must be landscaped to a minimum depth of 3m and the landscaping shall form a solid screen; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, [the Bardowie Industrial Precinct Structure Plan Area](#) and the Bond Road North Industrial Structure Plan Area.

7.4.2.12 Where landscaping is required to comply with the Rules in 7.4.2.10 and 7.4.2.11 it shall consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10m of road frontage at a grade of no less than PB95. For the avoidance of doubt, road frontages up to 10m wide will require one tree at a grade no less than PB95. PB95 is equivalent to a tree that is 1.5m to 2m tall at the time of planting; provided that Rule 7.4.2.13 applies in respect of the Hautapu Industrial Structure Plan Area, [the Bardowie Industrial Precinct Structure Plan Area](#) and the Bond Road North Industrial Structure Plan Area

7.4.2.13 The following rules shall apply in respect of the Bond Road North Industrial Structure Plan Area, ~~and~~ the Hautapu Industrial Structure Plan Area [and the Bardowie Industrial Precinct Structure Plan Area](#):

- (a) Within the Hautapu Industrial Structure Plan Area the location, type and density of planting shall be in accordance with the Design and Landscaping Guidelines for the Hautapu Industrial Structure Plan Area, and landscaping must meet the following minimum depths:
 - i. Where adjoining a road 2.5m
 - ii. On perimeter sites 5m
- (b) Within the Hautapu Industrial Structure Plan Area outdoor storage areas and/or any air conditioning unit visible from any zone other than Industrial, or from any road or other public place, must be screened by landscaping or solid walls or structures or fences. Screening is required to conceal all air conditioning units on roofs visible from any road or other public place.



(c) Within the Bond Road North Industrial Structure Plan Area road boundaries and internal site boundaries, where a site adjoins any zone other than the Industrial Zone, except for access/egress points, must be landscaped in accordance with the Bond Road North Industrial Structure Plan Area (refer Appendix S12).

(d) Within the Bardowie Industrial Precinct Structure Plan Area the location, type and density of planting and landscaping shall be undertaken in accordance with the Urban Design and Landscape Guidelines for the Bardowie Industrial Precinct Structure Plan Area.

Advice Note: Overall consistency with the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines shall ~~not~~ be achieved for developments within the Bardowie Industrial Precinct. ~~In instances where there may be a s~~ Specific or minor non-compliance with ~~a prescriptive~~ the urban design guidelines, ~~may not~~ ~~this would not necessarily~~ constitute non-compliance with the District Plan rules subject to ~~the overall amenity and urban design outcomes being achieved.~~

Activities that fail to comply with Rules 7.4.2.10 to 7.4.2.13 will require a resource consent for a discretionary activity.

Rule - Building colour

7.4.2.14 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.

7.4.2.14A 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.

Activities that fail to comply with Rules 7.4.2.14 and 7.4.2.14A ~~this rule~~ 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

7.4.2.15 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)
- (b) Sundays & Public Holidays - 8.00am to 6.00pm - 50dBA (Leq)
- (c) At all other times - 45dBA (Leq)



- (d) No single event noise level shall exceed Night time - 10.00pm to 7.00am - 70dBA (Lmax)

Within the boundary of any site zoned Residential or Large Lot Residential

- (e) Monday to Saturday - 7.00am to 10.00pm - 50dBA (Leq)
- (f) Sundays & Public Holidays - 8.00am to 8.00pm - 50dBA (Leq)
- (g) At all other times - 40dBA (Leq)
- (h) No single event noise level Lmax shall exceed Night time - 10.00pm to 7.00am - 70dBA (Lmax)

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

Provided that for the Bond Road North Industrial Structure Plan Area the provisions of Rule 7.4.2.16 shall apply.

~~Provided that for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area the provisions of Rule 7.4.2.16A shall apply.~~

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

- 7.4.2.16 Within the Bond Road North Industrial Structure Plan Area all activities must be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits:

Within the boundary of any site zoned Residential or Large Lot Residential

- (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 - 45dBA (Leq)

Within the boundary of any site zoned Rural

- (f) Monday to Saturday - 7.00am to 7.00pm - 50dBA (Leq)
- (g) At all other times including public holidays - 35dBA (Leq)

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 - 65dBA (Lmax)



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

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

7.4.2.16A Within Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area all activities shall be conducted, and buildings located, designed and used to ensure that they do not exceed the following limits:

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

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

Within the boundary of any site zoned Industrial

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

Within the notional boundary of any site zoned Rural

- ~~(f) Monday to Saturday - 7.00am to 7.00pm - 50dBA (Leq)~~
- ~~(g) At all other times including public holidays - 45dBA (Leq)~~

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 - 70dBA (Lmax)

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

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

Advice Note: Industrial activities within Node 1B Node 3 of the Bardowie Industrial Precinct Structure Plan Area are subject to Rule 7.4.2.15.



Rule – Internal Acoustic Noise Standards – Bardowie Industrial Precinct Structure Plan Area Campus Hub

7.4.2.16B The following noise sensitive activities located within the Campus Hub (Node 2 as shown on the Bardowie Industrial Precinct Structure Plan) of the Bardowie Industrial Precinct Structure Plan Area shall incorporate appropriate acoustic treatment to ensure that a noise level not exceeding 30dBA (Ldn) is achieved inside the buildings those activities occur in:

- (a) Visitor Accommodation
- (b) Conference facilities
- (c) Child care facilities
- (d) Offices

Activities that fail to comply with Rules 7.4.2.15, and 7.4.2.16, 7.4.2.16A and 7.4.1.16B will require a resource consent for a discretionary activity.

Rule – Vibration

7.4.2.17 Vibration emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 4403:1996 Code of Practice for Storage, Handling, and Use of Explosives.

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

- Safety; and
- Time and duration of effect; and
- Effects on buildings and structures, either on site or on properties.

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

Rule – Construction noise

7.4.2.18 Construction noise emanating from a site shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise.

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

- Time and duration of effect; and
- Effects on surrounding buildings and properties.

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



Rule – Noise: Te Awamutu and Hautapu Dairy Manufacturing sites

7.4.2.19 Te Awamutu Dairy Manufacturing site - all activities shall be conducted and buildings located, designed and used to ensure that the cumulative noise levels from the site do not exceed:

- (a) 55dBA Ldn at the Dairy Manufacturing Noise Contour as shown on the Planning Maps.
 - (i) The following levels at the following locations will be considered evidence of compliance with (a) above (refer Map 7.4.3(a)):

Measurement site (see Map 7.4.3(a))	Noise limit (dB LAeq)
170 Leith Street	54
443 Factory Road	51
69 Raeburn Street	47
165 Greenough Crescent	48
111 Leith Street	49
152 Wylie Street	49

- (b) No single event noise shall exceed 75dB (LAm_{ax}) measured at the boundary of the Dairy Manufacturing Noise Contour as shown on the Planning Maps.

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

7.4.2.20 Hautapu Dairy Manufacturing site - all activities shall be conducted and buildings located, designed and used to ensure that the cumulative noise levels from the site do not exceed:

- (a) 55dBA Ldn at the Dairy Manufacturing Noise Contour as shown on the Planning Maps.
 - (i) The following levels at the following locations shall be considered evidence of compliance with (a) above (refer Map 7.4.3(b)):

Measurement site (see Map 7.4.3(b))	Noise limit (dB LAeq)
59 Hautapu Road	50
238 Victoria Road	52
252 Victoria Road	62
5 Zig Zag Road	51
Zig Zag Road (stock underpass)	45
40 Bruntwood Road	42
Southern Boundary	52

- (b) No single event noise shall exceed 75 dB (LAm_{ax}) measured at the boundary of the Dairy Manufacturing Noise Contour as shown on the Planning Maps.



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

7.4.2.21 All new, replacement or upgrading of Dairy Manufacturing Site facilities or equipment shall be accompanied by an acoustic certificate verifying that the equipment has been designed and installed to, by itself, not exceed a maximum of 50dBA Ldn at the nearest residential property boundary or notional boundary of the nearest rural zoned dwelling, not owned by the operator of the Dairy Manufacturing Site.

7.4.2.22 The management of noise emitted from all new, replacement or upgrading of Dairy Manufacturing Site facilities or equipment will be incorporated into a site wide Noise Management Plan. This Plan will cover:

- (a) The method to be adopted to develop an onsite awareness for the management of noise; and
- (b) The approach to be adopted when adding any new plant or modifying existing plant on site; and
- (c) Any proposals to be adopted to ensure compliance with the noise limits and to satisfy the requirement of section 16 of the Resource Managements Act; and
- (d) A complaints procedure in relation to noise emissions for the site.

Activities that fail to comply with Rules 7.4.2.19 to 7.4.2.22 will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- 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.

Rules - Signs

7.4.2.23 The following signs are permitted:

- (a) Signs giving information such as the name or street number of premises, the business carried on, names of people occupying premises, and hours of operation. There must be no more than two signs on a site with no sign exceeding 3m² visible in any one direction and the total maximum area of signs shall not exceed 5m²,



provided that in the Hautapu Industrial Structure Plan Area there must be no more than two signs on a site with no sign exceeding 2m² visible in any one direction and the total maximum area of signs shall not exceed 5m².

- (b) Signs advertising the land or premises are for sale or lease. The maximum size of each sign must be no more than 2m² and the maximum number of such signs at any one time are as follows:
 - (i) In the Hautapu Industrial Structure Plan Area - one sign
 - (ii) In all other areas - four signs
- (c) A sign erected on a construction site giving details of the project. The maximum total area of the sign must be no more than 2m² and no more than one sign is permitted on a site at any one time
- (d) Signs of any materials erected by Council, New Zealand Transport Agency, or the Automobile Association for the direction and control of traffic.
- (e) Health and Safety at Work Act 2015 related signs.

Provided that in all cases:

- (i) Signs other than temporary signs must relate to activities authorised under the Plan, and must be located on the site to which they relate; and
- (i) Signs must not be internally illuminated, flashing, incorporate fluorescent or moving materials such as flags or be painted in colours that are used on traffic signals; and
- (ii) All signs must be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (iii) A freestanding sign must be placed so that no part is more than 7.5m above ground level; and
- (iv) Signs must be placed so that they do not block sight distances at entranceways and must be no closer than 20m to a road intersection; and
- (v) Signs must be removed where the goods, services or events to which the sign relates are no longer available, or no longer relevant to that site or building.

7.4.2.24 Signs giving information on forthcoming events, elections, cultural, religious, educational or sporting events and displayed not more than 90 days before and three days after the event or such lesser time as may be prescribed by legislation. Provided that in all cases:



- (a) Signs shall not be internally illuminated, flashing, incorporate fluorescent materials such as flags or be painted in colours that are used on traffic signals; and
- (b) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall; and
- (c) A freestanding sign shall be placed so that no part is more than 2m above ground level; and
- (d) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection; and
- (e) Signs shall be removed within three days of the conclusion of the event.

Provided that the relevant zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology and Section 25 - Landscapes and Viewshafts.

7.4.2.25 Notwithstanding Rules 7.4.2.23 and 7.4.2.24 within the Hautapu Industrial Structure Plan Area all signs must be:

- (a) Oriented to face the road from which vehicle access is obtained; and
- (b) Not visible from the SH1 Cambridge Bypass; and
- (c) Placed so that where visible from Hautapu Road, Peake Road and Victoria Road or adjacent to the Hautapu cemetery, they are setback from the road boundary by 15m.

Provided that the relevant zone based or district wide rules apply where they are more restrictive. Refer to Section 22 - Heritage and Archaeology.

Advice Note: Also see 7.4.1.5(j) for the Hautapu Industrial Structure Plan Area

7.4.2.25A Within the Bardowie Industrial Precinct Structure Plan Area, in addition to Rule 7.4.2.23 (d) and (e) and Rule 7.4.2.24, the following signs are permitted:

- (a) One single or double-sided tower sign at each of the southern and northern entrances to the Bardowie Industrial Precinct identifying and providing information relating to the businesses within the Bardowie Industrial Precinct with a maximum height of 10 metres and a maximum width of 3 metres on each side.
- (b) A 'pou whenua' at the southern and/or northern entrances to the Bardowie Industrial Precinct up to a maximum height of 6 metres and a maximum width of 1.5 metres.



- (c) 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 be directed in a southerly direction towards State Highway 1.
- (d) Signage on the southern or southwestern face of buildings fronting and within 100 metres 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 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to 5m² of signage per site in Node 1B and Node 3.

Provided that within 100 metres of Stage 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.

[Additional discussion and review of the signage rules is recommended including feedback from BIL and the NZ Transport Agency. It is recommended that the criteria in R7.4.2.23(a) also apply to signage in the precinct]

Activities that fail to comply with Rules 7.4.2.23 to 7.4.2.25A will require a resource consent for a discretionary activity.

Rule - Earthworks

- 7.4.2.26 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

7.4.2.27 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.

7.4.2.28 Temporary construction buildings shall be permitted for one calendar year.

Activities that fail to comply with Rules 7.4.2.27 and 7.4.2.28 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

7.4.2.29 Buildings within the Bond Road North Industrial Structure Plan Area must have a minimum free-board level not less than 500mm above the 1per cent 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: Development Agreement

7.4.2.30 No development within the Hautapu 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.

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

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

7.4.2.31 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.

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

7.4.2.31A No development within the Bardowie Industrial Precinct Structure Plan Area shall be approved until such time as a Development Agreement is signed between Council and the developer, unless otherwise approved in writing by the Council. The Development Agreement shall specify all those items of infrastructure 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.

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

Rule - Relocated buildings

7.4.2.32 A relocated building over 40m² GFA 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 Waipa District Council Building Compliance Officer (or equivalent); or
 - (i) A member of the New Zealand Institute of Building Surveyors; or



- (ii) A licensed building practitioner (carpenter or design category); or
 - (iii) 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 Waipa District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waipa 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 Waipa 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 Waipa 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 –Minimum Parking Requirements for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area

7.4.2.33 Notwithstanding the requirements of Rule 16.4 and Appendix T1 in relation to car parking, activities within Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area shall have 1 parking space per full-time equivalent employee working on the site at any one time for single occupancy buildings with a GFA greater than 10,000m².

Advice Note 1: Industrial activities within the Bardowie Industrial Precinct are subject to the loading requirements of Rule 16.4 and Appendix T1.

Advice Note 2: Industrial activities within Node 1B and Node 3 are subject to the requirements of Rule 16.4 and Appendix T1.

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

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

7.4.2.34 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).

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



SECTION 14 - DEFERRED ZONE

Outlined below in red underline and ~~strikethrough~~ text are the proposed additions and deletions for Proposed Plan Change 11.

~~Policy – Hautapu Industrial: East of Victoria Road~~

~~14.3.1.8 To ensure that the development of land for industrial purposes east of Victoria Road addresses the following matters through a structure plan process:~~

- ~~(i) The timing, funding and provision of infrastructure, taking account of services being provided to the Hautapu Industrial Structure Plan Area; and~~
- ~~(ii) The potential for enabling stormwater discharges from the Cambridge North Residential Zone to the Mangaone Stream; and~~
- ~~(iii) The need to ensure that development of the area will be coordinated with the phased removal of wastewater irrigation; and~~
- ~~(iv) The development of an internal roading concept that will promote legibility, connectivity, safety and cohesion between industrial activities; and~~
- ~~(v) The integration of infrastructure with services to be provided to the proposed Motorway Service Centre; and~~
- ~~(vi) The integration of Industrial activities with the land use activities to be provided through at the ‘Indicative Motorway Service Centre Area’; and~~
- ~~(vii) The need to accommodate the provisions applying within the Specialised Dairy Industry Area; and~~
- ~~(viii) The need to contribute to the development of a “gateway” to Cambridge along the Victoria Road frontage; and~~
- ~~(ix) The promotion of a consistent design theme in terms of road and reserve corridors, stormwater management, bulk and location requirements, boundary treatment and landscaping measures.~~



SECTION 15 - INFRASTRUCTURE, HAZARDS, DEVELOPMENT AND SUBDIVISION

Outlined below in red underline and ~~strikethrough~~ text are the proposed additions and deletions for Proposed Plan Change 11.

Part D: Development and subdivision in a Structure Plan Area

Advice Note: These performance standards are additional to Rules 15.4.2.1 to 15.4.2.64 which must also be complied with.

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

15.4.2.65 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 |
| (b) Cambridge Park Structure Plans and Design Guidelines | Appendix S3 |
| (c) St Kilda Structure Plan | Appendix S4 |
| (d) Hautapu Industrial Structure Plan and Landscape Guidelines | Appendix S5 |
| (e) Te Awamutu Large Format Retail Site Plan | Appendix S6 |
| (f) Karāpiro Large Lot Residential Structure Plan Area | Appendix S7 |
| (g) Ohaupo South Structure Plan | Appendix S8 |
| (h) Bruntwood Large Lot Residential Area Concept Plan | Appendix S9 |
| (i) Airport Business Zone Structure Plan | Appendix S10 |

Advice Note: Refer to Rules 15.4.2.83 to 15.4.2.86 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 15.4.2.66 to 15.4.2.82 for all subdivision and development in the Houchens Road Large Lot Residential Structure Plan Area.

- | | |
|-----------------------------------------------------------|--------------|
| (m) Te Awamutu South Structure Plan and design guidelines | Appendix S14 |
| (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) Bardowie Industrial Precinct Structure Plan Appendix S19
Indicative Motorway Service Centre Area (Subject to resource consent approval refer to Rule 7.4.1.3(f))
- (s) Deferred Zones, for the intended future zones identified on the Planning Maps (Subject to resource consent or plan change)
- Advice Note: From time to time structure plans or development plans may be approved by way of resource consent under the provisions of Section 14 – Deferred Zones. A copy of these Plans are available at Council offices or on Council’s website*

Activities that fail to comply with this rule will require a resource consent for a discretionary activity, except where these structure plans indicate that non-compliance with the rules of the structure plan, development plan or concept plan will result in the activity being a noncomplying activity.



SECTION 20 – HEALTH AND GENERAL AMENITY

Outlined below in red underline and ~~strikethrough~~ text are the proposed additions and deletions for Proposed Plan Change 11.

20.4.2 Performance Standards

Failure to comply with the performance standards listed below will mean that a resource consent is required for a restricted discretionary activity or a discretionary activity as specified below. The activity will be assessed against the relevant objectives and policies. In the case of restricted discretionary activities, the assessment will be restricted to the matters over which discretionary 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 the Council's discretionary powers.

...

Rule – Maintenance of buildings, sites and infrastructure

- 20.4.2.4 All sites shall be maintained so as to preserve the amenity values of the zone and land shall be kept clear of rubbish and noxious plants. Unregistered motor vehicles not being used shall not be stored in public view for more than six months.
- 20.4.2.5 The material from demolished buildings shall be removed and sites shall be landscaped to the satisfaction of Council within one month of demolition, provided that this time limit shall be extended to six months where consent has been granted for the construction of a new building.
- 20.4.2.6 All earthworks or areas of bare earth not being worked for three months or more excluding mineral extraction activities, shall be sown with appropriate ground cover as soon as possible.
- 20.4.2.7 No building shall be so constructed or finished or left unfinished or not maintained so that its function and external appearance would detract from the amenity values of the zone. In the Commercial Zone, this includes the maintenance of verandahs to provide weather protection for pedestrians.
- 20.4.2.8 All sites with an impervious area of greater than 1000m² (other than roof areas that drain directly to the stormwater system or to soakage) must install an appropriate stormwater treatment system that adequately treats any actual or potential contaminants and either disposes stormwater to land soakage and/or restricts the discharge rate to the maximum greenfield run off rate for the site unless in accordance with a discharge permit granted by the Waikato Regional Council.



Advice Note: A resource consent may be required from the Waikato Regional Council for the discharge of contaminants.

20.4.2.9 All commercial vehicle, machinery or container washdown areas within the urban limits shown on the Planning Maps must be sealed, bunded and roofed and connected to the wastewater treatment system.

20.4.2.10 No silt or sediment, or water containing silt or sediment, may be discharged into stormwater pipes, drains, channels or soakage systems from non-farming related earthworks or bare land within the urban limits as shown on the Planning Maps.

20.4.2.11 All non-farming related sites within the urban limits where loose material may be carried by vehicles on to public roads in wet weather or at other times shall install and use a wheel wash.

Activities that fail to comply with Rules 20.4.2.4 to 20.4.2.11 will require a resource consent for a discretionary activity.



SECTION 21 – ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS

Outlined below in red underline and ~~strikethrough~~ text are the proposed additions and deletions for Proposed Plan Change 11.

21.1 Assessment Criteria

21.1.7 Industrial Zone

Industrial Zone Assessment Criteria		
	Controlled Activities	
21.1.7.1	Cafes, and takeaway outlets with no drive through facility <u>outside of the central focal area of the Hautapu Industrial Structure Plan Area and campus hub of the Bardowie Industrial Precinct Structure Plan Area</u> , general store or dairies identified on the central core area of the Hautapu Structure Plan <u>and the campus hub of the Bardowie Industrial Precinct Structure Plan Area</u> .	(a) The appearance of the building and the extent that it implements the guidelines in Appendix S5 <u>and Appendix S19</u> .
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 permitted or controlled activity in Table 7.4.1.1 and within the 'Indicative Motorway Service Area'.	Development and subdivision that implements the provisions of any approved development plan including: <ul style="list-style-type: none"> (a) Compliance with the site layout shown in the development plan, including the positioning of any proposed roads and location of services; and (b) Compliance with any requirements identified in the development plan in relation to infrastructure or service provision; and (c) Construction of any proposed roads or services to comply with the requirements of the Waipa District Council Development and Subdivision Manual; and (d) Compliance with the standard of amenity described in the development plan including any site or area specific design guidelines, block layouts and landscaping.



Industrial Zone Assessment Criteria

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.	<p>Development and subdivision that implements the provisions of the Bardowie Industrial Precinct Structure Plan including:</p> <ul style="list-style-type: none"> (a) The number of car parks servicing the activities; and (b) Consistency with the site layout shown in the Structure Plan, including the positioning of any proposed roads; and (c) 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	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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 effect 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	<ul style="list-style-type: none"> (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) <u>The extent to which parking and loading areas in the Bardowie Industrial Precinct Structure Plan Area affect the visual amenity of the zone.</u>
21.1.7.7	Building colour	<ul style="list-style-type: none"> (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) <u>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.</u>



Industrial Zone Assessment Criteria

21.1.7.8	Vibration	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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.



Industrial Zone Assessment Criteria

21.1.7.13	Noise - Te Awamutu and Hautapu Dairy Manufacturing sites	<ul style="list-style-type: none"> (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 wellbeing, 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)	<ul style="list-style-type: none"> (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 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)	<ul style="list-style-type: none"> (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 related accidents. In assessing the effects of an activity, particular regard will be given to the following: <ul style="list-style-type: none"> (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.



Industrial Zone Assessment Criteria

21.1.7.16	Development plan for listed permitted, controlled, or restricted discretionary activities in the 'Indicative Motorway Service Centre Area'	<p>The extent to which the development plan provides for the following matters:</p> <ul style="list-style-type: none"> (a) Arrangements to ensure the provision of appropriate water supply, wastewater treatment and disposal and stormwater management to the entirety of the area, including funding (private and/or public). (b) Arrangements to ensure the provision of water supply to the entirety of the area for fire-fighting purposes. (c) The design and construction of infrastructure to appropriate standards. (d) Proposals for landscaping and planting to ensure an attractive landscaped frontage to Victoria Road and the Waikato in particular. (e) Mitigation of visual effects, including signs and the design of buildings, as viewed from the Waikato Expressway. (f) Mitigation of any retail distribution effects from any of the proposed land uses. <p>Note: Standards relating to the design and construction of infrastructure are set out in the Waipa District Council Development and Subdivision Manual.</p>
21.1.7.16	Activities in the Bardowie Industrial Precinct Structure Plan Area requiring an air discharge permit from the Waikato Regional Council.	<p>(a) <u>The actual and potential adverse effects on the operation of the Hautapu Dairy Manufacturing Site.</u></p> <p><u>Further discussion on Rule 7.4.1.3(f) is required to ascertain the need for the rule and assessment criteria given any air discharge will be subject to a consenting process with the regional council</u></p>
	<p>Discretionary Activities</p> <p><i>Refer also to 21.1.1 Assessment Criteria for ALL discretionary activities</i></p>	
21.1.7.17	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.



DEFINITIONS

Outlined below in blue underline and ~~strikethrough~~ text are the proposed additions and deletions comprising the version of Proposed Plan Change 11 following the incorporation of matters raised in the submission and WDC staff recommendations.

New definition -

Innovation and Advanced Technology Activities– Includes 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, and activities required to serve those activities.

[Subject to further review and discussion]

This document provides the proposed amendments to the Bardowie Structure Plan as discussed in the Waipa District Council planning report dated 5 November 2018. It includes as a base document changes inserted and proposed by BIL post submissions. The proposed amendments by Council are provided in turquoise highlight and strikethrough and are subject to further amendments following input from BIL and submitters



APPENDIX S19 – BARDOWIE INDUSTRIAL PRECINCT STRUCTURE PLAN AND URBAN DESIGN AND LANDSCAPE GUIDELINES

Note that as the entire Structure Plan is intended to be inserted into the Waipa District Plan as new Appendix S19, there was no redline to show the insertions.

Outlined below in blue underline and ~~strikethrough~~ text are the proposed additions and deletions comprising the version of Proposed Plan Change 11 following the incorporation of matters raised in the submission and WDC staff recommendations.

S19.1 Introduction

S19.1.1 The Bardowie Industrial Precinct Structure Plan and accompanying urban design and landscape guidelines provide the management framework for industrial development within this area.

S19.1.2 The Bardowie Industrial Precinct forms a component of the identified Hautapu Strategic Industrial Node.

S19.1.3 The purpose of this structure plan is to enable the development of new specialised industry into the Cambridge area, and to enable the Waipa District Council to plan and fund required infrastructure to appropriately service this industrial area including having regard to the potential future development of the C10 Growth Cell. ~~Consequently, the~~ The Structure Plan also provides a framework for development proposals and to ensure contemporary urban design outcomes are achieved in line with the vision for the Precinct.

S19.1.4 The Structure Plan area is approximately 56.7 hectares in size. Existing activities in the Structure Plan area includes agricultural and light industrial activities. The majority of the land in the Structure Plan area is currently undeveloped greenfield land.

S19.1.5 The philosophy behind the Structure Plan is to enable light to medium industry to develop in the Bardowie Industrial Precinct, with the adherence to contemporary design principles.

S19.1.6 The principles guiding the Bardowie Industrial Precinct Structure Plan are as follows:

- A contemporary industrial precinct that is readily accessible, visually attractive and which embodies Cambridge’s unique character;
- Maximisation of multi-purpose open space network opportunities;
- Low impact design is encouraged (in terms of both stormwater and built form);
- A local transport network that is fully integrated with the regional transport network;
- A Campus Hub is developed for public open space, commercial and retail amenities and a wellness centre that serve the employees of the industrial precinct. In addition, other activities such as visitor accommodation may be considered in this area which do not impact on the Cambridge town centre, are consistent with the Master Concept Plan dated [XXXX]



and can be accommodated within the servicing capacity of the precinct. ~~, visitor accommodation and to provide Cambridge with a conference facility / space for large meetings within Cambridge;~~

- Flexibility around the staging and sequencing of development;
- The provision of transportation corridors and infrastructure design and capacity shall take into account the balance of the C10 Growth Cell and shall not foreclose the opportunity for the efficient servicing and development of other land within the growth cell;
- Appropriate mitigation shall be provided to surrounding properties and zones from the effects of industrial activities; and
- Ensuring health, safety and site security is provided for.

S19.1.7 In developing the Bardowie Industrial Precinct Structure Plan, specific assessments for geotechnical considerations, archeology, urban design, stormwater, water and wastewater and transportation have been undertaken.

S19.2 Bardowie Industrial Precinct Structure Plan

S19.2.1 The Bardowie Industrial Precinct is divided into four development nodes that are available for development at different times (subject to private land release agreements), as follows:

- **Node 1A** - 12.5 hectares – Window manufacturing and associated activities.
- **Node 1B** – 5.2 hectares – Land currently owned by Shoof Properties Limited and partially occupied by Shoof International Limited.
- **Node 2** - 16.3 hectares – Window manufacturing and associated activities, including the Campus Hub.
- **Node 3** – 22.7 hectares – General industrial activities that are designed in accordance with the urban design guidelines and private covenants.

Activities within the Bardowie Industrial Precinct

S19.2.2 The Bardowie Industrial Precinct is intended to enable a light to medium industrial precinct to be developed within an identified Strategic Industrial Node. It will initially provide for the development of a large-scale window and door manufacturing business along with general industrial activities as provided for in the Industrial Zone rules in the Waipa District Plan.

S19.2.3 The Bardowie Industrial Precinct will be a contemporary industrial development including a Campus Hub ~~which will include cafes (including a licenced premise), education and child care facilities, a~~



~~wellness centre¹, a conference facility and visitor accommodation.~~ The scale of the Campus Hub ~~(as shown spatially on the Structure Plan)~~ and further defined on the Master Concept Plan dated [XXXX]. will be appropriate to avoid any issues with the commercial hierarchy and overall planning framework for Commercial Zones. ~~As the configuration of Node 2 has not been determined the location of the Campus Hub is not spatially defined, however the location of it will be within the Node 2 area.~~

Infrastructure

S19.2.4 In order to develop a site within the Structure Plan area, a development proposal will need to demonstrate compliance with the Waipa District Plan, including ~~in respect of~~ infrastructure provision. The following sections detail how the site is intended to be serviced.

Stormwater

S19.2.5 The stormwater generated from the Bardowie Industrial Precinct will be managed at the site ~~via~~ by the adoption of a water sensitive design approach whereby the stormwater solutions are integrated within the built form and landscape. For example, soakage basins can be designed to provide for a variety of functions such as lower wetter areas planted with native species which can take the form of a wetland, as well as potentially slightly higher areas which could be grassed and used for recreational and amenity benefits.

S19.2.6 Soakage potential across the Bardowie Industrial Precinct Structure Plan Area can be maximised either by way of larger scale soakage basins with an array of underdrains or under hardstand areas using ~~'milk crate'~~ modular crate systems with close to 100% void space to reduce footprint and increase storage.

S19.2.7 To ensure no adverse impacts on the Waikato Regional Council rural drainage network, 10 year ARI runoff volumes will be contained within the communal basins using a combination of live storage and infiltration.

S19.2.8 10 year and 100-year ARI flows will be managed safely within the site so as to ensure no unacceptable risk to people, property, ~~the environment~~ and road users.

S19.2.9 The existing 100 year ARI flows to the Mangaone Stream will not be exceeded post development using a series of attenuation basins and swale conveyance and storage.

Water Supply

S19.2.10 Water supply to the Bardowie Industrial Precinct will be provided by the proposed works of the Waipa District Council ~~commencing~~ in 2019/2020. That is, the splitting of the existing reticulation from a dedicated supply into the Fonterra and the Bardowie Industrial Precinct. For normal supply,

¹ Defined in the Urban Design and Landscape Guidelines as "Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services"



demand can be met from the proposed network, and in periods of high daily demand, the supply can will be supplemented by a pumped system.

S19.2.11 Development of Node 1A (an initial 12.5 hectare site) is anticipated to be completed in February 2020 therefore priority will be given to advancing the planned Waipa District Council 375mm diameter trunk main extension to align with will need to be advanced to avoid additional temporary supply and storage within the first stage of the development.

S19.2.12 There is appropriate allocation in the wastewater network to service the Bardowie Industrial Precinct. Water supply and demand will assume 'dry industry' and a ratio of 30 persons/ha occupancy.

S19.2.13 The precinct cannot be supplied with water flow and capacity for firefighting. The developer and future owners will need to provide a design and provision for firefighting in accordance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Wastewater

S19.2.14 Wastewater generated around the development will drain to one of at least two wastewater pump stations. These will pump through a dedicated rising main to the Taylor Street pump station. Modelling shows there is capacity in the town network to convey the extra flow.

~~S19.2.15 Initially, both the Bardowie Industrial Precinct area and the Hautapu Industrial area will have low flows which may generate septicity issues. To minimise this risk, it has been proposed that both pump stations pump through a single rising main initially until there is sufficient flows to utilise both mains.~~

S19.2.15 There is appropriate allocation in the wastewater supply network to service the Bardowie Industrial Precinct.

Transport

S19.2.16 A right turn bay adequate for Nodes 1A and 2 at the southern access point should be created prior to industrial activities occurring. A right turn bay can accommodate up to 45 hectares of typical industrial development, but not the whole Bardowie Industrial Precinct Structure Plan Area area without long queues and delays. The intersection should be designed and formed with enough space to provide traffic signals if required for the subsequent development of Node 2.

S19.2.17 Node 1B already obtains access via Laurent Road.

S19.2.18 Prior to development in Node 2, a Traffic Impact Assessment is required to determine when/whether traffic signals are required.

S19.2.19 No development shall occur in Node 3 until connectivity with the surrounding transport network has been formed to service the general industrial area.



S19.2.20 [To be updated to provide for preferred twin roundabout option or other approved solution and any requirements from requirements to close southern access including any conditions from agreement with Kiwi Rail]. ~~The configuration and exact location of the connection to the surrounding transport network has not been prescriptively described within the Bardowie Industrial Precinct Structure Plan to enable flexibility in its location and configuration, as this area may not be developed until 2024.~~

S19.2.21 The Structure Plan shows roading connectivity to the east and north, beyond the Bardowie Industrial Precinct. These future connections are shown on the Structure Plan to ensure surrounding landholdings within the C10 Growth Cell ~~to the east is shown in the Structure Plan to have the ability to provide transport access to the east as this area which is located within the C8 industrial growth cell,~~ may in future be developed for industrial purposes.

S19.2.22 The east and north road connections shall be vested as local purpose road at the first stage subdivision for development lots within the respective node.

Electricity

S19.2.23 Waipa Networks has confirmed that electricity can be supplied to the Bardowie Industrial Precinct.

Gas

S19.2.24 First Gas has confirmed that gas can be supplied to the Bardowie Industrial Precinct.

Fibre

S19.2.25 Ultrafast Fibre has confirmed that fibre can be supplied to the Bardowie Industrial Precinct.

Development Agreement

S19.2.26 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 and the division of public and private assets and shall also identify any public reserves.

Heritage and Cultural Values

S19.2.27 Three archaeological sites being S15/4764, S15/475 and S15/476 have been identified within the precinct. These sites have been identified as borrow pits and have been assessed as part of an archaeological assessment. The archaeological sites shall be protected unless there is a Heritage NZ authority to modify or destroy the sites.

S19.2.28 BIL shall engage with local tangata whenua to establish a Memorandum of Understanding in relation to ongoing consultation and engagement on cultural matters.



Structure Plan

S19.2.29 The figure below is the Bardowie Industrial Precinct Structure Plan.

Changes Recommended by Waipa District Council

- Insert location of archaeological sites
- Provide same status and description of connections to north and east road connections 'Road and service corridor connection'.
- Include Master Concept Plan for Campus Hub



Insert Structure Plan PDF

S19.2 Urban Design and Landscape Guidelines

- S19.2.1 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.
- S19.2.2 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 Waipa District Plan.
- S19.2.3 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:

BARDOWIE INDUSTRIAL PRECINCT DESIGN OBJECTIVES

- To encourage high quality contemporary industrial development.
- To enable industrial activities to locate at the Precinct and become part of the industrial campus community.
- To facilitate the assessment of development activities and resource consent applications through the development of clear and instructive design guidelines.
- To enshrine principles of environmental sustainability within the Bardowie Industrial Precinct.
- To facilitate consistency in built form outcomes throughout Bardowie Industrial Precinct.
- To encourage low carbon design to support the transition to a low carbon economy.
- To encourage the use public transportation, walking and cycling for those working in the Bardowie Industrial Precinct, and to support people’s wellbeing through the development of a health focused Campus Hub.
- To ensure the environment is safe for all those working in the precinct, and those who are visiting.

S19.2.4 To assist in achieving the objectives above, there are eight key areas that future development within the Bardowie Industrial Precinct should respond to, as outlined within these guidelines:

- Site Responsive Design;
- Access and Movement;
- Building Layout;
- Built Form;
- Landscaping;
- Campus Hub;
- Sustainability;
- Security and Safety; and

S19.2.5 Objectives and guidelines are outlined under each of these headings. The objectives are overarching design statements that the development should seek to achieve. The specific guidelines are provided to help direct the design of the development, therefore achieving the overarching design objectives.

Interpretation

S19.2.6 ~~Overall consistency with the Urban Design and Landscape Guidelines should be achieved for developments within the Bardowie Industrial Precinct. In the instance where there may be a specific or minor non-compliance with a prescriptive urban design guideline, this would not necessarily constitute a non-compliance.~~

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 the urban design guidelines, may not constitute non-compliance with the District Plan rules subject to the overall amenity and urban design outcomes being achieved.

S19.2.7 The example images are for explanatory purposes only and are included as guidance for those wishing to develop in the Bardowie Industrial Precinct. They should not be interpreted as being requirements of the Bardowie Industrial Precinct.

S19.2.8 The explanatory images and design guidelines follow.

1. SITE RESPONSIVE DESIGN

Site and Context Assessment

Design Objectives

- To ensure that new development responds to its context and reinforces its character setting.

Design Guidelines

- 1.1 A site analysis should be undertaken at the beginning of, and to inform, the design process. The analysis should include:
- Surrounding land uses - existing and proposed future uses
 - Existing and future transport networks - road, pedestrian and cycle paths, and public transport
 - Built form, character and heights of surrounding buildings
 - Areas of vegetation
 - Predominant landscape and cultural heritage character of the area
 - Understanding of drainage systems both within and beyond the site
 - Views and outlook
 - Climatic conditions including solar access and prevailing winds.

The analysis must demonstrate that the development design responds appropriately to each of the above elements.

Design Objectives

- To create an appropriate range of lot sizes to facilitate different types of compatible developments.
- To create lots that enable the promotion of built form.

Design Guidelines

- 1.2 Enable the creation of a variety of lot sizes, particularly in Node 3, to allow for a variety of different types of industrial uses.
- 1.3 Facilitate the design of the lot layout to ensure that any industrial buildings would have appropriate frontage to enable positive interactions with areas of public space (for example, streets, water bodies and public open space).

Image supporting 1.1

Right: This outdoor space incorporates an appropriate use of planting, open space and clear access ways, and also provides for an attractive contemporary design detail.



2. ACCESS AND MOVEMENT

Pedestrian and Cyclist Network

Design Objectives

- To facilitate safe and easy access for pedestrians and cyclists to, from and within the industrial area.
- To provide good quality walking and cycling facilities within the industrial area.
- To provide for separation between pedestrian / cycling pathways and vehicles

Design Guidelines

- 2.1 Facilitate an industrial development that encourages and supports the use of public transportation, walking and cycling.
- 2.2 Provide for clearly defined pedestrian, cyclist and electric cart routes in and around the industrial area.
- 2.3 Maintain clear sight lines at pedestrian and cycling crossings.
- 2.4 Design driveway access to minimise vehicle and pedestrian / cyclist conflicts by maintaining clear sight-lines between exiting or entering vehicle and pedestrians.
- 2.5 Provide secure bicycle storage that is close to building entrances to assist in increasing accessibility and provide passive surveillance.
- 2.6 Where practical, provide bike storage and change room facilities in, or within close proximity to, the main building to promote the use of cycling.
- 2.7 Enable a separation between pedestrians, cyclists and electric carts from motor vehicles.
- 2.8 Encourage, facilitate and enable the use of non-motorised (e-bikes / electric golf carts) transport when moving between areas and within the Bardowie Industrial Precinct.
- 2.9 Facilitate connectivity between the wider Hautapu Industrial Area and the Bardowie Industrial Precinct Campus Hub.

Image supporting 2.3

Right: These images provide a good example of clear site lines for cyclists and other forms of transport.



Image supporting 2.2

Right: An example of clear site access ways for pedestrians.



Images supporting 2.5

Right: The integration of green spaces, seating and bike storage for local workers.



Vehicle Movement

Design Objectives

- To provide safe, convenient and efficient access for all vehicles to and from the industrial area.
- To minimise the impacts of traffic on the surrounding area.
- To provide access and car parking arrangements that are logical and obvious to visitors and employees.
- To minimise the impacts of crossing points on pedestrians and cyclists.

Design Guidelines

- 2.10 Developments should be designed to allow all vehicles to enter and exit a site in a forward motion. Turning areas must provide for larger vehicles where necessary.
- 2.11 All access points should have clear sight-lines, enabling vehicles to enter and exit safely and efficiently.
- 2.12 Ensure there is a road hierarchy that considers all road users including heavy vehicles, public transport, cars, cyclists, electric carts and pedestrians.

Loading and Servicing

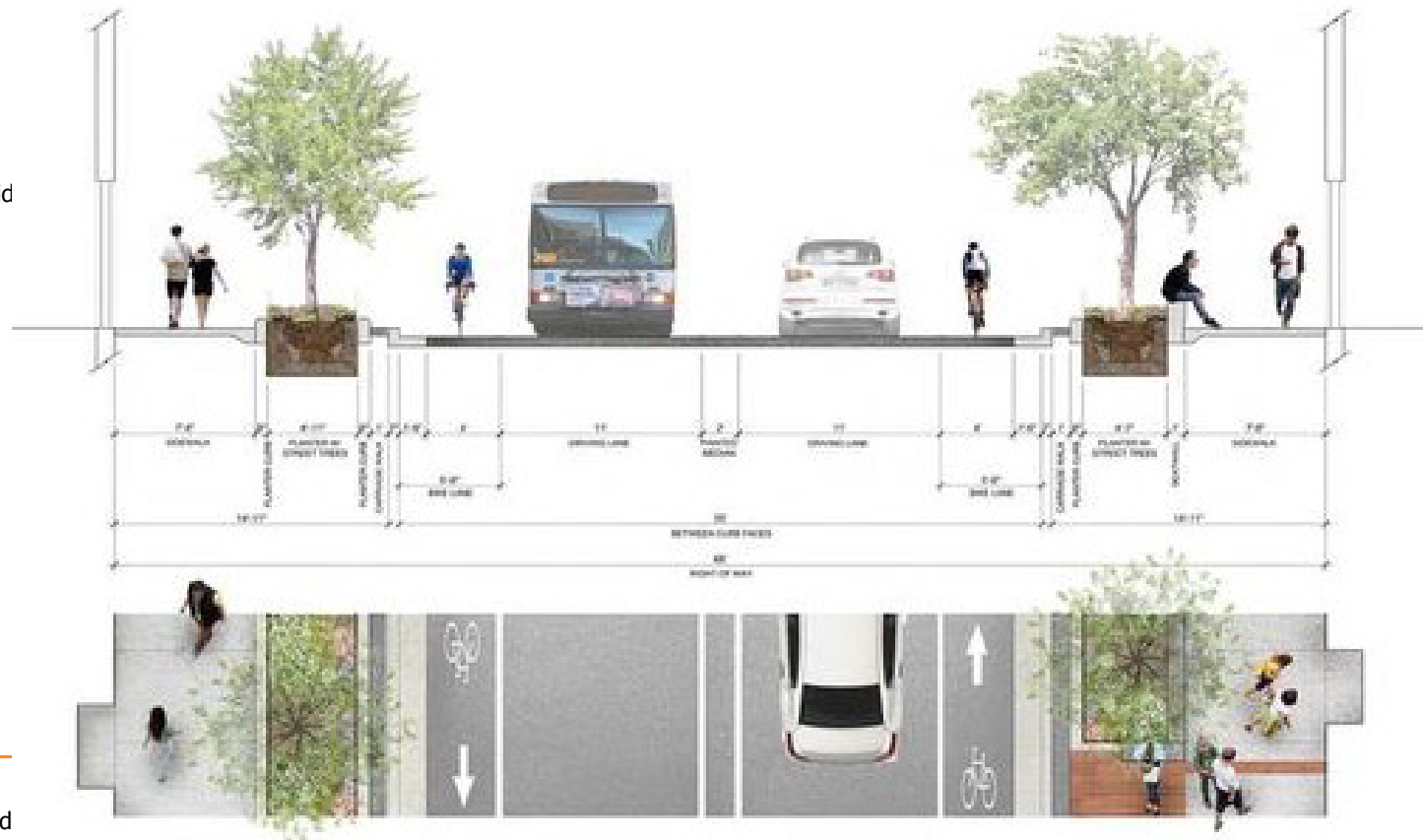
Design Objectives

Design Guidelines

- To provide safe and efficient loading and servicing areas for all sites.
 - To minimise the visual impact of loading bays and service areas when viewed from surrounding public areas.
- 2.13 Access to loading areas should be where practicable, separated from vehicle access routes.
- 2.14 Loading areas should be designed to allow unobstructed vehicle access and provide appropriate turning areas and allow for sufficient and safe collection of waste materials.
- 2.15 Provide storage and loading areas of adequate size to avoid the need to use car parks for the temporary storage of goods.
- 2.16 Boundary treatment should provide adequate screening of the loading and service areas from the surrounding streets, including the Waikato Expressway **and adjoining zones**.

Image supporting 2.12

Right: A road hierarchy that consid all users.



Car Parking Layout and Design

Design Objectives

- To provide sufficient car parking for the needs of the business.
- To provide an environment where parking is not perceived as the dominant element from the street and other public areas.
- To provide safe and efficient access within car parks for all users.
- To provide safe accessible car

Design Guidelines

Node 1A and Node 2

- 2.17 1 parking space per full-time equivalent employee for single use, single occupancy industrial activities in very large buildings (GFA > 10,000m²) shall be provided.
- 2.18 Visitor and staff parking areas should be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway should be provided to the entrance of the building.
- 2.19 Large car parking areas should be broken up through high quality landscaped treatments.

Node 1B and Node 3

- 2.20 Large expanses of car park, greater than 20 spaces, should be located to the side or rear of the building.

parking for local amenities.

- 2.21 Car parking within the front setback of the site should generally be restricted to visitor parking. Visitor spaces should be clearly distinguished with suitable signage or markings.
- 2.22 Visitor and staff parking areas should be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway should be provided to the entrance of the building.
- 2.23 Visitor and staff parking should be located in a separate location from operational areas such as truck manoeuvring areas, and external storage areas.
- 2.24 Car parking should be avoided within 2.5m of the front property boundary to allow sufficient space for landscaping and footpaths.
- 2.25 Parking areas should be separated from buildings by landscaping.
- 2.26 Large car parking areas should be broken up through high quality landscaped treatments.
- 2.27 Car parking areas should be designed with a regular grid of shade trees, of a suitable species, between parking rows at a ratio of approximately 1 tree per 8 car bays.
- 2.28 Carparking should include safe pedestrian links, designed to provide access for all users.
- 2.29 Provide on-street car parking (including disabled car parking) adjacent to public open space and amenities, e.g. adjacent to the [central focus area Campus Hub](#) as illustrated on within the structure plan.

Images supporting 2.19 and 2.26

Below: The use of planting, materials, hardscapes in carpark helps to break up the extent of hard surfaces.



3. BUILDING LAYOUT

Setbacks

Design Objectives

- To provide a clear and legible front entrance that is visible from the street.
- To site buildings so they provide adequate space for landscaping and reduce visual impacts on surrounding public areas (including roads and adjoining zones).

Design Guidelines

- 3.1 Front setbacks should be landscaped in accordance with the Landscape Guidelines, and should not be used to store goods, materials or waste.

Images supporting 3.1

Left: An example of effective use of planting / screening in a contemporary style.

Right: An example of planting to screen from the main road, which also allows for the architecture to be a feature.

4 BUILT FORM

Street Address

Design Objectives

Design Guidelines



- To provide buildings that are easy for visitors and workers to locate.
 - 4.1 Ensure offices are clearly visible from the street frontage and visitor parking areas.
 - 4.2 Avoid blank, unarticulated walls along the front façades and provide planting where this is unavoidable.
 - To create an attractive setting for industrial buildings that support a range of movements, connections and enable safe pedestrian/ cyclist access where appropriate.
 - 4.3 Buildings should be orientated so that the building frontage (i.e. entrance, reception, customer service area) is parallel with the primary street frontage.
 - 4.4 If there is an office, showroom, shop, staff recreational space or other such component on site, locate it facing and close to the street with as much glazing as possible
 - To provide passive surveillance of surrounding public spaces.
 - 4.5 Where practicable (i.e. where there are no locational / functional / sizing constraints on building orientation), orientate buildings to take advantage of a northern aspect to maximise opportunities for passive solar heating and cooling (particularly in Node 3).
-

Images supporting 4.1

Left: These images show buildings that have clearly visible street frontages.

Image supporting 4.2

Right: The use of planting can hide large expanses of blank wall space.



Building Design

Design Objectives

- To reinforce the rural character of the local area through appropriate built form and landscape elements.
- To provide buildings that facilitate visual interest and variety in form and appearance.
- To provide practical building forms that meet the purpose of the industry or business.
- To encourage building design that is environmentally sensitive.

Design Guidelines

- 4.6 Avoid excessive blank walls.
- 4.7 Large expanses of building walls that are visible from the street or adjoining zones should be broken up or otherwise detailed to reduce the scale and increase interest.
- 4.8 Use simple, orthogonal forms that are broken up by contrasting materials, colours and textures.

Material Finishes and Colours

Design Objectives

- To provide colours, materials and finishes that are compatible with the character of the Cambridge area.
- To provide a co-ordinated palette

Design Guidelines

- 4.9 Reference materials to be utilised within the Bardowie Industrial Precinct are of neutral theme with strong compositional balances which are encouraged to break down mass of form as a preference to monochromatic bulk.
- 4.10 Natural stone exposed aggregate concrete, steel, zinc, anthracite and stainless steel should be utilised as the primary building finishes where appropriate.

- of colours, materials and finishes.
- To provide materials that are durable and robust.
- 4.11 Proportional colour schemes are to be preferentially utilised, with a guiding principle of Primary, Secondary and Accent colourways (Primary = 70%, Secondary = 20%, Accent = 5%) and cladding materials and finishes shall avoid significant adverse reflectivity effects.
- 4.12 The Resene BS5252 Group A selections are the preferred (but not required in all instances) colour palette for the Bardowie Industrial Precinct (Appendix A). These colours reflect the primary tonal directions preferred in contemporary design materials such as natural stone, exposed aggregate concrete, steel, zinc, anthracite and stainless steel.
- 4.13 The façade of buildings should be modulated – for example via stepping form, shadow lines and providing glazed areas to articulate building envelope to the extent practicable to break down the sense of bulk form and promote occupant wellness by providing natural light and outlook to natural features.

Building Heights	
Design Objectives	Design Guidelines
<ul style="list-style-type: none"> ➤ To provide buildings that are appropriately scaled to provide for a variety of industries. ➤ Within Node 1A and Node 2, enable appropriately sized buildings to be developed to enable specialised industry that has functional requirements for large buildings. ➤ Within Node 1B and Node 3, to provide industrial and office 	<p>Node 1A and Node 2</p> <p>4.14 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of State Highway 1 (Waikato Expressway) and Victoria Road where the height limit is 10 metres.</p>
	<p>Node 1B and Node 3</p> <p>4.15 A 20m maximum building height restriction is applied across the buildings on the site, except for within 40 metres of Victoria Road where the height limit is 10 metres.</p> <p>4.16 Building heights should respond appropriately to the surrounding area and incorporate lower elements towards the street to relate to the pedestrian scale.</p> <p>4.17 Taller elements of the building should be recessed from the street.</p>

buildings that have minimal impact on the surrounding area. 4.18 Buildings should not generally overshadow public footpaths or public open space.

Roof Form

Design Objectives

- To integrate the roof form into the overall design of the building.
- To ensure roof forms reflect the industrial function of the building.
- To avoid clutter on the roof.

Design Guidelines

- 4.19 Roof forms should generally be of a low pitch unless necessitated by the particular industry function. Avoid bulky or highly detailed roof forms.
- 4.20 Utilise roof forms to differentiate between the various elements of the building. This could include the transition between the office / sales area through to the larger buildings behind.
- 4.21 Building infrastructure which is located on the roof including air conditioning units, plant room, lift motor, solar panels, communication equipment etc. is to be screened from adjoining streets and areas (including non-industrial zones) utilising roof forms or parapets that integrate with the overall design of the building.

Signage and Advertising

Design Objectives

- To provide for the identification of businesses in a way that maintains

Design Guidelines

- 4.22 Directional signage should be provided within sites to delineate entries and exits, staff and visitor parking, office /reception areas, and loading areas. Directional signage within the site should be consistent in style and form.

the character and amenity of the street.

- To ensure signage is informative and co-ordinated in a way that enables customers to easily locate the industry or business and determine its services.
- To ensure signs contribute positively to an area and do not compromise visual amenity.
- To ensure signs are managed so as to ensure they do not have an adverse effect do not have an adverse effect.

4.23 Signage attached to front fences and temporary A-Frame signage on footpaths should be avoided.

4.24 Signage which directs vehicles to parking and servicing areas should be clearly visible and unobstructed by building features or landscaping.

4.25 All signs should be high quality and low maintenance with direct lighting.

4.26 Sign colours should be similar colour to those used in buildings, with allowance for no more than 50per cent of the sign coverage to include corporate colours and logos.

4.27 Free standing tenant signs may be placed at locations near entry driveways.

4.28 Building mounted signs should be limited to a maximum of one per tenant.

5 LANDSCAPING

Landscape Design

Design Objectives

- To provide landscape design that responds to the characteristics and qualities of the area.
- To provide high quality landscaping that enhances the setting of

Design Guidelines

Landscaped Setbacks – Node 1A and Node 2

- 5.1 A 5m amenity planting strip shall be provided along the southern boundary, adjacent to the Waikato Expressway. The purpose of this planting is to provide visual screening between the Expressway and the Structure Plan area. Plant species and design should take into account adjoining planting within the Expressway corridor.
- 5.2 Where appropriate, drainage management measures are to be integrated into amenity areas.

buildings.

- To provide low maintenance landscaping.
- To facilitate landscape design that promotes sustainable stormwater management and, where possible, promotes positive biodiversity outcomes.
- To provide appropriate screening and landscaping along the perimeter boundary to other zones

Landscaped Setbacks – Node 1B and Node 3

5.3 A 5m wide minimum screening and amenity planting strip will be provided along from housing on neighbouring rural zoned properties. The screening and amenity planting shall take into account;

- The location and orientation of existing dwellings,
- The proposed land use and building form within the Bardowie precinct,
- The need to provide a wider screening and amenity strip including bunding where building height of more than 10m is proposed within 40m of the perimeter boundary, and
- Progress of any adjoining site towards gaining a Deferred Industrial or Industrial Zone.

- 5.4 Front and corner sites shall have an amenity planting strip along the entire road boundary to the minimum depth of 2.5m, except for access and egress points.
- 5.5 The amenity planting strip will consist of a combination of groundcovers (i.e. shrubs and/or grass) and trees, with at least one tree planted for every 10m of road frontage.
- 5.6 Where appropriate, drainage management measures are to be integrated into amenity areas.
- 5.7 Landscaping in rear setbacks should be provided if the rear of the site adjoins or is visible from a public street.

Street Tree Planting – Whole Site

- 5.8 Amenity street tree planting at 30m maximum spacings will be provided along Laurent Road and Victoria Road, and any road vested with the Waipa District Council.

Gateways – Whole Site

- 5.9 The two entry points into the industrial area, along Victoria Road, will require special streetscape planting to reinforce the contemporary character of the Bardowie Industrial Precinct and to provide a site feature.

Species Selection – Whole Site

- 5.10 Species should be selected to incorporate both the surrounding landscape character and Cambridge more generally, and the contemporary style to connect and integrate with the landscape of adjoining sites where

appropriate.

5.11 Landscape areas should be planted with species that are low maintenance and hardy. Species selection should generally provide an emphasis on native and indigenous plants that are appropriate to the site and landscape character of the area (refer to Appendix B).

Carpark Landscaping – Whole Site

5.12 For large car parks, provide canopy tree planting for every 8 car parking spaces. The species should be selected to provide shade for vehicles and pedestrians and allow clear views between pedestrians and the vehicles.

5.13 A landscape planted strip of at least 1 metre should be provided to separate car parks from side and rear boundaries.

5.14 Landscaped areas should be separated from vehicle access through the use of kerbs, wheel stoppers, or raised edging to ensure the maintenance of vegetation.

5.15 Utilise water sensitive urban design techniques to treat storm-water runoff from car parks and passively irrigate vegetation.

Staff Amenity Areas – Whole Site

5.16 Where provided for or where the features of a site or proposal make it feasible or necessary, functional outdoor staff areas should be located to take advantage of northern aspect, connection to internal staff meals areas, and be landscaped with shade trees and seating.

Establishment and Maintenance – Whole Site

5.17 Landscaping should be completed within 9 months of building construction completion and be carried out in accordance with the approved landscape plan.

5.18 Provide for the ongoing maintenance of landscaped areas and generally utilise low maintenance and durable landscaping techniques.

Image supporting the Landscaping Guidelines

Left: An example of integrating security fencing with landscaping

Right: An example of contemporary planting styles and incorporating landscaping with the use of water for drainage assistance.



Fencing Design

Design Objectives

- To ensure the front boundary treatment contributes positively to the appearance of the streetscape and clearly delineates the public and private realms.
- To ensure fencing provides for adequate site security.
- To ensure fencing is co-ordinated with the design of the building and landscaping.

Design Guidelines

- 5.19 Fencing along the front boundary should generally be avoided. Utilise landscaping to delineate the front property boundary. If security fencing is a requirement, it should be setback from the road boundary behind a planting buffer strip.
- 5.20 Where front fencing is required for security purposes, the fence should be:
- Unobtrusive and not exceed 1.5m in height;
 - Allow clear views between the street and the business;
 - Utilise materials and colours appropriate to the location, building and landscape design; and
 - Avoid the use of high and/or solid structures / materials.
- 5.21 If security fencing is required, it should have a high degree of transparency and be constructed in black plastic-coated chain link wire or black steel post style. Provide landscaping around the fencing to soften the visual impact.
- 5.22 If security fencing is required along the front boundary, it should be provided at or behind the building line to enable stronger visual and physical connection between the street and building entries.
- 5.23 Where screen fencing is required, it should be designed to integrate with the materials and colours utilised throughout the site.
- 5.24 Razor wire and barbed wire are to be avoided.

6. CAMPUS HUB ~~(COMPRISING PART OF NODE 2)~~

Campus Hub

Design Objectives

- To maximise safety, accessibility and attractiveness of the Campus Hub.
- To provide commercial activities that provide for everyday needs of employees and visitors.
- To provide safe, accessible public open space for use by local employees and visitors.

Design Guidelines

- 6.1 Through an integrated design approach, provide for a mix of uses within the Campus Hub including a mix of commercial and public amenities, e.g.:
 - Local commercial amenities such as a banking facilities, dairy, bakery, café or similar activities;
 - Open space including a mix of informal playing fields, exercise equipment and/or passive recreation facilities, e.g. seating and picnic benches;
 - Wellness centre, incorporating a medical centre (doctors, dental care) gymnasium, swimming pool, sports courts and support services;
 - Childcare [and other educational](#) facilities;
 - Visitor accommodation;
 - Conference facility; and
 - Innovation centre (which may include shared office spaces, research and development centres, a small scale industrial heritage museum, and a place to showcase new technologies).
- 6.2 Where appropriate, integrate open space and amenities with adjoining stormwater elements such as ponds and swales, such as could contribute to the amenity outcomes for the Campus Hub.
- 6.3 Provide for a comprehensive approach to landscaping throughout the Campus Hub, taking into account Appendix B: Recommended Species Selection, as well as CPTED principles.
- 6.4 Enable passive surveillance that contributes to the safety and amenity of the Campus Hub by ensuring that commercial amenities and adjoining activities face on to open space and public activities, and by avoiding fencing and dense vegetation along boundaries of the public area.
- 6.5 Provide for public cycle and vehicle parking opportunities, including disabled parking, within the Campus Hub.
- 6.6 Commercial amenities should be designed to be of a ‘human scale’ through appropriate scale, detailing and

modulation.

6.7 Suitable signage indicating way finding information and amenities should be used to complement the area.

Image supporting 6.1

Left: Example of possible solutions of places to sit / eat.

Right: Outdoor recreational activities incorporated into public space.



7. SUSTAINABILITY

Sustainability

Design Objectives

- To enable the development of the Bardowie Industrial Precinct, incorporating sustainable development principles.

Design Guidelines

- 7.1 Where practicable, retain existing indigenous vegetation.
- 7.2 Utilise open space networks for recreational and exercise opportunities for those working in the precinct.
- 7.3 Investigate the use of vertical gardens and green roofs, where appropriate, for their co-benefits in relation to sound and heat isolation, energy productivity, air quality improvement, heat island reduction and aesthetics / amenity.
- 7.4 Provide connectivity between open space networks and plantings where appropriate.
- 7.5 Utilisation of effective thermal insulation and material in buildings if practical.
- 7.6 Facilitate the use of both passive and active alternative energy systems.
- 7.7 Promote the efficient use of water, including where practicable the incorporation of rainwater harvesting and grey water re-use processes.
- 7.8 Provide charging stations to encourage the use of electric vehicles.
- 7.9 Facilitate and promote the use of appropriate waste management practices, including the promotion of recycling (i.e. through the development of a centralised recycling facility within the Bardowie Industrial Precinct).
- 7.10 Enable and encourage the development, operation, use and maintenance of individual and small scale renewable energy technologies, including solar, batteries and small-scale wind generation.

Image supporting 7.3

Right: Images showing the use of a green roof and the integration of green features with solar panels.

Image supporting 7.9

Below: Encouraging the use of separating waste items.



Image supporting 7.3

Below: Image showing use of green wall spaces which helps to improve air quality, heat island reduction and aesthetics / amenity.

Image supporting 7.8

Right: Image showing a carpark with charging stations for the use of electric cars.



8. SAFETY AND SECURITY

Safety and Security

Design Objectives

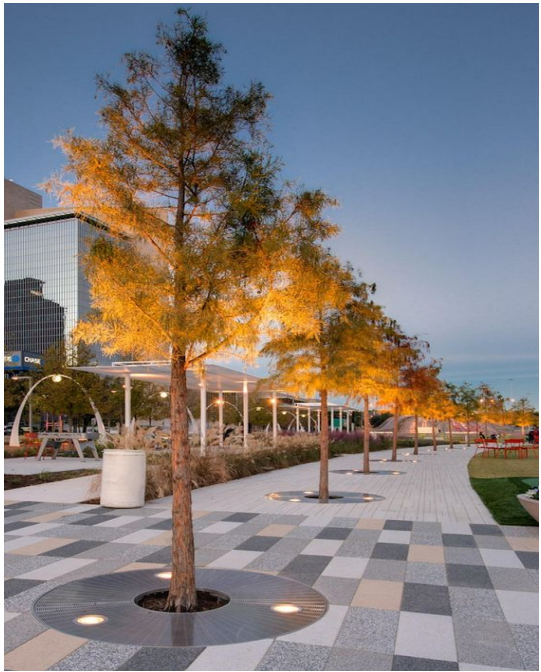
- To provide safe accessibility around all site and hours.
- To ensure safe movement and connections.

Design Guidelines








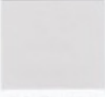

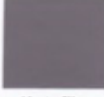














- 6.1 Ensure appropriate lighting is provided within the Bardowie Industrial Precinct to support the 24 hour operation of some of the industries.
- 6.2 Ensure there is separation between public building entrances and any private service area, storage area or other entrance.
- 6.3 Enable for the establishment and operation of monitored security including CCTV.

Image supporting 8.1

Right: Image showing good use of lighting and open walkways to provide a safe environment for local workers.



APPENDIX A: BARDOWIE INDUSTRIAL PRECINCT COLOUR PALETTE

Group	A01	A03	A05	A07	A09	A11	A13	A14
00 neutral	 Quill Grey™cc N84-008-097	 Silver Sand™cc N80-006-102	 Mountain Mist™cc N71-003-088	 Jumbo™cc N64-001-095	 Scarpa Flow™cc N55-002-289	 Ship Grey™cc N43-000-147	 Baltic Sea™cc N37-002-259	
02 red-purple		 Pale Slate™cc N81-004-060		 Suva Grey™cc N64-004-043		 Mortar™cc N44-005-005		
04 red								
06 yellow-red		 Cloud™cc Y81-011-082		 Concord™cc N62-007-087		 Tundora™cc N45-003-047		
08 yellow-red							 Bokara Grey™cc N28-005-068	
10 yellow	 Sea Fog™cc N92-005-100	 Grey Nickel™cc G80-011-093	 Delta Grey™cc G72-013-094	 Friar Grey™cc Y62-010-086	 Ironside Grey™cc G55-009-094	 Dune™cc N44-006-089		
12 green-yellow								
14 green								
16 blue-green		 Pumice™cc G80-011-123		 Boulder™cc N61-006-148		 Cape Cod™cc N45-006-187		
18 blue							 Bunker™cc N30-006-253	
20 purple-blue								
22 violet								



APPENDIX B: RECOMMENDED PLANT SPECIES

No changes have been recommended to Appendix B and therefore it is not included in the track change version.