

Bulk & Location Controls – SL1 Industrial North

Industrial Activities and Supporting Activities – as defined in Hamilton ODP (See Appendix 9a below)

- New Buildings and Development – Permitted
- Logistics and Freight-Handling Activities - Permitted
- Industrial Activity – Permitted
- Light Industrial Activity – Permitted
- Service Industrial Activity – Permitted
- Ancillary Offices – Permitted
- Ancillary Retail – Permitted
- Trade and Industry Training Facilities – Permitted
- Food and Beverage outlets (no greater than 250m2 gross floor area) on proposed lot 14 – Permitted
- Wholesale retail and trade supplies – Permitted
- Building Improvement Centres – Permitted
- Accessory Buildings – Permitted
- Banks less than 200m2 – Permitted

Standards	HCC Industrial Zones	SL1 Industrial North Bulk and Location Controls
Site coverage	<u>General Industrial</u> • No maximum (outside of Amenity Protection Area) • Amenity Protection Area = max. 75% <u>Ruakura Industrial</u> • Max. 75%	<u>SL1 Industrial</u> • 80% maximum
Building setbacks	<u>General Industrial</u> • Local and collector road = 3m • Arterial road = 5m and 5m + 45deg HIRB	• Local road = 3m • Collector road = 5m • Hamilton Southern Links = 40m from the SL1 designation boundary for noise sensitive activities;

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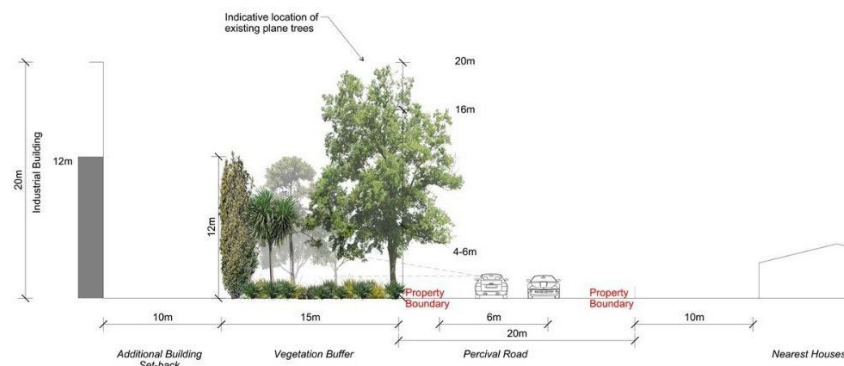
+64 375 0900 | admin@barker.co.nz | barker.co.nz

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	- Waikato Expressway = 40m from the edge of the expressway carriageway for protected premises and facilities; or 15m from designation boundary for other buildings - Adjoining residential zone = 8m - Adjoining open space zone = 3m - Other boundaries = 0m <u>Ruakura Industrial</u> - Local and collector road = 5m - Arterial road = 15m - Waikato Expressway = 40m from the edge of the expressway designation for noise sensitive activities; or 15m from designation boundary for other buildings - Adjoining residential zone = 40m - Adjoining open space zone = 8m - Other boundaries = 0m <u>Waipa Industrial Zone (Hautapu Structure Plan)</u> - Adjoining Rural Zone = 15m	and 15m from designation boundary for other buildings - Adjoining residential and public infrastructure facilities = 8m - Adjoining rural = 15m - Other boundaries = 0m - Adjoining open space zone = 8m
Building height	<u>General Industrial</u> 20m (outside of Amenity Protection Area) - Amenity Protection Area = 10m <u>Ruakura Industrial</u> - Max. 20m	20m
HIRB	<u>General Industrial</u> Adjoining residential and open space zones = 3m + 45deg, except 3m + 28deg at southern boundary <u>Ruakura Industrial</u>	No part of a building shall penetrate a height control plane rising at an angle of 45° (or 28° on a southern boundary) beginning at 3 m above any boundary adjoining a Residential, Open Space, Rural Zone, or Public Infrastructure Facility.

	• Adjoining residential and open space zones = 3m + 45deg, except 3m + 28deg at southern boundary	
Permeable surface	<u>General Industrial</u> • Min 10% <u>Ruakura Industrial</u> • See landscaping below (min 20%)	• In addition to any requirements for landscaping and landscaping buffer strips, 20% of the site area shall be permeable.
Landscaping	<u>Ruakura Industrial</u> • In addition to the requirements for planting and buffer strips, 20% of the site area shall be landscaped. • This requirement may be reduced to 10% of each site where the reduction in landscaping is used for car parking purposes and is designed in such a way as to be substantially hidden from view from the road and adjoining properties by either: ○ Excavation ○ Mounding ○ Landscape planting or ○ A combination of one or more of the foregoing, so as to be visually integrated into the remaining landscaped area. ○ Except that landscaping shall always be provided for in required yards adjoining public open space reserve vested in Council and stormwater treatment and control areas. • Front yard fences (other than fencing of side yards to the street front) shall be located at or behind the façade of the building facing the street. • The Buffer Area shall have been planted no later than the end of the 2030 planting season and is to include: ○ Retention of the existing plane trees (and planting of additional trees to fill the gaps) and replacement planting where necessary;	On lot frontage landscaping and screening • With the exception of areas required for driveway and vehicle crossing, land within 3m of local and collector roads shall be planted. • This planting shall consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10m of road frontage at a grade of no less than PB95 (equivalent of 45L) and minimum of 1.5m high at the time of planting. • For the avoidance of doubt, road frontages up to 10m wide will require one tree. • Outdoor storage areas and any air conditioning unit visible from any road or other public place, shall be screened by landscape planting of 2m in height.

- On the boundary of Landscape Buffer Area (i.e. the furthest from Percival Road) a dense evergreen hedge to no less than 12m in height;
- A 15m setback consisting of an informal band of indigenous vegetation to provide understory planting between the hedge and the road boundary for the full length of Percival Road;
- A 10m building setback within the relevant Ruakura Industrial Park Zone from the edge of the 15m indigenous vegetation;
- No vehicle access is to be provided to any site through the 15m landscaped width of the Buffer Area and no car parking is permitted within this section of the buffer.



Site layout and interface standards

General Industrial

- No plant or machinery shall be placed on 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).
- Adjoining major arterial roads
 - Any exterior wall of any building which faces toward the Major Arterial Road from which vehicle access is obtained must contain doors or windows which cover a minimum of 30% of the façade.

- No plant or machinery (including air-conditioning units), goods, materials or waste shall be placed within the front building setback.
- Visitor and staff parking areas shall be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway shall be provided to the entrance of the building from the transport corridor boundary.

	○ The main pedestrian entrance of the principal building on the site shall face towards the Major Arterial Transport Corridor from which vehicle access is obtained. ○ Fences and walls in the front yard setback of the Major Arterial Transport Corridor that vehicle access is obtained from shall not exceed 1.2m in height. ○ No loading spaced shall be located in the front setback of the Major Arterial Transport Corridor that vehicle access is obtained from. ○ No service or outdoor storage area shall be located between the front of the principal building and the major arterial road from which vehicle access is obtained (whether or not the site is separated from the road by a segregation strip or service lane). <u>Ruakura Industrial</u> • No more than 50% of the area between a building on the site (where that building is within 15m of the front boundary) and the front boundary of the site shall be used for car parking and/or vehicle manoeuvring. Rear sites are excluded from this requirement. • No plant or machinery (including air-conditioning units) relating to the activity shall be placed within any building setback. • Front yards shall not be used for Industrial operational activities (other than access and carparking) or storage areas. • No storage, loading or unloading of containers shall take place forward of the front building line of any building fronting a transport corridor or the Waikato Expressway.	• Where provided, outdoor staff recreational/eating areas shall be located adjacent to internal staff meal areas/lunchrooms. Outdoor staff areas shall include landscaping and provision of shade/shelter. This may be in the form of trees or physical shade structures. • Fences and walls in the front yard setback that vehicle access is obtained from shall not exceed 1.2m in height. • No storage, loading or unloading of containers shall take place forward of the front building line of any building fronting a transport corridor or State Highway.
Ancillary retail and office	<u>General Industrial</u> • Total area of ancillary office and ancillary retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the principal activity on the site. <u>TRNIZ</u>	• Ancillary retail and/or office activity shall not occupy, either individually or combined, more than 10% of the gross floor area or 250m², whichever is the lesser, and shall be ancillary to, and form an integral part of the principal industrial activity on the site.

	- The total ancillary office activity shall not occupy more than 50% of the gross floor space of the principal industrial activity on the site. - 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. - The total ancillary retail shall not occupy more than the equivalent of 10% of the gross floor area of the principal industrial activity on the site or 250m², whichever is the lesser. - 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. <u>Ruakura Industrial</u> - Ancillary retail activity shall not occupy more than 10% of the floor space of the principal industrial activity on the site. - 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.	Retail and/or office ancillary to industrial buildings shall be located at the front of the industrial building and facing the road. On corner sites, they are only required to face the primary frontage.
Minimum net site area and shape	<u>Subdivision</u> - General Industrial = Min. 1,000m² (front & corner); min. 500m² (rear). - Ruakura Industrial = Min. 3000m², except up to a maximum of 20% of sites for each subdivision stage shall have a minimum net site area of 1000m² for front sites and 500m² for rear sites. - Shall be of such a shape as to contain a 20m diameter circle. The circle shall not infringe any required front setback or any setback adjoining a residential, special character or open space zone.	- Minimum 1000m² (front, corner and rear) - Shall be of such a shape as to contain a 20m diameter circle. The circle shall not infringe any required front setback or any setback adjoining a residential or open space zone.

Specific Standards for non-industrial uses	
Active frontages	• No roller doors, or similar, which may obscure windows or entranceways, may be installed on the front of any building fronting a public space. • A minimum of 50% of the ground floor wall of any activity facing the primary street frontage or public space shall consist of clear glazing and be capable of displaying goods and services. • The primary customer entrance shall be located on the primary street frontage.
Service areas	Any building shall provide service areas as follows. • At least one service area of not less than 10m² or 1% of the gross floor area of the building, whichever is the greater. • Any additional service areas shall not: ○ Be less than 5m². ○ Have a minimum dimension of less than 2.5m. • Any outdoor service area shall be maintained with an all-weather, dust-free surface. • A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles. • Any service area shall not encroach on to areas required for other purposes (e.g. parking, loading, landscaping and screening).
Outdoor storage	Any outdoor storage area used for the storage of goods or materials shall: • Be laid out and used in a manner that does not conflict with vehicle access. • Be maintained with an all-weather, dust-free surface. • Be located away from public view or otherwise screened by fencing and landscaping. • Not encroach on areas required for other purposes (e.g. parking, loading, landscaping and screening).

Appendix 9a

Industrial Activities and Supporting Activities	Hamilton ODP Definitions
Building	Means any structure of any kind, whether temporary or permanent, moveable or immovable, and includes: a) Any fence or wall over 2.5m in height. b) Any retaining wall over 1.5m in height and load bearing. c) Any scaffolding or falsework erected temporarily for maintenance or construction purposes. d) Any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, used as a place of accommodation, business or storage. e) Any swimming pool with walls more than 1.2m above the ground level at any point. f) Any deck more than 1m above the ground level at any point. g) A mast pole or a telecommunication aerial that is on, or forms part of, a building and that is more than 7m in height above the point of its attachment or base support (except a dish aerial that is less than 2m wide). A building does not include: h) Except for the purposes of the Electricity Transmission Corridor Rules in Table 25.7.4: i. Pergolas, not roofed or enclosed, and not exceeding 3m in height; and ii. Lych-gates not exceeding 3m in height. i) Steps, terraces and patios, not roofed or enclosed, and not exceeding 1m in height. j) Public art, floodlights, goal posts, park furniture.
Development	Means any activity undertaken to change the scale, character or intensity of any use of land, and includes any building activity.
Logistics and Freight-Handling Activities	a) All aspects of freight handling such as loading and unloading of goods from and to road or rail, container storage, container devanning and MAF/customs procedures, warehousing and distribution/consignment activities. b) All ancillary activities including container, equipment and fleet maintenance and administration activities. c) All offices and facilities associated with inland port management or customs excise functions. d) All offices and specialised training facilities directly related to a logistics or freight-handling activity on site, having a maximum gross floor area of 10% of the total gross floor area of a site or area of a leased site.

Industrial Activity	a) All types of processing, manufacturing, service and repair activities b) Laboratories and research facilities c) Transport depots.
Lightly Industry	Means manufacturing, warehouse, bulk storage, service and repair activities which do not involve the use of heavy machinery, are carried out indoors and are unlikely to give rise to significant adverse effects beyond the site and are generally of a small scale. They include printing works, furniture manufacture, car repairs, light engineering, tradesmen's depots and the like
Service Industry	Means premises occupied by activities involving light manufacturing or the repair or servicing of goods of a light nature and includes repair of household appliances, electronic equipment assembly and servicing, craft manufacture and clothes manufacture. It does not include car repairs, furniture making and the like.
Ancillary Office	Means any retail or office activity on the same site as the principal activity, and whose use is ancillary to that principal activity (e.g. a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site.
Ancillary Retail	Means any retail or office activity on the same site as the principal activity, and whose use is ancillary to that principal activity (e.g. a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site.
Trade and Industry Training Facilities	Means premises accommodating specialised education and training facilities where groups of people are given trade or industry tuition and training on a formal basis.
Food And Beverage Outlets	Means premises serving food and/or beverages prepared for immediate consumption on or off the premises to the general public. It includes bakeries, lunch bars and cafes operating during normal working hours, but excludes restaurants, licensed premises, and supermarkets.
Wholesale Retail and Trade Supplies	Means premises that engage primarily in the storage, distribution and sale of goods to other businesses (rather than the general public, although it may include a minor proportion of its sales to the general public), including premises engaged in supplying the construction and building industries, such as plumbing and building materials, farming and primary production supplies (including seed and grain merchants, farming and horticultural equipment suppliers, and equestrian and veterinary suppliers).
Building Improvement Centres	Means premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes nurseries and garden centres.
Accessory Buildings	Means a building, which is clearly incidental to the principal building or primary land use on a site. Accessory buildings include garages, carports, sleep-outs, rumpus rooms, garden sheds, and storage sheds. Such a building will not meet all of the primary living requirements of the occupants, and the occupants remain members of the

	principal household. An accessory building used as a sleep-out must contain no more than two bedrooms and must not contain any kitchen facilities or laundry facilities. Solar panels and solar water-heating devices not attached to a building are included in the definition of an accessory building. Accessory buildings can be either attached to or detached from another building on the site.
Banks	Means a financial establishment that receives money on current or deposit account, provides a transactional deposit and withdrawal service, provides credit/makes loans at interest and exchanges currency. This excludes offices of banks without a transactional service element or where such transactions are limited to electronic funds transfer at point of sale (EFTPOS machines).