

Appendix E – Proposed Land Use Consent Conditions



Te Kowhai East

Land Use Consent Conditions

Table No. 1

Land Use Consent – General	
	Condition
General	
1	The work shall be carried out in general accordance with the plans and information submitted as part of this application, except where modified by any conditions of this consent.
Development Framework	
2	All development within the Site shall be undertaken in accordance with the Development Framework contained in Appendix 1 of this consent.

Table No. 2

Land Use Consent – Vehicle Movement Tracking	
	Condition
Vehicle Movement Tracking Register	
1	The consent holder shall maintain a Vehicle Movement Tracking Register recording the estimated cumulative peak hour vehicle movements generated by development occurring under this consent. The purpose of the Vehicle Movement Tracking Register is to monitor compliance with, and identify when, the transport infrastructure trigger thresholds specified in Appendix 2 of the subdivision consent <i>[insert subdivision consent reference]</i> are reached.
2	The consent holder shall, at intervals not exceeding 12 months, undertake traffic monitoring at the site access connecting to the SH39 roundabout. The purpose of the monitoring is to verify whether actual traffic generation remains generally consistent with the assumptions recorded in the Vehicle Movement Tracking Register and to inform whether the transport infrastructure trigger thresholds specified in Subdivision Consent <i>[insert subdivision consent reference]</i> are being approached or have been reached.
3	The requirements of Table 2, Conditions 1 and 2 shall cease to apply once the transport infrastructure required by the 400 peak hour vehicle movement Infrastructure trigger under Subdivision Consent <i>[reference]</i> has been delivered. Advice Note: This condition is required as Conditions 1 and 2 within Table 2 are intended solely to monitor compliance with the transport infrastructure trigger framework under the Subdivision Consent <i>[insert subdivision consent reference]</i> .

Table No. 3

Land Use Consent – Operational Noise Limits	
#	Condition
Noise Limits	
1	<u>Activity Noise Limits</u> Operational noise generated by activities within TKE must comply with the noise limits in the below table.



Receiving environment	Time Period	Noise Limit	Assessment Location
Receivers Outside the Site			
Noise Sensitive Activities Outside TKE	Daytime (7.00am to 7.00pm)	50dB LAeq(15-minute)	At or within the notional boundary of dwelling
	Evening (7.00pm to 10.00pm)	45 dB LAeq(15-minute)	
	Night-time (10.00pm to 7.00am)	40 dB LAeq(15-minute)	
		65 dB LAmax	
Receivers within the Site			
Non-Industrial Activities	At all times	60 dB LAeq (15-minute)	At or within the allotment boundary
Industrial Activities	At all times	65 dB LAeq (15-minute)	
Noise shall be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sounds and assessed in accordance with NZS 6802:2008 Acoustics – Environment Noise.			
2	<u>Ancillary Residential Units – Internal Noise level</u> Any ancillary residential unit shall be designed and constructed to achieve an internal noise level not exceeding 40dB LAeq(24hour) within all habitable rooms. This level is to be achieved based on the permitted levels in Table 3, Condition 1 above and, where applicable, consideration of road traffic noise if located within the State Highway Noise Control Boundary as per the Waikato District Plan (Operative in Part).		
3	<u>Ancillary Residential Units – Compliance</u> Compliance shall be demonstrated by an acoustic assessment prepared by a suitably qualified and experienced acoustic specialist. The assessment shall identify the building construction, glazing specification, ventilation system, and any other acoustic design measures to achieve the internal noise criterion.		
4	<u>Ancillary Residential Units – Mechanical Ventilation Requirements</u> Where windows are required to remain closed to achieve the internal noise criterion required by Table 3, Condition 2 above, the building shall be provided with a mechanical ventilation system that: a) Meets the requirements of Clause G4 of the New Zealand Building Code; b) Is capable of providing adequate ventilation to habitable rooms while maintaining the required internal noise level; and c) Is designed, installed and maintained in accordance with the recommendations of the acoustic design report.		

Table No. 4

Land Use Consent – Construction management conditions for physical works required to give effect to subdivision	
#	Condition
General	
1	The work shall be carried out in general accordance with the plans and information submitted as part of this application, except where modified by any conditions of this consent.
2	Any management plan required by this consent may be prepared and submitted on a staged basis to correspond with the staging of the development.
Tangata Whenua Management Plan	
3	Prior to the commencement of bulk earthworks, the Consent Holder shall prepare a Tangata Whenua Management Plan (TWMP). The TWMP shall provide the framework for recognising and providing for



mana whenua cultural values during the implementation of the Project and shall include, as a minimum:

- a) Protocols for ongoing Tangata Whenua engagement throughout the construction and implementation of the Project;
- b) Arrangements for karakia whakawaatea prior to the commencement of relevant construction works;
- c) Protocols for cultural monitoring and management of cultural values during construction works;
- d) Procedures for identifying, avoiding and, where avoidance is not practicable, appropriately managing any sites or features of cultural significance identified during the implementation of the Project;
- e) Processes for Tangata Whenua involvement in, and feedback on, the detailed design and implementation of ecological restoration and enhancement areas;
- f) Processes for Tangata Whenua input into the landscape treatment of the Mangaheka Stream corridor, reserves, principal site entrances and other key public-facing areas of the development; and
- g) A process for Tangata Whenua to propose Te Reo Maaori names for roads, reserves and other public places within the development, for consideration through the relevant naming approval processes.

The final TWMP shall be provided to Waikato District Council prior to the commencement of bulk earthworks and shall be implemented for the duration of the Project.

Construction Management Plans

- 4 Prior to the commencement of any physical works authorised by this consent, the Consent Holder shall submit a Construction Management Plan (CMP) to Council for certification. The CMP shall be prepared by suitably qualified and experienced persons and shall include, as a minimum:
 - a) An overview of the proposed works, including staging and indicative construction timeframes;
 - b) A description of construction methodologies and sequencing of works;
 - c) Contact details for the Consent Holder, site manager, principal contractor and other key personnel;
 - d) Procedures for communication with neighbouring landowners, road controlling authorities, infrastructure providers and other relevant stakeholders;
 - e) Measures to minimise dust, sediment, noise and vibration effects arising from construction activities;
 - f) Procedures for managing construction waste, spills, contamination incidents and unexpected finds;
 - g) Health and safety procedures relevant to the construction works;
 - h) Reference to, and implementation of, all management plans required under this consent; and
 - i) Procedures for monitoring compliance with the conditions of this consent and responding to complaints.
- 5 Prior to the commencement of noise and vibration generating activity for any stage of the development, the Consent Holder must prepare, and submit to Council for certification, a Construction Noise and Vibration Management Plan (CNVMP). The objective of the CNVMP is to identify and implement the best practicable option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and shall include, as a minimum:
 - (a) The applicable construction noise and vibration criteria, including the relevant provisions of NZS 6803:1999 Acoustics – Construction Noise and DIN 4150-3:1999 Structural Vibration – Effects of Vibration on Structures;
 - (b) Programme of works and hours of operation;
 - (c) Identification of surrounding noise and/or vibration sensitive receivers;
 - (d) Details of the specific monitoring, management and mitigation measures required to comply with the relevant noise and vibration criteria;



	i. The requirement to provide written communication to occupants of all immediately neighbouring buildings prior to the commencement of activities on a lot. Any amendment to the certified CNVMP, which comprises changes to construction methodologies, shall also be prepared by a suitably qualified and experienced acoustic specialist. The revised CNVMP shall be submitted to Council for certification.
6	Prior to the commencement of any physical works authorised by this consent, the Consent Holder shall submit a Construction Traffic Management Plan (CTMP) to Council for certification. The CTMP shall be prepared by a suitably qualified and experienced person and shall include, as a minimum: a) The proposed construction vehicle access points and haul routes to and from the site; b) Measures to manage the safe and efficient movement of construction traffic within and around the site; c) Measures to maintain safe access for pedestrians, cyclists and other road users during construction; d) Temporary traffic management measures, where required; and e) Measures to minimise adverse effects on the surrounding transport network. The CTMP shall be prepared taking into account the construction staging as per the Earthworks Management Plan and Mangaheka Streamworks Management Plan, required by Conditions 7 and 8 below.
7	Prior to the commencement of any earthworks authorised by this consent, the Consent Holder shall submit a finalised Earthworks Management Plan (EWMP) to Council for certification. The finalised EWMP shall be generally consistent with the draft Earthworks Management Plan submitted in support of the application and shall address the staging, management, monitoring and mitigation of earthworks activities undertaken on the site. All earthworks shall be undertaken in accordance with the certified EMP.
8	Prior to the commencement of any stream works authorised by this consent, the Consent Holder shall submit a finalised Mangaheka Streamworks Management Plan (MSMP) to Council for certification. The finalised MSMP shall be generally consistent with the draft Streamworks Management Plan submitted in support of the application and shall address the staging, management, monitoring and mitigation of stream works activities undertaken on the site.
9	The Consent Holder shall undertake all construction activities in accordance with the certified SCMP, CNVMP, CTMP, EMP and SMP.
Ecological Management Plans	
10	The consent holder shall submit to Council the following Ecological Management Plans (as certified by Waikato Regional Council), prior to construction works commencing: a) Lizard Management Plan; b) Bat Management Plan; c) Mangaheka Stream Enhancement Plan; d) Black Mudfish Habitat Creation Plan; and e) Fish Management Plan. Notwithstanding the above, construction works may commence before one or more Ecological Management Plans have been certified (by WRC) where the Consent Holder demonstrates, to the satisfaction of the Council, that the proposed works: a) do not rely on the uncertified Ecological Management Plan; b) will not disturb, modify or adversely affect the ecological values, habitats or species managed by that plan; and c) will not compromise the implementation of that plan at a later stage.
11	The Consent Holder shall undertake all construction activities in accordance with the certified Ecological Management Plans listed in Condition 10 above.
Archaeology – Accidental Discovery Protocols	



12	The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value or of cultural significance to tangata whenua other than those sites for which specific archaeological authorities have been granted by Heritage New Zealand Pouhere Taonga. In the event of any archaeological artefacts being discovered the works shall, in the vicinity of the discovery, cease immediately and the Waikato Regional Council, Heritage New Zealand Pouhere Taonga and representatives of local iwi shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering: a) Tangata whenua interests and values, b) Protocols agreed upon by tangata whenua and the consent holder, c) The consent holder's interests, d) Any Heritage New Zealand Pouhere Taonga authorisations; and e) Any archaeological or scientific evidence.
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Table No. 5

Land Use Consent – Construction Management Conditions for ongoing on-lot development	
#	Condition
General	
1	The work shall be carried out in general accordance with the plans and information submitted as part of the application, except where modified by any conditions of this consent.
Earthworks	
2	On lot earthworks shall be demonstrated on a plan at building consent stage. Earthworks plans shall include information relevant to: (a) Volume and area of earthworks; (b) Any retaining walls; (c) Erosion and sediment controls; (d) Earthworks carried out in accordance with any relevant GCR.
3	Earthworks shall not obstruct or divert any stormwater overland flow path, unless an alternative design is provided that achieves an equivalent, or improved, stormwater discharge and associated flow paths.
4	All earthworks activities on site shall be managed to avoid material deposits on public roads.
5	Earthworks shall be undertaken in such a manner so as to not create a dust nuisance. A dust nuisance will occur if: (a) There is visible evidence of suspended solids in the air beyond the site boundary; and/or (b) There is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure of a neighbouring property or a water body.
6	All areas of bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within three calendar months following the completion of earthworks. If this cannot be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.
Construction Management	
7	The footpath and berm shall be kept clear during construction, or, if not practicable, may be temporarily closed along the site frontage. An application for Temporary Use of the Road Corridor can be made through the www.beforeyoudig.co.nz website.
8	On completion of site works, any damage shall be repaired, and the kerb, berm and footpath reinstated to match the surroundings. The reinstatement works shall not be carried out until all service trenching in the footpath has been completed and shall include the reinstatement of all trenches.
9	All construction works, including maintenance and demolition work, must be designed and constructed to ensure that noise from the site is in accordance with the provisions of NZS6803:1999 Acoustics – Construction Noise.



10	Construction vibration received by any building on any other site shall be measured and assessed in accordance with the German standard DIN 4150-3:2016 Structural vibration – Effects of vibration on structures.
Archaeology – Accidental Discovery Protocols	
11	The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value or of cultural significance to tangata whenua other than those sites for which specific archaeological authorities have been granted by Heritage New Zealand Pouhere Taonga. In the event of any archaeological artefacts being discovered the works shall, in the vicinity of the discovery, cease immediately and the Waikato Regional Council, Heritage New Zealand Pouhere Taonga and representatives of local iwi shall be notified within 24 hours. Works may recommence on the written approval of the Waikato Regional Council after considering: (a) Tangata whenua interests and values, (b) Protocols agreed upon by tangata whenua and the consent holder, (c) The consent holder's interests, (d) Any Heritage New Zealand Pouhere Taonga authorisations; and (e) Any archaeological or scientific evidence.

Table No. 6

Land Use Consent – On-lot Landscape Conditions	
#	Condition
Landscape Design	
1	Any landscaping required by the Development Framework for the relevant lot shall be established prior to occupation or commencement of the activity and thereafter maintained in a healthy and tidy condition.
2	Where development cannot comply with the landscaping requirements of the approved Development Framework, a Landscape Plan prepared by a suitably qualified landscape architect shall be submitted to Council demonstrating how equivalent or better landscape outcomes will be achieved.
Landscape Maintenance	
3	All landscaping required by this consent shall be maintained in a healthy and tidy condition at all times. Any dead, diseased, damaged, or removed plants shall be replaced with plants of the same species, or an alternative approved by Council, within the next available planting season.

Table No. 7

Land Use Consent – On-lot Engineering Conditions	
#	Condition
Water Supply	
1	Prior to the establishment of any activity on a lot within the development, the consent holder shall demonstrate that the lot is either connected to, or is capable of being connected to, the approved public water supply network and that any required connection approval has been obtained from the relevant water-supply network operator.
2	Where the proposed activity on a lot has water demand exceeding the RITS industrial demand allowance adopted for the approved water supply network, or requires fire-fighting supply greater than FW3, the consent holder shall, prior to development of the lot, provide an assessment prepared by a suitably qualified engineer demonstrating that those requirements can be appropriately accommodated within the water supply network and within the water allocation available to the development under the applicable Waikato Regional Council water take consent (AUTH147743.01.01)..
3	Any on-site water supply infrastructure, including private reticulation, storage, pumps, meters, backflow prevention devices and fire-fighting water supply measures, shall be designed and installed



	in accordance with the requirements of the relevant network operator and all applicable engineering standards.
Wastewater	
4	Prior to the establishment of any activity on a lot, the consent holder shall demonstrate that the lot is connected to, or is capable of being connected to, the approved public wastewater network.
5	Where the proposed activity on a lot generates trade waste or non-domestic wastewater, or wastewater flows exceeding the light industrial design allowance adopted for the approved wastewater network, the consent holder shall obtain all necessary approvals from the relevant network operator and demonstrate that any additional servicing requirements can be appropriately accommodated.
6	Any on-site wastewater infrastructure, including private reticulation, pumping systems, storage facilities, trade waste management measures and connection works on a lot, shall be designed and installed in accordance with the requirements of the relevant network operator and all applicable engineering standards.
Stormwater	
7	Any development on a lot shall maintain where applicable the approved overland flow paths identified in the Engineering Plan Approval, and which is protected by an easement. Where an alternative stormwater design/arrangement is proposed, a suitably qualified engineer shall demonstrate that it achieves equivalent or better stormwater, flooding and overland flow performance and does not adversely affect adjoining properties, public infrastructure, or the wider stormwater management network.
8	Stormwater generated from a lot shall discharge to the approved public stormwater system via the nominated connection point for that lot. Where an alternative connection arrangement is proposed, the consent holder shall demonstrate, to the satisfaction of Council, that the alternative design achieves equivalent or better stormwater management outcomes and does not adversely affect the capacity, operation, maintenance, performance, or integrity of the wider stormwater management network.
9	At the time of building consent, a Stormwater Servicing Assessment prepared by a suitably qualified and experienced engineer shall be submitted to Council for certification. The assessment shall: a) identify the proposed stormwater connection point(s); b) confirm that approved overland flow paths and discharge routes are maintained; c) identify any on-site stormwater management measures proposed, in accordance with the Certified Site Suitability Report (as per consent notice); d) quantify the stormwater volume retained, reused, infiltrated or otherwise managed on-site by those measures; and e) Include a Stormwater Operation and Maintenance Plan that identifies all private stormwater management measures proposed for the lot; describes the function of each measure; identifies any inspection, operation, maintenance, repair and/or replacement requirements; and includes maintenance schedules and manufacturer specifications, where applicable.
10	All private stormwater management measures servicing a lot within the development shall be maintained in accordance with the approved Stormwater Operations and Maintenance Plan and kept in good working order at all times. The maintenance, repair and replacement of the stormwater management measures shall be the responsibility of the owner of the lot.
Transportation	
11	A building consent application for the wholesale retail activity, shall include a Traffic Management Plan, prepared by a suitably qualified and experienced transportation engineer. The traffic management plan shall: a) Demonstrate how traffic will be managed when entering and exiting the site onto the public road network. The purpose of the traffic management plan is to manage queuing on the public road network and to avoid and mitigate effects on the safe and efficient performance of the road network. b) Includes consideration of short-stay and long-stay active mode and public transport measures.



12	Prior to establishment or commencement of development on any lot within the development, an estimate of the peak hour vehicle movements anticipated to be generated by the proposed activity on that lot shall be prepared by a suitably qualified and experienced transport professional and provided to Council.
13	Prior to the commencement of development on any lot, details of all vehicle crossings servicing the applicable lot shall be submitted to Council, with confirmation/demonstration of the following: a) Where practicable, be located in accordance with the indicative vehicle crossing locations identified through the subdivision and engineering design process. b) Where an alternative vehicle crossing location is proposed, the consent holder shall demonstrate that the location avoids adverse effects on existing road corridor infrastructure, including but not limited to street trees, landscaping, stormwater management devices, footpaths, cycleways, lighting, signage, utility services, bus stop infrastructure, and on-street parking, to the extent practicable. c) Where modification, relocation, replacement, or removal of any road corridor infrastructure is required to facilitate a vehicle crossing, such works shall be undertaken at the consent holder's expense. Any affected infrastructure shall be reinstated to an equivalent or better standard, unless otherwise approved by Council. d) Vehicle crossings shall be appropriately sized and designed to accommodate the anticipated vehicle types and traffic movements associated with the proposed activity.
14	Vehicle Crossing Separation Distances: a) All vehicle crossings shall be separated a minimum of: i. 30m from any intersection on a collector road; ii. 20m from any intersection on a local road; and iii. 15m from any adjacent vehicle crossing; b) Where compliance with clause (a) cannot reasonably be achieved due to the size, shape, layout, or intended development outcome/layout of the lot, the vehicle crossing shall be located as far from the intersection or adjacent crossing as practicable. Prior to construction of the vehicle crossing, the consent holder shall submit an assessment prepared by a suitably qualified transportation engineer to Council's Land Development Engineer or nominee for certification, demonstrating that: i. appropriate sight distance standards can be achieved; ii. the proposed crossing location will operate safely and efficiently; iii. the likelihood of vehicle conflicts is low; and iv. the proposed arrangement will not result in adverse effects on the safety or operation of the surrounding road network. The vehicle crossing shall not be constructed until that certification has been obtained.
15	Vehicle Crossing Sight Distances: a) All vehicle crossings shall achieve the applicable sight distance requirements of the Waikato District Plan. Where the District Plan does not prescribe a specific requirement, or an alternative assessment is required, sight distances shall be assessed in accordance with the relevant provisions of RITS, Austroads, RTS6, or any superseding industry guidance. b) Any landscaping, structures, fencing, signage, storage, or other features shall be located and maintained so as not to obstruct the approved sight lines. c) Where the applicable sight distance requirements cannot reasonably be achieved due to lot constraints, an assessment prepared by a suitably qualified transportation engineer shall be provided demonstrating that: i. the available sight distance is sufficient for the anticipated vehicle movements; ii. the proposed crossing location will operate safely and efficiently; iii. the risk of vehicle conflicts is low; and iv. the proposal will not adversely affect the safety or operation of the surrounding transport network.



16	Vehicles shall be able to enter and exit a lot in a safe and efficient manner without requiring loading, unloading, parking, manoeuvring or queuing within the road corridor.
17	Development on each lot shall provide sufficient onsite manoeuvring, loading, unloading and parking areas to safely and efficiently accommodate the anticipated vehicle movements associated with the activity. Where heavy vehicles are anticipated as part of normal operations, the lot layout shall demonstrate accommodation of a 19m semi-trailer, or such other design vehicle as is appropriate to the proposed activity.



Appendix 1 – Development Framework



Unless otherwise specified in this Development Framework, the district-wide rules of the Hamilton City Council Operative District Plan (HCC ODP) apply to the Te Kowhai East (TKE) area as if the land were zoned Industrial under the HCC ODP. The below activities apply to the TKE area.

ACTIVITIES TABLE¹

Location	Activities
All sites outside of the identified Neighbourhood Centre land	• Industrial activity • Ancillary retail and offices • Public transport facilities • Parking lots and parking buildings • Emergency service facilities • Battery storage facilities • Data centres • One ancillary residential unit per site and per principal industrial activity of < 70 m² Gross Floor Area (GFA) • Food and beverage outlets • Boarding kennels and catteries
Within non-industrial land use precinct ²	All the activities listed above and: • Places of worship • Gymnasium • A childcare facility • Wholesale membership retail • Wholesale retail trade and supplier • Yard-based retail • Outdoor golf driving range
Within the Neighbourhood Centre	• Retail < 200 m² GFA • A supermarket < 1000 m² • Restaurants, cafes and licensed premises < 500 m² GFA • Gymnasium < 500 m² GFA • Public transport facility

¹ For clarify, the activity rules in Section 9.3 of the HCC ODP do not apply

² The non-industrial land use precinct is defined in Figure 12 – Land Use Concept of the Adapt Studio Folio of Masterplan Figures



	• Health facility at ground level < 500 m² GFA • Health facility above ground level • A childcare facility • Community centres < 500 m² GFA • Places of worship • Tertiary education and specialised training facilities of < 250 m² GFA at ground floor level • Tertiary education and specialised training facilities above ground floor level • Residential unit (above ground floor) • Offices above ground level < 2000 m² total GFA with maximum size of 300 m² per office
Not provided for within the site by this development framework	• Any activity required an air discharge consent under the Waikato Regional Plan within 100m of residential activities. • Any noxious or offensive activity • Motor vehicle dismantling • Recycling plants including the associated storage and metals, plastics, glass, electronic components or batteries prior to processing • Processes involving the flaring or incineration of trade wastes or refuse. • The manufacture or blending of bulk fertiliser, animal feed, roading materials, gardening materials, concrete and aggregate.



INDUSTRIAL SITE PERFORMANCE STANDARDS

The development standards in the table below apply to the TKE Site outside of the identified Neighbourhood Centre.

Standards	Controls
Site coverage	75% of net site area
Building setbacks	Collector and arterial road = 5 m Local road = 3 m Adjoining rural zoned properties = 15 m Other boundaries = 0 m 40 m from the Waikato Expressway for noise-sensitive activities and 15 m from the designation boundary for other activities.
Building height	20 m
Height in relation to boundary	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 vested reserve.
Permeable surfaces	0% where the site adjoins a vested reserve; otherwise minimum 10% of site area.
Site Landscaping (including landscape screening/buffer areas)	a) With the exception of areas required for driveway and vehicle crossing, land within 2m of local and collector roads is planted. b) 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 PB35. c) For the avoidance of doubt, road frontages up to 10 m wide will require one tree at a grade no less than PB35. PB35 is equivalent to a tree that is 1.5 m to 2 m tall at the time of planting. d) Outdoor storage areas and/or any air conditioning unit visible from any road or other public place (including land that may be vested to Council) shall be screened by landscape planting of 2 m in height. e) Where appropriate, drainage management measures shall be integrated into the landscaping.
Site Layout	a) No plant or machinery (including air-conditioning units), goods, materials or waste shall be placed in front of the building or within any building setback. b) No parking, storage and loading space should be located within the required front setback. For corner sites, this only applies to the primary frontage. c) Visitor and staff parking areas should be located adjacent to areas of the building that are commonly accessed, and a pedestrian pathway should be provided to the entrance of the building. d) Outdoor staff areas should (where possible) be located to take advantage of northern aspect, connection to internal staff meals areas, and be landscaped with shade trees and seating.



	e) Fences and walls in the front yard setback from which vehicle access is obtained shall not exceed 1.2m in height. This provision excludes security fencing less than 2.5 m in height or cumulatively less than 2.5 m in height with a retaining wall. f) 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 boundary or land to be vested for recreational purposes.
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ACTIVITY SPECIFIC STANDARDS

Standards	Controls
Ancillary retail and office	a) 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 activity on the site. b) Retail and/or office ancillary to industrial buildings shall be located at the front of the building and facing the road. On corner sites, they are only required to face the primary frontage.
Ancillary residential units	Ancillary residential units are enabled where the principal activity generates 250 or more vehicle movements per day, and provided they comply with the site performance standards. Ancillary residential units shall also be designed, insulated, constructed and maintained to ensure that: a) Noise received shall not exceed 35 dB LAeq (15min) in bedrooms and 40 dB LAeq (15min) to all other habitable rooms from noise not on the same site; and b) If windows are required to be closed to achieve the noise limits in clause (a) above, the building shall be designed and constructed to provide an alternative means of ventilation in accordance with Clause G4 of the New Zealand Building Code; and c) An acoustic design report prepared by an appropriately qualified practitioner confirming compliance with clause (a) and (b) above shall be submitted to Council as part of resource or building consent application.
Outdoor golf driving range up to 30,000m ² (excluding parking)	Outdoor golf driving range shall: a) Have natural grass surfaces b) Accommodate overland flow paths with no change where the overland flow path enters and exits the property boundary. c) Meet stormwater detention requirements onsite.
Food and Beverage Outlets	Up to 250m ² GFA per site.
Wholesale membership retail	One wholesale membership retail activity exceeding 1,500 m ² GFA is provided for.



	For a wholesale membership retail activity exceeding 1,500 m² GFA, a building consent application needs to be accompanied by a Traffic Management Plan that: a) Demonstrates how traffic will be managed when entering and exiting the site onto the public road network. The purpose of the Traffic Management Plan is to manage queuing on the public road network and to avoid or mitigate effects on the safe and efficient operation of the road network; and b) Includes consideration of short-stay and long-stay active mode facilities and public transport measures. A site plan shall be provided that: a) Demonstrates that wayfinding measures are incorporated for all transport modes; and b) Parking, internal accessways and loading spaces comply with the applicable HCC ODP formation standards; and c) Service and loading areas are screened from public spaces.
Subdivision - minimum net site area and shape	The following standards apply to any subsequent subdivision, including variations or proposed changes to the approved subdivision: a) Minimum 1000 m² for front lots and 500m² for rear lots except where subdivision is undertaken to create separate titles for individual units within an established or consented development. b) Front lots must have a road frontage of at least 15m. c) Be connected to public-reticulated water supply and wastewater.

NEIGHBOURHOOD CENTRE PERFORMANCE STANDARDS

Building setbacks	Collector road = 2 m Local road = 0 m Other boundaries = 0 m
Building height	18m
Service area	a) Any building shall provide service areas as follows: (i) At least one service area of not less than 10 m² or 1% of the gross floor area of the building, whichever is greater. (ii) Any additional service areas shall not: • Be less than 5 m² • Have a minimum dimension of less than 2.5 m (iii) Any outdoor service areas shall be maintained with an all-weather, dust-free surface. (iv) Any outdoor service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.



	(v) Any service area shall not encroach on to areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening). (vi) Be located away from public view or otherwise screened by fencing and landscaping.
Outdoor storage	a) Any outdoor storage area used for the storage of goods or material shall: (i) Be laid out and used in a manner that does not conflict with vehicle access (ii) Be maintained with an all-weather, dust-free surface (iii) Be located away from public view or otherwise screened by fencing and landscaping (iv) Not encroach on areas required by this District Plan for other purposes (parking, loading, landscaping and screening).
Residential unit	a) Each residential unit shall be provided with an outdoor living area that is: (i) For the exclusive use of each residential unit; and (ii) Readily accessible from a living area inside the residential unit; (iii) Is 8m² in size, per residential unit, and has a dimension no less than 1.5m b) Each residential unit shall be provided with a storage area that is: (i) Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof; and (ii) Provides a minimum storage volume of: • Studio Unit – 3m³ • One bedroom unit - 4m³ • Two bedroom unit - 5m³ • Three or more-bedroom unit 6m³ c) The minimum dimensions for width and depth of the storage areas shall be 1.2m and provided storage areas should have a minimum height of 1.8m. d) Residential units are to be orientated parallel to a transport corridor or open space within the Neighbourhood Centre that is in common ownership (e.g. a pedestrianised mall). e) External outlook space shall be provided from habitable room windows as follows: (i) A principal living room of a dwelling must have an outlook space with a minimum dimension of 3m depth and 3m width. (ii) All other habitable rooms must have an outlook space of 1m in depth and 1m in width. (iii) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies. (iv) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies. (v) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.



	(vi) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space. (vii) Outlook spaces required from different rooms within the same building may overlap, and may also overlap where they are on the same wall plane in the case of a multi-storey building. (viii) Outlook spaces may be under or over a balcony. (ix) Outlook spaces must: • Be clear and unobstructed by buildings; and • Not extend over an outlook space or outdoor living space required by another dwelling.
Active frontages	No roller doors, or similar, which may obscure windows or entranceways, may be installed on the front of any building fronting a vested reserve, or a vested road, or road/ transport corridor.



TE KOWHAI EAST SPECIFIC DEFINITIONS

If the definition is not included in this Development Framework, the definitions in Volume 2, Section 1.1 of the HCC ODP and Section 2 of the Resource Management Act 1991 will apply.

Ancillary residential unit: Means a self-contained dwellinghouse and held in common ownership with the primary activity on the site and ancillary to that activity (e.g. accommodation for a caretaker, live-in employee or security staff). To be self-contained, the ancillary residential unit must have a kitchen, bathroom, bedroom(s), living room and laundry facilities. The ancillary residential unit must be attached to the principal building.

Battery storage facility: Means land, buildings and infrastructure used for the storage of electrical energy in batteries and its subsequent discharge to an electricity network or on-site electricity system, together with associated electrical and ancillary infrastructure.

Boarding kennels and catteries: means any land, structures or buildings used for the purpose of accommodating dogs or cats on a commercial basis, but does not include the keeping of dogs or cats as an ancillary activity for domestic purposes, or the keeping of dogs to assist in the management of a farm or other rural activity.

Data centre: Means land and buildings used principally to house computer systems, servers and associated equipment for the storage, processing, management or transmission of digital data, and includes associated telecommunications equipment, cooling systems, backup power generation, battery systems and other ancillary infrastructure.

Health Facility: Means a facility for the care or welfare of people. It includes non-residential day hospitals or facilities used by any of the following practitioners:

- (a) Medical practitioners,
- (b) Dentists,
- (c) Optometrists,
- (d) Acupuncturists,
- (e) Osteopaths, or
- (f) Persons involved in alternative forms of medicine.

Industrial Activity in this Development Framework includes:

- a. All types of processing, manufacturing, service and repair activities
- b. Laboratories and research facilities
- c. Transport depots.



Office Activity in this Development Framework means premises used for administration, consultation, or management of and shall include:

- a. Administrative offices for the purposes of managing the affairs of an organisation, whether or not trading is conducted.
- b. Commercial offices such as banks, insurance agents, or real estate agents where trade (other than for the immediate exchange of money for goods) is transacted.
- c. Professional offices such as the offices of accountants, solicitors, architects, engineers, surveyors, stockbrokers, and consultants where a professional service is available and carried out.

Outdoor golf driving range: Means land and buildings used principally for the practice of golf, including the hitting of golf balls from designated bays or teeing areas into an outdoor range, and may include ancillary indoor golf simulators, golf coaching and training facilities, equipment hire, a golf retail shop, administration areas, changing facilities, food and beverage activities, lighting, and safety netting.

Primary frontage: Primary frontage is the longest frontage and/or the frontage where the main access is from.

Supermarket: In this Development Framework includes:

An individual retail outlet having a store footprint of less than 1,000m² GFA that sells, primarily by way of self service, a comprehensive range of:

- a. domestic supplies, fresh food, groceries, such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products; kitchenwares; toilet paper, diapers and other paper tissue products; pharmaceutical, health and personal hygiene products and other toiletries; cigarettes, magazines and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and
- b. non-domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to) clothing and footwear; furniture; electrical appliances; office supplies; barbecue and heating fuels; audio visual products.

Wholesale membership retail: Means a large-format retail activity where access to purchase goods is generally limited to members or account holders, and goods are sold primarily in bulk quantities or larger package sizes for business, household or institutional use.

Wholesale retail and trade supplier: 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).

Yard-based retailing: Means a retail activity selling or hiring products where more than half of the display area (not including any parking, servicing, landscaping or manoeuvring areas) is located outside of an enclosed building. Such activities include, but are not limited to car, boat and heavy machinery sales yards; garden centres and landscaping supplies; automotive and boating accessories; trailer and caravan sales yards, building and farm supply outlets, and hire pools.

