

Attachment C:

## Second Generation DCP Examples in Matamata-Piako District Plan

1  
1 Inghams  
2 Waharoa  
3 Tatua







1.1 PERFORMANCE STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES	
1. Use of Land for Wastewater produced from onsite poultry processing and manufacture activities	<p>(a) Any effluent disposal system (including disposal onto land by way of spray irrigation) associated with the disposal of non-human waste shall comply with the following:</p> <p>(i) All disposal/spraying shall be within the Irrigation Management Area shown on the DCP.</p> <p>(ii) No spraying shall occur from a public road or place.</p> <p>(iii) Any mud or materials deposited on the roadway from vehicles associated with the disposal of waste shall be removed immediately.</p>
2. Building Envelope for the existing dwelling shown on this DCP and associated accessory buildings.	<p>(a) Maximum Height: 10m.</p> <p>(b) Height relative to site boundary: No part of any building shall exceed a height of 3m plus the shortest horizontal distance between that part of the building and the nearest site boundary.</p> <p>(c) Front yard: Any extension or addition to the existing dwelling shall be erected behind the front line of the dwelling.</p> <p>(d) Rear and side yards: 10m.</p>
3. Building Envelope for all buildings associated and accessory to a permitted activity listed in this DCP.	<p>(a) Maximum height: 20m.</p> <p>(b) Yards adjoining any road or non-Industrial Zone: 20m.</p> <p>(c) All other yards: 10m.</p> <p>(d) Height relative to boundary: Height shall not exceed one quarter of the distance (d) to the closest boundary adjoining (h=d/4) for boundaries adjoining any non-Industrial Zone.</p>
4. Access	<p>(a) Vehicular accesses shall be located in accordance with the DCP.</p> <p>(b) Vehicular accesses shall be designed and constructed in accordance with the MPDC Development Manual 2010.</p> <p>(c) When formed, Gate 2 shall be designed to a 'Large Vehicle Entrance - Rural' (MPDC DG307c: October 2011) standard in accordance with the requirements of the MPDC Development Manual 2010, inclusive of the minimum 7m access width through the gate amendment in Figure 8 of the Inghams 'Traffic Impact Assessment Waitoa Plant Plan Change' report, August 2013, prepared by Bloxam Burnett &amp; Olliver Ltd, and be located at least 75m south of Gate 3 as shown on the DCP. The existing painted flush median on Waihekau Road shall also be extended 90m south of the access along with any local shoulder widening in accordance with the MPDC Development Manual 2010.</p> <p>(d) All vehicle access via the Gate 4 entrance shall be carried out in accordance with a Management Plan approved by Council. The management plan shall detail the processes and protocols in place to ensure that no vehicles manoeuvre in the Waihekau Road traffic lanes (road carriageway) and no conflict occurs between vehicles using the entranceway. The Management Plan must provide for the following:</p> <p>(i) That all vehicles greater than 5.2m in length shall enter the entranceway from a southern direction from Waihekau Road.</p> <p>(ii) That no more than two service vehicles shall be permitted to use the dispatch area at any one time.</p> <p>(iii) The vehicle movements shall be managed to prevent any more than one poultry truck and two service vehicles from needing to use the dispatch area and entranceway at any one time.</p> <p>(iv) That the area north of the entrance shall be maintained to a fully formed and sealed part of Waihekau Road.</p> <p>(v) That the existing "Poultry product truck" signage to the north and south of the site shall be maintained.</p> <p>Any proposed variation to the Management Plan shall be approved in accordance with the above by Council prior to implementation of the amendment(s).</p> <p>(e) That the manoeuvring area served by the wastewater access (Gate 3) shall be kept clear of all impediments and obstructions to vehicle manoeuvring.</p> <p>(f) All heavy vehicles travelling south, west or northwest to and from the site shall travel via Waikau Road and SH27. Only heavy vehicles with destinations to the northeast shall be permitted to use the Seddon Road / SH26 intersection. Traffic routes and number of vehicles using the routes shall be recorded and be available upon request by Council.</p> <p>(g) That loose material shall not be tracked onto the carriageway of Waihekau Road or Seddon Road that may cause a hazard/nuisance to road users</p>
5. Odour	<p>(a) The management of activities shall ensure that there is no odour nuisance at or beyond the boundary of the property.</p> <p>For the purpose of this rule an odour nuisance is defined as one that can be detected and determined to be a nuisance by three observers who are neutral to the issue, able to apply the frequency, intensity, duration and offensiveness to their observations and who are able to report these accurately; or an appropriately experienced Council or Regional Council Officer after having considered objectives, policies and guidelines of assessment as provided in the relevant sections of a Regional Air Plan or consideration of the provisions in Section 17 and Part XII of the RMA.</p>
1.1 PERFORMANCE STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES – continued	
6. Traffic Generation	<p>(a) Traffic generation from the site shall not exceed 1735 vehicle movements per day (total inbound and outbound).</p>
7. Car Parking, Formation and Manoeuvring	<p>(a) 435 parking spaces shall be provided on site where production is at or below 160,000 birds.</p> <p>(b) All parking and loading spaces, and access and manoeuvring areas shall be formed and surfaced in accordance with the MPDC Development Manual 2010.</p> <p>(c) All parking and loading spaces shall be maintained and line marked to the standards of the Matamata-Piako District Plan.</p> <p>(d) All parking and loading spaces shall be provided on-site exclusive of land required for any screen planting area required by the DCP, access, or any manoeuvring area, including the manoeuvring areas required for vehicles accessing the dispatch area (Gate 4).</p> <p>(e) Parking and loading spaces are to be either visible from the public road or clearly signposted at the road frontage.</p> <p>(f) Parking and loading spaces shall be provided so that sufficient space is provided on-site so that no reverse manoeuvring onto or from a road is needed. The manoeuvring space provided shall take into account the type of vehicle anticipated.</p> <p>(g) All vehicles associated with the site shall be parked on the site. No vehicles shall be parked in the road reserve.</p>
8. Landscaping	<p>(a) The existing and proposed screen and riparian planting shown on the Mitigation Strategy Plans L1 revision R3 dated 18 April 2013 and L2 revision R4 dated 23 May 2014 prepared by Mansergh Graham Landscape Architects Ltd shall be retained and/or implemented (where required following site development) and maintained.</p> <p>(b) Vegetation to be planted near electricity transmission lines shall be selected and/or managed to ensure it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p>
9. Signage	<p>(a) Signs attached to or forming part of the principal building, its walls or canopies:</p> <p>(i) A maximum of 3 signs.</p> <p>(ii) Each sign shall not exceed 6.0m<sup>2</sup> in area.</p> <p>(b) Naming or directional signs displayed at each entrance to the site: each sign shall not exceed 3.0m<sup>2</sup>.</p> <p>(c) Any painted or similar sign, or static illuminated sign which is not visible from beyond the site: no size maximum.</p> <p>(d) Safety signs to meet legislative requirements: no size maximum.</p> <p>(e) Temporary signs: no size maximum.</p> <p>(f) The size of letters on signs shall comply with the following minimum height standards in relation to speed limits:</p> <p>50 km/hr ..... 75mm</p> <p>100 km/hr ..... 175mm</p>
10. Noise	<p>(a) That the corrected noise level measured at the Noise Emission Control Boundary shall not exceed:</p> <ul style="list-style-type: none"> <li>Monday to Saturday (5 am to 9 pm) 50 dB LA<sub>eq</sub>.</li> <li>All other times including Sundays and Public Holidays 45 dB LA<sub>eq</sub> and 75 dB LA<sub>max</sub>.</li> </ul> <p>(b) That the corrected noise level measured at the notional boundary of any dwelling which exists at the date of the DCP (October 2014), except dwellings on the Lots detailed in (c) following, shall not exceed:</p> <ul style="list-style-type: none"> <li>Monday to Saturday (5 am to 9 pm) 50 dB LA<sub>eq</sub>.</li> <li>All other times including Sundays and Public Holidays 40 dB LA<sub>eq</sub> and 75 dB LA<sub>max</sub>.</li> </ul> <p>(c) The performance standard in (b) above does not apply to the following Lots:</p> <ul style="list-style-type: none"> <li>Section 3 SO 432231</li> <li>Part Lot 4 DP 7322</li> <li>Lot 1 DPS 35427</li> <li>Lot 3 DP 7322</li> <li>Lot 2 DP 473506</li> </ul> <p>(d) That, all noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and New Zealand Standard NZS 6802:2008 "Acoustics - Environmental Noise"</p> <p>(e) All construction noise shall comply with the relevant noise levels stated in New Zealand Standard NZS 6803:1999, section 7.2 'Recommended numerical limits for construction noise' and shall be measured and assessed in accordance with New Zealand Standard NZS 6803:1999 "Acoustics - Construction Noise"</p>

## DEVELOPMENT CONCEPT PLAN

Poultry Processing and Manufacturing Site, Waihekau Road, Waitoa

JULY 2015

Sheet 2

1.1 PERFORMANCE STANDARDS FOR PERMITTED AND CONTROLLED ACTIVITIES – continued											
11. Vibration	<p>(a) Vibration shall not exceed the following average levels:</p> <p>(i) At or within the boundary of any site zoned residential, or within 20m of any dwelling in the rural or rural-residential zones:</p> <table border="1"> <thead> <tr> <th>Time</th><th>Average Weighted Vibration Level (Wb or Wd)</th></tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00 - 6.00pm (0700 - 1800)</td><td>45 mm/s<sup>2</sup></td></tr> <tr> <td>At all other times</td><td>15 mm/s<sup>2</sup></td></tr> </tbody> </table> <p>(ii) At or within the boundary of any adjacent site zoned business or industrial:</p> <table border="1"> <thead> <tr> <th>Time</th><th>Average Weighted Vibration Level (Wb or Wd)</th></tr> </thead> <tbody> <tr> <td>At all times</td><td>60 mm/s<sup>2</sup></td></tr> </tbody> </table> <p>(b) The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.</p>	Time	Average Weighted Vibration Level (Wb or Wd)	Monday to Saturday 7.00 - 6.00pm (0700 - 1800)	45 mm/s <sup>2</sup>	At all other times	15 mm/s <sup>2</sup>	Time	Average Weighted Vibration Level (Wb or Wd)	At all times	60 mm/s <sup>2</sup>
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At all other times	15 mm/s <sup>2</sup>										
Time	Average Weighted Vibration Level (Wb or Wd)										
At all times	60 mm/s <sup>2</sup>										
12. Lighting and Glare	<p>(a) At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-industrial zoned site adjoining.</p> <p>(b) At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:</p> <p>(i) An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-industrial zone.</p> <p>(ii) An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-industrial zone boundary.</p> <p>(c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting.</p> <p>(d) The outdoor lighting on any site adjoining any non-industrial zoned site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site.</p> <p>(e) No reflective material or unpainted surfaces should be used which could cause glare.</p> <p>For the purposes of this rule the discomfort level is defined as one that can be detected and determined to be a nuisance by an appropriately experienced Council officer who is able to apply the frequency, intensity, duration and offensiveness to their observations and who is able to report these accurately.</p>										

1.2 MATTERS OF CONTROL	
1. Controlled Activities provided for in the Development Concept Plan	<p>A. General:</p> <p>(a) Location relative to the DCP.</p> <p>(b) Extent to which activity complies with the Performance Standards within Section 1.1 of the DCP.</p> <p>B. Stormwater and Effluent Effects:</p> <p>(a) The proposal shall be designed and maintained in a manner which prevents as far as practicable, pollution or contamination of land, water or Council's stormwater system. Techniques such as bunding, impermeable layers under bunds and interceptors may be required. The extent of measures required will be determined after having regard to the Building Code and the sensitivity of the receiving environment to discharges. The requirements of the Matamata-Piako District Council Development Manual 2010 shall not apply to existing or future on-site, self-serviced stormwater or wastewater infrastructure.</p> <p>C. Visual:</p> <p>(a) The visual effect of buildings, structures and accesses and manoeuvring areas and earthworks, landscaping or other activities will be assessed in terms of the likely effects on or of:</p> <p>(i) The surrounding environment and general landscape character;</p> <p>(ii) Design elements in relation to the locality;</p> <p>(iii) The mitigating effects of proposed landscaping.</p>

1.2 MATTERS OF CONTROL– continued	
	<p>(b) In making an assessment of visual impact regard shall be had to:</p> <p>(i) The scale of the facility or building;</p> <p>(ii) Height, cross sectional area, colour and texture of structures and buildings;</p> <p>(iii) Distance to site boundaries and compatibility with surrounding properties;</p> <p>(iv) Proposed planting, fencing and landscaping;</p> <p>(v) Signage;</p> <p>(vi) The intensity of lighting when viewed from a distance;</p> <p>(vii) Effect of lighting on neighbouring amenity;</p> <p>(viii) The opportunity for co-siting of facilities.</p> <p>(c) Assessment of landscaping:</p> <p>(i) Whether existing landscape features are integrated into the new development;</p> <p>(ii) Whether the layout and design are of a high standard, and provide a visual environment that is interesting and in the scale of the propose development;</p> <p>(iii) The size of trees to be planted at the time of planting and at maturity;</p> <p>(iv) The timing of implementation of the landscape plan and the maintenance of approved planting;</p> <p>(v) Whether the type and location of planting promotes public safety;</p> <p>(vi) Whether the vegetation to be planted near electricity transmission lines can be managed to ensure compliance with the Electricity (Hazards from Trees) Regulations 2003;</p> <p>(vii) The extent to which the Inghams Plan Change Development Landscape and Visual Assessment, April 2013, and Mitigation Plans L1 Revision R3 dated 18 April 2013 and L2 Revision R4, L4 Revision R0 and L5 Revision R0 dated 23 May 2014, prepared by Mansergh Graham Landscape Architects Ltd is adopted and implemented. In particular and as appropriate regard shall be had to:</p> <ul style="list-style-type: none"> <li>The establishment of evergreen specimen tree mitigation screen planting, capable of reaching a minimum height of 6m, along the western boundary of the proposed carpark expansion/industrial development and to fill in gaps in the existing screen planting along the northern, eastern and southern Building Plant Management Area boundaries;</li> <li>A dense swath of evergreen under-planting beneath the proposed screen planting along the carpark capable of reaching a height of 1m; and</li> <li>The establishment of 15m wide riparian planting along the Waipuna Stream margins and the 5m wide along the lower portion of the un-named ephemeral watercourse.</li> </ul> <p>D. Traffic, Parking, Loading and Access:</p> <p>(a) Any application shall be assessed upon consideration of the following :</p> <p>(i) Gate 6 on the DCP off Seddon Road shall be constructed and made operable following an increase in production over 160,000 birds/day to separate all HCV traffic from the staff and visitor carpark access at Gate 5. The access on Seddon Road should be located a minimum 75m from the Seddon Road / Waiheke Road intersection and be designed to the 'Large Vehicle Entrance - Rural' (MPDC DG307c: October 2011) standard in accordance with the requirements of the MPDC Development Manual 2010, inclusive of the minimum 7m access width through the gate amendment in Figure 8 of Inghams 'Traffic Impact Assessment Waitoa Plant Plan Change' report, August 2013, prepared by Bloxam Burnett &amp; Olliver Ltd. If necessary, pavement widening opposite the entrance shall be included in the design and carried out to ensure that vehicles turning out of the entrance do not damage the seal edge on the opposite side of Seddon Road. The need for widening shall be assessed using the design HCV and a minimum turning radius (outside front wheel) of 12.5m. The minimum clearance from the outside edge of any wheel to the edge of seal shall be 600mm.</p> <p>(ii) Car park spaces shall be provided in stages as production increases to ultimately provide a minimum 564 car park spaces at the production threshold of 250,000 birds/day. Car park spaces shall be increased at a rate of 15 spaces per 10,000 birds/day in excess of the present baseline 160,000 birds/day.</p> <p>(iii) An agreed financial contribution of \$24,775 plus GST shall be imposed as a condition of consent to avoid, remedy or mitigate the effects of traffic anticipated on the 'whole-of-life' cost level of service. Such a condition shall be imposed on the first resource consent application to increase poultry processing numbers beyond 160,000 birds per day. No further contribution relating to the effects of traffic anticipated on the 'whole-of-life' cost level of service shall be paid once payment of \$24,775 plus GST has been made.</p> <p>(iv) The level of traffic generated by the activity, and the effects of the traffic, are consistent with those anticipated by the 'Traffic Impact Assessment Waitoa Plant Plan Change' report, August 2013, prepared by Bloxam Burnett &amp; Olliver Ltd. Where levels/effects are greater than those anticipated, a new ITA prepared in accordance with Chapter 9 of the District Plan will be required.</p> <p>(v) Whether upgrades to the transport network, particularly the Ngarua Road/State Highway 27 right turn bay, are required. The cost of the upgrades (if required) shall be apportioned pro-rata to the effects that give rise to the need for the upgrade. For example, if the upgrades are required entirely due to the increase in traffic associated at the poultry processing facility, then the cost shall fall entirely on the poultry processor, and is independent of any payments made under clause (iii) above.</p> <p>(vi) The recommendations of an ITA if required (see Rule 9.1.6).</p>

## DEVELOPMENT CONCEPT PLAN

Poultry Processing and Manufacturing Site, Waiheke Road, Waitoa  
JULY 2015

Sheet 3



**1.3 MATTERS OF DISCRETION****1. Restricted Discretionary Activities provided for in the Development Concept Plan****A. Noise Effects:**

- (a) The Council shall ensure that existing lawfully established activities on neighbouring properties in the locality are not adversely affected by unreasonable noise from the proposal. In determining appropriate noise levels, Council shall have regard to the noise environment of the locality in which it is proposed to site the facility, and the practicality of reducing noise from the utility components.
- (b) Council shall have regard to Section 5.2 of the District Plan (noise) and the "Guide to assessing road-traffic noise using NZS 6806 for state highway asset improvement projects" by the NZ Transport Agency (October 2011).

**B. Stormwater and Effluent Effects:**

Refer to the Stormwater and Effluent Effects matters of control for Controlled Activities within Section 1.2.B.

**C. Visual:**

Refer to the Visual matters of control for Controlled Activities within Section 1.2.C.

**D. Traffic, Parking, Loading and Access:**

- (a) Any application shall be assessed upon consideration of the following :

- (i) Traffic volumes, traffic mix relative to the existing and future traffic patterns, access, parking and loading on-site.
- (ii) Hours of operation relative to the existing and future neighbourhood amenity.
- (iii) Construction traffic volumes, traffic mix, hours of operation.
- (iv) Design and location of access points onto roads.
- (v) An agreed financial contribution of \$24,775 plus GST shall be imposed as a condition of consent to avoid, remedy or mitigate the effects of traffic anticipated on the 'whole-of-life' cost level of service. Such a condition shall be imposed on the first resource consent application to increase poultry processing numbers beyond 160,000 birds per day. No further contribution relating to the effects of traffic anticipated on the 'whole-of-life' cost level of service shall be paid once payment of \$24,775 plus GST has been made.
- (vi) The extent to which the levels of traffic generated by the activity, and the effects of the traffic, are consistent with those anticipated by the 'Traffic Impact Assessment Waitoa Plant Plan Change' report, August 2013, prepared by Bloxam Burnett & Olliver Ltd. Where levels/effects are greater than those anticipated, a new ITA prepared in accordance with Chapter 9 of the District Plan will be required.
- (vii) Whether upgrades to the transport network, particularly the Ngarua Road/State Highway 27 right turn bay, are required. The cost of the upgrades (if required) shall be apportioned pro-rata to the effects that give rise to the need for the upgrade. For example, if the upgrades are required entirely due to the increase in traffic associated at the poultry processing facility, then the cost shall fall entirely on the poultry processor, and is independent of any payments made under clause (v) above.
- (viii) The recommendations of an ITA if required (see Rule 9.1.6).

The requirements of the MPDC Development Manual 2010 shall be met in respect of the relevant matters outlined.

**E. Odour Effects:**

- (a) Council shall consider the effect of the probability of offensive odours from the operation of facilities and in particular the operation of waste treatment and disposal facilities and solid waste management disposal sites.

**F. Solid Waste:**

- (a) Any application shall undertake a solid waste audit to identify waste reduction and/or to conform with the Council's solid waste minimisation strategy.

**G. Risk Management:**

- (a) Any application shall advise on the risk associated with, but not restricted to :

- (i) The use of hazardous substances in the facility and proof that the New Zealand Fire Service and the Waikato Regional Council have been advised.
- (ii) The technology used in the provision of the service, eg. high voltage, electricity, radio-active material, electro magnetic radiation.
- (iii) Risk of rupture, breakage, collapse, failure, movement etc of components of the facility as it relates to the design and maintenance of the facility and the effect of natural hazards on the facility.
- (iv) The measures inherent in the proposal which will avoid, remedy or mitigate the potential for that effect to occur.

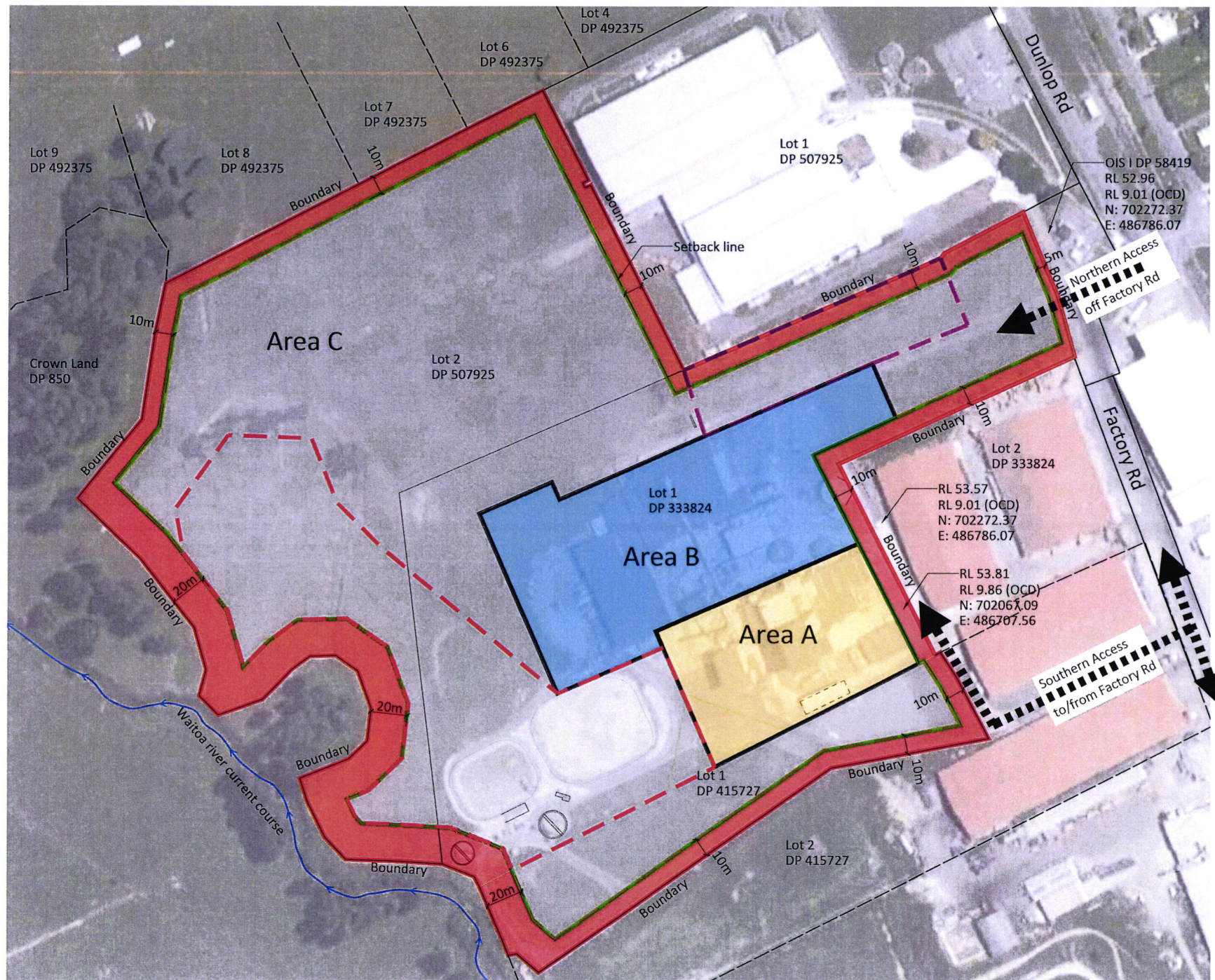
**1.3 MATTERS OF DISCRETION— continued****2. Discretionary Activities provided for in the Development Concept Plan**

For Discretionary Activities Council shall as a minimum have regard to all the matters of control for Controlled Activities within Section 1.2 and the matters of discretion for Restricted Discretionary Activities within Section 1.3.1. The matters of control for Controlled Activities and matters of discretion for Restricted Discretionary Activities are only a guide to the matters Council will consider and shall not restrict Council's discretionary powers. In regard to earthworks, the Council shall consider methods to avoid, remedy or mitigate the adverse effects not already managed through the Waikato Regional Plan. In regard to hazardous substances, the Council shall consider methods to avoid, remedy or mitigate the adverse effects of the storage and handling of hazardous substances not already managed through the Hazardous Substances and New Organisms Act 1996.

**DEVELOPMENT CONCEPT PLAN**

Poultry Processing and Manufacturing Site, Waiheke Road, Waitoa  
JULY 2015





#### SITE SURVEY NOTES

1. All contour levels are in terms of the Moturiki vertical datum 1953.
2. All coordinates are in terms of the NZ GD2000 datum.
3. OIS I DP 58419 (Origin)  
-Moturiki vertical datum RL 52.96  
-Open Country datum RL 9.01

Area A: Max. building height = 50m  
Area B: Max. building height = 30m  
Area C: Max. building height = 14.5m

- Wastewater and water treatment areas
- Parking area



## ACTIVITY SCHEDULE – MILK PROCESSING FACILITY, FACTORY ROAD, WAHAROA

### Permitted Activities

The following activities are Permitted subject to compliance with the performance standards outlined within Section 1.1 of the DCP:

- a) The operation of a milk processing facility, involving the processing of up to 750 million litres per annum;
- b) The following buildings, structures and activities accessory and/or ancillary to permitted, controlled, or restricted discretionary milk processing:
  - Facilities for the packing and distribution of any products produced on site;
  - Transport servicing depots and workshops;
  - Operation, maintenance, and upgrade water and wastewater treatment plants (within the area shown on the DCP);
  - Offices, laboratories and research facilities;
  - Car parking within the demarcated parking areas shown on the DCP;
  - Energy production including boilers, power plants and co-generation plants;
- c) Ancillary activities to the operation of the milk processing facility including: canteens, dining rooms, **and** ablution facilities, **medical rooms, child care centres and recreational activities for staff;**
- d) Earthworks associated with the construction and development of buildings, structures and activities accessory and/or ancillary to any permitted, controlled, or restricted discretionary activity;
- e) Storage of hazardous substances relating to a permitted, controlled, or restricted discretionary activity for a milk processing facility.

### Controlled Activities

The following activities are Controlled subject to compliance with the performance standards outlined within Section 1.1 of the DCP:

- a) The operation of a milk processing facility, involving the processing of up to 1 billion litres per annum.

**Note:**

*Controlled Activities are subject to the matters for control outlined in Section 1.2 Matters of Control in the DCP.*

### Restricted Discretionary Activities

The following activities are Restricted Discretionary subject to compliance with the performance standards outlined within Section 1.1 Performance Standards of the DCP:

- a) The operation of a milk processing facility, involving the processing of up to 1.25 billion litres per annum;
- b) Any activity that is provided for in this DCP as a Permitted, Controlled, or Restricted Discretionary activity that does not meet the performance standards within Section 1.1 Performance Standards.

**Note:**

*Restricted Discretionary Activities are subject to the matters for discretion outlined in Section 1.3 Matters of Discretion of the DCP.*

### Discretionary Activities

The following activities are proposed as Discretionary activities:

- a) Any activity that is not provided for in this DCP as a Permitted, Controlled, or Restricted Discretionary activity that meets the performance standards within Section 1.1 of the DCP;
- b) New wastewater treatment plants (outside of the location shown on the DCP);
- c) New water treatment plants (outside of the location shown on the DCP).

### Non- Complying Activities

The following activity is proposed as a Non-complying activity:

- a) Any activity that is not provided for in this DCP as a Permitted, Controlled, or Restricted Discretionary activity and that does not meet the performance standards within Section 1.1 Performance Standards.



1.1 Performance Standards											
1. Noise	<p>Noise from operational activities on the site shall not exceed:</p> <ul style="list-style-type: none"> <li>When measured at the inner noise control boundary: At all times: 65dB L<sub>aeq</sub></li> <li>When measured at the outer noise control boundary: 7.00am to 10.00pm: 50 dB L<sub>aeq</sub> 10.00pm to 7.00am. 40dB L<sub>aeq</sub> and 75dB L<sub>afmax</sub></li> </ul> <p>The Inner and Outer Noise Emission Control Boundaries are as defined on the DCP plan.</p> <p>The noise levels shall be measured in accordance with the requirements of NZS6801:2008 "Measurement of Environmental Sound" and assessed in accordance with NZS6802:2008 Acoustics - Environmental Noise.</p>										
2. Construction Noise	<p>All construction noise shall meet the limits recommended in Table 1 of NZS6803P:1984. The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work and shall be measured in accordance with NZS6803P:1984. Adjustments provided in Clause 6.1 of NZS6803P:1984 shall apply, and references in the Tables of NZS6803P:1984 to "NZS6802" shall read as references to Clause 4.2.2 of NZS6802:1991.</p>										
3. Vibration	<p>Vibration shall not exceed the following average levels:</p> <p>a) At or within the boundary of any site zoned residential, or within 20m of any dwelling in the rural or rural-residential zones:</p> <table border="1"> <thead> <tr> <th>Time</th><th>Average Weighted Vibration Level (Wb or Wd)</th></tr> </thead> <tbody> <tr> <td>Monday to Saturday 7.00 - 6.00pm (0700 - 1800)</td><td>45 mm/s<sup>2</sup></td></tr> <tr> <td>At all other times</td><td>15 mm/s<sup>2</sup></td></tr> </tbody> </table> <p>b) At or within the boundary of any adjacent site zoned business or industrial:</p> <table border="1"> <thead> <tr> <th>Time</th><th>Average Weighted Vibration Level (Wb or Wd)</th></tr> </thead> <tbody> <tr> <td>At all times</td><td>60 mm/s<sup>2</sup></td></tr> </tbody> </table> <p>c) The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.</p>	Time	Average Weighted Vibration Level (Wb or Wd)	Monday to Saturday 7.00 - 6.00pm (0700 - 1800)	45 mm/s <sup>2</sup>	At all other times	15 mm/s <sup>2</sup>	Time	Average Weighted Vibration Level (Wb or Wd)	At all times	60 mm/s <sup>2</sup>
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Time	Average Weighted Vibration Level (Wb or Wd)										
At all times	60 mm/s <sup>2</sup>										

4. Lighting and Glare	<p>a) At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-industrial zoned site adjoining;</p> <p>b) At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes:</p> <ul style="list-style-type: none"> <li>i. An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-industrial zone.</li> <li>ii. An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-industrial zone boundary;</li> </ul> <p>c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting;</p> <p>d) The outdoor lighting on any site adjoining any non-industrial zoned site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site;</p> <p>e) No reflective material or unpainted surface that creates glare to the extent that it causes discomfort shall be used;</p> <p>For the purpose of this standard, the discomfort level is defined as one that can be detected and determined to be a nuisance by an appropriately experienced Council Officer who is able to apply a frequency, intensity duration, and offensiveness assessment objectively to their observations.</p>
5. Air Emissions	<p>a) Odour: The management of activities shall ensure that there is no odour nuisance at or beyond the boundary of the property.</p> <p>b) Dust and Particulate: The management of activities shall ensure that there is no discharge of dust or particulate to the extent that it causes an adverse effects at or beyond the property.</p> <p>For the purpose of this rule an odour nuisance is defined as one that can be detected and determined to be a nuisance by three observers who are neutral to the issue, able to apply the frequency, intensity, duration and offensiveness to their observations and who are able to report these accurately; or an appropriately experienced Council or Regional Council Officer after having considered objectives, policies and guidelines of assessment as provided in the relevant sections of a Regional Air Plan or consideration of the provisions in Section 17 and Part XII of the RMA.</p>
6. Use and storage of hazardous substances	<p>The use and storage of hazardous substances shall comply with the Hazardous Substances and New Organisms Act 1996 (HASNO) as amended and the regulations made under the HASNO Act.</p>



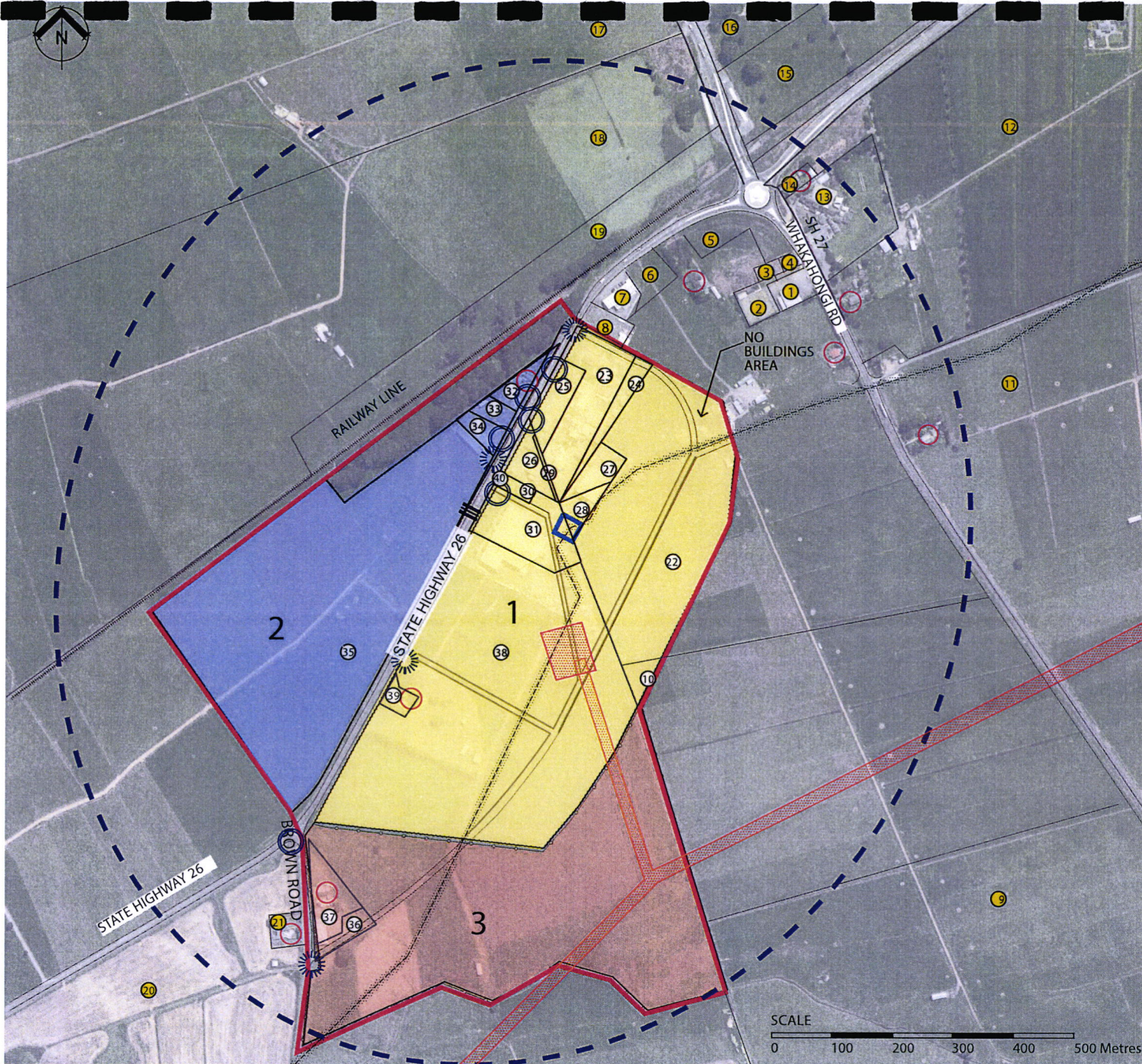
7. Building Envelope (Areas as shown on the DCP Plan)	<p><u>Area A:</u> Maximum height: 50m.</p> <p><u>Area B:</u> Maximum height: 30m.</p> <p><u>Area C:</u> Maximum height: 14.5m.</p>
8. Yard	10m.
9. Front Yard	5m.
10. Waitoa River Yard	20m setback (as measured from the river bank).
11. Height Relative to Boundary	Height (h) shall not exceed one quarter the distance (d) to the closest boundary adjoining ( $h = d/4$ ) for site boundaries adjoining any non-Industrial zone.
<del>12. Front Yard Landscaping</del>	<del>50% of required Front Yard</del>
13. Building Design	<p>External appearance, colour scheme and cladding:</p> <ol style="list-style-type: none"> <li>Reflective of Industrial environment, with buildings typically pre-cast concrete panels, Coloursteel roofing and stainless steel milk storage tanks;</li> <li>Reflective materials on buildings shall be avoided to reduce impact of glare.</li> </ol>
14. Car Parking, loading, Fleet Parking, and Formation and Manoeuvring	<ol style="list-style-type: none"> <li>A minimum of 45 staff parking spaces shall be provided on the site in association with permitted activities;</li> <li>Each application to increase the milk processing capacity of the facility shall be accompanied by details outlining the staff increases associated with the capacity increase. <b>Provision shall then be made for staff parking at a rate equivalent to the staff requirement for each consented increase in the milk processing capacity. The number of car parks provided shall not be less than the number of staff expected on site at any one time;</b></li> <li>10 visitor parking spaces shall be provided at all times;</li> <li>1 parking/loading space shall be provided for a courier van at all times;</li> <li>All visitor parking and loading spaces shall be clearly identified;</li> <li>All parking <b>dimensions spaces</b> shall be, formed and surfaced in accordance with the <b>dimensions required by the</b> MPDC Development Manual 2010;</li> <li>Parking shall be located in the areas shown on the DCP;</li> <li><b>Four accessible parking spaces shall be provided at all times. The dimensions of the accessible spaces shall be in accordance with NZS4121:2001.</b></li> </ol>

15. Access	<ol style="list-style-type: none"> <li>Vehicle access is to be provided and maintained at both the northern and southern boundaries of the site on Factory Road (and as shown on the DCP);</li> <li>The Northern access off Factory Road shall be maintained as a single driveway access (i.e. shared by light and heavy vehicles);</li> <li>All vehicle accesses shall be designed <b>by an appropriately qualified engineer</b> and constructed in accordance with the MPDC Development Manual 2010;</li> <li><b>Prior to the commissioning of any expansion in milk production capacity on the site, above the currently consented level of 475 million litres per annum, the following works at Hawes Street Level Crossing, Waharoa, included as part of the recommendations in the March 2018 Report entitled: Open Country Dairy Limited, Hawes Street Level Crossing, Waharoa, Level Crossing Safety Impact Assessment, and its Addendum reports ("the March 2018 Report"), shall be completed namely:</b> <ol style="list-style-type: none"> <li><b>Installation of LEDs on existing flashing light boards (as required)</b></li> <li><b>Automation/electrical upgrades to the warning system to increase warning time (software update)</b></li> </ol> <b>The funding of these works will be the responsibility of the Milk Processing Facility.</b> </li> </ol>
16. Signage	<ol style="list-style-type: none"> <li>Signage attached to or forming part of the principal building, its walls or canopies shall not exceed 30m<sup>2</sup>.</li> <li>In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed 16m<sup>2</sup>.</li> </ol>
17. Landscaping	<p>To be maintained in accordance with the site landscaping plan (and the staging of that plan) that forms part of the DCP.</p> <p>Stages of Landscaping to be implemented:</p> <ul style="list-style-type: none"> <li>Stage 1: Amenity planting and Specimen tree planting (required with the operation of a milk processing facility of up to 750 million litres per annum);</li> <li>Stage 2: Riparian planting (required with the operation of a milk processing facility of up to 1 billion litres per annum).</li> </ul>
18. Earthworks	Earthworks must be undertaken in accordance with the MPDC Development Manual (2010) and the Waikato Regional Council's Guidelines for Soil Disturbing Activities (2009).
19. Wastewater Treatment Plants	To be limited to the location shown on the DCP.
20. Water Treatment Plants	To be limited to the location shown on the DCP.
21. Stormwater Discharge	All stormwater discharge to be via the on-site stormwater wetland and be managed in accordance with the MPDC Development Manual.

1.2 Matters of Control	
1. General	<ul style="list-style-type: none"> <li>a) Location relative to the DCP;</li> <li>b) Confirmation of compliance with the performance standards of the DCP, including confirmation of staff numbers for the purpose of demonstrating compliance with parking standards.</li> </ul>
2. Visual	<ul style="list-style-type: none"> <li>a) Building Design <ul style="list-style-type: none"> <li>- Scale and bulk: consistency with performance standards;</li> <li>- External appearance, colour scheme and cladding: reflective of Industrial environment, with buildings typically pre-cast concrete panels, Coloursteel roofing and stainless steel milk storage tanks. Reflective materials on buildings shall be avoided to reduce impact of glare;</li> </ul> </li> <li>b) Scale, including the height and bulk of the building;</li> <li>c) Incorporation and appropriate scale of signage and provision of lighting.</li> </ul>
3. Traffic and Parking	<ul style="list-style-type: none"> <li>a) Staff <b>P</b> parking to be provided at a rate as per the performance standards (being at a rate equivalent to <b>the number of staff on site at any one time numbers</b>, plus 10 visitor spaces);</li> <li>b) All parking spaces (including any Fleet Parking) shall be designed to meet the standards in 1.1 Performance Standards;</li> <li>c) <b>Provision Allocation</b> of a loading space for a courier van adjacent to the office building;</li> <li>d) Provision of safe and efficient operation of existing access/exits;</li> <li>e) Traffic generation: to be demonstrated to be in general accordance with the following estimated truck delivery movements per year (based on cumulative production capacity): 1 billion litres/year – 76,000 <b>vehicles/year</b>.</li> </ul>
4. Landscaping	<ul style="list-style-type: none"> <li>a) Stage 2 Landscaping (Riparian Planting – as shown on DCP Plans) to be implemented;</li> <li>b) Stage 1 Landscaping (Amenity Planting and Specimen Tree Planting) to be maintained.</li> </ul>

1.3 Matters of Discretion – Restricted Discretionary Activities.	
1. General	<ul style="list-style-type: none"> <li>a) Location relative to the DCP;</li> <li>b) Confirmation of compliance with the performance standards of the DCP, including confirmation of staff numbers for the purpose of demonstrating compliance with parking standards;</li> <li>c) Extent of compliance with the matters of control.</li> </ul>
2. Traffic and Parking	<ul style="list-style-type: none"> <li>a) Staff <b>P</b> parking to be provided at a rate as per the performance standards (being at a rate equivalent to <b>the number of staff on site at any one time numbers</b>, plus 10 visitor spaces);</li> <li>b) All parking spaces (including any Fleet Parking) shall be designed to meet the standards in 1.1 Performance Standards;</li> <li>c) <b>Provision Allocation</b> of a loading space for a courier van adjacent to the office building;</li> <li>d) Provision of safe and efficient operation of access/exits;</li> <li>e) <del>Provide a Traffic Assessment (including surveys) to determine the existing level of service at the time of expansion for the intersections at Factory Road/Hawes Street and SH27, and Link Road and SH27. This assessment shall demonstrate that this level can be maintained (and may include mitigation, such as a Fleet Management Strategy to limit impacts on the intersections during peak times, or physical mitigation to the intersections).</del></li> <li>e) Provide a Transportation Assessment (including traffic surveys) to determine that the actual trip generation is consistent with the anticipated volumes of 1.3.2 f). This assessment shall also demonstrate that the existing level of service (being no worse than level of service D, from the Waikato Regional Transportation Model) at the intersections of Factory Road/Hawes Street and SH27, and Link Road and SH27 can be maintained (and may include mitigation, such as a Fleet Management Strategy to limit impacts on the intersections during peak times, and/or physical mitigation to the intersections);</li> <li>f) Traffic generation: to be demonstrated to be in general accordance with the following estimated truck delivery movements per year (based on cumulative production capacity): 1.25 billion litres/year – 95,000 <b>vehicles/year</b>;</li> <li>g) <b>The extent to which the level crossing improvements at Hawes Street Level Crossing, Waharoa, included as part of the recommendations in the March 2018 Report have been implemented.</b></li> </ul>
3. Landscaping	<ul style="list-style-type: none"> <li>a) Stage 1 and Stage 2 Landscaping to be maintained in accordance with DCP Plans).</li> </ul>





KEY

- Development Area 1 - Manufacturing and Processing Activities
- Development Area 2 - Support Activities
- Development Area 3 - Wastewater and Stormwater
- Noise Emission Control Boundary (NECB)
- Property Boundaries
- Existing Dwellings inside NECB as at 1 December 2017
- DCP Boundary

Powerco



Site



Sub Trans  
Underground Cable  
Corridor

Vector Gas

Gas Pipeline & Corridor

Gas Station Site

PROPOSED ACCESS



Existing Access



Possible Future Access



Possible Pedestrian Underpass

LEGAL DESCRIPTION

Outside of DCP

Inside the DCP

- |                        |                           |
|------------------------|---------------------------|
| ① Section 21 SO 468539 | ⑩ Lot 2 DP 14236*         |
| ② Section 19 SO 468539 | ⑪ Section 15 SO 468539*   |
| ③ Section 17 SO 468539 | ⑫ Lot 1 DP 12404          |
| ④ Section 8 SO 468539  | ⑬ Lot 1 DPS 11186         |
| ⑤ Section 16 SO 468539 | ⑭ Part Tatuaohaua 1 Block |
| ⑥ Section 14 SO 468539 | ⑮ Lot 1 DPS 68            |
| ⑦ Lot 1 DPS 8607       | ⑯ Lot 1 DPS 16815         |
| ⑧ Part Lot 1 DP 9358   | ⑰ Lot 2 DPS 33988         |
| ⑨ Lot 3 DP 14236       | ⑱ Part Lot 2 DP 12404     |
| ⑩ Lot 2 DP25518        | ⑲ Lot 1 DPS 3109          |
| ⑪ Section 18 SO 468539 | ⑳ Lot 1 DPS 33988         |
| ⑫ Pt Lot 4 DP 14236    | ㉑ Part Lot 3 DP 12471     |
| ⑬ Lot 1 DPS 38971      | ㉒ Lot 2 DPS 41895         |
| ⑭ Part Te Kahia Block  | ㉓ Lot 3 DPS 41895         |
| ⑮ Lot 1 DPS 7021       | ㉔ Part lot 3 DP 9358      |
| ⑯ Section 11 SO 468539 | ㉕ Lot 1 DPS 57607         |
| ⑰ Section 12 SO 468539 | ㉖ Lot 2 DPS 57607         |
| ⑱ Section 13 SO 468539 | ㉗ Lot 2 DPS 71013         |
| ⑲ Pt lot 5 DP 9358     | ㉘ Lot 1 DPS 35994         |
| ㉑ Lot 1 DPS 19332      | ㉙ Section 1 SO 414767     |

\*lots located inside DCP and not in  
Tatua ownership as at 31/01/18

Note: For underlying zone, refer to Planning Map 25 in the District Plan



1.1 Permitted Activities	
Subject to compliance with the relevant performance standards in Section 2.1, the following activities are permitted:	
1.1.1 All Areas	
(a)	Earthworks associated with any permitted, controlled, restricted discretionary or discretionary activity provided for in the Development Concept Plan.
(b)	Storage and handling of any volume of hazardous substances or dangerous goods, including by-products and waste materials, associated with a permitted, controlled, restricted discretionary or discretionary activity provided for in the Development Concept Plan.
(c)	Alterations and additions to an existing dwelling, garage or accessory building.
(d)	Any <del>other</del> activity <del>identified as a permitted activity in the relevant underlying Zone as identified in the District Plan Rural zone, which occurs on land within the DCP with an underlying zoning of Rural, which is</del> not otherwise provided for in the <del>is</del> Development Concept Plan.
(e)	Signs.
(f)	Temporary construction buildings.
1.1.2 Development Area 1	
(a)	Activities, buildings and structures located in Development Area 1 (i.e. east of SH26) of the Development Concept Plan relating to processing milk and other raw materials and ingredients, including: <ul style="list-style-type: none"> <li>(i) Milk reception facilities and Tanker wash facilities;</li> <li>(ii) Parking, existing access and internal roading, loading and manoeuvring areas;</li> <li>(iii) Facilities for the packing, storage and distribution of any products produced on site;</li> <li>(iv) Storage, processing and disposal of waste material produced onsite;</li> <li>(v) Workshops and transport servicing depots;</li> <li>(vi) Demolition of buildings and structures;</li> <li>(vii) Laboratories and research establishments;</li> <li>(viii) Milk Processing Facilities, Powder dryers and Pipebridges and associated infrastructure;</li> <li>(ix) Water treatment facilities;</li> <li>(x) Energy production including boilers, power plants and co-generation plants;</li> <li>(xi) Ancillary activities including offices, canteens, medical rooms, <del>and</del> ablation facilities, <del>daycare facilities and/or recreation facilities associated with any permitted activity.</del></li> </ul>
(b)	Pedestrian/goods underpass of SH26. Such an underpass will only be required when the Tatua administrative headquarters are relocated to Development Area 2 or more than 30 carparks for factory staff are provided on the western side of SH26. <i>Note: Written approval from the New Zealand Transport Agency will be required for the activity to be processed as a permitted activity.</i>
(c)	Upgrade works to the driveway to the south of the site (RAPID No.3388), including a flush median. <i>Note: Written approval from the New Zealand Transport Agency will be required for the activity to be processed as a permitted activity.</i>
1.1.3 Development Area 2	
(a)	Activities, buildings and structures located in Development Area 2 (i.e. west of SH26) of the Development Concept Plan relating to administration and commercial activities subsidiary to the processing of milk and production of milk related products, including: <ul style="list-style-type: none"> <li>(i) Parking, existing access and internal roading, loading and manoeuvring areas;</li> <li>(ii) Ancillary activities including offices, canteens, medical rooms <del>and</del> ablation facilities, <del>daycare facilities and recreation facilities associated with any permitted activity;</del></li> <li>(iii) Demolition of buildings and structures;</li> <li>(iv) Commercial activities and structures associated with an on-site café and agribusiness activity;</li> <li>(v) Domestic wastewater treatment facilities;</li> <li>(vi) Water treatment facilities;</li> </ul> <i>For the purpose of this rule, agribusiness is defined as "an activity involved in the wholesale, retail and distribution of farm equipment and supplies, and / or the storage, and distribution of farm commodities".</i>
(b)	Irrigation spraying of wastewater produced from on-site processing and manufacturing activities.

(c)	Activities and structures relating to the loading and unloading of goods <del>subsidiary to the activities undertaken onsite</del> for rail transport including rail yards and rail sidings.
(d)	Pedestrian/goods underpass of SH26. Such an underpass will only be required when the Tatua administrative headquarters is relocated onto Development Area 2 or more than <del>40</del> <b>30</b> carparks for factory staff are provided on the western side of SH26. <i>Note: Written approval from the New Zealand Transport Agency will be required for the activity to be processed as a permitted activity.</i>
1.1.4 Development Area 3	
(a)	Activities, buildings and structures located in Development Area 3 (i.e. the south east area of the Development Concept Plan) relating to the treatment of wastewater and stormwater produced from on-site processing and manufacturing activities, including: <ul style="list-style-type: none"> <li>(i) Wastewater treatment facilities;</li> <li>(ii) Stormwater ponds and/or facilities;</li> <li>(iii) Irrigation spraying of wastewater.</li> </ul>
1.2 Controlled Activities	
(a)	Any activity identified as a controlled activity in the relevant underlying Zone as identified in the District Plan not otherwise provided for in the <del>is</del> Development Concept Plan. <i>Note: Control is reserved to the matters stipulated in the underlying Zone.</i>
1.3 Restricted Discretionary Activities	
(a)	Any new vehicle access constructed onto a road in accordance with the location shown on the <del>is</del> Development Concept Plan. <i>Note: Discretion is restricted to traffic related effects. The relevant road controlling authority shall be considered the only potentially affected party.</i>
(b)	Any permitted activity which is provided for in the Development Concept Plan and does not meet the relevant performance standards in Section 2.1. <i>Note: Discretion is restricted to the matters of non-compliance.</i>
(c)	Any activity identified as a restricted discretionary activity in the relevant underlying Zone as identified in the District Plan not otherwise provided for in the <del>is</del> Development Concept Plan. <i>Note: Discretion is restricted to the matters stipulated in the underlying Zone.</i>
1.4 Discretionary Activities	
(a)	Any activity not provided for as a permitted, controlled, or restricted discretionary activity in the Development Concept Plan but can meet the relevant performance standards in section 2.1.
(b)	Any activity identified as a discretionary activity in the relevant underlying Zone as identified in the District Plan not otherwise provided for in the <del>is</del> Development Concept Plan.
1.5 Non-complying Activities	
(a)	Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity in the Development Concept Plan and cannot meet the relevant performance standards in section 2.1.

## 2. Performance Standards

2.1 Performance Standards for Permitted Activities	
(a) Building height	The maximum height of any building and / or structure shall be no greater than 8m unless otherwise identified on the Development Concept Plan, except that: <del>the following may exceed the relevant height limit by 5m:</del> <ul style="list-style-type: none"> <li>(i) <del>Up to</del> 2 boiler stacks per boiler; and</li> <li>(ii) 4 exhaust vents per dryer (for <del>a maximum of up to</del> 4 dryers) <del>may exceed the height limit by up to 5m.</del></li> </ul>
(b) Setbacks	All buildings and structures shall be set back a minimum of 10 metres from the site boundary except where otherwise shown on sheet 6 of the Development Concept Plan.



## 2.1 Performance Standards for Permitted Activities

	<p><i>Note: Setbacks will not apply for any proposed signage not requiring a building consent or any proposed underground utility relating to infrastructure for roading, rail, the management of wastewater, stormwater or the supply of water.</i></p> <p><i>Note: Parties seeking to plan or undertake works in the Sub-Transmission Underground Cable Corridor or in close proximity to overhead sub-transmission lines should contact Powerco directly to obtain further and more accurate information before making such plans and/or commencing works.</i></p> <p><i>No works can be undertaken in the Gas Pipeline Corridor without obtaining a work permit from Vector Gas Limited (a minimum of two working days' notice is required).</i></p>
(c) Building Colour	<p>(i) Any structure/building that is in the nature of a silo, external piping, or other milk processing equipment shall retain its natural metallic finish;</p> <p>(ii) Any <u>permanent</u> building/ structure <u>in Development Area 1, that is</u> not in the nature of a silo, external piping, or other milk processing equipment shall be finished in the following colours, excluding trim, fittings, guttering, detailing and signage:</p> <p>a) Tatua colours – off white, with red roofing and trim.</p> <p><u><i>Note: This rule only applies to new buildings or structures constructed in Development Area 1 after 1 April 2019, or existing buildings and structures that are the subject of external alterations or additions after this date.</i></u></p>
(d) Building envelope for existing dwellings	<p>(i) Maximum height: 10m;</p> <p>(ii) Front yard: No extension or addition to the existing dwelling, garage or accessory building shall occur forward of the current building line;</p> <p>(iii) All other yards 10m.</p>
(e) Temporary construction buildings	<p>Temporary construction buildings must only be used in conjunction with, and for the duration of, a construction project located and within the DCP boundaries. For the avoidance of doubt, temporary construction buildings must not be used as dwellings or for residential activities.</p>
(f) Operational Noise	<p>(i) That the corrected noise level measured at the Noise Emission Control Boundary shall not exceed:</p> <ul style="list-style-type: none"> <li>Monday to Sunday including Public Holidays (7 am to 10 pm) 50 dB LAeq,</li> <li>All other times 45 dB LAeq and 75 dB LAmaz.</li> </ul> <p>(ii) The performance standard in (i) does not apply within the notional boundary of any rural dwellings within the following Lots:</p> <ul style="list-style-type: none"> <li>Section 15 SO 468539 (3458 SH26 and 4528 SH27)</li> <li>Section 18 SO 468539 (4521 SH27)</li> <li>Lot 2 DP 25518 (4543 SH27)</li> <li>Lot 1 DPS 7021 (4479 SH27)</li> <li>Lot 1 DPS 19332 (16 Brown Road)</li> <li>Lot 2 DPS 57607 (11 Brown Road)</li> <li>Lot 1 DPS 35994 (3386 SH26)</li> <li>Part Lot 3 DP 12471 (34335 SH26)</li> <li>Lot 1 DPS 38971 (4507 SH27)</li> <li>Or within the notional boundary of any rural dwelling established post 1 December 2017 within the Noise Emission Control Boundary.</li> </ul> <p><u><i>(iii) For any existing dwelling not currently owned by the Tatua Co-operative Dairy Company Ltd ("Tatua"), that is within the NECB, as identified on Sheet 1, where requested by the dwelling owner, Tatua shall, undertake an assessment of whether noise generated by Tatua would result in levels exceeding 30dB LAeq within any bedroom or 40dB LAeq within any other habitable room. In the event that this assessment indicates that these noise levels are exceeded as a result of noise generated by Tatua then Tatua shall, within 12 months of the date of approval of the DCP, offer the owner to upgrade their dwelling to achieve a level of 30dB LAeq in any bedroom and 40dB LAeq in any other habitable room. Where ventilating windows and/or doors need to be closed to achieve the internal noise level, ventilation shall</i></u></p>

## 2.1 Performance Standards for Permitted Activities

	<p><u><i>be provided to satisfy the minimum requirements of Section G4 of the Building Code.</i></u></p> <p>(iii) Any new dwelling or extension to any bedroom or other habitable room in an existing dwelling constructed within the NECB shall be designed to achieve a level of 30dB LAeq in any bedroom and 40dB LAeq in any other habitable room. <u><i>If requested by the property owner, prior to the approval of any Building Consent for the works, Tatua shall undertake an assessment within two weeks of whether noise generated by Tatua would result in levels exceeding 30dB LAeq in any bedroom and 40dB LAeq in any other habitable room. In the event this assessment indicates that these levels are likely to be exceeded as a result of noise generated solely by Tatua, then Tatua shall offer the owner to upgrade the bedroom or any other habitable room to bring the noise level solely attributable to Tatua down to 30dB LAeq in any bedroom and 40dB LAeq in any other habitable room. Where ventilating windows and/or doors need to be closed to achieve the internal noise level, ventilation shall be provided to satisfy the minimum requirements of Section G4 of the Building Code. The requirement for Tatua to undertake an assessment and/or to pay for any associated upgrade to meet this standard shall only apply if the dwelling or extension is a Permitted Activity and able to occur without the need for resource consent.</i></u></p> <p><u><i>(iv) The noise level of any ventilation system installed to provide for a residential dwelling shall not exceed 30dB LAeq when operating at the design speed as measured within 2m of the unit.</i></u></p> <p><u><i>(v) (iv) That all noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and New Zealand Standard NZS 6802:2008 "Acoustics – Environmental Noise".</i></u></p>
(g) Construction noise	<p>All construction noise shall comply with the relevant noise levels stated in NZS 6803: 1999, section 7.2 'Recommended numerical Limits for construction noise' and shall be measured and assessed in accordance with NZS 6803: 1999 'Acoustics – Construction Noise'.</p>
(h) Signage	<p>(i) All signage is to relate to the activity on site and shall meet the following requirements:</p> <ul style="list-style-type: none"> <li>A total of 20m<sup>2</sup> along the eastern road frontage of SH26.</li> <li>A total of 16m<sup>2</sup> along the western road frontage of SH26.</li> </ul> <p>(ii) a freestanding sign shall have a maximum height no greater than the permitted building height for the area, including flagpoles; and</p> <p>(iii) signs shall 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</p> <p>(iv) 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</p> <p>(v) signs shall be placed so that they do not block sight distances at entranceways; and</p> <p>(vi) signs shall be removed where the goods, services or events to which the sign relates are no longer available, or no longer relevant to the site; and</p> <p>(vii) safety signs necessary to meet legislative requirements are not subject to a maximum total area.</p> <p><i>Note: These rules shall only apply to any signage that is visible beyond the boundaries of the site.</i></p>



## 2.1 Performance Standards for Permitted Activities

(i) Irrigation spraying of wastewater produced form on-site processing and manufacturing activities	<p>The following minimum buffer distances shall be maintained at all times for the irrigation of process wastewater and dairy liquids:</p> <ul style="list-style-type: none"> <li>(i) At least 10 metres from all flowing water courses, including farm drains; and</li> <li>(ii) At least 10 metres from all external boundaries and roads; and</li> <li>(iii) At least 150 metres from any existing residence, and</li> <li>(iv) At least 300 metres from a school, marae, hall or public reserve.</li> </ul> <p>Distances to external boundaries and residences may be reduced with the prior written approval of the owner and occupier of that residence or property.</p>						
(j) Hazardous substances	<p>Hazardous substances shall be stored, handled and managed in accordance with the relevant controls documented under the Hazardous Substances and New Organisms Act 1996 (HSNO).</p>						
(k) Vibration	<p>Vibration shall not exceed the following average levels:</p> <ul style="list-style-type: none"> <li>(i) Within 20m of any dwelling in the Rural zone:</li> </ul> <table border="1" data-bbox="280 470 929 582"> <thead> <tr> <th>Time</th><th>Average weighted vibration level (Wb or Wd)</th></tr> </thead> <tbody> <tr> <td>Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)</td><td>45 mm/s<sup>2</sup></td></tr> <tr> <td>At all other times</td><td>15 mm/s<sup>2</sup></td></tr> </tbody> </table> <p>The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.</p>	Time	Average weighted vibration level (Wb or Wd)	Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45 mm/s <sup>2</sup>	At all other times	15 mm/s <sup>2</sup>
Time	Average weighted vibration level (Wb or Wd)						
Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45 mm/s <sup>2</sup>						
At all other times	15 mm/s <sup>2</sup>						
(l) Lighting and glare	<ul style="list-style-type: none"> <li>(i) At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-Industrial zoned site adjoining;</li> <li>(ii) At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes: <ul style="list-style-type: none"> <li>• An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building outside of the DCP</li> <li>• An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-Industrial zone boundary;</li> </ul> </li> <li>(iii) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting;</li> <li>(iv) The outdoor lighting on any site adjoining any non-Industrial zoned site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site;</li> <li>(v) The exterior of any structure shall not utilise reflective material or unpainted surfaces that could cause nuisance glare.</li> </ul> <p><i>For the purposes of this rule, the discomfort level is defined as one that can be detected or determined to be a nuisance by an appropriately experienced Council Officer who is able to apply the frequency, intensity, duration and offensiveness to their observations and who is able to report on these accurately.</i></p>						
(m) Emissions to Air (Odour and Dust)	<ul style="list-style-type: none"> <li>(i) There shall be no contaminants or particulate matter that has adverse effects on human health or causes objectionable effects beyond the boundary of the <u>site DCP</u>. For the purpose of this rule an emission to air nuisance is defined as one that can be detected and determined to be a nuisance by three observers who are neutral to the issue, able to apply the frequency, intensity, duration and offensiveness to their observations and who are able to report these accurately; or an appropriately experienced Council or Regional Council Officer after having considered objectives, policies and guidelines of</li> </ul>						

## 2.1 Performance Standards for Permitted Activities

	<p>assessment as provided in the relevant sections of a Regional Air Plan or consideration of the provisions in Section 17 and Part XII of the RMA;</p> <ul style="list-style-type: none"> <li>(ii) Activities shall operate so as to ensure that dust generation is minimised. These activities shall be undertaken in a manner so as to avoid any adverse effects associated with dust and particulate emissions beyond the boundary of the <u>site-of-emission DCP</u>.</li> </ul>
(n) Earthworks	<ul style="list-style-type: none"> <li>(i) All earthworks to be managed in accordance with the Waikato Regional Plan and the Erosion and sediment control guidelines for soil disturbing activities;</li> <li>(ii) <u>That all vehicle movements associated with construction and/or development must not track dirt and loose material onto the road carriageway. Any material which may inadvertently deposit on the road must be immediately washed or swept clear of the road carriageway so that there is no hazard to the travelling public.</u></li> </ul>
(o) Landscaping	<ul style="list-style-type: none"> <li>(i) Landscape planting, including retention of the existing oaks, shall be located <u>in general accordance with the Development Concept Plan</u> and <u>is to be</u> completed in accordance with the staging specified in the Development Concept Plan (<u>Attachment B</u>: sheets 7-11). i.e. Development within a building area requires planting to be undertaken in the corresponding planting area;</li> <li>(ii) Prior to the construction of new buildings/structures with a gross floor area (GFA) greater than 200m<sup>2</sup> or 8m in height, <u>located</u> outside the existing DCP shown on Sheet 7, a landscape plan shall be submitted to the Matamata-Piako District Council as per (i) above. When considering the landscape plan under (iii), Council should consider whether the level of detail gives effects to the plan in the DCP;</li> <li>(iii) The landscape plan shall detail the location of the planting, the plant species, the proposed timing of planting, the height and spacing of plants at the time of planting, and the maintenance regime of the landscape planting including soil and moisture retention, irrigation, access and the replacement of any dead, diseased or dying plants;</li> <li>(iv) Planting in all staging areas must be established in the nearest planting season immediately following completion of construction of any new buildings within the designated 'Building Area'.</li> </ul> <p><i>Note: This rule shall not apply to any planting for the purposes of enhancement within the Development Concept Plan which is additional to the planting shown on the Development Concept Plan.</i></p>
(p) Carparking and Formation standards	<ul style="list-style-type: none"> <li>(i) A minimum of 1 space per Full Time Equivalent (FTE) employee shall be provided on the site in association with permitted activities. Provision shall be made for staff parking at a rate equivalent to the staff requirement for each consented increase;</li> <li>(ii) <u>A minimum of 13 9</u> visitor parking spaces shall be provided, <u>at all times with provision for additional visitor parking to meet the demand for any consented increase in production in order to comply with 2.1(p)(ix);</u></li> <li>(iii) 1 parking space shall be provided for a courier van at all times;</li> <li>(iv) All visitor parking and loading spaces shall be clearly identified;</li> <li>(v) All parking and loading spaces, access and manoeuvring areas shall be designed, formed and constructed in accordance with the MPDC Development Manual 2010;</li> <li>(vi) All internal roading and parking areas shall be formed with an all-weather surface designed to minimise dust and noise nuisance, and provide for the safe and efficient disposal of stormwater;</li> <li>(vii) Manoeuvring areas shall be provided at a standard adequate to accommodate a 99.8 percentile car or a 99 percentile truck in order to ensure that all vehicles have the ability to access any adjoining road in a forward direction after no more than a three point turning manoeuvre on the site;</li> <li>(viii) All required carparks shall be marked or delineated;</li> <li>(ix) <u>All parking should be located within the Development Concept Plan. No overspill of visitor or staff parking shall be located within the road reserve.</u></li> </ul>
(q) Pedestrian/goods underpass	<p>When the Tatua administrative headquarters is relocated to Development Area 2, or more than 30 carparks for factory staff are provided on the western side of SH26, a pedestrian/goods underpass shall be provided as shown on the DCP.</p>



## 2.1 Performance Standards for Permitted Activities

	<u>Note: The design of the site should encourage pedestrians to utilise the underpass by providing car-parking in close proximity and by incorporating design features such as pedestrian barriers and signage to encourage its use and discourage pedestrians crossing the state highway.</u>																
(r) Unloading	No more than two tankers are to queue on State Highway 26 to unload at any one point.																
(s) Upgrade works to access at Rapid No. 3388 SH26	Extension of the flush median on SH26 past the driveway at RAPID No.3388, will be required prior to this driveway being used for more than 10 right turning movements per day.																
(t) Construction Traffic Management Plan	A Construction Traffic Management Plan (CTMP) will be required to be submitted to Council prior to all new construction generating more than 25 arrivals (50 movements). This plan will include details on construction traffic volumes, traffic mix and hours of operation and shall outline the measures to be implemented to avoid, remedy, or mitigate any adverse effects on traffic safety and efficiency. The recommendations of the <del>CTMP</del> <u>CTMP</u> must be implemented for the duration of the construction activity.																
(u) Access	Vehicle access points <u>on the State Highway</u> shall be designed, formed and constructed to the standard required by the NZ Transport Agency as specified in <u>in the NZ Transport Agency's Planning Policy Manual. Vehicle access points on Local Roads shall be designed, formed and constructed to the standard required by in the MPDC Development Manual 2010, or such standards as agreed with the NZ Transport Agency.</u>																
(v) Permitted Gate Movement Threshold	<p>The daily traffic movements based on the seven day average trip generation of all gates shall not exceed:</p> <p>(i) 550 during the peak hours and</p> <p>(ii) 2,100 in total</p> <p>This is based on the following table:</p> <table><tr><th colspan="4">Vehicle Movements</th></tr><tr><th></th><th>Existing (withD3 Dryer)</th><th>Capacity</th><th>Permitted Additional</th></tr><tr><td>Peak hours (combined)</td><td>150</td><td>550</td><td>400</td></tr><tr><td>Daily</td><td>500</td><td>2100</td><td>1600</td></tr></table> <p>"Vehicle movement" is defined as a movement either to, or from the site so that one vehicle accessing and leaving the site is deemed to generate two vehicle movements.</p>	Vehicle Movements					Existing (withD3 Dryer)	Capacity	Permitted Additional	Peak hours (combined)	150	550	400	Daily	500	2100	1600
Vehicle Movements																	
	Existing (withD3 Dryer)	Capacity	Permitted Additional														
Peak hours (combined)	150	550	400														
Daily	500	2100	1600														
(w)Offices and commercial activities	<p>(i) Ancillary activities including offices, canteens, medical rooms, <u>and</u> ablution facilities, <del>daycare facilities and recreation facilities</del> associated with the processing of milk and production of milk related products are not subject to a size limit;</p> <p>(ii) Commercial activities and structures subsidiary to activities on the site including the provision of an on-site café and agribusiness activity shall have a combined gross floor area (GFA) of no greater than 2,000m<sup>2</sup> GFA.</p>																
(x) <u>Vegetation Clearance</u>	<u>Tatua to undertake vegetation clearing as necessary to achieve and maintain sight distances at the State Highway 26/Brown Road intersection as required by the NZ Transport Agency State Highway guidelines.</u>																

## 3.1 Matters of control/ discretion

### Controlled Activities

For controlled activities Council has reserved control over the matters as outlined in the District Plan, for the underlying Zone as shown on the Planning Maps.

### Restricted Discretionary activities

For restricted discretionary activities the Council has restricted its discretion to the matters as outlined in the table below. Resource consent conditions can only be imposed over the matters to which discretion has been restricted.

### Discretionary activities

In considering discretionary activities, the Council shall, unless otherwise stated, have regard to any or all of the following matters, as appropriate. The criteria are only a guide to the matters that the Council will consider and shall not restrict the Council's discretionary powers.

### The following are matters of discretion.

Matters of discretion	
General:	(a) Suitability of the activity with regard to its location as shown on the DCP. (b) Extent to which activity complies with the Performance Standards within Section 2.1 of the DCP <u>and/or within the wider environment.</u>
Bulk, Location <u>and</u> <u>Signage</u>	(a) Any effects of an increase in <u>signage</u> , building height or a reduced setback from internal and road boundaries on the rural amenity values in the locality and the reasonable use of adjoining land. (b) The individual and cumulative effect of additional building height on the landscape values in the locality of the Development Concept Plan. (c) The form and function of the over-height structure. (d) The material and colour finish of the over-height structure. (e) <u>Proposed signs</u> (f) The intensity of lighting when viewed from a distance. (g) The effectiveness of any mitigation.
Landscape	(a) The suitability of species, density and height of plants at the time of planting. (b) The effectiveness of the proposed landscape planting to mitigate the adverse effects of proposed buildings and activities on landscape values in the locality of the Development Concept Plan. (c) Maintenance of planting and ability of planting to establish and grow, including provision for access, methods of soil retention and irrigation. (d) The use of landform to assist in mitigation of landscape effects.
Colour	(a) <u>Alternative colour finishes and their effectiveness to address the visibility of the proposed structure individually and cumulatively, within the Height Control Zone within the Development Concept Plan.</u>
Traffic	(a) The impacts on the safe and efficient operation of the transportation system including, but not limited to: i. Impacts on the road network and the efficient operation of local intersections; and ii. Infrastructure provision, including works needed to maintain the safety and efficiency of the transportation system such as any upgrades necessary to pedestrian and cycle facilities, intersections, pavements and structures on the system affected by the proposed activity.
Noise and Vibration	(a) Ensure that existing activities on neighbouring properties in the locality are not adversely affected by unreasonable noise from the proposal. In determining appropriate noise levels, Council shall have regard to the noise environment of the locality in which it is proposed to site the facility and the practicality of reducing noise from the utility components.
<u>Odour Emissions to Air (Odour and Dust)</u>	(a) The effect of the probability of offensive odours from the operation of facilities and in particular the operation of waste treatment and disposal facilities and solid waste management disposal sites. (b) <u>The effects of dust or particulate matter originating from the DCP site including, but not limited to, its composite material and quantity.</u>





EXISTING OAKS  
TO BE RETAINED

RAILWAY LINE

EXISTING  
DCP

BREAK IN  
SHELTERBELT  
FOR  
POWERLINES

WW & SW

WW & SW

BREAKS IN RIPARIAN  
PLANTING FOR  
ACCESS

KEY

- |                          |                          |
|--------------------------|--------------------------|
| <b>A</b> Building Area A | <b>A</b> Planting Area A |
| <b>B</b> Building Area B | <b>B</b> Planting Area B |
| <b>C</b> Building Area C | <b>C</b> Planting Area C |
| <b>D</b> Building Area D | <b>D</b> Planting Area D |
| <b>E</b> Building Area E | <b>E</b> Planting Area E |
| <b>F</b> Building Area F | <b>F</b> Planting Area F |

DCP Boundary

- Site Boundary - Area 1 (Manufacturing and Processing Activities)
- Site Boundary - Area 2 (Support Activities)
- Site Boundary - Area 3 (Wastewater and Stormwater)

#### PROPOSED PLANTING

- |           |                                  |
|-----------|----------------------------------|
| <b>aa</b> | Amenity Planting                 |
| <b>bb</b> | Shelterbelt Planting             |
| <b>cc</b> | Northern Boundary Grove          |
| <b>dd</b> | Riparian Planting                |
| <b>dd</b> | Woodlot Planting                 |
| <b>x</b>  | Cross sections (see Sheets 8-10) |

#### NOTE:

- Planting to be implemented as per Staging Plan.
- Planting in all staging areas must be established in the nearest planting season immediately following completion of construction of any new buildings within the designated 'building area'.
- See cross-sections for further detail on width of planting and indicative landscape outcomes on Sheets 8-10.

**DW** Domestic wastewater treatment area

**WW & SW** Wastewater and stormwater treatment area (to remain in pasture except where required for tanks/structures/processing facilities for the purposes of wastewater and stormwater treatment).

Scale 1:5000 @ A3