

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](#) [DR11]

- 7.2.11 The Hautapu Industrial Structure Plan [and Bardowie Industrial Precinct Structure Plan Areas](#) [DR11] 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. [DR11] 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](#) [DR11]

- 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.
- (g) Enables within the Bardowie Industrial Precinct the development of a Campus Hub that avoids or mitigates any actual or potential adverse effects on the commercial hierarchy of the Cambridge Central Business District.

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

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13 & FS30) in relation to the Campus Hub.]

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 Design Guidelines for the Hautapu Industrial Structure Plan Area.

(new) 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. [DR11]

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

(new) To enable the development of a Campus Hub within the Bardowie Industrial Precinct that: ~~consists of activities such as retail activities and commercial services such as cafes and lunch bars, visitor accommodation and a conference centre, child care facilities and a wellness centre (as described in the Bardowie Industrial Precinct Structure Plan) to service employees and the business needs of the Bardowie Industrial Precinct.~~

(a) Consists of appropriately scaled retail activities and commercial services; and/or

(b) Services the employees and business needs of the Bardowie Industrial Precinct; and/or

(c) Is consistent with the provisions of the Bardowie Industrial Structure Plan.

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

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13 & FS30) in relation to the Campus Hub.]

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, [DR11] 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 to shall be in place prior to any development occurring within the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area.

[DR11 - amendments made to partially address points raised in the submissions of the Henmar Trust (#13 & FS30) in relation to the consideration of the entire extent of the C10 Growth Cell from a servicing and connectivity perspective.]

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 Design Guidelines for the Hautapu Industrial Structure Plan.

(new) 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. [DR11]

~~*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. [DR11]~~

Objective - Bond Road North Industrial Structure Plan Area

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

Policy - Infrastructure

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

Policy - Amenity

- 7.3.5.2 To ensure protection of sites within the 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 1% 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). [DR11]
(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> [DR11]
(n)	Demolition and removal of buildings and structures, except those listed in Appendix N1 Heritage Items.
(o)	Earthworks
(p)	Signs
(q)	Temporary construction buildings.
(r)	Temporary events.
(s)	Farming activities in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area, until such time as a development agreement has been signed and is in place.
(t)	Notwithstanding any other permitted activities, only the following activities are permitted within the Specialised Dairy Industrial Area: Activities relating to the processing of milk and production of milk related products, including: (i) Milk reception facilities (ii) Tanker wash facilities (iii) Site access (iv) Parking (v) Rail sidings (vi) Storage, processing and disposal of waste material (vii) Water treatment facilities (viii) Stormwater ponds and/or facilities (ix) Storage facilities (x) Workshops (xi) Accessory buildings to any permitted activity (not for habitation) (xii) Ancillary activities including offices associated with any permitted activity (xiii) Demolition of buildings and structures (xiv) Laboratories and research establishments (xv) Rural based industries
(u)	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). (Refer also to requirements for ITA Rule 16.4.2.25). [DR11]
<u>(new)</u>	<u>Within the Bardowie Industrial Precinct Structure Plan Area the following activities are</u>

7.4.1.1	<p>Permitted activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
	<p><u>also permitted:</u></p> <p><u>(i) Stormwater ponds and/or facilities;</u></p> <p><u>(ii) Water treatment facilities;</u></p> <p>(iii) (ii) Farming activities; and</p> <p>(iv) (iii) Spray Irrigation of dairy factory wastewater until 31 March 2024;</p> <p><u>(iv) Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and</u></p> <p><u>(vi) Motor vehicle sale yards (including marine/boat sales facilities) each with a site area of no more than 7,000m².</u></p> <p><u>Advisory Note: Some of the above activities will need to be assessed in accordance with the regional plans and all activities will need to either comply with the permitted activity provisions of the regional plan or an approved regional council consent.</u></p>
<u>(new)</u>	<p>In addition to 7.4.1.1(a) – (new), The the following activities are permitted activities within the Campus Hub of the Bardowie Industrial Precinct (Appendix S19):</p> <p><u>(i) Child care and preschool facilities;</u></p> <p><u>(ii) Wellness centre (as defined in the Bardowie Industrial Precinct Structure Plan);</u></p> <p><u>(iii) Innovation centre (as defined in the Bardowie Industrial Precinct Structure Plan);</u></p> <p>(iv) Offices with a GFA of less than 200m² (except as provided for by Rule 7.4.1.1(f))</p> <p>(v) Any other retail activities not otherwise provided for in Rule 7.4.1.1(e) with a maximum combined GFA of less than 400m² within the Campus Hub;</p> <p><u>(v) A licenced premise with a ground floor GFA of no more than 350m²; and</u></p> <p><u>(vi) Education facilities.</u></p>

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), Hamilton City Council (#17), Fonterra (#11), Cambridge Chamber of Commerce (#21), Cambridge Community Board (#20), Henmar Trust (#13), Jennie Gainsford (#23) in relation to the Campus Hub / extent of commercial activities in the Bardowie Industrial Precinct. Amendments also made by the submission of Bardowie Investments Limited (#18) to limit commercial/retail activities, and introduce Innovation and Advanced Technology Activities, Motor Vehicle Sales Yards, a Licenced Premise and Education Facilities to the permitted activity rule. Removal of water treatment facilities and permitting spray irrigation until 2024 are included to address points raised by the Henmar Trust (#13). Advisory note added to permitted activity rule to reference the need for some activities to be in assessed in accordance with the Waikato Regional Plan as raised in the submission of the Waikato Regional Council (#7).]

7.4.1.2	<p>Controlled activities</p> <p>The following activities shall comply with the performance standards of this zone</p>
(a)	<p>Cafés, and takeaway outlets with no drive through facility outside the central core area identified on the Hautapu Industrial Structure Plan <u>and Campus Hub identified on the Bardowie Industrial Precinct Structure Plan, [DR11]</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>

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

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12) and Hamilton City Council (#17), Cambridge Chamber of Commerce (#21) and the Cambridge Community Board (#20) in relation to the Campus Hub / extent of commercial and retail activities in the Bardowie Industrial Precinct.]

7.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities must comply with the performance standards of this zone</p>
(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>
(e)	Any activity which is otherwise a permitted or controlled activity within the Runway Protection Area as shown on the Planning Maps unless provided for through an approved comprehensive development plan, provided that the activity is not listed under Rule 7.4.1.6(a).

7.4.1.3	<p>Restricted discretionary activities</p> <p>The following activities must comply with the performance standards of this zone</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>
(new)	<p>Any activities within the Bardowie Industrial Precinct Structure Plan Area that requires an air discharge permit from the Waikato Regional Council.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> <p>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</p>
(new)	<p>Offices within the Campus Hub of the Bardowie Industrial Precinct not permitted under Rule 7.4.1.1(l).</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Effects on the Cambridge Central Business District. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> <p>Advice Note: Offices outside of the Campus Hub and not permitted under Rule 7.4.1.1 (l) are subject to Rule 7.4.1.5(g).</p>

[DR11 - amendments made to address points raised in the submissions of Waikato Regional Council (#7), Waipa District Council (#22), Future Proof (#12), and Hamilton City Council (#17) in relation to the Campus Hub / extent of commercial activities in the Bardowie Industrial Precinct.]

7.4.1.4	<p>Discretionary activities</p>
(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) (new) – Building setback from water bodies: Bardowie Industrial Precinct Structure Plan Area. [DR11] (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 (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) (new) – Minimum Parking Requirements for Node 1A and Node 2 of the Bardowie Industrial Precinct Structure Plan Area. [DR11]

7.4.1.4	Discretionary activities
	(xiii) (new) – Stormwater Management in the Bardowie Industrial Structure Plan Area. [DR11]
(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.

7.4.1.5	Non-complying activities
(a)	Residential activities.
(b)	Education facilities, except as provided for by Rule 7.4.1.1(new). [DR11]
(c)	Medical centres, except as provided for by Rule 7.4.1.1(new). [DR11]
(d)	Tourism facilities.
(e)	Visitor accommodation facilities, except as provided for by Rule 7.4.1.2(new). [DR11]
(f)	Hospitals
(g)	Offices, except as provided for by Rules 7.4.1.1(l) and 7.4.1.1(v) 7.4.1.3(new). [DR11 – consequential amendment to reflect new restricted discretionary office activity rule.]
(h)	Any retail activity, except for Rules 7.4.1.1(e), 7.4.1.1(f), 7.4.1.1(u) (new) , 7.4.1.2(a), 7.4.1.2(e) and 7.4.1.4(d). [DR11]
(i)	Fortified Sites.
(j)	In the Hautapu Industrial Structure Plan Area and the Bardowie Industrial Precinct Structure Plan Area : [DR11] any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.
(k)	Within the Bond Road North Industrial Area any activity within a High Risk Flood Zone.
(l)	Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, and the Bond Road North Industrial Structure Plan Area and the Bardowie Industrial Structure Plan Area that fail to comply with Rules 7.4.2.30, and 7.4.2.31 and Rule 7.4.2(new). [DR11]
(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.
(new)	Notwithstanding Rule 7.4.1.3(f), the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area. (a) Bitumen plants; (b) Incineration activities; (c) Concrete batching plants; and (d) Relocated buildings. [DR11]

7.4.1.6	Prohibited activities
	The following activities are prohibited and no resource consent will be approved
(a)	Within the Runway Protection Area shown on the Planning Maps: <ul style="list-style-type: none"> (i) Places of assembly (ii) Service Stations (iii) Residential activities (iv) Hospitals (v) Visitor accommodation (vi) Education facilities

7.4.1.6	Prohibited activities
	The following activities are prohibited and no resource consent will be approved
	(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 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. \[DR11\]](#)

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.

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

(new) 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. [DR11]

Rule - Height

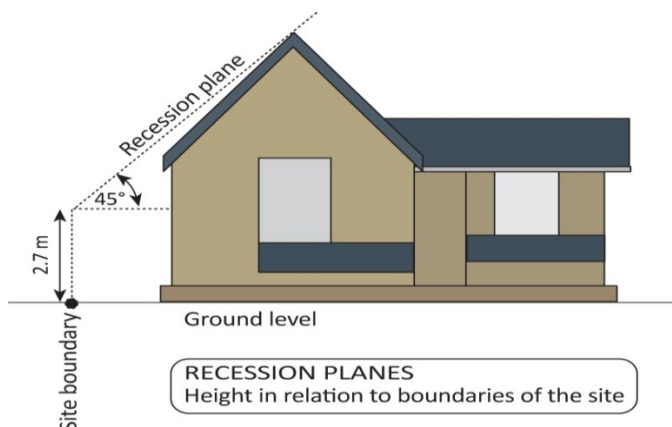
7.4.2.5 The maximum height of buildings shall be 20m, except in the following locations where the maximum height shall be:

- | | | |
|-----|---|------------|
| (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) | <u>Any site within 40 metres of State Highway 1 Cambridge bypass and/or Victoria Road within the Bardowie Industrial Precinct Structure Plan Area. {DR11}</u> | <u>10m</u> |

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 [Except for visitor parking, in ~~the~~ \[DR6: 19/4\]](#) 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.

[\(new\) 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 \(new\)](#) will require a resource consent for a restricted discretionary activity with the discretion being restricted over:

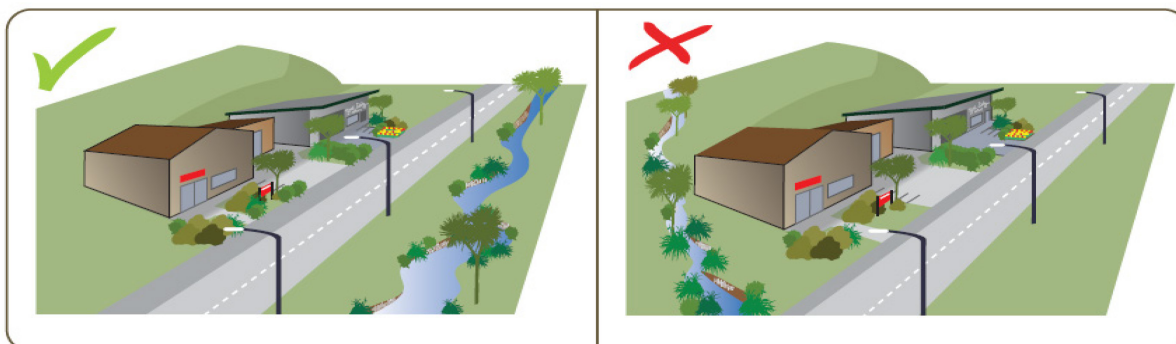
- Visibility of the public entrance of the building from the road; and
- Visual effects, in the Hautapu Industrial Structure Plan Area only.
- [Consistency with the urban design and amenity outcomes promoted within the Bardowie Industrial Precinct Structure Plan Urban Design and Landscape Guidelines.](#)

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

[\[DR11 - Amendments made to partially address points raised in the submissions of the Henmar Trust \(#13 & FS30\).\]](#)

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 \[DR11\]](#) and the Bond Road North Industrial Structure Plan Area.

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

- 7.4.2.11 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 \[DR11\]](#) 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 \[DR11\]](#) 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: [DR11]

- (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).

(new) Within the Hautapu Industrial Structure Plan Area, two entry points into the industrial area, along Hautapu Road and Hannon Road, will require special streetscape planting to provide a site feature (refer to Appendix B in the Hautapu Urban Design and Landscape Guidelines in Appendix S5.2). [DR6: 19/19]

(new) 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. [DR11]

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

[DR11 – consequential amendment to provide clarity as to the interpretation of the guidelines.]

Advice Note: Consultation with Council’s arborist on appropriate tree species for different areas of the District is advisable.

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 70%per cent. [DR11]

(new) 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. [DR11]

Activities that fail to comply with [Rules 7.4.2.14 and \(new\) this rule \[DR11\]](#) 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. [DR11]~~

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.

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

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

[DR11 - Amendments made to address points raised in the submissions of the Waipa District Council (#22) in relation to noise.]

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

(new) 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, (new) and (new) will require a resource consent for a discretionary activity.

[DR11 – Amendments to address points of submission raised by Bardowie Investments Limited (#18).]

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.

Rules - 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 (LAmax) 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 (LAmax) 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
- (ii) 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
- (iii) 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
- (iv) A freestanding sign must be placed so that no part is more than 7.5m above ground level; and
- (v) 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
- (vi) 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.

- (new) 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 only face Victoria/Laurent Road and shall not be within 200 metres of the Waikato Expressway, 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 a total of 5m² of signage per separate activity or building in Nodes 1A and Node 2 and up to a total of 5m² of signage per site in Node 1B and Node 3.](#)

[Provided that within 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.](#)

[DR11 – amendments to address further submission points raised by the New Zealand Transport Agency (#FS27) in relation to signage within the Bardowie Industrial Precinct.]

Activities that fail to comply with Rules 7.4.2.23 to 7.4.2.~~(new)25~~ [DR11] 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 1% AEP (100 year flood level).

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

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

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

Rule - Hautapu Industrial Structure Plan Area: 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

- (new) 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.

[DR11 - Amendments made to partially address points raised in the submissions of the Henmar Trust (#13 & FS30).]

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
 - (ii) A member of the New Zealand Institute of Building Surveyors; or
 - (iii) A licensed building practitioner (carpenter or design category); or
 - (iv) A building inspector from the local authority where the building is being relocated from; and
- (b) If the Building Relocation Inspection Report has been prepared by a person other than a 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

(new) 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.
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.

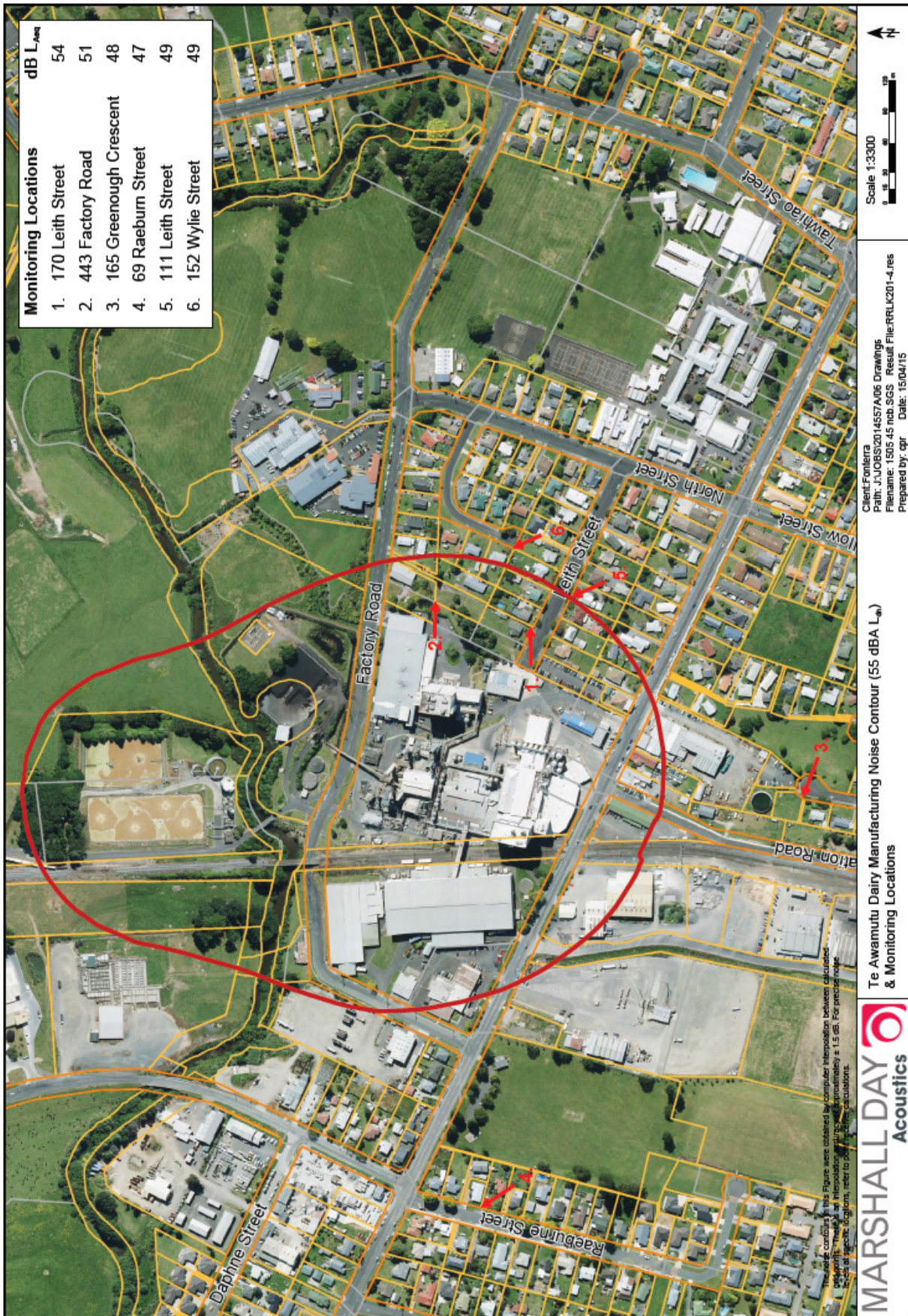
Rule – Stormwater Management in the Bardowie Industrial Precinct Structure Plan Area

(new) 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).

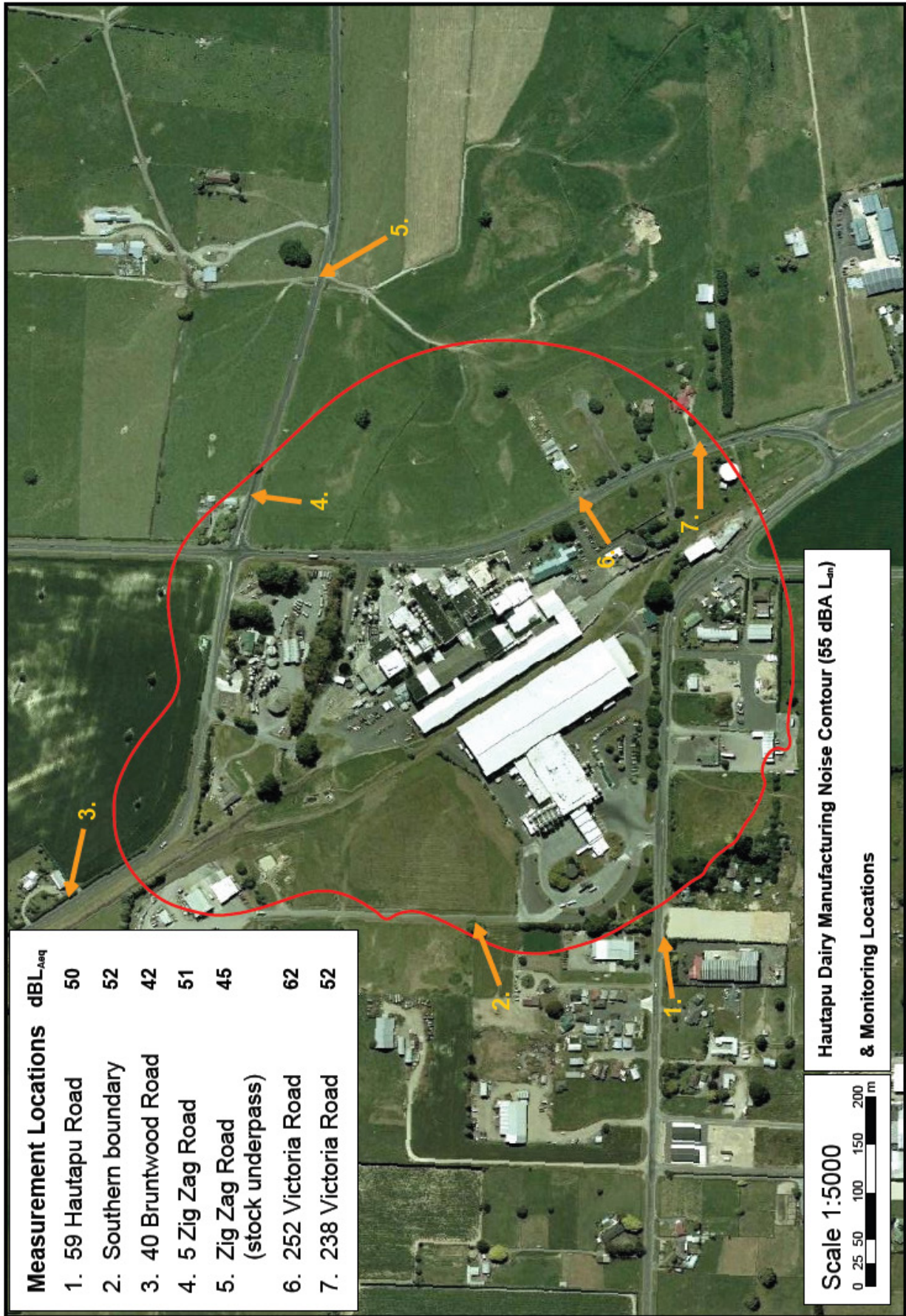
Activities that fail to comply with this rule will require a resource consent for a discretionary activity.

[DR11]

7.4.3 Noise: Te Awamutu and Hautapu Dairy Manufacturing Site Maps



Map 7.4.3(a) - Te Awamutu Dairy Manufacturing Noise Contour



Map 7.4.3(b) - Hautapu Dairy Manufacturing Noise Contour

7.5 Assessment Criteria

7.5.1 Controlled activities and Restricted Discretionary activities

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

7.5.2 Discretionary activities

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