

3.9

Te Rapa North Industrial

The Te Rapa North Industrial Zone applies to approximately 230ha of land to the north of Hamilton. It is a strategic industrial growth node identified by the Waikato Regional Policy Statement that is essential to Hamilton and the Waikato Region's future supply of industrial land.

A Deferred Industrial Zone overlay applies over all parts of the zone outside of the Te Rapa North Industrial Structure Plan area. This overlay applies the Future Urban Zone provisions, maintaining rural activities in these areas, with an anticipation for industrial development in the future.

The Te Rapa North Industrial Structure Plan applies to 91ha of the zone. The Structure Plan will further guide the development of the area to coordinate infrastructure upgrades and achieve good urban design outcomes.

Vision

- a. The development of the Te Rapa North Industrial Structure Plan has been guided by the following vision:

"To deliver a well-functioning industrial and logistics hub at Te Rapa North that achieves environmental protection while providing economic benefits and productivity gains to the Waikato Region. Central to this will be enabling industrial uses that compliment and protect the ongoing operation of the Te Rapa Dairy Manufacturing Site."

3.9.1 Objectives and Policies

- a. The objectives and policies of Chapter 12 -Te Rapa North Industrial Zone provide **bespoke** guidance for the use and development of this area. The Chapter 12 objectives and policies were developed with specific consideration of the Te Rapa North Industrial Structure Plan area and its surrounds.
- b. Refer to Chapter 12 and other relevant district plan chapters for the objectives and policies to guide development in accordance with the Structure Plan.

3.9.2 Components of the Structure Plan

This section provides an explanation of the main land use elements to achieve the vision described in 3.9 a. These elements are incorporated in land use zones and overlays as shown on the Planning Maps and Appendix 2 - Figure 2-22.

3.9.2.1 Overall

- a. A 91 ha area centering around the Te Rapa Dairy Manufacturing Site on either side of Te Rapa Road to the north of the Te Rapa suburb of Hamilton City.
- b. It is bounded by the Waikato River, the Waikato Expressway (SH1), the NIMT and private property boundaries.
- c. It will provide for approximately 53ha of (net developable) employment land, that is to be developed as a high-quality industrial precinct and future rail siding for the NIMT.
- d. The land surrounding the Structure Plan area that is zoned Te Rapa North Industrial, will remain subject to the Deferred Industrial Zone overlay, with the expectation that future plan change processes

will live-zone these areas, and update the Structure Plan accordingly.

3.9.2.2 Industrial Precinct

The Te Rapa North Industrial Structure Plan will guide the development of a high-quality industrial and logistics precinct surrounding the Te Rapa Dairy Manufacturing site.

- a. The industrial uses sought are to be complementary and not sensitive to the Te Rapa Dairy Manufacturing site.
- b. Activities associated with industry that are not sought to be enabled within the zone include: Car or boat sale yards/display suites and wet industry.
- c. Only offices and retail spaces that are ancillary to industrial activities are sought within the zone.
- d. A limited floor area for office and retail activities is permitted in the zone to enable the spaces that are essential to the function of industrial and logistics activities. Floor area limitations apply to avoid the risk of reverse sensitivity and detracting from existing commercial centres.
- e. Food and beverage outlets are limited to the Focal Area and within a gfa cap, to meet workers' daily needs in the Southern part of the Structure Plan area.
- f. The Structure Plan area is an industrial precinct and as such, the road reserve and boundary treatments have the greatest opportunity for visual amenity outcomes. However, provisions apply which support positive development design outcomes including setbacks and landscaping.

3.9.2.3 Focal Area

- a. An approximately 2ha Focal Area is identified in the Structure Plan (Figure 2-22), which is dedicated to meeting the daily needs of people working within the industrial precinct.
- b. Food and beverage outlets and gyms that are not sensitive to the industrial nature of the area are sought to be enabled.
- c. Connection with the Riparian and Stormwater Reserve Area to provide access to and/or an outlook over green space.
- d. It is located within the southern part of the Structure Plan area to provide for the needs of employees in Southern Part of the Structure Plan area and the parts of the TRNIZ that are subject to Deferred Industrial Zone overlay, once developed in future. The Te Awa Lakes Commercial precinct to the north of the Structure Plan Area will meet the needs of workers in this location.

3.9.2.4 Te Rapa Dairy Manufacturing Site

- a. The Te Rapa Dairy Manufacturing Site is a regionally significant industrial activity, that employs a significant number of people and is integral to the operation of the dairy industry in the Waikato.
- b. The existing Te Rapa Dairy Manufacturing Site operations are to remain unchanged and unaffected by the future development guided by the Structure Plan.
- c. Any development and changes to access and circulation shall not impact the long-term function of the Te Rapa Dairy Manufacturing Site.

3.9.2.5 Movement Network

The Te Rapa Industrial Structure Plan has been master planned to deliver a functional and efficient multi-modal movement network. The network and road designs support the larger vehicles associated with industrial activities by providing for their safe, efficient and convenient access to Te Rapa Road and the Waikato Expressway, whilst development triggers and setbacks protect the functionality and future upgrades of these corridors. The proposed network supports walking and cycling, with dedicated cycle lanes provided for in Arterial and Collector Road designs (see Figure 3.9.2.5a-c) and footpaths provided across all road designs. Development controls protect the ability of corridors to be upgraded as dedicated rapid transit routes to promote an interconnected network that enables the Structure Plan area to be readily serviced by public transport.

The Structure Plan (Appendix 2 Figure 2-22) indicates the location of the Local, Collector, Major Arterial, State Highway transport corridors and the NIMT. These transport corridors are either existing, designated or yet to be upgraded/constructed.

Timing of Upgrades

- a. The timing of subdivision and development is coordinated with transport network upgrades, as set out in Rule 3.9.3.2.

Inter-Regional Connectivity

- b. The transportation network is based on a hierarchy where State Highways and Rail Corridors are at the top and prioritise high volume inter-regional traffic and freight movements. This includes SH1 and the NIMT. These two regionally significant corridors are not within the Structure Plan area, however the future development guided by the Structure Plan will influence the traffic volumes they experience.
- c. The connection to SH1 via the extension of Koura Drive is indicated by the Structure Plan to demonstrate the protect the future Northern River Crossing (future Major Arterial) between Te Rapa Road and Koura Drive. The intent is for the East-West Road to eventually form part of the Northern River Crossing. The connection to Koura Drive is not required for the Structure Plan area to function in a way that supports the safe and efficient movement of people and goods.

Rail Siding

- d. The Structure Plan indicates a future rail siding for the NIMT Rail sidings are a form of rail infrastructure that act as a holding location for locomotives to support the efficient distribution of goods and product. The location of the rail siding in Figure 2-22 is indicative, with the preferred location within the Structure Plan area being along the eastern edge of the NIMT.

Arterial

- e. The Arterial transport corridor networks are designed to cater for high-volume traffic and provide the key connections with the wider City and regional network:
 1. Te Rapa Road passes through the Te Rapa North Industrial Structure Plan area. It is anticipated to be upgraded in the long term to include a rapid transit route from the city centre to Te Awa Lakes development. Upgraded infrastructure on Te Rapa Road to support the Te Rapa North Industrial zone includes:
 - i. Access 2: A new four-way all movement signalised intersection south of Hutchinson Road, providing access to Fonterra North and to the west of Te

Rapa Road within the Te Rapa North Industrial Structure Plan area.

- ii. Four-laning of Te Rapa Road between the Hutchinson Road roundabout and Access 2 intersection
- iii. New Bus Stops on Te Rapa Road south of the Access 2 intersection
- iv. A shared walking and cycling path on the eastern side of Te Rapa Road between Hutchinson Road and the Access 2 intersection.

2. The Te Rapa Road and McKee Street intersection has been identified as needing to be upgraded to a signalised intersection as part of the Te Awa Lakes development in accordance with 3.8 Te Awa Lakes. The need for upgrading shall be assessed in relation to development progressing in advance of and/or commensurate with development in the Te Rapa North Industrial Structure Plan area.

iv.

Note

- 1. The Te Rapa Road and McKee Street intersection will be upgraded to a signalised intersection as part of the Te Awa Lakes development in accordance with 3.8 Te Awa Lakes.
- 2-1. A potential new intersection (by Hamilton City Council) is anticipated to connect Te Rapa Road with the Koura Drive Extension section of the proposed Northern River Crossing arterial, near the existing Pukete Road intersection.

2-3. The East-West Road in the Te Rapa North Industrial Structure Plan area is designed to be upgraded in future by Hamilton City Council to a Major Arterial, when the Koura Drive Extension section of the Northern River Crossing is constructed. To service development associated with the Te Rapa North Industrial Structure Plan area, the initial East-West Road shall be constructed in accordance with the future-proofed cross-section depicted in Figure 3.9.2.5a. Rule 12.4.1 applies setbacks to this interim design to futureproof the corridor for an Arterial Road, like that depicted in Figure 3.9.2.5b.

3-4. It is anticipated that Hamilton City Council will use the notice of requirement process to designate the corridors once the precise alignment and design of the new and upgraded Arterial Roads have been determined, including Te Rapa Road and the Northern River Crossing.

Collector

- f. A central spine Collector Road runs north-south through the Te Rapa North Industrial Structure plan area to the west of Te Rapa Road. It will be designed to accommodate stormwater swales, and watercourse crossings where required. An illustration of the possible cross-section for this road is provided in Figure 3.9.2.5c.
- g. The Structure Plan anticipates that Old Ruffell Road will be upgraded to a Collector cross-section standard between the central spine Collector Road and Ruffell Road. It will be designed to include provision for a walking and cycling connection between the Plan Change area (along Old Ruffell Road) and bus stops located on Te Rapa Road and the Old Ruffell Road stub opposite north of the Te Rapa Road / McKee Street Intersection.
- h. Some flexibility is afforded in the alignment of the central spine Collector Road, as it will have a key role in accommodating public transport and active and micro-mobility transport routes. As such, the Structure Plan connectivity is an important design element to facilitate

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the safety of users and provide convenient mode choice options whilst ensuring long-term efficient access for freight to the strategic road network.

Local Roads

- i. Local Roads will provide access to future land use activities within the Te Rapa North Industrial Structure Plan area. These roads will support the movement of freight vehicles at a low speed (40km/h) and will also accommodate stormwater swales, and watercourse crossings where required. An illustration of a typical cross-section for the Structure Plan area's local roads is shown in Figure 3.9.2.5d. Local Roads depicted on the Structure Plan are indicative only.

Vehicle Access Restriction

- j. An access restriction, applying to heavy motorized vehicles all vehicles to the Fonterra South and Meadow View East Block is to apply to Meadow View Lane until the Deferred Industrial Overlay is lifted from the properties along this road. This is to prevent noise and traffic impacts along this residential lane.
- k. The restriction will require heavy vehicles associated with industrial activities in the Fonterra South and Meadow View East Block to access Te Rapa Road via the Te Rapa Dairy Manufacturing Site.

Public Transport

- l. The Structure Plan area is to facilitate the provision of public transport services so employees, visitors and those travelling to and through the area have a variety of transport options.
- m. The road network set out in Figure 2-22 either holds space for the upgrade of existing transport corridors (Te Rapa Road) or will deliver roads that are supportive of public transport services (East-West Road and its upgrade as the Northern River Crossing and central spine Collector Road).
- n. Bus stop facilities will be provided along Te Rapa Road, near the centre of the Structure Plan area.
- o. Safe crossing places shall be established within the Te Rapa Road corridor in close proximity to the bus stop locations to support both movement between stops and movement between the stops and the Te Rapa North Industrial Structure Plan areas.

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Walking and Cycling

- o. Walking and cycling infrastructure will be provided along new roads to meet the needs of future employees as well as those visiting or passing through the area, with the intention of reducing reliance on motor vehicles through improved access to active travel modes and public transport.
- p. The central spine Collector Road, East-West Road and the Northern River Crossing include separated footpaths and cycle paths, as depicted in Figures 3.9.2.5 a-c. Local Roads are to have dedicated footpaths but will have a speed and traffic volumes that enable cyclists to safely share the road carriageway.
- q. The setbacks required from Te Rapa Road will maintain space for the future upgrade of

this corridor, to deliver walking and cycling facilities.



Figure 3.9.2.5.a: Indicative Typical Cross-Section for the East-West Road (Local Road)



Figure 3.9.2.5.b: Indicative Typical Cross Section of the ultimate Northern River Crossing (Arterial), following upgrade of East-West Road

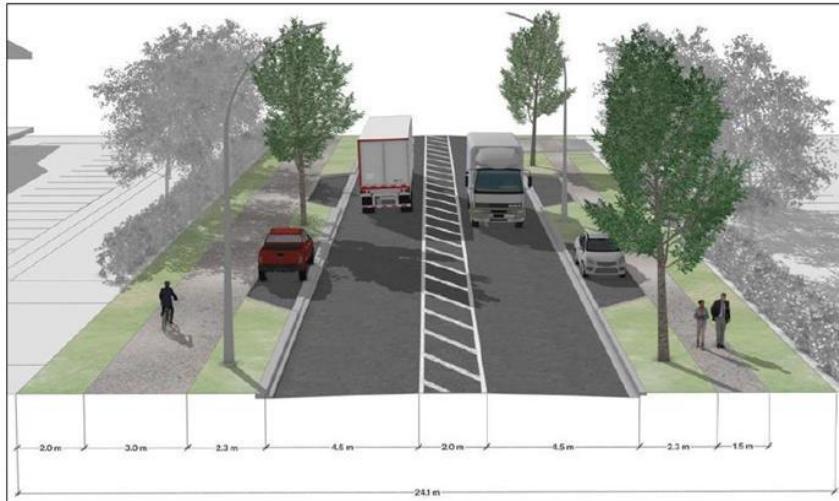


Figure 3.9.2.5.c: Indicative Typical Cross-Section of the Te Rapa Structure Plan Spine Road (Collector)



Figure 3.9.2.5.d: Indicative Typical Cross-Section for Local Roads

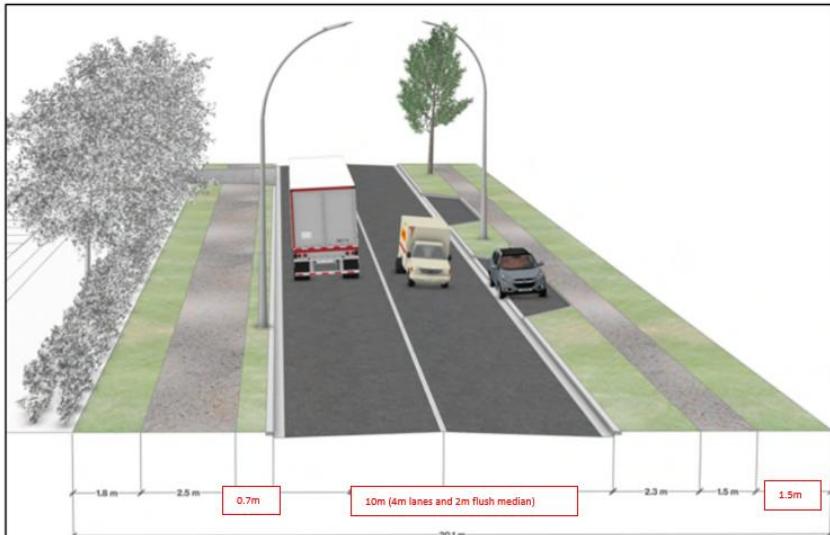


Figure 3.9.2.5.e: Indicative Old Ruffell Road upgrade cross section ([Collector](#))

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3.9.2.6 Wastewater and Water Networks

- a. Development of the Te Rapa North Industrial Structure Plan area will be progressively enabled based on the capacity of the public network.
- b. The first land use or subdivision consent application for resource consent for land use, subdivision, or development for the for the Structure Plan area will be accompanied by an Infrastructure Plan that considers water availability and allocation, details the methods of water supply and conveyance as well as wastewater treatment capacity and management, including any upgrades or new infrastructure that may be required to the public network. The first Infrastructure Plan must consider the full development scenario for the Structure Plan area.
- c. All subsequent development applications for resource consent for land use, subdivision, or development, including for later stages, will be accompanied by an Infrastructure Plan that covers the matters as set out in 3.9.2.6.b. Subsequent Infrastructure Plans will refer to the Infrastructure Plan required under Section 3.9.2.6.b this plan and contribute to the completion of its proposed network, in a manner that is coordinated and does not compromise the capacity of existing service users.
- d. Early interaction with Hamilton City Council by developers is encouraged to coordinate the construction of these assets with the sequencing of urban development and to enable any assets that are private initially, to be vested in future.

3.9.2.7 Blue-Green Corridor (Ecology and Stormwater Management)

- a. Te Ture Whaimana o Te Awa o Waikato (Te Ture Whaimana) sets the vision for the Waikato Region, in relation to the Waikato River, seeking a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the

Waikato River, and all it embraces, for generations to come.

- b. The Waikato Regional Policy Statement, through its endorsement of the Future Proof Strategy, along with Te Ture Whaimana seeks the creation of a regional Blue-Green network, with the Waikato River at its heart.

- c. A blue-green network is a system of waterways (blue) and open spaces or reserves (green) that gives stormwater space to flow while contributing to the ecology, amenity and sometimes, recreation values of an area. Section B5 of the 2024 Future Proof Strategy directs:

The blue-green network includes regional and local scale landscape features, open space, rivers, gullies and their margins and areas of ecological and conservation value...The networks extend beyond the [Waikato] river itself to include all water bodies within the catchment.

- d. The Te Rapa North Industrial Structure Plan blue-green network comprises:

- i. The Waikato River, its tributaries, all vegetation within the Waikato River riparian setback as well as the Open Space zone and the Significant Natural Areas along this corridor.
- ii. Te Rapa Stream, its tributaries and associated riparian margins; and
- iii. Riparian and Stormwater Reserve areas along the Te Rapa Stream corridor.

These features are identified in the Structure Plan (Appendix 2, Figure 2-22)

- e. The blue-green network's ecological and amenity values will be maintained and/or enhanced through setback and landscaping provisions. All landscaping required within the identified riparian setbacks are to be indigenous species.

- f. No development is to occur within the setbacks from identified watercourses, other than within the setback from Te Rapa Stream for activities supporting informal recreation activities, as set out under Rule 12.4.6. Informal recreation areas for local employees to rest are desirable along the riparian setback from the Te Rapa Stream. The Open Space Zone and Significant Natural Area overlays that apply along the Waikato River corridor include consenting pathways for informal recreation facilities in recognition of the benefits these facilities will provide in these locations.

- g. The Focal Area is intentionally located adjacent to the riparian and stormwater reserve identified in the Structure Plan (Figure 2-22), to increase the amenity provided by this location.

- h. The protection and enhancement of the ecological values of the Waikato River Corridor recognizes its value as habitat for a range of indigenous flora and fauna, notably the critically endangered pekapeka (New Zealand long-tailed bat). This corridor is known as a roosting, foraging and commuting habitat for pekapeka in other parts of Hamilton. This potential is sought to be protected and enhanced in this part of the Structure Plan area, opposed to areas of industrial development.

- i. Water sensitive design has been applied across the Structure Plan area to manage stormwater, that further expand upon the ecological and hydrological values to increase biodiversity and protect water quality.

3.9.2.8 Cultural

- a. The Te Rapa North area is significant to mana whenua, with a history of occupation by a number of iwi as well as confiscation by the Crown in the years preceding and following the Land Wars, resulting in loss of access to significant sites, traditional food sources and the ability to practice rangatiratanga (chieftainship) and kaitiakitanga (guardianship) over the whenua.

- b. The Waikato River defines the eastern edge of the Structure Plan Area which is considered by Waikato-Tainui "as a tuupuna (ancestor) which has mana (spiritual authority and power) and in turn represents the mana and mauri (life force) of Waikato-Tainui".
- c. Development sought within the Structure Plan area shall be informed by engagement with tangata whenua, and where appropriate and supported by rangatira, should incorporate cultural narratives and symbolism.
- d. The ecological and freshwater values associated with the Waikato River as well as the Te Rapa Stream and its tributaries should be protected through the planting riparian areas with indigenous vegetation to enhance biodiversity and filter water. The mauri, mana and quality of these waterways should be enhanced to give effect to Te Ture Whaimana o te Awa o Waikato.
- e. The Paa site identified as A32 (S14/17) which is associated with nearby Mangaharakeke Pa site A33 (S14/18), are to be undisturbed by any development occurring within the Structure Plan area and their values protected.
- f. The interface between the TRNIZ area and the Waikato River will be screened and softened through the planting of indigenous vegetation.

3.9.2.9 Landscape Values – Interface with Deferred Industrial Zone overlay

- a. Landscaping required along the interface between the Structure Plan area and the parts of the TRNIZ that remain subject to the Deferred Industrial Zone overlay is to be dense, 5m in width and at least 10m in height within 5 years of planting. The landscaping can be treated as temporary (until such time as the adjacent properties are also rezoned industrial) and use any mixture of non-pest species.

3.9.3 Rules

3.9.3.1 Te Rapa North Industrial Structure Plan Area

- a. All land use and development within the Te Rapa North Industrial Structure Plan area shall be in accordance with:
 - i. The Te Rapa North Industrial Structure Plan as set out by this chapter;
 - ii. Te Rapa North Industrial Structure Plan in Volume 2, Appendix 2, Figure 2-22, and
 - iii. [Indicative Transport Upgrade Location and Extent Volume 2, Appendix 2, Figure 2-23, and](#)
 - iv. [Indicative three waters network in Volume 2, Appendix 2, Figures 2-24a, 2-24b, 2-24c, and](#)
 - v. Chapter 12 - Te Rapa North Industrial Zone and any other zone or district plan provisions that apply.

3.9.3.2 Transport Upgrade Framework

All land use and subdivision consent applications for development in the Te Rapa North Industrial Zone shall include provision for, and staging of, the relevant transportation infrastructure improvements as follows.

Table 3.9.3.2.a

| Minimum Infrastructure Requirement | Implementation Trigger |
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| <p>i. <u>Design and construction of the Old Ruffell Road/ Ruffell Road intersection upgrade to a roundabout.</u></p> | <p>To be completed prior to:</p> <p>i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that takes the cumulative net developable area to no more than up to and including 20 ha to the west of Te Rapa Road within the Structure Plan area; or,</p> |
| <p>ii. <u>Design and construction of the McKee Street/Te Rapa Road to a signalised intersection including a signalised pedestrian crossing of Te Rapa Road.</u></p> | <p>ii.i. Any industrial / commercial activity to the west of Te Rapa Road within the Structure Plan area generating a cumulative average weekday pm peak traffic volume up to 325 vehicles per hour (two way), accessing via Old Ruffell Road (Access 1).</p> |
| <p>iii. The Collector Road (Structure Plan Spine Road) is designed and constructed in general accordance with the Structure Plan and typical cross-section shown in Figure 3.9.2.5.c, including providing:</p> <ul style="list-style-type: none"> • A continuous connection to Old Ruffell Road (Access 1) including a Tee- intersection between the Spine Road and the remaining Old Ruffell Road stub, and • Future proofing for a four-leg intersection between the Spine Road and the future Northern River Crossing arterial. | |
| <p>iv. <u>Upgrade of Old Ruffell Road to Collector cross-section standard between the Collector Road (Structure Plan Spine Road) and Ruffell Road as shown in Figure 3.9.2.5.e. including provision for a walking and cycling connection between Te Rapa Road and Old Ruffell Road stub opposite the Te Rapa Road / McKee Street intersection.</u></p> | |
| <p>iv. <u>Upgrade of Old Ruffell Road to Collector standard in accordance with the typical cross-section shown in Figure 3.9.2.5.e. between the Structure Plan Spine Road (Access 1) and Ruffell Road. The upgrade shall include provision for a walking and cycling connection between the Structure Plan Spine Road and the existing bus stops north of McKee Street on both sides of Te Rapa Road.</u></p> | |
| <p>v. <u>Completion of items i – ii, above.</u></p> <p>v. <u>Completion of items i – iv, above.</u></p> | <p>To be completed prior to:</p> |
| <p>vi. Design and construction of Access 2 on Te Rapa Road as a new four-leg, <u>all movement</u> signalised intersection.</p> | <p>i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that takes the cumulative net developable area in Fonterra North and to the west of Te Rapa Road within the Structure Plan area to between 20.1 ha and 35 ha more than 20 ha; or,</p> |
| <p>vii. The Collector Road (Structure Plan Spine Road) from Access 2 is designed and constructed in general accordance with the Structure Plan and typical cross-section shown in Figure 3.9.2.5.c.</p> | <p>ii. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that relies on traffic movement</p> |
| <p>viii. New northbound and southbound bus stops located on the Te Rapa Road south leg of the Access 2 intersection</p> | |

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| ix. Shared walking and cycling paths on both sides of Te Rapa Road connecting Access 2 intersection to the new bus stops | through Access 2 to Fonterra North or to the west of Te Rapa Road within the Structure Plan area. |
| x. Provision of four continuous traffic lanes on Te Rapa Road between the Hutchinson Road roundabout and the Access 2 intersection | ii-iii. Any industrial / commercial activity in Fonterra North and/or to the west of Te Rapa Road within the Structure Plan area that generates a cumulative average weekday pm peak traffic volume exceeding 325 vehicles per hour (two-way), accessing via Old Ruffell Road (Access 1). |
| xi. A shared walking and cycling path on the eastern side of Te Rapa Road connecting to the existing shared path from Hutchinson Rd | |
| xii. Permanent closure of two existing vehicle crossings to #1426 Te Rapa Road and provision of one new commercial vehicle crossing to the same property from the new eastern leg of the Access 2 intersection | |
| xiii. The Collector (Spine) Road is connected through the Structure Plan West Block between the Access 2 Intersection and the Old Ruffell Road intersection (Access 1). | |
| xiv. The Fonterra North road connecting east from Access 2 is formed as a Collector Road corridor between Te Rapa Road and the Local Road connection to Hutchinson Road shown on the Te Rapa North Industrial Structure Plan | |
| xv. Completion of items i – x, above. | To be completed prior to: |
| xvi. Completion of items i – xii, above. | i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that takes the cumulative net developable area in Fonterra North and to the west of Te Rapa Road within the Structure Plan area over 35 up to 42 ha; or, |
| xvii. The Collector Road (Structure Plan Spine Road) is connected through the Interchange Block between the Access 2 Intersection and Old Ruffell Read intersection. | ii. Any industrial / commercial activity in Fonterra North and to the west of Te Rapa Road within the Structure Plan area that generates a cumulative average weekday pm peak traffic volume exceeding 570 vehicles per hour (two-way) |
| xviii. Design and construction of a capacity upgrade to Te Rapa Road / Ruffell Road intersection (additional northbound and southbound through movement lanes). | To be completed prior to: |
| xix. Completion of items i – xii, above. | i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that takes the cumulative net developable area in Te Rapa North Structure Plan area up to 42 ha; or, |
| xx. Design and construction of a capacity upgrade to Te Rapa Read / Ruffell Read intersection (additional northbound and southbound through movement lanes). | ii. Any industrial / commercial activity in the Te Rapa North Structure Plan area that |

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| | generates a cumulative average weekday pm peak traffic volume up to 685 vehicles per hour (two-way) |
| <p><u>xv.</u> Completion of items i – xiv, above.</p> <p><u>xvii.</u> Completion of items i – xv, above.</p> <p><u>xviii.</u> A Level Crossing Safety Impact Assessment (LCSIA) for the Ruffell Road level crossing that demonstrates the further upgrades (if any) required to safely reopen the temporary closure of the level crossing.</p> <p><u>xix.</u> Completion of the identified safety upgrades to the satisfaction of KiwiRail and Hamilton City Council, and the reopening of level crossing to traffic in both directions</p> | <p>To be completed prior to:</p> <ul style="list-style-type: none"> i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued that takes the cumulative net developable area in Te Rapa North Structure Plan above 42 ha; or ii. Any industrial / commercial activity in the Te Rapa North Structure Plan area that generates a cumulative average weekday pm peak traffic volume exceeding up to 685 vehicles per hour (two-way), and iii. The average weekday am peak hour traffic volume on Te Kowhai Road eastbound approach entering the Te Rapa Road / Te Kowhai Road roundabout exceeds 790 vehicles per hour. |
| <p><u>xx.</u> A road connection being provided through the existing Dairy Manufacturing Site from the Fonterra South and Meadow View East stages to access through the interchange on Te Rapa Road.</p> <p><u>xxi.</u> No vehicle access is provided from any Industrial activity in the Fonterra South and Meadow View East stages to Meadow View Lane south of RP 58.</p> | <p>To be completed prior to:</p> <ul style="list-style-type: none"> i. Any section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') being issued for development within the Fonterra South stage. |

Note: Refer to Figure 3.9.3.2.a 2-23 containing the indicative location and extent of the minimum infrastructure requirements set out in Table 3.9.3.2.a



Figure 3.9.3.2-a Indicative Transport Upgrade Location and Extent

- All applications that fail to meet Rule 3.9.3.2-j. xiv. shall be supported by a Simple ITA that meets the requirements of section 15-2 of the District Plan;
- All applications for resource consent for land use, subdivision, or development in the Te Rapa North Industrial Structure Plan subject to Rule 3.9.3.2-xvi. xvii. v. - xix. shall be supported by a Broad ITA that meets the requirements of section 15-2 of the District Plan, that:
 - Identifies and evaluates the effects of all cumulative development in the Structure Plan area on the infrastructure identified for improvements in the Table included in Section 3.9.3.2-a.
 - Assesses the capacity and safety of the adjoining road network being undertaken, including SH1C Horotiu Interchange roundabouts;
 - Assesses the capacity and safety of the adjoining road network being undertaken, including the:
 - SH1C Horotiu Interchange roundabouts;
 - Te Rapa Road / Hutchinson Road intersection;
 - Te Rapa Road / McKee Street signalised intersection;
 - Te Rapa Road / Ruffell Road signalised intersection;
 - Te Rapa Road / Kapuni Street intersection; Te Rapa Road / Te Kowhai Road / Church Road intersection; and
 - Te Rapa Road / Te Kowhai Road / Church Road intersection;
 - Old Ruffell Road / Ruffell Road intersection; and
 - Te Rapa Road corridor (between Access 2 and Church Road)
 - Evaluates the feasibility of completing any LCSIA identified safety upgrades.
 - Includes evidence of consultation with Waka Kotahi NZ Transport Agency, KiwiRail (where relevant), Fonterra Limited and the Waikato Regional Council and how any feedback from these organisations has been addressed.
 - Provides recommendations for any further infrastructure upgrades to be undertaken to adequately mitigate the assessed cumulative effects of the proposed development in the Structure Plan area.

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c. The recommended infrastructure upgrades in the Simple ITA and Broad ITA, or such alternatives accepted by Hamilton City Council, Kiwi Rail and NZTA (the latter two where approval is legally required), are completed prior to the section 224c certificate for subdivision under the Resource Management Act 1991 ('RMA') is issued.

3.9.3.3 Strategic Three Waters Infrastructure

A staging programme-An Indicative staging framework-has been developed for the Te Rapa North Industrial Zone to ensure that urbanisation does not occur without considering water availability and allocation, wastewater treatment capacity and ahead of the delivery of key strategic infrastructure. The programme provides a framework to sequence provides for the flexible sequencing development with water availability, wastewater capacity, and the availability of water, wastewater and stormwater networks.

Where proposals deviate from the infrastructure sequencing set out in the table, they will need to demonstrate that appropriate infrastructure is provided for and that servicing of the land can occur without compromising the efficiency or effectiveness of existing and planned networks. This requirement ensures that development remains coordinated and that individual stages do not place undue pressure on citywide infrastructure systems.

Please note that once the enabling work has been completed, the remaining stages can occur in any order provided the preceding stages have been completed, and subject to the necessary capacity considerations and infrastructure requirements for each of the remaining stages being confirmed and implemented in accordance with the Infrastructure Plan.

Refer to Figures 3.9.3.3(a), 3.9.3.3(b) and 3.9.3.3(e) Appendix 2, Figures 2-24A, 2-24B, and 2-24C for the locations of strategic infrastructure.

| Stage /Sub-Block ² | Preceding stage(s) /Sub-Block(s) ² required (*Wastewater, **Water) | Strategic Infrastructure Required and Capacity/Allocation Requirements | | |
|--|---|--|---|--|
| | | Wastewater ¹ | Water ¹ | Stormwater |
| Enabling Work (to precede stages below). | - | Pukete Road Gravity Network (1B, 1C), <u>Pump Station and Rising Main or an interim solution to be agreed with Hamilton City Council</u> Pumping Station PS5 and Rising Main (1D, 1E) <u>Confirmed availability of wastewater treatment plant capacity</u> | <u>Confirmed water allocation and availability</u> | <u>Te Rapa Stream erosion resilience works or to a level mutually agreed upon by Hamilton City Council and Waikato Regional Council</u> |
| Ruffell Block | Pukete Block* Interchange Block* | Gravity Main 4 <u>Confirmed availability of wastewater treatment plant capacity</u> | Pipe upgrade on Old Ruffell Rd (W3) <u>Confirmed water allocation and availability</u> | <u>Wetland B & C Rip Rap stream bed works within Area 1 as identified in Appendix E of the Te Rapa ICMP</u> <u>Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan</u> <u>Culvert 3^b</u> |
| Onion South | Onion North* Interchange Block* Ruffell Block** | Gravity Main 3 <u>Confirmed availability of wastewater</u> | Southern Te Rapa upgrade (W4) <u>Confirmed water</u> | Wetlands C & D <u>Rip Rap stream bed works within Area 1 as</u> |

Commented [HCC3]: Culvert locations are in Stormwater Evidence

| | | treatment plant capacity | allocation and availability | identified in Appendix E of the Te Rapa ICMP Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan Culvert 2³ |
|--------------------------|--|---|--|---|
| Onion North | Interchange Block* Ruffell Block** Onion South** or Pukete Block** Interchange Block** | Gravity Main 3 Confirmed availability of wastewater treatment plant capacity | Confirmed water allocation and availability | Wetland E Rip Rap stream bed works within Area 1 as identified in Appendix E of the Te Rapa ICMP Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan Culvert 2³ |
| Pukete Block | Interchange Block* | Gravity Main 2 Confirmed availability of wastewater treatment plant capacity | Connection to Southern Te Rapa upgrade (W4) Confirmed water allocation and availability | Wetland B Rip Rap stream bed works within Area 1 as identified in Appendix E of the Te Rapa ICMP Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan Culvert 2³ |
| Fonterra South | Meadowview East* | Confirmed availability of wastewater treatment plant capacity | Upgrade of Meadowview Water network (W1) Confirmed water allocation and availability | New South River Outlet Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan |
| Meadow View East | - | Pumping Station PS4 Meadowview Rising Main (14, 15) Confirmed availability of wastewater treatment plant capacity | Upgrade of Meadowview Water network (W1) Confirmed water allocation and availability | New South River Outlet Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan |
| Interchange Block | Pukete Block** Or Onion North Block** Onion South Block** Ruffell Block** | Pumping Station PS3 Rising Main 1A Confirmed availability of wastewater treatment plant capacity | Confirmed water allocation and availability | Wetland B Rip Rap stream bed works within Area 1 as identified in Appendix E of the Te Rapa ICMP Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan |
| Te Rapa North | Interchange Block* Pukete Block** Interchange Block** Or Onion North Block** Onion South Block** Ruffell Block** | Pumping Station PS2 Rising Main 6 Confirmed availability of wastewater treatment plant capacity | Confirmed water allocation and availability | Wetland A Rip Rap stream bed works within Area 1 as identified in Appendix E of the Te Rapa ICMP Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan |

| | | | | |
|-----------------------|--------------------------------------|--|---|--|
| Fonterra North | Te Rapa North* Interchange Block* | Pumping Station PS1 Rising Main (12) Confirmed availability of wastewater treatment plant capacity | Confirmed water allocation and availability | Culvert 1 & 2³ North River Outlet Te Rapa Stream erosion resilience works in accordance with the Infrastructure Plan |
|-----------------------|--------------------------------------|--|---|--|

Note:

1. [All Stages/Sub-Blocks will be subject to allocation and capacity assessment, in accordance with the requirements of an Infrastructure Plan, required under Rule 3.9.3.4.](#)
2. [Refer to Appendix 2, Figure 2-22 for Stage/Sub-block locations.](#)
3. [The need for these culverts must be demonstrated by detailed flood modelling.](#)

~~Water upgrades for network efficiency and resilience (W8, W10, W2) will be determined based on overall development and current HCC network performance.~~

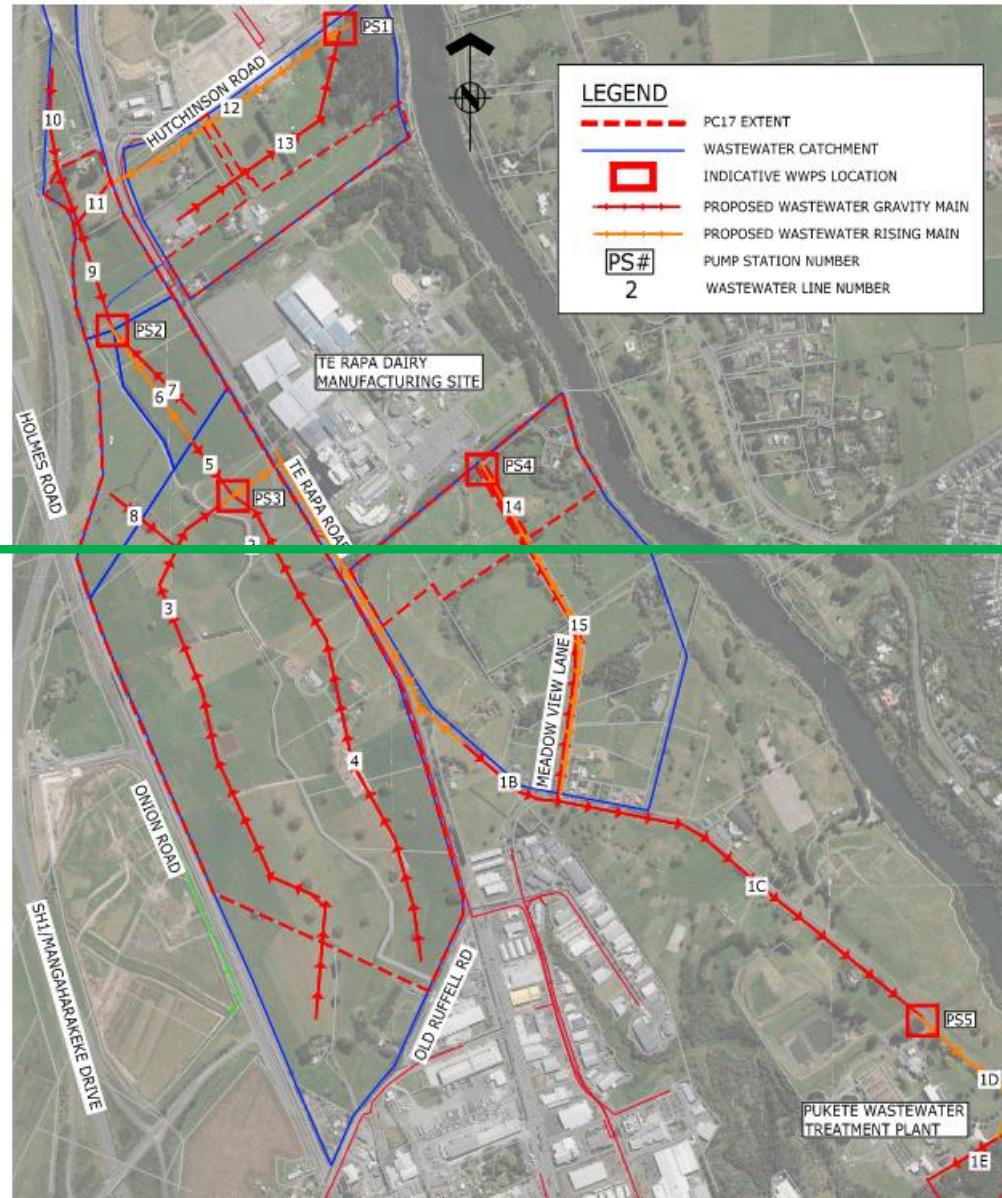


Figure 3.9.3.3.a: Indicative Wastewater Network

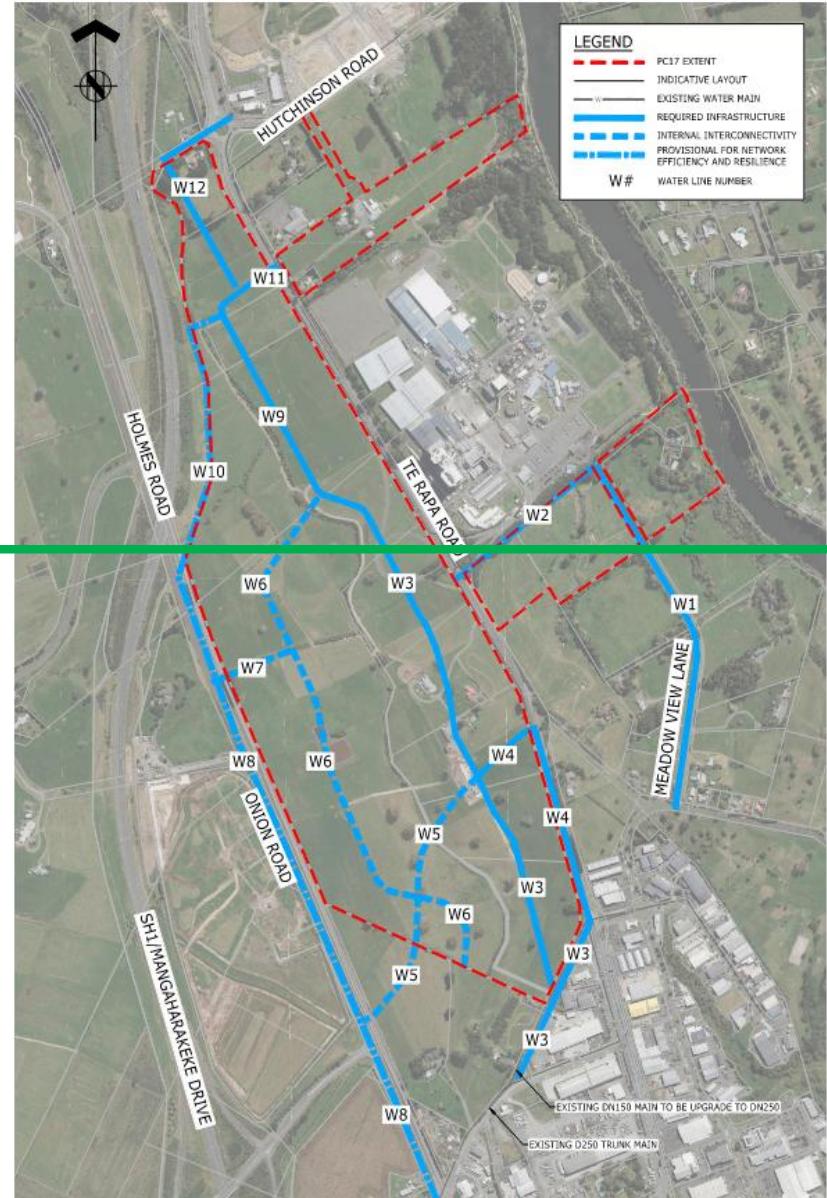


Figure 3.9.3.3.b: Indicative Water Network

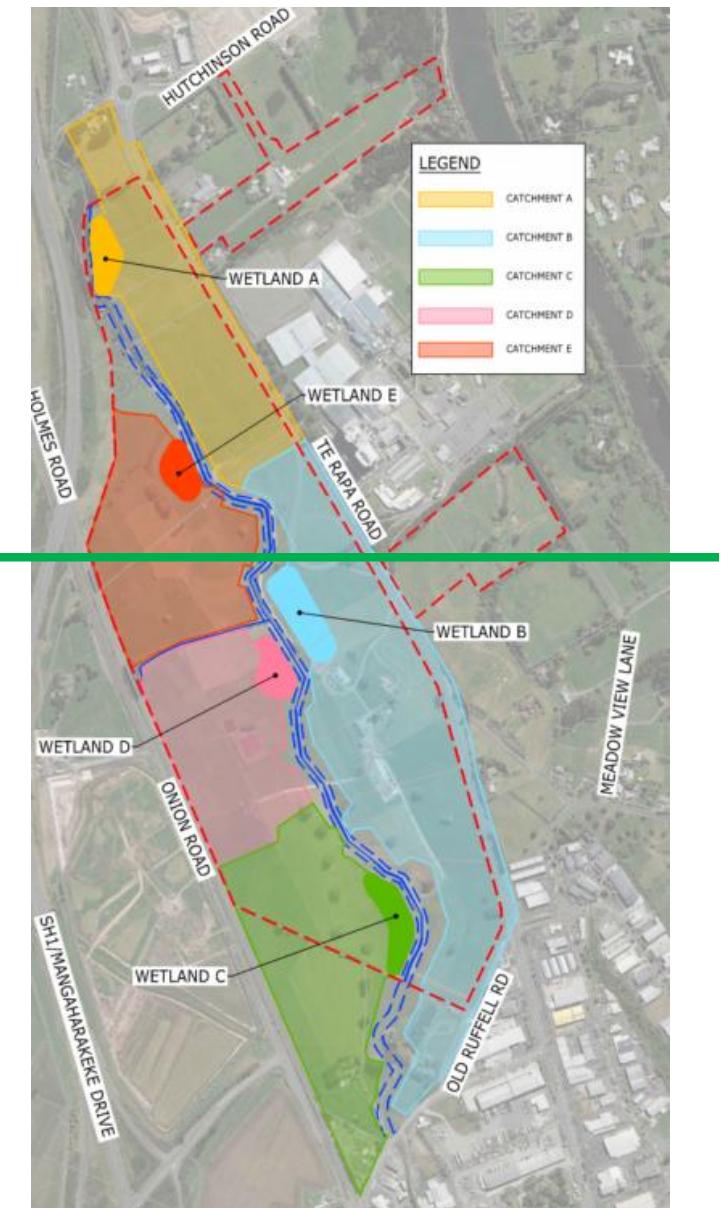


Figure 3.9.3.3.c: Indicative Stormwater Network

3.9.3.4 Information Requirements

a. Infrastructure Plan

- i. The first subdivision or land use consent within resource consent for land use, subdivision, or development for each stage of the Te Rapa North Industrial Zone (including sub-blocks identified in Rule 3.9.3.3) must include be accompanied by an Infrastructure Plan for three waters as set out in Information Requirements 1.2.2.34 that provides the information set out in 1.2.2.30. The first Infrastructure Plan must consider the full development scenario for the Structure Plan area.
- ii. All subsequent land use and/or subdivision consent applications for resource consent for land use, subdivision, or development within the stage shall demonstrate their consistency with the outcomes of the Infrastructure Plan that was approved as part of the first land use or subdivision resource consent within the relevant stage in accordance with Rule 3.9.3.4.b.i Rule 3.9.3.4.a.i, or any variation thereof approved by way of a subsequent resource consent (including current applications).
- iii. Where there is an inconsistency with the Infrastructure Plan required under 3.9.3.4.a.i, the application must demonstrate how it meets the requirements set out in 1.2.2.30.

b. Ecological Management Plan

- i. The first subdivision or land use consent within resource consent for land use, subdivision, or development for each stage of the Te Rapa North Industrial Structure Plan area Zone must be accompanied by an Ecological Management Plan that provides the information set out in Information Requirements 1.2.2.30-1.2.2.31.
- ii. All subsequent land use and/or subdivision consent applications for resource consent for land use, subdivision, or development within the stage shall demonstrate their consistency with the Ecological Management Plan that was approved as part of the first land use or subdivision resource consent within the relevant stage in accordance with Rule 3.9.3.4.a.i Rule 3.9.3.4.b.i, or any variation thereof approved by way of a subsequent resource consent (including current applications).
- iii. Where there is an inconsistency with the Ecological Management Plan required under 3.9.3.4.b.i, the application must demonstrate how it meets the requirements set out in 1.2.2.31.

b. Infrastructure Plan

- i. The first subdivision or land use consent within each stage identified in Rule 3.9.3.3 must include an Infrastructure Plan for three waters as set out in Information Requirements 1.2.2.34.
- ii. All subsequent land use and/or subdivision consent applications within the stage shall demonstrate their consistency with the Infrastructure Plan that was approved as part of the first land use or subdivision resource consent within the relevant stage in accordance with Rule 3.9.3.4.b.i, or any variation thereof approved by way of a subsequent resource consent (including current applications).

c. Landscape Concept Plans

- i. The first application for land use or subdivision resource consent for land use, subdivision, or development lodged for land within each stage of the Te Rapa North Industrial Structure Plan area Zone must be accompanied by a Landscape Concept Plan covering the spatial extent of the stage within which the site is located and including the Information Requirements set out in 1.2.2.32.
- ii. All subsequent applications for resource consent for land use, subdivision, or development within the stage shall demonstrate their consistency with the Landscape Concept Plan required under 3.9.3.4.i, approved as part of the first land use or subdivision resource consent within the relevant

stage, or any variation thereof approved by way of a subsequent resource consent (including current applications).

- iii. Where there is an inconsistency with the Landscape Concept Plan required under 3.9.3.4.c.i, the application must demonstrate how it meets the requirements set out in 1.2.2.32.

3.9.3.5 Activity Status

- i. Any land use or subdivision consent application for resource consent in the Te Rapa North Industrial zone not in accordance with Rules 3.9.3.1 & 3.9.3.1.a, 3.9.3.2 or 3.9.3.3 is a Non Complying activity
- ii. Any application for resource consent that does not provide the information specified in Rules 3.9.3.4 or is sought without this information having been provided by a previous consent, is a Non Complying activity.

3.9.3.6 Assessment Matters

- a. The Council's discretion shall include, but not be limited to, the following assessment criteria:
 - i. When assessing a resource consent under Rule 3.9.3.2, the criteria set out in Appendix 1.3.3 Q5 Transport Upgrades in the Te Rapa North Industrial Structure Plan.
 - ii. When assessing a resource consent under Rule 3.9.3.3, the criteria set out in Appendix 1.3.3 Q6 Strategic Three Waters Infrastructure in the Te Rapa North Industrial Structure Plan.
 - iii. In respect of Rule 3.9.3.4.a, the criteria set out in Appendix 1.3.3 Q7 Ecological Management Plans in the Te Rapa North Industrial Structure Plan.

3.9.7 3.9.4 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant:

- Chapter 2: Strategic Framework
- Chapter 12: Te Rapa North Industrial Zone
- Chapter 14: Future Urban Zone
- Chapter 15: Open Space Zones
- Chapter 19: Historic Heritage
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide
- Chapter 26: Designations
- Volume 2, Appendix 1: District Plan Administration
- Volume 2, Appendix 2: Structure Plans

12 Te Rapa North Industrial Zone

12.1 Purpose

a. Industrial development in Te Rapa North has the potential to support regionally important infrastructure and industries. The existing Te Rapa Dairy Manufacturing Site, access to regionally significant transport infrastructure including the Waikato Expressway and North Island Main Truck Line as well as its location at the interface of commercial industrial activities in the north of Hamilton and the rural surrounding area, provides opportunity for industrial activity to develop in an integrated, efficient and co-ordinated manner. A Structure Plan contained within Chapter 3.9 guides the development of the first 91 hectares of the zone to support the delivery of a well-functioning urban environment coordinated with the delivery of efficient infrastructure.

Note

1. *The areas of the zone where the Deferred Industrial Zone area applies are subject to the provisions of Chapter 14 Future Urban Zone. This is because of the deferred industrial status of the land and a future urban zoning being applicable for deferred industrial.*

12.2 Objectives and Policies: Te Rapa North Industrial Zone

| Objective | Policies |
|--|--|
| 12.2.1 Industrial land uses are able to establish and operate within the zone in an efficient and effective manner. | <p>12.2.1a Require the Te Rapa North Industrial Zone to be used for industrial uses.</p> <p>12.2.1b Non-industrial uses establish and operate only where they are ancillary to or supportive of industrial activities.</p> <p>12.2.1c Non-industrial uses do not adversely affect the industrial use of the Te Rapa North Industrial Zone, nor impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre.</p> <p>12.2.1d Development is undertaken in general accordance with the Te Rapa North Industrial Structure Plan.</p> <p>12.2.1e Prevent new direct access to or from Te Rapa Road.</p> <p>12.2.1f <u>Prevent direct access to the East-West Road (future Northen River Crossing)</u></p> <p>12.2.1g <u>Enable all movement access to and from Fonterra North at Access 2</u></p> |
| Explanation | |

Activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within industrial locations. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities. Nevertheless, there is the need for the provision of a range of non-industrial uses, ancillary to and supporting industrial activities, or specific forms of commercial activity acceptable within industrial environments due to their characteristics.

This means those businesses that attract a great deal of traffic are directed towards the Central City and commercial centres, where they will be more accessible, and where significant public investment has been made in providing amenities and facilities capable of supporting such activities.

| Objective | Policies |
|--|---|
| 12.2.6 12.2.2 Industrial <u>development is</u> <u>land uses are</u> integrated with <u>water allocation, wastewater capacity, and result in</u> the efficient provision of infrastructure. | <p>12.2.6a 12.2.2a <u>Require development to be co-ordinated with the provision of suitable transport and three waters infrastructure.</u> <u>Three Waters infrastructure is to be designed and constructed in accordance with Te Rapa North Industrial Structure Plan and Te Rapa Integrated Catchment Management Plan.</u></p> <p>12.2.2b <u>Industrial land use is to occur in an integrated and coordinated manner through the provision of suitable reticulated infrastructure (water and wastewater), and which aligns with current water and wastewater capacity allocations or capacity improvements.</u></p> <p>12.2.2c <u>Avoid development where the direct or cumulative effects on the three waters infrastructure network or water and wastewater capacity allocations cannot be mitigated to an acceptable level.</u></p> <p>12.2.2d <u>An Infrastructure Plan will be provided as part of each stage of development or subdivision, which responds to three waters infrastructure, water allocation and wastewater capacity requirements.</u></p> |
| 12.2.3 Industrial land uses are integrated with the efficient provision of transportation infrastructure. | <p>12.2.3a <u>Industrial land use is to occur in an integrated and coordinated manner through the provision of suitable transportation infrastructure.</u> <u>Transportation infrastructure is to be designed and constructed in accordance with Te Rapa North Industrial Structure Plan.</u></p> <p>12.2.6b-12.2.3b Ensure that development does not compromise the ability for Hamilton City Council to construct the Northern River Crossing</p> |

| | |
|---|--|
| | <p>12.2.3c Ensure that development does not compromise the ability for Hamilton City Council to construct Te Rapa Road Bus Rapid Transit.</p> <p>12.2.6e-12.2.3d Enable a Rail Siding to be established alongside the North Island Main Trunk Line.</p> |
| Explanation | |
| <p>The Te Rapa North Zone forms part of the medium to long term industrial land supply for Hamilton and the Future Proof area. It is important that the supply is used in a sustainable and efficient manner. Accordingly, the enablement of development will be subject to the availability of infrastructure <u>and water and wastewater allocation and treatment capacity</u>. This is to ensure the efficient development of the zone, functionality of existing infrastructure services and the avoidance of unnecessary financial burdens being placed on the community as a whole.</p> | |
| Objective | Policies |
| 12.2.2 12.2.4 A high-quality Industrial area is achieved within the Te Rapa North Industrial Zone. | 12.2.2a-12.2.4a Require industrial development to incorporate landscaping, screening and setbacks within the interfaces between the zone, the Deferred Industrial Zone areas and the Waikato Expressway and Te Rapa Road. |
| 12.2.3 12.2.5 The amenity levels of the existing Te Rapa Dairy Manufacturing Site are to be maintained. | 12.2.3b-12.2.5a Amenity levels within the Dairy Manufacturing Site will continue to reflect the existing activity on site. |
| Explanation | |
| <p>Although lower standards of amenity are often characteristic of industrial locations, Plan provisions aim to enable a general improvement in the amenity of the City's industrial locations. The Te Rapa North Industrial Zone incorporates greenfield, industrial activities and the existing Dairy Manufacturing Site, and managing the amenity values of the parts of the zone that remain deferred is important to consider. The purpose of this is to create functional and attractive industrial precinct that reflects positively on Hamilton.</p> | |
| Objective | Policies |
| 12.2.4 12.2.6 Investment in the Te Rapa Dairy Manufacturing Site as a national and regionally important strategic facility is supported. | <p>12.2.4a-12.2.6a The Dairy Manufacturing Site should be recognised for the important benefits it contributes to the community and dairy industrial base for the Waikato.</p> <p>12.2.4b-12.2.6b Subdivision, use and development shall not compromise the ongoing and efficient operation of the Dairy Manufacturing Site.</p> <p>12.2.4c-12.2.6c The Dairy Manufacturing Site, as an integral facility to the agricultural sector of Waikato, shall retain its opportunities for continued use, intensification and expansion.</p> |

12.2.4d-12.2.6d

The ongoing development and use of the Dairy Manufacturing Site shall be supported through the application of specific provisions to enable buildings and structures, noise emissions and heavy vehicle movements occur in a manner to ensure the efficient operation of the Dairy Manufacturing Site.

Explanation

The Dairy Manufacturing Site confers large benefits in terms of economic and community wellbeing at both the local, regional and national level. Therefore, due to its size and importance to the national economy the Dairy Manufacturing Site warrants special consideration in the District Plan through sustainable management practices while enabling opportunities for its continued use, intensification and expansion.

The establishment of incompatible uses nearby is a significant risk to its ongoing viability. Accordingly, it is important to consider the zoning around the Dairy Manufacturing Site. It is considered a zone with specific noise and air quality controls to assist with maintaining the viability of the Dairy Manufacturing Site.

The relevant activity statuses in 12.3.1 and general standards in 12.4 apply to the Dairy Manufacturing Site.

Nevertheless, it is important to note that whilst the ongoing operation and development of the Dairy Manufacturing Site is key, these will not occur as of right and in such cases resource consent will be required.

| Objective. | Policies |
|--|--|
| 12.2.5 12.2.7 Ecological values are maintained, and where possible, enhanced, as part of industrial use and development. | 4.2.1a-12.2.7a Contribute to ecosystem connectivity by requiring setbacks and landscape requirements along the boundaries with: <ul style="list-style-type: none"> i. The Te Rapa Stream ii. The Waikato River; and iii. Significant Natural Areas. |
| | 4.2.2.5b-12.2.7b Prevent development, other than that which provides for walking and cycling access, within setbacks from watercourses to avoid and mitigate adverse effects on freshwater values. |
| | 4.2.2.5c-12.2.7c Require buildings to be setback from Significant Natural Areas and the Waikato River. |
| | 4.2.2.5d-12.2.7d Minimise the risk of harm to long-tailed bats during any removal of confirmed or potential bat roost trees. |
| | 4.2.2.5e-12.2.7e Require any removal of confirmed or potential bat roost trees to be undertaken in accordance with an approved Ecological Management Plan. |

| | |
|---|---|
| | <p>42.2.5f-12.2.7f Avoid, remedy, or mitigate adverse effects on indigenous fauna and habitats, including those of long-tailed bats. Where residual effects remain, offset or compensate in line with best-practice ecological principles and the effects management hierarchy.</p> <p>42.2.5g 12.2.7g Subdivision, use, and development shall require an assessment of potential effects on long-tailed bats and their habitats, applying the mitigation hierarchy in general accordance with Appendix 3 and Appendix 4 of the National Policy Statement for Indigenous Biodiversity (NPSIB), which outline principles for biodiversity offsetting and compensation.</p> |
| Explanation | |
| <p><i>The development of the Te Rapa North Industrial Zone has the potential to impact freshwater and terrestrial ecological values, particularly those associated with Te Rapa Stream and the Waikato River.</i></p> <p><i>The chapter provisions and Te Rapa North Structure Plan seek to create ecological corridors along the Te Rapa Stream and Waikato River corridors to enhance water quality and biodiversity values, including through the protection of potential pekapeka (New Zealand long-tailed bat) habitat. These corridors have the additional benefits of stormwater management and amenity value.</i></p> <p><i>The first land use and subdivision consent application will provide a bespoke detailed Ecological Management for the Te North Industrial Structure Plan area.</i></p> | |

12.3 Rules

12.3.1 Activity Status Table — Te Rapa North Industrial Zone

| Activity | Status |
|--|--|
| Deferred Industrial Zone | |
| a. Any activity proposed within the Deferred Industrial Zone | Subject to the activity status within Chapter 14 - Future Urban Zone |
| Development activities | |
| b. Any activity in the Te Rapa North Industrial zone not in accordance with Rule 3.9.3.1 | NC |

| | |
|---|--|
| c. any activity in the Te Rapa North Industrial zone not in accordance with Rule 3.9.3.2 | NC |
| d. Any activity in the Te Rapa North Industrial zone not in accordance with Rule 3.9.3.3 | NC |
| e. Any land use or subdivision in the Te Rapa North Industrial Zone not in accordance with Rule 3.9.3.4. | NC |
| f. Direct vehicle access to Te Rapa Road that is not via either a public or private road. | NC |
| g. <u>Direct vehicle access to the East-West Road (future Northern River Crossing)</u> | <u>NC</u> |
| h. Development within the Te Rapa Dairy Manufacturing Site | In accordance with the activity status provided below. |
| Buildings | |
| i. Any activity lawfully existing prior to 13 November 2012 | P |
| j. New buildings and alterations and additions to existing buildings | P |
| k. Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) | P |
| l. Maintenance or repair of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) | P |
| m. Minor works | P |
| Activities | |
| n. Collection, storage and processing of raw milk; Manufacture of dairy products from the processed raw milk; and associated dairy activities contained within the extent of the Te Rapa Dairy Manufacturing Site | P |
| o. Industrial activity | P |
| p. Logistics and freight-handling activities including rail infrastructure and sidings | P |
| q. Light industrial activity that generates <250 vehicle movements per day | P |
| r. Service industrial activity that generates <250 vehicle movements per day | P |
| s. Ancillary Offices | P |
| t. Ancillary Offices that do not comply with Rule 12.5.2 | D |
| u. Ancillary Retail | P |
| v. Ancillary Retail that do not comply with Rule 12.5.3 | NC |

| | | |
|-----|---|----|
| w. | Trade and industry training facilities | P |
| x. | Food and beverage outlets no greater than 250m ² gross floor area per site within the Te Rapa North Industrial Focal Area | P |
| y. | Food and beverage outlets no greater than 250m ² gross floor area per site outside the Te Rapa North Industrial Focal Area | RD |
| z. | Food and beverage outlets greater than 250m ² gross floor area per site | NC |
| aa. | Wholesale retail and trade supplies | P |
| bb. | Yard-based retail (excluding car and boat sales) | P |
| cc. | Yard-based retail on sites (excluding car and boat sales) fronting Te Rapa Road | RD |
| dd. | Yard-based retail for car or boat sales | NC |
| ee. | Passenger transport facilities | P |
| ff. | Transport depot | P |
| gg. | Accessory buildings | P |
| hh. | Gymnasiums within the Te Rapa North Industrial Focal Area | P |
| ii. | Emergency service facilities | RD |
| jj. | Drive-through services within the Te Rapa North Industrial Focal Area | RD |
| kk. | Supermarkets | NC |
| ll. | Ancillary residential unit | NC |
| mm. | Places of worship | NC |
| nn. | Managed care facilities; retirement villages and rest homes | NC |
| oo. | Visitor accommodation | NC |
| pp. | Noxious or offensive activities | NC |
| qq. | Wet Industry | RD |
| rr. | Activities not provided for in this table | NC |
| ss. | Activities that fail to meet one or more of the General Standards in Rule 12.4 | D |

Commented [HCC1]: Wet Industry: Any activity with a water demand of or greater than 15 cubic metres per day (phrasing to be refined).

Note

1. For activity status of subdivision activities, see Chapter 23 Subdivision
2. For any activity not identified above, see Section 1.1.8.1.

12.4

Rules – General Standards

All activities listed as a permitted, controlled or restricted discretionary activities in Table 12.3.1 must comply with the following standards.

12.4.1

Building Setbacks

| Building setback (minimum distance) | |
|---|---|
| i. Transport corridor boundary — local and collector transport corridors | 3m |
| ii. Transport corridor boundary — arterial transport corridors | 5m |
| iii. Te Rapa Road | 10m from the western side of Te Rapa Road 5m from the eastern side of Te Rapa Road |
| vii. Waikato Expressway (Designation E99 and E99a) | i. 5m from designation boundary |
| v. East — West Road (as shown on the Te Rapa North Industrial Structure Plan) | i. 6.5m <u>on the northern side</u> ; and ii. <u>A</u> 18.5m setback from the legal road corridor from the southern side of the East-West Road, which shall apply in addition to the above until such time as the Northern River Crossing is constructed. ² |
| vi. Any boundary adjoining any Open Space Zones | 8m |
| vii. From the bank of the Waikato River | 30m Despite the above, a public amenity of up to 25m ² on an esplanade reserve, a public walkway, a water take or discharge structure, or a pump shed are not subject to this rule |
| viii. From the banks of the Te Rapa Stream (Riparian Setback) | 10m |
| ix. From the banks of any other watercourses (Riparian Setback) | 5m |
| x. Adjoining any Significant Natural Area | 5m |
| xi. Other boundaries | 0m |
| xii. Waikato Riverbank and Gully Hazard Area | 6m (applies to buildings and swimming pools) |

Note

1. Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.
2. The intent is to achieve the 34.8m legal road width for the Northern River Crossing (refer Figure 3.9.2.5b) plus the 6.5m setbacks.

12.4.2**Building Height**

| | |
|--------------------------------------|-----|
| a. Maximum building height | 20m |
| b. Maximum container stacking height | 25m |

| | |
|--|-----|
| c. Height of lighting towers, poles, aerials, loading ramps, link spans, flagpoles, machinery rooms and cranes and other lifting or stacking equipment | 35m |
|--|-----|

12.4.3 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at:

- an elevation of 3m above the boundary of any adjoining Open Space Zones (refer to Figure 12.4.3a); and/or
- an elevation of 5m above the boundary adjoining any arterial transport corridor (refer to Figure 12.4.3b).

Figure 12.4.3a: Height Control Plane for Boundaries adjoining Open Space Zones

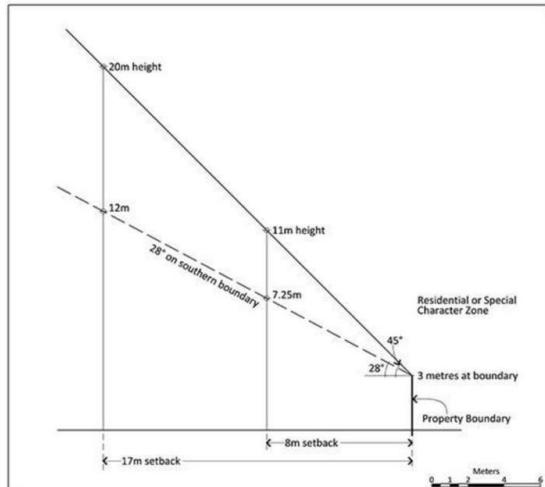


Figure 12.4.3b: Building envelope for buildings located on an Arterial Transport Corridor

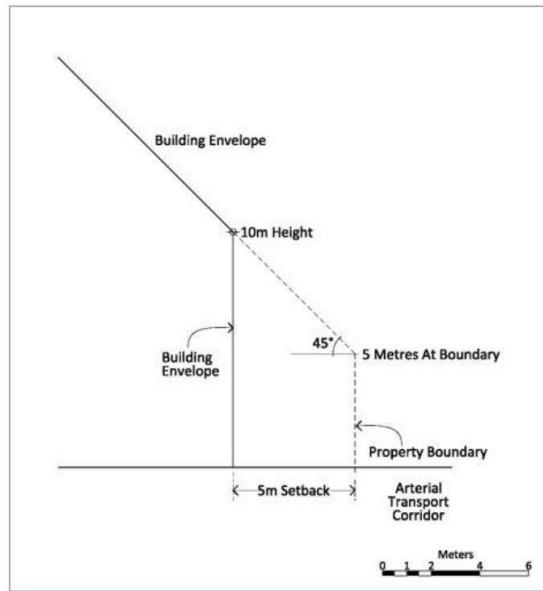
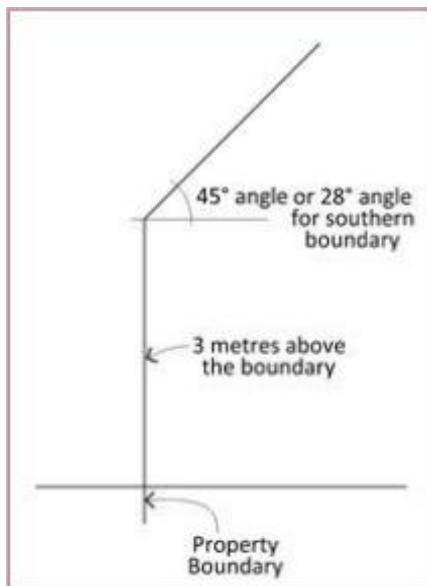


Figure 12.4.3C: Building envelope for buildings



12.4.4

Site Coverage

a. No maximum.

12.4.5 Permeable Surfaces

| | |
|-------------------------------------|-------------|
| Permeability across the entire site | Minimum 10% |
|-------------------------------------|-------------|

12.4.6 Landscaping

Notwithstanding the provisions in Chapter 25.5: City-wide — Landscaping and Screening, within the Te Rapa North Industrial Zone.

| Area to be planted | Extent | Height at maturity (minimum) | Density |
|---|------------------------------------|----------------------------------|---|
| i. Between Parking areas and storage areas and road frontage | 2m depth along whole road frontage | - | Buffer Strip |
| ii. Within 15m of the bank of the Waikato River where the land is not subject to an esplanade reserve | Full extent | - | Sufficient to visually screen the activity from the river (except for areas used for water take and discharge structures and associated infrastructure, and access to these.) |
| iii. Adjacent to Te Rapa Road | 2m | At least 2 metres | 1. Boundaries where no vehicle access is obtained: Buffer Strip 2. Within 5m of a vehicle access: Planting Strip |
| iv. Land adjacent to the Te Rapa section of the Waikato Expressway | 5m depth along whole road frontage | - | - |
| v. Boundary of Te Rapa North Industrial Zone and any land subject to the Deferred Industrial Zone | 5m depth along whole boundary | 10m (within 5 years of planting) | Buffer Strip |
| vi. Within a riparian setback | Entire extent | - | - |

b. The landscaping requirements set out in above are to be planted in any combination of lawn and indigenous groundcover, shrubs and trees, so long as they achieve the dimensions and density requirements.

- i. Landscape buffers required under a. v. can be a mixture of exotic and indigenous species but must be evergreen and exclude pest species.
- ii. Landscape required under a. vi. take precedent over any other landscape standards that may apply and are to be planted in only indigenous vegetation

- c. The landscaping requirement for riparian setbacks do not apply to areas used for pedestrian accessways and amenities associated with public access.

12.4.7 Site Layout

- a. No plant or machinery shall be placed in the front of the building or within any building setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).

12.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- [Chapter 2: Strategic Framework](#)
- [Chapter 3: Structure Plans](#)
- Chapter 14: Future Urban Zone
- [Chapter 15: Open Space Zones](#)
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

12.5 Rules— Specific Standards

12.5.1 Vehicle Access Restriction

- a. Lot 1 DPS 85687, [Lot 1 DPS61136](#), [Lot 3 DPS 61136](#) and Lot 5 DPS 18043 shall achieve vehicle access via the Te Rapa Dairy Manufacturing Site onto Te Rapa Road and shall be restricted from achieving vehicle access onto Meadow View Lane. This rule shall not apply once the Deferred Industrial Zone overlay is removed from all properties along Meadow View Lane.

12.5.2 Ancillary Offices

- a. The total ancillary office activity shall not occupy more than 50% of the gross floor space all buildings on the site.
- b. Offices ancillary to industrial buildings shall be located at the front of building and facing the road. On corner sites, offices are only required to face one road.

12.5.3 Ancillary Retail

- a. The total ancillary retail shall not occupy more than the equivalent of 10% of the gross floor area of all buildings on the site or 250m², whichever is the lesser.

12.5.4 Food and Beverage within the Focal Area

- a. The total gross floor area for all food and beverage activities within the focal area of the Te Rapa North Industrial zone shall (cumulatively) not exceed 800m².

12.6 ~~Controlled Activities: Matters of Control~~

- ~~a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 12.4 and 12.5, the Council shall have control over the following matters referenced below:~~

12.7-12.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

- a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion.

| Activity Specific | Matter of Discretion and Assessment Criteria Reference Number |
|--|---|
| a. Any activity that infringes Rules 12.4.1 Building Setbacks, 12.4.2 Height, 12.4.3 Height In Relation to Boundary, 12.4.4 Site Coverage, 12.4.5 Permeable Surfaces, 12.4.6 Landscaping, 12.4.7 Site Layout | <ul style="list-style-type: none"> • A — General Criteria • B — Design and Layout • C — Character and Amenity |
| b. Any activity requiring an air discharge permit under the Waikato Regional Plan within 100m of any Residential Zone | <ul style="list-style-type: none"> • C — Character and Amenity • F — Hazards and Safety |
| c. Yard-based retail (excluding car and boat sales) fronting Te Rapa Road | <ul style="list-style-type: none"> • C — Character and Amenity • F — Hazards and Safety |
| d. Emergency service facilities | <ul style="list-style-type: none"> • C — Character and Amenity • F — Hazards and Safety |
| e. Drive-through services within the Te Rapa North Industrial Focal Area | <ul style="list-style-type: none"> • M — Drive-through services • C — Character and Amenity • F — Hazards and Safety • Q — Te Rapa North Industrial |
| f. <u>Wet Industry</u> | <ul style="list-style-type: none"> • <u>F — Hazards and Safety</u> • <u>J — Three Waters Technique</u> |

Commented [HCC2]: To be determined.

12.8-12.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities — Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

1.3.3

Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria

| Ruakura and Te Awa Lakes | | |
|--------------------------|--|--|
| N1 | Development Activities | |
| | ... | |
| Q | Te Rapa North Industrial Structure Plan | |
| | In determining the application for resource consent for a restricted discretionary or discretionary activity, Council shall consider the following matters, where relevant. | |
| Q1 | Development in the Te Rapa North Industrial Structure Plan Area: | |
| | a. | The extent to which the proposal is consistent with the Te Rapa North Industrial Zone objectives and policies and any relevant design guide. |
| | b. | The extent to which the proposed development is consistent with the Te Rapa North Industrial Structure Plan. |
| | c. | The extent to which the proposed development is consistent with: any approved infrastructure or ecological management plan . i. The requirements set out under 1.2.2.30, 1.2.2.31, 1.2.2.32 ii. An approved Infrastructure Plan, Ecology Management Plan or Landscape Concept Plan |
| | d. | The development's ability to compliment or have neutral impact on the Te Rapa Dairy Manufacturing Site. • Refer to Policy 12.2.1c. • Refer to Policy 12.2.4a-d, 12.2.6a-d . |
| | e. | The methods for protecting and enhancing the ecological values of Te Rapa Stream and the Waikato River Corridor. • Refer to Policies 12.2.5a-e, 12.2.7a-e . |
| | f. | The extent to which a building frontage along Te Rapa Road, that is not dominated by ground level parking spaces, loading spaces and vehicle storage areas has been provided. • Refer to Policy 25.5.2.1a. |
| Q2 | Development in the Focal Area: | |
| | a. | The extent to which the proposed development is consistent with the Te Rapa North Industrial Structure Plan. • Refer to Structure Plan Component 3.9.2.2-3.9.2.3 |
| | b. | • Refer to Policy 12.2.1c. • Refer to Policy 12.2.4a-d, 12.2.6a-d . |
| | c. | Supportive of walking and cycling modes. |
| Q3 | A land use or subdivision consent application not in accordance with Rule 3.9.3.2 Infrastructure Upgrade triggers (Transport Upgrade Network) and Rule 3.9.3.3 (Strategic Three Waters Infrastructure) : | |

| | | |
|----|--|--|
| | a. | Consistency -The extent to which the proposal is consistent with the Te Rapa North Industrial Structure Plan. |
| | b. | Integration with and effects on transport and Three Waters infrastructure, including water allocation and wastewater treatment capacity . |
| | c. | The ITA matters for assessment Integrated Transport Assessment Criteria set out in Appendix 1.3.3 G. |
| | d. | Whether there is appropriate Three Waters infrastructure and capacity, existing and proposed, to appropriately service the proposed development. |
| | e. | The extent to which the proposal meets the requirements of and is consistent with the Infrastructure Plan required under 1.2.2.30. |
| | f. | The Three Waters Techniques Assessment Criteria set out at Appendix 1.3.3.J and Stormwater Quantity and Quality Assessment Criteria at Appendix 1.3.3.JJ |
| | g. | Achievement of matters under Q1. |
| Q4 | Earthworks in the Te Rapa North Industrial Structure Plan: | |
| | a. | The extent to which earthworks facilitate outcomes that are consistent with the Te Rapa North Industrial Structure Plan. |
| | b. | The extent to which the proposed development is consistent with any approved infrastructure or ecological management plan; |
| | c. | Whether bulk earthworks are carried out in a comprehensive and integrated manner that minimises the need for secondary earthworks and retaining walls. |
| | d. | The extent to which the roading network has been designed to work with the topography and features of the site. |
| Q5 | <p>Transport Upgrades in the Te Rapa North Industrial Structure Plan: When assessing a resource consent under Rule 3.9.3.2 the Council shall consider the following additional assessment criteria (in addition to those listed in Q3):</p> | |
| | a. | <p>Traffic Generation & Network Capacity</p> <ul style="list-style-type: none"> i. The predicted trip generation from the proposal compared to thresholds set out within the Te Rapa North Industrial Structure Plan. ii. The ability of the existing transport network to safely and efficiently accommodate the additional traffic. |
| | b. | <p>Committed and Programmed Upgrades</p> <ul style="list-style-type: none"> i. The extent to which any necessary transport upgrades are committed, funded, and programmed for delivery within a timeframe that aligns with the development. ii. The relationship between required upgrades for the industrial area and upgrades committed for any adjoining urban growth node. |
| | c. | <p>Effects on Surrounding Network</p> <ul style="list-style-type: none"> i. Potential effects on nearby intersections, corridors, and the wider roading network, including travel time reliability and safety at: <ul style="list-style-type: none"> • SH1C Horotiu Interchange roundabouts • Te Rapa Road / Hutchinson Road roundabout • Te Rapa Road / McKee Street signalized intersection |

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| | | <ul style="list-style-type: none"> • Te Rapa Road / Ruffell Road signalized intersection • Te Rapa Road / Kapuni Street intersection • Te Rapa Road / Te Kowhai Road / Church Road intersection • Old Ruffell Road / Ruffell Road intersection • Te Rapa Road corridor (between Access 2 and Church Road) <p>ii. Potential impacts on public transport, walking, and cycling networks, and future Bus Rapid Transit.</p> |
| | d. | <p>Integration with Surrounding Growth Nodes</p> <p>i. The progress of surrounding residential and industrial growth areas, and implications for network demand.</p> <p>ii. The staging and sequencing of development to ensure infrastructure delivery is coordinated.</p> |
| | e. | <p>Mode Shift and Demand Management</p> <p>i. Provision for safe and direct walking, cycling, and public transport connections.</p> <p>ii. Measures to encourage modal shift and reduce single-occupancy vehicle trips.</p> |
| | f. | <p>Access Arrangements</p> <p>i. Compliance with the requirement for Stage 1 access to be limited to Access 1 only.</p> <p>ii. The provision for right turning from Te Rapa Road south directly to the Fonterra North block at Access 2.</p> <p>iii. The avoidance of U-turning at the Te Rapa Road / Hutchinson Road intersection</p> <p>iv. Any potential safety or efficiency issues associated with access points.</p> |
| | g. | <p>Funding and Delivery</p> <p>i. The applicant's commitment to contribute to, or fully fund, required transport infrastructure to mitigate the effects of development.</p> <p>ii. Conditions or staging triggers to ensure infrastructure is operational before occupation.</p> |
| | h. | <p>Safety Considerations</p> <p>i. Maintaining or improving the safety of the transport network for all users.</p> |
| | i. | <p>East-West Road Corridor</p> <p>i. The extent to which the East-West Road has been designed and located to:</p> <ul style="list-style-type: none"> • Take into account feedback from Hamilton City Council • Be consistent with Figure 3.9.2.5a allowing for the upgrade in Figure 3.9.2.5b • Avoid direct vehicle access |

| | | |
|----|---|---|
| Q6 | Strategic Three Waters Infrastructure in the Te Rapa North Industrial Structure Plan: | |
| | a. | An Infrastructure Plan demonstrating that the subdivision or development can be serviced in accordance with the Strategic Three Waters Infrastructure table in 3.9.3.3. |
| | b. | An Infrastructure Plan demonstrating how its consistent with the Te Rapa Integrated Catchment Management Plan, including: |

| | | |
|----|---|--|
| | | <ul style="list-style-type: none"> ii. Identification of long term stream resilience works for the preferred option iii. Refining of the resilience works based on which option is preferred iv. Defining the extent of Area 1 stream work v. Provision of developed design and costing of Area 1 based on Appendix C of the ICMP vi. Implementation strategy and funding plan – referencing any PDA vii. How development within the Te Rapa North Industrial zone contributes to any identified stormwater management solutions for the relevant sub catchment. |
| | c. | <p>Where an interim arrangement is proposed, an Infrastructure Plan shall demonstrate that the:</p> <ul style="list-style-type: none"> i. performance outcomes are at least as environmentally protective as those expected under the strategic solution. ii. risks are identified and managed through monitoring and defined response actions. iii. arrangement can be connected to and replaced by the long-term public network without foreclosing the most efficient long-term solution. |
| | d. | <p>An Infrastructure Plan including evidence of consultation with Waikato Regional Council, Waikato District Council, IAWAI – Flowing Waters, Mana Whenua and FirstGas along with how any feedback from these organisations has been addressed.</p> |
| Q7 | Ecological Management Plans in the Te Rapa North Industrial Structure Plan: | |
| | a. | <p>When assessing a resource consent under Rule 3.9.3.4(b) the Council's discretion shall include, but not be limited to, the following assessment criteria:</p> <ul style="list-style-type: none"> i. Mitigation works to ensure development does not result in long-term adverse effects on the ecological values of the site, particularly in relation to pekapeka (New Zealand Long-Tail Bat) habitat and freshwater values. |