

APPENDIX V
PRE-APPLICATION MEETING NOTES

To: Dawn Inglis **Cc:** Tony Quickfall, Richard Bax

From: Hayley Thomas

Date: 12 November 2020 **File Ref:** P70062 (ECM#10514346)

Subject: 401 Racecourse Road, Te Awamutu – Proposed Development

INTRODUCTION

The purpose of the Memo is to provide initial planning advice regarding a proposed development at 401 Racecourse Road, Te Awamutu.

THE PROPOSAL

GMS Recycling (Global Metal Solutions) recycle waste from the Pacific with a reach into Asia and beyond. Waikato University is looking to work with GMS in researching the Circular Economy, effecting climate change. GMS have very significant policies in recycling of waste to advantage the environment. They are looking to expand their operation beyond their present Hamilton, Auckland, New Plymouth sites.

There is an interest with the proposal for the University to assist GMS them with Vision Mātauranga - how Kaupapa Māori can provide a base for their business.

GMS are in need of 5 hectares of industrial land for a recycling project. At this stage limited details are known however it is understood that the proposed activity will provide employment for approx. 30-40 people. The activity will require a water supply and have traffic movements 24 hours, seven days a week.

THE SITE

Site address:	401 Racecourse Road, Te Awamutu
Legal Description:	Part Lot 7 DP 20887 (RT SA44C/676)
Zone:	Industrial & Rural
Policy Overlays:	Specialised Dairy Industrial Area, Flood Hazard Area, Cultural Landscape Area – Alert Mangapiko Stream, Dairy Manufacturing Noise Contour, Airport Main Strip Approach

The subject site is located on the northern side of Te Awamutu, adjacent to the main railway line north of Factory Road. The site gains access from Racecourse Road, and has a total area of approx. 65ha. The site is used for farming activities with a dwelling and a number of farm buildings located at the southern portion of the property. The southern property boundary abuts the Mangapiko

Stream while the western boundary abuts the North Island Main Trunk Railway Line (Designation D1). Refer to Figure 1.

Under the Waipā District Plan ('the Plan') the site is split into two zones with the northern portion being within the Rural Zone (shown as white in Figure 2), and the southern portion being within the Industrial Zone (shown in purple in Figure 2). The southern portion of the site is also subject to a number of policy overlay areas including the Flood Hazard Area (blue dashed line), the Cultural Landscape Area – Alert Mangapiko Stream (black dotted line), the Dairy Manufacturing Noise Contour (magenta dashed line), and the Airport Main Strip Approach (red line going north/south). At the northern portion of the site, an area is subject to the Cultural Landscape Area Hingakaka (black striped area).



Figure 1: Aerial photograph of site

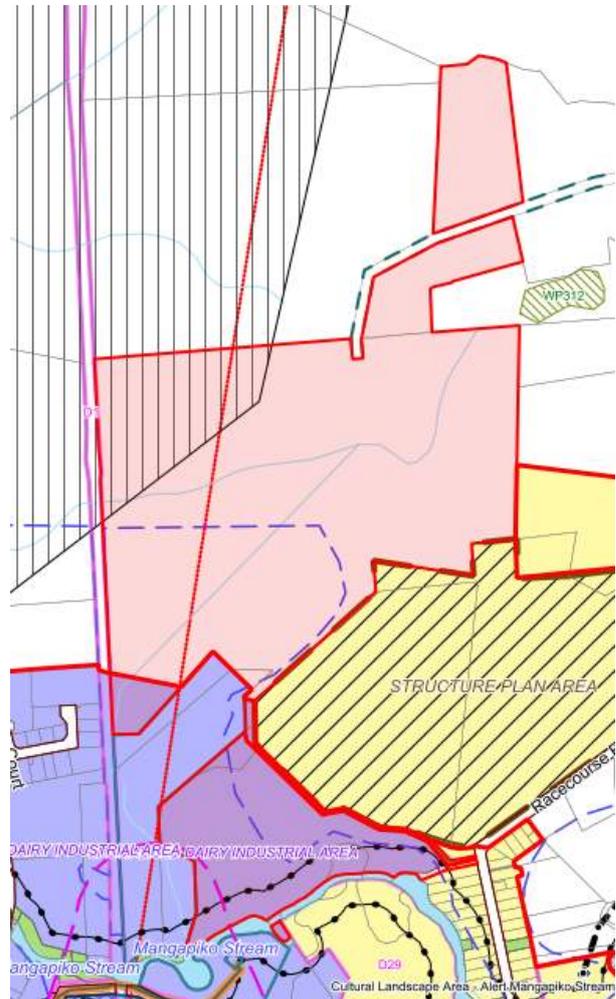


Figure 2: District Plan Zone and Policy Map

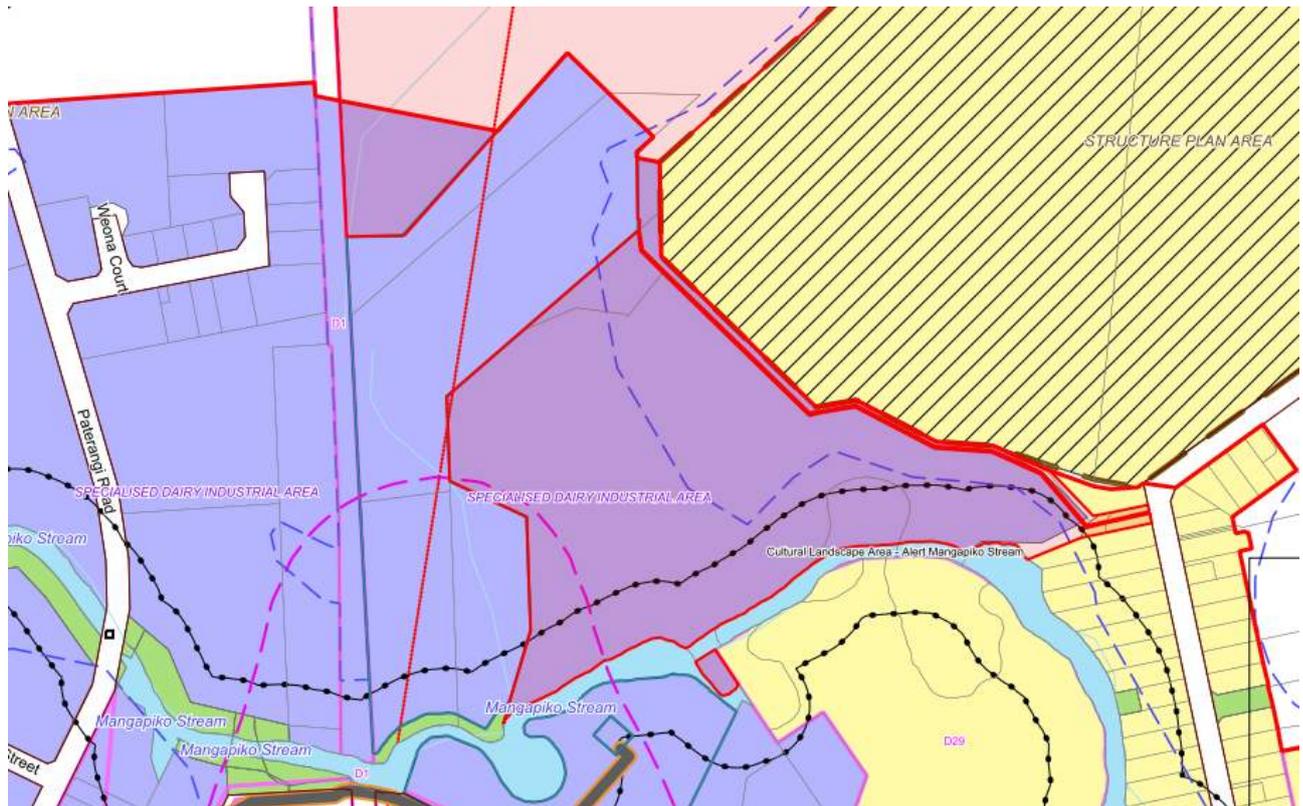


Figure 3: District Zone and Policy Overlays Map (Zoomed in over area of interest)

DISTRICT PLANNING MATTERS

The portion of the site of interest to GMS is located within the Industrial Zone. The Industrial Zone provides for a range of manufacturing and process industries. The site is also within the Specialised Dairy Industrial Policy Overlay Area, which acknowledges the existing dairy manufacturing activity to the south of the site. The food producing activities that are carried out as part of the dairy activity are sensitive to other industrial activities and the District Plan acknowledges this by restricting activities in this overlay, to those outlined in Rule 7.4.1.1(t) which are:

“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”*

With regard to the proposal, if GMS are looking for a new site for metal recycling, this is likely to fit the District Plan definition of an ‘industrial activity’ which “*means any use of land or BUILDING where people or machinery:*

- *Extract, process or convert natural resources, excluding farming activities and mineral extraction activities; and/or*
- *Produce or manufacture goods; and/or*
- *Service, test or repair goods or machinery; and/or*
- *Store goods (ensuing from the industrial process); and/or*
- *Transport or distribute goods including depots.”*

Based on my understanding of the processing activity GMS undertakes on its other sites (as outlined on their website), should this be proposed at the subject site, I don’t believe it will fit the list of permitted activities outlined in Rule 7.4.1.1(t). On this basis, the activity defaults to a Restricted Discretionary Activity under Rule 7.4.1.3(d) – ‘Activities in the Specialised Dairy Industrial Areas not permitted by Rule 7.4.1.1(t)’. Under this provision the matter for consideration is reverse sensitivity effects. In addition, any application would need to comply with the performance standards in both Section 7 – Industrial Zone, Part E – District Wide Provisions and Part F – District Wide Natural and Cultural Heritage.

Key provisions to consider will be:

- Rule 7.4.2.2 - Minimum building setback from internal boundaries;
- Rule 7.4.2.6 – Height;
- Rule 7.4.2.11 - Design and layout of development adjoining water bodies and reserves;
- Rules 7.4.2.12 to 7.4.2.15 – Landscaping;
- Rule 7.4.2.18 – Noise; and
- Rule 7.4.2.28 & 7.4.2.29 – Signs.

Other matters to consider will include:

- Iwi engagement due to the cultural significance of the adjacent Mangapiko Stream;
- Reverse sensitivity with regard to nearby Residential Zone (areas shown in yellow on Figure 3), potential impacts on the High School (Designation D29 on Figure 3), potential impacts on the adjacent equestrian activities (Waipa Racing Club is located directly adjacent to the northern boundary), potential impacts on the adjacent farming activity;
- Flooding – the majority of the site is within Council’s Flood Hazard Area;

- Access and transportation effects on the residential dwellings along Racecourse Road (especially given the 24/7 operation); and
- Neighbourhood consultation prior to lodgement of application including Fonterra Dairy Factory.

In terms of servicing the site, a water supply line is located directly north of the site from Racecourse Road. Refer Figure 4 below. New connections may be required depending on the level of demand required for the activity. Stormwater would be required to be disposed of on-site.



Figure 4: Council's Utilities Map (Water supply shown in blue, Stormwater in green, and Wastewater in brown)

Development Contributions would be required for the activity for water supply, wastewater and transportation. When details are known of the quantities required and anticipated an estimation of the amount of contributions required can be calculated.

Prepared by:

H Thomas

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PROJECT PLANNER