



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, 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"> - When measured at the <u>inner</u> noise control boundary: At all times: 65dB L_{aeq} - When measured at the outer noise control boundary: 7.00am to 10.00pm: 50 dB L_{aeq} 10.00pm to 7.00am. 40dB L_{aeq} and 75dB L_{afmax} <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/s²</td></tr> <tr> <td>At all other times</td><td>15 mm/s²</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/s²</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</p>	Time	Average Weighted Vibration Level (Wb or Wd)	Monday to Saturday 7.00 - 6.00pm (0700 - 1800)	45 mm/s ²	At all other times	15 mm/s ²	Time	Average Weighted Vibration Level (Wb or Wd)	At all times	60 mm/s ²
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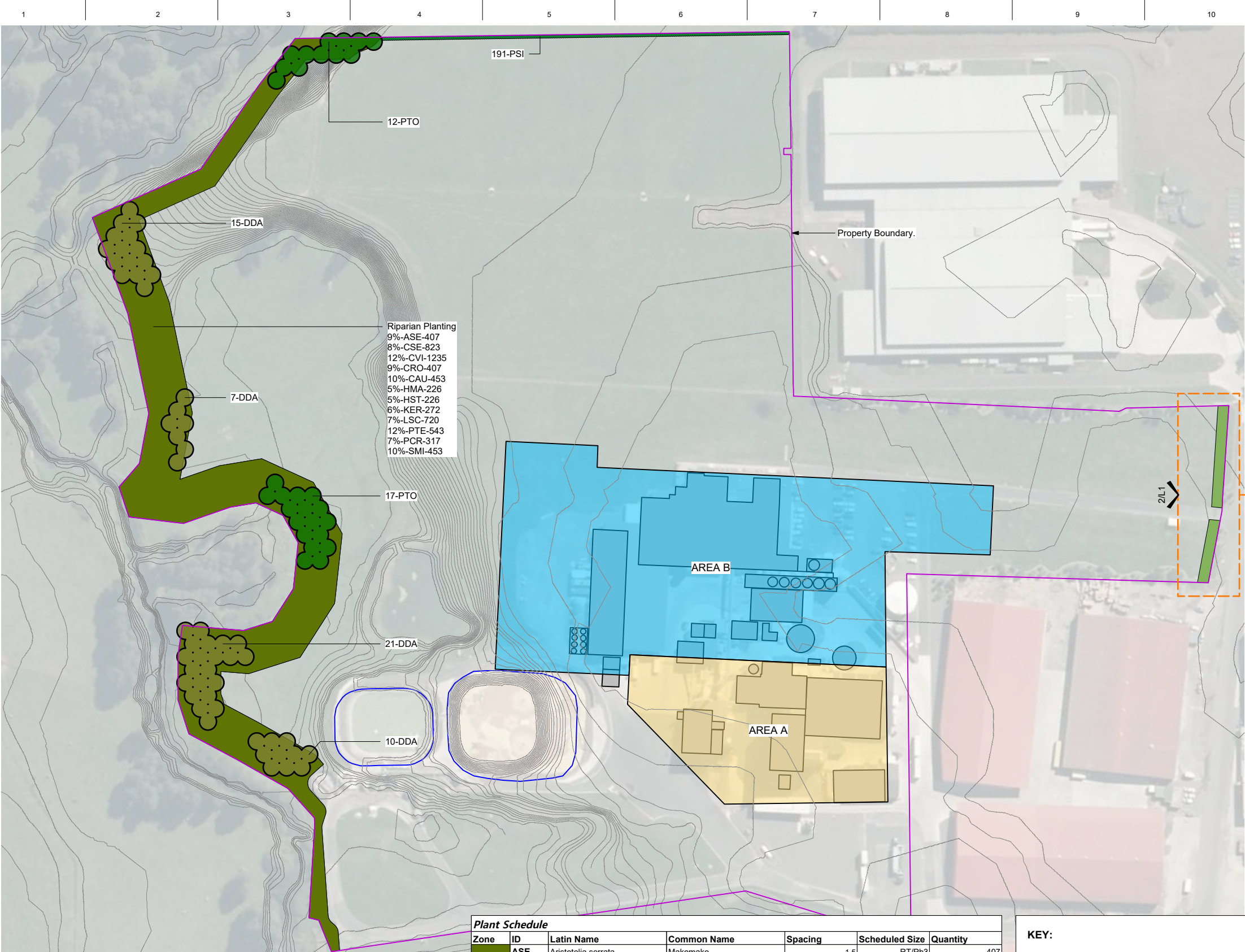
	likely to affect the comfort or amenity of persons occupying an adjacent site.
4. Lighting and Glare	<p>a) At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of 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"> 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. ii. An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-industrial zone boundary. <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></p> <p>Maximum height: 50m</p> <p><u>Area B:</u></p> <p>Maximum height: 30m</p> <p><u>Area C:</u></p> <p>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.
12. Front Yard Landscaping	50% of required Front Yard
13. Building Design	<p>External appearance, colour scheme and cladding:</p> <ul style="list-style-type: none"> i. Reflective of Industrial Environment, with buildings typically pre cast concrete panels, coloursteel roofing and milk storage tanks stainless steel; ii. Reflective materials on buildings shall be avoided to reduce impact of glare.
14. Car Parking, loading, Fleet Parking, and Formation and Manoeuvring	<ul style="list-style-type: none"> a) A minimum of 45 staff parking spaces shall be provided on the site in association with permitted activities. b) 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. 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. c) 10 visitor parking spaces shall be provided at all times. d) 1 parking space shall be provided for a courier van at all times. e) All visitor parking and loading spaces shall be clearly identified. f) All parking dimensions shall be, formed and surfaced in accordance with the MPDC Development Manual 2010. g) Parking shall be located in the areas shown on the DCP.
15. Access	<ul style="list-style-type: none"> a) 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). b) The Northern access off Factory Road shall be maintained as a single driveway access (i.e. shared by light and heavy vehicles); c) All vehicle accesses shall be designed and constructed in accordance with the MPDC Development Manual 2010

16. Signage	<ul style="list-style-type: none"> a) Signage attached to or forming part of the principal building, its walls or canopies shall not exceed 30m² b) In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed 16m²
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"> • Stage 1: Amenity Planting and Specimen Tree Planting (required with the operation of a milk processing facility of up to 750million litres per-annum) • Stage 2: Riparian Planting (required with the operation of a milk processing facility of up to 1 billion litres per-annum).
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"> a) Location relative to the DCP 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.
2. Visual	<ul style="list-style-type: none"> a) Building Design <ul style="list-style-type: none"> - Scale and bulk: consistency with performance standards - External appearance, colour scheme and cladding: Reflective of Industrial Environment, with buildings typically pre cast concrete panels, coloursteel roofing and milk storage tanks stainless steel. Reflective materials on buildings shall be avoided to reduce impact of glare. b) Scale, including the height and bulk of the building c) Incorporation and appropriate scale of signage and provision of lighting
3. Traffic and Parking	<ul style="list-style-type: none"> a) Staff Parking to be provided at a rate as per the performance standards (being at a rate equivalent to staff numbers, plus 10 visitor spaces) b) All, parking spaces (including any Fleet Parking) shall be designed to meet the standards in 1.1 Performance Standards; c) Allocation of a loading space for a courier van adjacent to the office building; d) Provision of safe and efficient operation of existing access/exits 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 – 76,000
4. Landscaping	<ul style="list-style-type: none"> a) Stage 2 Landscaping (Riparian Planting – as shown on DCP Plans) to be implemented. b) Stage 1 Landscaping (Amenity Planting and Specimen Tree Planting) to be maintained.

1.3 Matters of Discretion – Restricted Discretionary Activities.	
1. General	<ul style="list-style-type: none"> a) Location relative to the DCP 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. c) Extent of compliance with the matters of control
2. Traffic and Parking	<ul style="list-style-type: none"> a) Staff Parking to be provided at a rate as per the performance standards (being at a rate equivalent to staff numbers, plus 10 visitor spaces) b) All, parking spaces (including any Fleet Parking) shall be designed to meet the standards in 1.1 Performance Standards; c) Allocation of a loading space for a courier van adjacent to the office building; d) Provision of safe and efficient operation of access/exits e) 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). 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 – 95,000
3. Landscaping	<ul style="list-style-type: none"> a) Stage 1 and Stage 2 Landscaping to be maintained in accordance with DCP Plans)



1 Planting Overview
Scale: 1:1000



3 Riparian Planting Typ. (Section-Elevation)
Scale: 1:100

Plant Schedule						
Zone	ID	Latin Name	Common Name	Spacing	Scheduled Size	Quantity
	ASE	Aristotelia serrata	Makomako	1.5	RT/Pb3	407
	CSE	Carex secta	Purei	1	RT/Pb3	823
	CVI	Carex virgata	Pukio	1	RT/Pb3	1235
	CRO	Coprosma robusta	Karamu	1.5	RT/Pb3	407
	CAU	Cordyline australis	Cabbage Tree	1.5	RT/Pb3	453
	DDA	Dacrycarpus dacrydioides	Kahikatea	7	2m	53
	FPR	Fuchsia procumbens	Creeping Fuchsia	0.75	Pb3	103
	HFL	Hebe 'Flame'	Hebe 'Flame'	0.7	Pb5	92
	HMA	Hebe macrocarpa	Koromiko	1	RT/Pb3	226
	HST	Hebe stricta	Koromiko	1.5	RT/Pb3	226
	KER	Kunzea ericoides	Kanuka	1.5	RT/Pb3	272
	LSC	Leptospermum scoparium	Manuka	1	RT/Pb3	720
	LLO	Lomandra longifolia	Lomandra longifolia	0.9	Pb5	86
	PTE	Phormium tenax	Harakeke	1.5	RT/Pb3	543
	PSI	Pittosporum Stephens Island	Pittosporum Stephens Island	1	1m	268
	PCI	Poa cita	Silver tussock	0.7	Pb3	132
	PTO	Podocarpus totara var. totara	Totara	7	2m	29
	PCR	Pseudopanax crassifolius	Lancewood	1.5	RT/Pb3	317
	SMI	Sophora microphylla	Kowhai	1.5	RT/Pb3	453
					Total	6845

KEY:

Amenity plant and specimen tree labels:

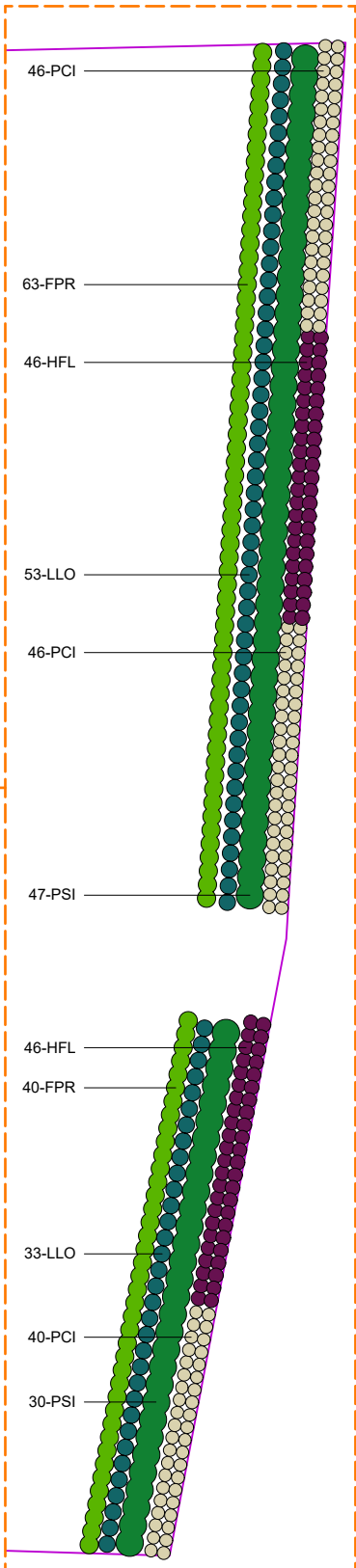
21-DDA
Quantity Plant species code (refer schedule)

Riparian planting labels:

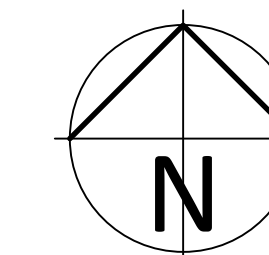
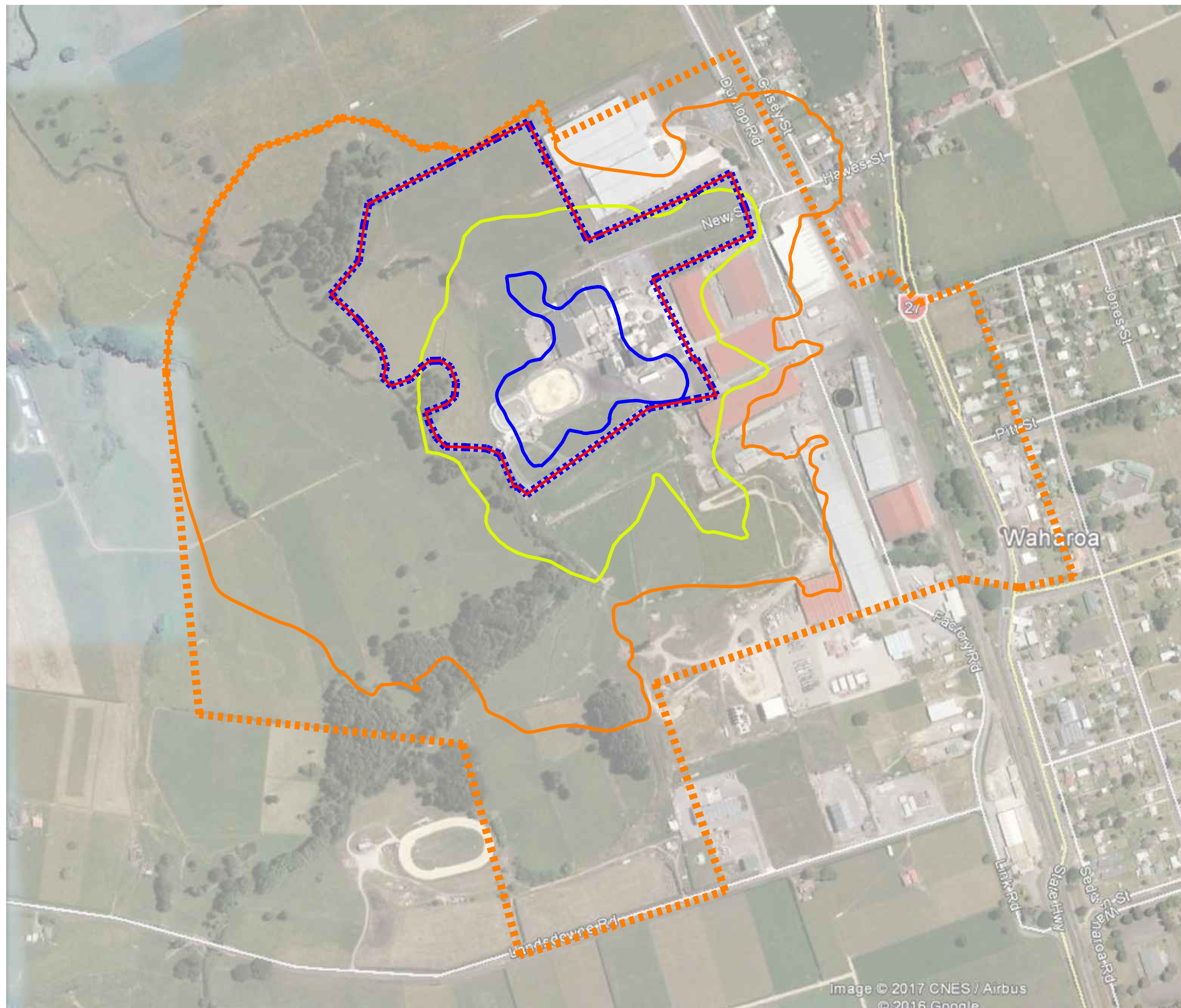
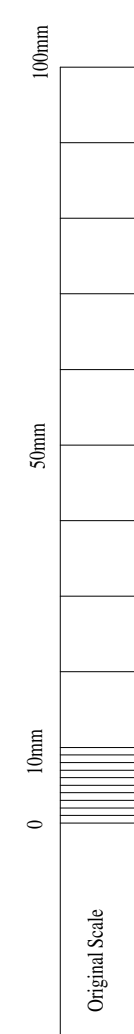
10%-CAU-458
% of total plants within planted area Plant species code (refer schedule) Quantity

Plant types indicated in planting schedule:

- Amenity Planting - Stage 1
- Specimen Tree - Stage 1
- Riparian planting - Stage 2



2 Amenity Planting Detail.
Scale: 1:200 (A1)



LEGEND	
	Area subject to DCP request
	60dB L_{Aeq} contour line
	Inner NECB (coincides with DCP boundary)
	50dB L_{Aeq} contour line
	40dB L_{Aeq} contour line
	Outer NECB