

APPENDIX F

WAIPA DISTRICT PLAN OBJECTIVES AND POLICIES

Section 2 - Residential Zones	
<p>Objective 2.3.2 Neighbourhood amenity & safety</p> <p>To maintain amenity values and enhance safety in the Residential Zone</p>	
<p>Policy 2.3.2.9 Maintaining low ambient noise environment</p> <p>To ensure that noise emissions and vibration from all activities, including construction, are consistent with the low ambient noise environment anticipated in the Residential Zone</p>	<p>The Acoustic report confirms that noise and vibration received at the two adjoining properties will comply with standards provided mitigation measures installed.</p>
<p>Objective 2.3.3 On-site amenity values</p> <p>To maintain and enhance amenity values within and around dwellings and sites in the Residential Zone through the location, layout and design of dwellings and buildings.</p>	
<p>Policy 2.3.3.5 Maximum building length</p> <p>Long building lines are not consistent with residential character and should be avoided. Buildings that are well modulated with architectural detail shall be preferred.</p>	<p>The acoustic screens within that part of the site zoned Residential exceed permitted lengths, but their impact on amenity will be mitigated by their minimal bulk and surrounding landscaping.</p>
<p>Objective 2.3.6 Non-residential activities</p> <p>To restrict the establishment of non-residential activities in the Residential Zone, except for visitor accommodation, activities within listed heritage items, areas specifically identified on structure plans for this purpose, and those activities that provide for the health and well-being of the community, and have a functional and compelling need to locate within a Residential Zone.</p>	
<p>Policy 2.3.6.1 Maintain residential function</p> <p>To maintain the Residential Zone for residential activities by ensuring that:</p> <p>(a) Industrial activities and commercial activities are avoided within the Residential Zone except as provided for in a structure plan; and</p> <p>(b) Non-residential activities are not dominant within a residential block.</p>	<p>As noted in the report the zoning of the site's access is anomalous with the zoning over the rest of the site, and results in incongruent outcomes. The access point is the only practical means of access for the site and it appears that the residential zoning is a mistake.</p> <p>Nevertheless, residential activity on this part of Racecourse Road will remain dominant, with the vast</p>

<p>Policy 2.3.6.3 Non-residential activities</p> <p>Buildings and activities associated with non-residential activities should be of a scale and design that:</p> <p>(a) Maintains residential character including the scale and design of buildings and their location on the site; and</p> <p>(b) Provides for on-site parking and vehicle manoeuvring areas; and</p> <p>(c) Mitigates adverse effects related to traffic generation, access, noise, vibration, and light spill, to the extent that they do not result in adverse effects on residential character and amenity and the surrounding transport network.</p>	<p>bulk of the industrial activity relegated to the industrially zoned area to the rear.</p> <p>Residential character is maintained through adherence to noise limits and introduction of landscaping around the road access.</p> <p>Acoustic treatments in the accessway are restrained to a bulk consistent with residential character.</p> <p>The proposal demonstrates through the report and accompanying assessments that effects related to traffic generation, access, noise, vibration, and light spill, to the extent that they do not result in adverse effects on residential character and amenity and the surrounding transport network.</p>
<p>Section 7 - Industrial Zone</p>	
<p>Objective 7.3.1 Function of the Industrial Zone</p> <p>The Industrial Zone is developed in a manner that:</p> <p>(a) Avoids a reduction in industrial land supply by the establishment of non-industrial activities; and</p> <p>(b) Protects industrial activities from incompatible land uses that could result in reverse sensitivity effects; and</p>	
<p>Policy 7.3.1.1 Protection of industrial land and industrial development</p> <p>To protect industrial land supply by restricting the types of activities that can locate within the Industrial Zone, and industrial developments from reverse sensitivity effects, by ensuring that commercial activities occur predominantly within the Commercial Zone of the District and by avoiding noise sensitive activities such as residential activities.</p>	<p>The proposal is consistent with that anticipated in the Industrial zone, through its equivalence to a coal powered electricity generation activity which is classified as a controlled activity in the Industrial zone.</p> <p>While the proposal is not an activity anticipated in the Specialised Dairy Industrial Zone, as discussed allocation of this part of the Industrial zone with this sub zoning is considered somewhat anomalous given the site's divorce from the rest of the sub-zone proper. Further the activity will not impact on nearby dairy manufacturing and will be further demonstrated by correspondence from Fonterra not objecting to the proposal.</p>
<p>Policy 7.3.1.1 – Dairy manufacturing sites</p> <p>To protect the ability of the Te Awamutu and Hautapu Dairy Manufacturing Sites to continue to operate and develop by:</p> <p>(a) Providing for tall buildings within identified areas, and use and storage of hazardous substances where located over 40m from the zone boundary; and</p> <p>(b) Managing activities on surrounding sites within the specialised dairy industrial area, where they</p>	<p>Reverse sensitivity effects that may arise as a result of proximity to future residential development at the racecourse will be avoided by the relatively benign operation of the activity, mitigation measures applied to the activity such as acoustic screens on the common boundary, and imposition of a setback of</p>

could adversely affect the operation of the Dairy Manufacturing Sites.	residential development at the racecourse site through future structure planning.
<p>Objective 7.3.3 Amenity Values: effects on adjoining sites and areas</p> <p>To manage actual or potential adverse effects on people, buildings, and activities beyond the Industrial Zone.</p>	
<p>Policy 7.3.3.2 Protect amenity of surrounding areas</p> <p>To protect the amenity of surrounding areas by:</p> <p>(a) Maintaining the road boundary setback for buildings; and</p> <p>(b) Ensuring that sites are sufficiently landscaped and screened so that an appropriate buffer is provided to adjoining zones; and</p> <p>(c) Ensuring that noise and vibration effects do not exceed background or ambient levels of the surrounding area; and</p> <p>(d) Ensuring that effects associated with glare, odour and particulates are appropriately mitigated; and</p> <p>(e) Ensuring that industrial buildings do not overshadow or are not overly dominant to buildings and/or activities in the Residential Zone, Large Lot Residential Zone or Reserve Zone.</p>	<p>Effects on adjoining sites are limited and mitigated where necessary.</p> <p>The site is a rear site so will have limited visual impact on the wider area. Where it interfaces with adjoining residential areas extensive landscaping will be carried out.</p> <p>Noise and vibration effects are addressed in the Acoustic report.</p> <p>Glare will be mitigated by the careful placement of lighting and use of measures such as cowls minimising light spill. Odour will be mitigated for the reasons set out in the Air Quality report.</p> <p>The impact of the relatively large buildings such as the furnace hall will be mitigated by its setback from the closest residential boundary, landscaping, and distance from which it will be viewed from within the racecourse site.</p>
<p>Objective 7.3.8 Earthworks</p> <p>To ensure that earthworks are carried out in a manner that avoids adverse effects between properties and on water bodies.</p>	
<p>Policy 7.3.8.1 Avoid adverse effects</p> <p>To ensure that when earthworks are carried out there are no adverse effects on adjoining buildings and properties and water bodies, including from dust and stormwater run-off.</p>	<p>The effects of Earthworks will be mitigated for the reasons set out in the Earthworks report.</p>
<p>Section 15 Infrastructure, Hazards, Development & Subdivision</p>	
<p>Objective 15.3.2 Integrated development: natural hazards and site suitability</p> <p>To ensure that sites proposed as part of a development or subdivision will be capable of accommodating activities anticipated within the applicable zone.</p>	
<p>Policy 15.3.2.1 Land to be suitable for use</p> <p>Land to be developed or subdivided must be physically suitable to accommodate the permitted</p>	<p>The Civils, Flooding & Stormwater reports together confirm the proposal can be safely constructed and operated in the subject location, with particularly</p>

<p>land use activities for that zone in accordance with the rules of this Plan.</p>	<p>flooding effects considered negligible or able to be mitigated.</p>
<p>Policy 15.3.2.2 Consideration of natural hazards</p> <p>Development and subdivision design should avoid natural hazards, or provide for the mitigation of the hazard within the development or subdivision design.</p>	<p>As above reverse sensitivity effects from the residential development of the racecourse site would be dealt with by the imposition of a substantial setback.</p>
<p>Policy 15.3.2.4 Consideration of reverse sensitivity</p> <p>Development and subdivision design should not result in reverse sensitivity effects on adjacent sites, adjacent activities, or the wider receiving environment.</p>	<p>The proposal will not result in any reverse sensitivity impacts on the Fonterra dairy plant as confirmed by the assessment in this report. Particularly it is separated from the dairy production complex, air emissions are within standard and benign, and a letter of support from Fonterra is likely forthcoming.</p>
<p>Policy 15.3.2.5 Dairy manufacturing sites</p> <p>To ensure that the potential reverse sensitivity issues of locating new development in the vicinity of the Hautapu and Te Awamutu Dairy Manufacturing sites are taken into account.</p>	
<p>Objective 15.3.3 Integrated development: efficient servicing</p> <p>Achieving the efficient and cost effective servicing of land by ensuring that servicing is provided to areas proposed to be developed.</p>	
<p>Policy 15.3.3.1 Servicing requirements</p> <p>All proposed urban development and subdivision shall be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone. Servicing requirements shall include:</p> <p>(a) Reserves for community, active and passive recreation; and</p> <p>(b) Pedestrian and cycle connections; and</p> <p>(c) Roads; and</p> <p>(d) Public transport infrastructure, e.g. bus stops; and</p> <p>(e) Telecommunications; and</p> <p>(f) Electricity; and</p> <p>(g) Stormwater collection, treatment and disposal; and</p> <p>(h) Wastewater treatment and reticulation, water provision for domestic and fire-fighting purposes; and</p>	<p>The Civils, Earthworks and Stormwater reports confirm the proposal meets the District Plan's servicing requirements.</p>

(i) Anticipating and providing for connections to identified adjacent future growth areas.	
<p>Objective 15.3.8 Maintaining cultural landscapes</p> <p>To maintain the District’s cultural landscapes, identified in this Plan.</p>	
<p>Policy 15.3.8.1 Manage adverse effects on the values of the cultural landscape</p> <p>To maintain the values of the cultural landscapes identified in this Plan, the layout and design of development and subdivision should not result in buildings, earthworks and wastewater systems adversely affecting the cultural values of the landscape.</p>	<p>The Mangapiko Cultural Alert Area fringes and follows the Mangapiko Stream as it passes the site. All development is kept away from the stream and any intrusion into the vicinity of the stream is limited to earthworks. Further the retiring of large areas of the site from farming will allow the restoration of stream values near the Stream.</p>
<p>Section 16 Transportation</p>	
<p>Objective 16.3.2 - Integrating land use and transport: ensuring a pattern of land uses and a land transport system which is safe, effective and compatible</p> <p>Land use and transport systems successfully interface with each other through attention to design, safety and amenity.</p>	
<p>Policy 16.3.2.1 Integrating land use and development</p> <p>Development, subdivision and transport infrastructure shall be located, designed and managed to:</p> <p>(a) Minimise conflict on and across arterial routes and provide appropriate access; and</p> <p>(b) Include access that is safe and appropriate for all road users, including those with restricted mobility; and</p> <p>(c) Minimise the need for travel and transport where practicable; and</p> <p>(d) Facilitate travel demand management opportunities where practicable.</p>	<p>The ITA confirms the proposal will not result in conflict at the point Racecourse Road meets SH3. Further the ITA confirms that provided the access is formed in the manner recommended the access will be safe and appropriate for the intended use.</p> <p>The access entrance is considered safe and is consistent with relevant sightlines.</p> <p>Any impacts of amenity of the use of the vehicle access will be mitigated by noise screens, landscaping and conditions around the mitigation of vibration from heavy vehicle movements.</p>
<p>Policy 16.3.2.3 Safe roads</p> <p>Development and subdivision design and construction shall contribute to a safe road environment, by:</p> <p>(a) Providing safe and appropriate locations for vehicle entrances, driveways, pedestrian and cycle routes; and</p>	

<p>(b) Designing and locating transport networks, lighting, street furniture and landscaping to minimise conflict, maintain visibility, and provide for maintenance activities.</p>	
<p>Policy 16.3.2.4 Managing effects on character and amenity</p> <p>Development, subdivision and transport infrastructure shall be located, designed and managed to:</p> <p>(a) Avoid, remedy, or mitigate adverse effects of transport on character and amenity; and</p> <p>(b) Facilitate opportunities to enhance character and amenity; and</p>	
<p>Objective 16.3.3 Maintaining transport network efficiency</p> <p>To maintain the ability of the transport network to distribute people and goods safely, efficiently and effectively.</p>	
<p>Policy 16.3.3.1 Effects of development or subdivision on the transport network</p> <p>Avoid, remedy or mitigate the adverse effects of development or subdivision on the operation and maintenance of the transport network, including from:</p> <p>(a) Traffic generation, load type, or vehicle characteristics; and</p> <p>(b) The collection and disposal of stormwater; and</p> <p>(c) Reverse sensitivity effects where development or subdivision adjoins existing and planned roads.</p>	<p>The ITA considers the traffic generation, load type, or vehicle characteristics to be consistent with that anticipated with Racecourse Road and the local road network.</p>
<p>Objective 16.3.4 Provision of vehicle entrances, parking, loading and manoeuvring areas</p> <p>The provision of adequate and well located vehicle entrances and parking, loading and manoeuvring areas that contribute to both the efficient functioning of the site and the adjacent transport network.</p>	
<p>Policy 16.3.4.1 Location of vehicle entrances</p> <p>To maintain the safe and efficient functioning of adjoining roads and railways, vehicle entrances to all activities shall be located and formed to achieve safe sight lines and entry and egress from the site. In some locations, adjoining rail lines, State Highways, and the District's Commercial Zones; vehicle entrances will be</p>	<p>The proposed access point is the only practical access point for the site. The ITA assesses the adequacy of the access for the proposed use and provided is reformed to the standard recommended is considered acceptable.</p>

<p>limited and will require assessment due to the complexity of the roading environment, or the importance of provision for pedestrians.</p>	
<p>Section 17 Works & Utilities</p>	
<p>Objective 17.3.1 Recognition of the importance of works and utilities</p> <p>To recognise the economic and social benefits that works and utility services offer the District and to provide for their efficient development, upgrading, operation and maintenance.</p>	
<p>Policy 17.3.1.1 Management of effects</p> <p>To enable the efficient development, operation, maintenance and upgrading of works and utility services while ensuring any significant adverse effects on the environment are avoided, remedied or mitigated.</p>	<p>The proposal is a significant additional generator of electricity in a part of the transmission network identified as needing upgrading or additional generation and will enhance local resilience.</p> <p>Reverse sensitivity effects are dealt with as set out. Any impacts must be compared to a coal fired power generator which is a controlled activity in the Industrial zone.</p>
<p>Policy 17.3.1.2 Reverse sensitivity</p> <p>To ensure the efficient operation, maintenance, upgrading and development of works and utility services is not compromised by the effects, including reverse sensitivity effects, of other activities.</p>	
<p>Objective 17.3.3 Sustainable infrastructure</p> <p>To recognise the national, regional and local benefits of a sustainable, secure and efficient electricity transmission and distribution system.</p>	
<p>Objective 17.3.5 - Individual and small scale renewable energy generation</p> <p>To encourage the development of individual and small scale renewable energy technologies while ensuring effects are managed.</p>	
<p>Policy 17.3.5.2</p> <p>To ensure compatibility with the surrounding environment, the development, operation, maintenance and upgrading of individual and small community-scale distributed renewable electricity generation shall not have adverse effects.</p>	<p>These objectives and policies strongly favour the proposal. There is explicit policy direction for the exploration and support of new electricity generation that is sustainable and secure. As discussed the proposal will create additional baseload and aid the transition towards other renewables.</p>
<p>Section 20 Health & General Amenities</p>	
<p>Objective 20.3.1 Air & water quality</p> <p>To maintain and where possible improve existing air and water quality</p>	
<p>Policy 20.3.1.1 Contain adverse effects</p>	<p>Water quality will not be impacted by this proposal. Stormwater will be dealt with in the manner set out in the stormwater report, and air quality will not be</p>

<p>To ensure that activities avoid, remedy or mitigate nuisance effects beyond the boundary of the site and on any water bodies in order to maintain and enhance amenity and a healthy and safe environment.</p>	<p>affected adversely as set out in the Air Quality report. The proposal will ensure a healthy and safe local environment will be maintained.</p>
<p>Section 26 Lakes & Waterways</p>	
<p>Objective 26.3.1 Protecting the natural character of lakes and water bodies and their margins, from inappropriate use, and development</p> <p>Ensure that activities that occur on and adjacent to lakes and water bodies are managed to avoid, and where possible enhance, natural character and water quality.</p>	
<p>Policy 26.3.1.1 Ensuring activities are setback from lakes and water bodies</p> <p>To ensure that adverse effects on public access to lakes and water bodies, and on the natural character and quality of the water in lakes and water bodies are avoided, through establishing setbacks for a range of activities that may cause adverse effects, except within the Karāpiro and Arapuni Hydro Power Zone</p>	<p>The buildings and activity have been purposefully set well back from Mangapiko Stream, recognising the sensitivity of this waterway. Some earthworks will be carried between the facility and the stream for stormwater mitigation, but any impacts will be mitigated through appropriate sediment controls etc.</p> <p>Further, the retiring from farming of the balance of the farm not needed for the facility will create an opportunity for the extensive restoration of the Mangapiko Stream margins.</p>
<p>Policy 26.3.1.6 Enhancing natural character</p> <p>Promote the restoration and enhancement of the natural character of lakes, water bodies and their margins.</p>	