

PART 7

INDUSTRIAL

7.1 INTRODUCTION AND SIGNIFICANT RESOURCE MANAGEMENT ISSUES

- 7.1.1 Farming and forestry are two of the biggest economic sectors in the district. They are supported by an industrial sector that maintains and services the necessary equipment for these activities, and that manufactures and processes the raw products. A major feature of Rotorua industrial activity is wood processing and milling. Another major feature is the transport haulage operations required to get these products to the national and international markets.
- 7.1.2 Most of the industrial activities in the district occur in the urban area along the city entranceways of Fairy Springs Road and Te Ngae Road. The Waipa Mill and Reporoa Dairy Factory are significant industrial sites in a rural context.
- 7.1.3 Moderate growth is predicted out to 2051. The identification and protection of sufficient quantities of industrial land was a major imperative of the first generation district plan. There are sufficient amounts of industrial land to meet predicted demand. A feature of this district plan is additional measures to ensure the zoned industrial land is not compromised or reduced by the entry of non-industrial activities into these areas. Although industrial land is not under intense development pressure, it remains a finite resource.
- 7.1.4 Two industrial zones are defined - the Industrial 1 zone provides for general industrial activities primarily within the urban area and the Industrial 2 zone provides for heavy industrial activities south of the urban area. More detailed descriptions are provided below:

Zone	Code	Description
Industrial 1 General Industrial	ID1	Provides for a mix of industrial activities including mechanical servicing, wood milling, the selling of farm machinery, car sale yards, building depots and lunch bars. The features that distinguish this zone from others is the larger bulky buildings, high levels of noise, odour, signage and heavy vehicle and car movements. High levels of lighting and use and storage of hazardous substances are also common features of this environment.
Industrial 2 Heavy Industrial	ID2	Provides for heavy industrial activities such as pulp mills and timber processing. The use and storage of hazardous substances and risk of contaminated sites are higher than other zones. Features contributing to the amenity of this zone include high levels of noise, lighting, odour, dust and smoke and high levels of traffic movement predominantly from heavy vehicles.

- 7.1.5 The issues detailed below have shaped the policy framework for the industrial zones. While several issues have required consideration, and the objectives and policies are comprehensive, most are related to achieving one of the following major outcomes:
- Industrial zoned land that is developed for industrial purposes. There are certain land uses that are not the right fit for industrial areas, such as residential activity, churches, schools and day care centres. The entry of these types of activities into industrial areas presents a range of reverse sensitivity issues, as well as reducing the amount of appropriately zoned land for industrial purposes.

- Appropriate management and minimisation of the environmental effects from industrial zones into non-industrial zones. In many case the industrial areas are immediately adjacent to residential areas. The different expectations of light, noise, dust and traffic can cause conflict. Policies have been developed to ensure effective management and mitigation at the zone interface.

Each issue is discussed in turn below.

7.1.6 **MAINTENANCE OF INDUSTRIAL CHARACTER AND AMENITY VALUES**

The amenity of industrial zones is different to other zones, as the focus is on production and servicing. The Industrial zone is characterised by larger vehicles, high volume and frequency of vehicle movement, noise, and larger bulk built form. A balanced approach is taken to ensure sustainable industrial development, whilst managing the adverse effects of these activities on staff, visitors and other uses.

7.1.7 **MANAGE THE EFFECTS OF NON INDUSTRIAL ACTIVITIES**

Reverse sensitivity can also occur within the zone. Non-industrial uses such as residential development, community facilities or tourism facilities locating in industrial zones expect a different quality of amenity provided for in the zone, and can have the impact of being in conflict with and the ability to constrain efficient use of industrial areas. The movement of commercial activities into industrial areas can restrict land availability, raises expectations for visual amenity, and increased conflict between uses.

7.1.8 **MANAGING THE EFFECTS AT ZONE BOUNDARIES**

Many of the industrial zones in the urban area adjoin residential zones. The adverse effects of industrial activities have the potential to be more substantial than those generated by other types of activities. Industrial activities can have significant impacts on the amenity values and environmental quality of nearby residential areas. The residential zones have a higher expectation of amenity than what would occur within an adjoining industrial zone. This requires management of built form and setting standards to minimise the opportunities of conflicts.

7.1.9 **QUALITY DESIGN IN INDUSTRIAL ENVIRONMENTS**

Industrial activities consist of high vehicle movement, high demand for parking requirements and signage that has the ability to create significant cumulative effects on the surrounding industrial land and adjoining or adjacent zones. The design of industrial sites to provide efficient internal parking and traffic circulation, landscaping and levels of signage can contribute to improving the amenity of the industrial zone and the internalisation of adverse effects.

7.1.10 **MARAE WITHIN INDUSTRIAL AREAS**

Ngapuna is a historical example of an area sensitive to the tension between industrial activity and residential activity. Industrial activity located within immediate vicinity of residential zones and Marae has the ability to detract from the cultural prominence and stature of the Marae. Control of height and buffers on industrial sites adjoining or adjacent to Marae is required to avoid this. This requires management of built form and setting operation standards to minimise the opportunities for conflict.

7.1.11 **MANAGING THE EFFECTS ON CITY ENTRANCEWAYS AND STATE HIGHWAYS**

The visual effects of industrial activities adjacent to state highways and city entranceways may not provide a suitable perception for tourists visiting Rotorua or promote tourism, with landscaping used as one method of mitigation. In addition to this the nature of the activity also has the ability to impact on the safe and efficient operation of the roading network.

DRAFT POLICY FRAMEWORK – FEEDBACK SOUGHT

- 1. A key feedback topic is the focus of policies on enhancing the visual appeal of industrial areas through landscaping. While the intent has merit, the reality is the landscaped component of an industrial frontage is not maintained to an appropriate level. The main question is whether the District Plan should continue to require landscaping along the frontage of all industrial areas, require it only in specific areas such as strategic entry points, or remove it altogether as a mitigation method for industrial settings?**
- 2. A move has been made to restrict the establishment of non industrial activities from locating within Industrial Zones. Is this a direction that should be taken through the District Plan and has the draft plan achieved this intention, or should activity locations be determined by the market?**
- 3. The establishment of residential activities and other non-industrial activities such as schools are now actively discouraged within the Industrial Zone, and have a non-complying activity status. If these were to establish acoustic insulation and significant assessment criteria is required to be met. Given the amenity of the Zones, is this stance appropriate or is this too restrictive?**
- 4. Reverse sensitivity at zone interfaces has been highlighted as an issue within the District. Activities located at a zone interface that generate high noise, traffic, dust and odour have a more stringent activity status and level of assessment of criteria than if located within an alternative location. Is this provision considered to be sufficient to reduce potential adverse effects at zone boundaries, are more activities needed to be listed, and has the assessment criteria covered all potential adverse effects?**

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7.2 OBJECTIVES AND POLICIES

Maintenance of industrial character and amenity values

Objective 7.2.1

The diversity in character of industrial areas maintained where industrial character is defined by:

- High levels of noise and vibration throughout the day, and moderate levels of noise in the evening
- High levels of glare and lightspill onto neighbouring properties
- High visitation of sites by vehicles and service vehicles throughout the day
- High number of heavy vehicles travelling thorough and within industrial sites
- Variety in sizes of industrial sites, with a high degree of building coverage
- Higher levels of signage complementing industrial activity
- Diversity in design and style of industrial buildings
- Minimal landscaping and vegetation
- Working sites maximised for industry and production.

Policy 7.2.1.1

Encourage sustainable built forms and means of developing energy efficient industrial buildings.

Policy 7.2.1.2

Provide sufficient carparking and turning space in a manner that contributes positively to the functioning of the roading network.

Policy 7.2.1.3

Manage the effects of activities in industrial areas so that the character of the area is reinforced and enhanced.

Policy 7.2.1.4

Manage glare and lightspill and noise effects generated by activities to ensure that the levels of effects are consistent with adjoining amenity.

Policy 7.2.1.5

Provide for a range of signage to meet the needs of industrial activities ensuring that signs do not individually or cumulatively have adverse effects on:

- The safe and efficient functioning of the road network
- The health and safety road users and pedestrians

The character and amenity of the locality in which the sign/s are proposed or established

Quality design in industrial environments

Objective 7.2.2

Industrial areas that provide industrial sites that are well designed, functional, and do not limit opportunities for future growth potential.

Policy 7.2.2.1

Provide sites for industrial activities that are planned well and function efficiently and that provide:

- Car parking, turning and access areas that complement the existing transport network and that do not result in congestion nor compromise, cyclist, or motorist safety,
- Well planned service areas that are accessible and well maintained
- Landscaping that complements the function of the industrial area
- Signage that complements the form of the industrial building
- For the situation of buildings, parking, and service areas in relation to adjoining residential zones.

Manage the effects on non-industrial activities

Objective 7.2.4

Efficient use of industrial zoned land and available infrastructure by the establishment of appropriate industrial activities.

Objectives 7.2.5

The presence of non-industrial activities minimised so that the character of industrial areas is not impacted, nor is the ability for industrial activities to function efficiently.

Policy 7.2.4.1

Restrict the establishment of non-industrial activities in Industrial areas where the activity may be better located in a more appropriate zone.

Policy 7.2.5.1

Ensure that non-industrial land uses do not conflict with surrounding industrial land uses and enable the continued efficient industrial land uses whilst maintaining amenity levels of the non-industrial activity to a level suitable for its intended use.

Policy 7.2.5.2

Ensure that where non-industrial activity locates in the industrial zone, there is an awareness of the amenity and character of the zone, which would include heightened levels of noise, glare and light spill, vibration, and traffic movements and provisions to mitigate these impacts are borne by the non-industrial activity.

Policy 7.2.5.3

Ensure the health and safety of occupants within non-industrial activities from surrounding industrial land uses and previous industrial activities that may have located onsite and caused potential contamination.

Policy 7.2.5.4

Provide only for the establishment of retail activities in the industrial zone where they are an ancillary activity directly related to the industrial activity located onsite.

Marae within industrial areas

Objective 7.2.6

Industrial environments that respect the visual and cultural prominence of Marae and maintain the cultural values of communities such as Ngapuna.

Policy 7.2.6.1

Control building design and development on sites adjoining the Residential 3 zone so that the amenity and cultural significance of these villages is maintained.

Policy 7.2.6.2

Control the situation and orientation of adjacent buildings and structures in a manner that respects the *Tikanga* of the Whareniui.

Policy 7.2.6.3

Restrict the height of buildings adjoining Marae so that the prominence of the Marae is maintained.

Managing the effects at zone boundaries

Objective 7.2.7

Industrial zone boundaries well managed to reduce impacts of industrial activities on more sensitive receiving environments.

Policy 7.2.7.1

Require industrial activities and buildings located at the boundary of adjoining residential zones to mitigate the effects generated from noise,

vibration, glare and lightspill, service and storage area management, vehicle parking and turning, and vehicle servicing.

Policy 7.2.7.2

Require separation distances and landscaping and reduced height for industrial sites that adjoin a residential or rural zone.

Policy 7.2.7.3

Require additional landscape and buffer treatments for industrial sites that adjoin major or minor arterial routes to enhance City Gateway amenity through quality landscaping and site design.

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7.3 RULES FOR ACTIVITIES IN THE INDUSTRIAL ZONES

Activities undertaken within each Industrial Zones of the District are classified in Table 7.3. The Industrial Zones in Table 7.3 are:

Industrial 1	General Industrial
Industrial 2	Heavy Industrial

7.3.1 The activity types in Table 7.3 are explained below:

P= Permitted activities Where activities in 7.3 are stated as Permitted Activities, **AND** where they comply in all respects with the Performance Standards in 7.4, resource consents will not be required.

C= Controlled activities Where activities are expressly stated in 7.3 as Controlled Activities, or are classed as Controlled Activities in accordance with 7.3(2), they shall comply with the Performance Standards of the relevant Residential Zone. The matters over which Council shall reserve its control are stated in Rule 7.5. Council can not refuse a resource consent for a controlled activity but can grant the resource consent subject to conditions relating to those matters over which Council has reserved control.

RD= Restricted discretionary Where activities are expressly in 7.3 as Restricted Discretionary Activities, or are classed as Restricted Discretionary Activities in accordance with 7.3(3), the Performance Standards stated in 7.4 may be modified by means of a resource consent. The matters over which Council shall restrict its discretion are stated in Rule 7.6. Council can choose to grant or refuse a resource consent for a Restricted Discretionary Activity. If Council grants a resource consent for a Restricted Discretionary Activity it can be granted subject to conditions relating only to those matters over which Council has restricted the exercise of its discretion.

D= Discretionary activities Where activities are expressly stated in 7.3 as Discretionary Activities, or are Discretionary Activities in accordance with Rule 7.3(4), or 7.3(5) the activity shall be assessed against those matters in Rule 7.7. Council can choose to grant or refuse a resource consent for a discretionary activity. If Council grants a resource consent it can be granted subject to conditions.

NC= Non-complying activities Where activities are expressly stated in 7.3 as Non-complying Activities they shall be assessed against those matters in Rule 7.8. Council can choose to grant or refuse a resource consent for a non-complying activity. If Council grants a resource consent it can be granted subject to conditions.

Pro= Prohibited activities Where activities are expressly stated as being prohibited and are described in the District Plan no resource consent shall be applied for. Consent to undertake such activities will require a Plan Change to be approved by Council.

NA= Non Applicable Where an activity is stated as being non applicable it indicates that these activities are not likely to occur within that particular zone.

Meanings for the terms used below can be found in **Part 1 Definitions**.

7.3.2 **Table 7.3 Activities in the Industrial Zones**

Activities	Industrial Zones	
	1	2
Activity classes		
1. Any activity that complies with all of the performance standards stated in 7.4 , and not listed as a controlled, discretionary, restricted discretionary, non-complying or prohibited activity in 7.3 .	P	P
2. Any activity accessory to a controlled activity, where the accessory activity is not stated as being a permitted, restricted discretionary, discretionary, non-complying or prohibited activity in 7.3 .	C	C
3. Any activity stated as a permitted activity that does not meet one of the performance standards for permitted activities stated in 7.4 with the exception of any building, structure or object exceeding height and intruding into the Z-Diff Contour and/or Obstacle Limitation Surface.	RD	RD
4. Any activity stated as a permitted activity that does not meet more than one of the performance standards for permitted activities stated in 7.4 unless otherwise stated below.	D	D
5. Any activity stated as a controlled activity that does not meet the performance standards for permitted activities stated in 7.4 unless otherwise stated below.	D	D
Activities located at a Residential, Rural or Road Zone Interface	1	2
6. Carriers, couriers and transport operators	D	D
7. Service stations	D	D
8. Truck Stops	D	D
9. Drive Through Restaurants	D	NC
10. Pulp and Timber Processing Mills	NC	NC
11. Biomass and/or Wood processing	NC	NC
12. Offensive Trades	NC	NC
Airport noise contour controls	1	2
13. Notwithstanding any other activity stated in 7.3 , any addition to an existing Activity Sensitive to Aircraft Noise within the Inner Noise Control and Air Noise Area as shown on the Planning Maps, and subject to the standards and terms stated in Part 9.	RD	NA
14. Notwithstanding any other activity stated in 7.3 , any new Activity Sensitive to Aircraft Noise within the Inner Noise Control as shown on the Planning Maps and subject to the standards and terms stated in Part 9.	D	NA
15. Notwithstanding any other activity stated in 7.3 , any new Activity Sensitive to Aircraft Noise within the Inner Noise Control as shown on the Planning Maps and subject to the standards and terms stated in Part 9	Pro	NA
District wide matters	1	2
16. Activities involving the drainage or infilling of wetlands listed in Appendix 2	Please see part 3	
17. New buildings, structures or activities on or within the boundary of an important landscape as shown on the 300 and 500 series planning maps.	Please see part 3	
18. New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a nationally significant natural area (SNA) as shown on 300 and 500 series planning maps	Please see part 3	

Activities	Industrial Zones	
19. New buildings, structures or activities requiring earthworks or land clearance on or within the boundary of a regionally or locally significant natural feature (SNA) as shown on the 300 and 500 series planning maps	Please see part 3	
20. Activities requiring the demolition or modification of an historic heritage item, archaeological site or notable tree listed in Appendix 1 and shown on the 300 and 500 series planning maps	Please see part 3	
21. Activities requiring the demolition or modification of a notable tree listed in Appendix 1 and shown on the 300 and 500 series planning maps	Please see part 3	
22. New buildings or structures within an area of high land slip susceptibility as shown on Special Map 110	Please see part 14	
23. New buildings, structures or activities within 20 metres of a geothermal surface feature.	Please see part 3	
24. New buildings, structures or activities within an active fault buffer as shown on Special Map 107	Please see part 14	
25. New buildings, structures or activities within the Lake Rotorua flood level as shown on Special Map 109	Please see part 14	
Industrial activities	1	2
26. Industrial or trade premises unless otherwise specified	P	P
27. Ancillary office activities accessory to a permitted, controlled, restricted discretionary or discretionary activity	P	P
28. Biomass processing	NC	P
29. Wood processing	NC	P
30. Commercial storage facilities	P	NC
31. Service stations and motor vehicle repair garages	P	NC
32. Truck Stops	C	C
33. Offensive trades	C	C
34. Pulpmills and timber processing mills	NC	C
35. Ancillary retail	C	NC
36. Carriers, and couriers including transport operators	D	D
Retail and commercial	1	2
37. Dairies, lunch bars	P	P
38. Veterinary hospitals	P	NC
39. Wholesale and retail of bulk goods, sale of vehicles, vessels and heavy machinery	C	NC
40. Drive through Restaurants	C	NC
41. Office activities other than ancillary offices	NC	NC
42. Supermarkets	NC	NC
43. Casinos, night clubs, taverns	NC	NC
44. Restaurants	NC	NC

Activities	Industrial Zones	
45. Retail shops	NC	NC
Tourism and recreation	1	2
46. Indoor commercial recreation activities	C	NC
47. Tourist accommodation including Holiday Parks and Bed and Breakfast	NC	NC
48. Motor sports and firearm sports	NC	NC
49. Outdoor commercial recreation activities	NC	NC
Homes and households	1	2
50. Any House hold units, and additional household units	NC	NC
51. Kaumatua flat	Refer to Part 2	
52. Papakainga	Refer to Part 2	
53. Community housing	NC	NC
Community infrastructure	1	2
54. Funeral homes	D	NC
55. Medical centres	NC	NC
56. Educational facilities	NC	NC
57. Community facilities	NC	NC
58. Resthomes	NC	NC
59. Daycare centres	NC	NC
Other activities	1	2
60. Activities undertaken on a site that have been identified as being either potentially contaminated or contaminated and has been remediated to the required standard.	P	P
61. Temporary buildings, structures meeting the performance standards and required for permitted temporary events as defined in Part 1 .	P	P
62. Temporary signage meeting the performance standards and required for permitted temporary events as defined in Part 1 .	P	P
63. Remediation of contaminated sites	C	C
64. Group Sign Boards that do not comply with the performance standards of the Zone	RD	RD
65. Helicopter landing areas	D	D
66. Activities under taken on a site of potential contamination without remediation	D	D
67. Any activity that involves the use, storage, transportation or disposal of hazardous substances and/or contaminants	Refer to Part 18	
68. Utility Services	Refer to Part 16	

7.4 INDUSTRIAL ZONE PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

The specific performance standards for each of the Industrial zones are described in turn below. The performance standards for each zone should be read in conjunction with permitted activity standards applicable to both Industrial zones stated in 7.4.3.

7.4.1 INDUSTRIAL 1 GENERAL INDUSTRY PERFORMANCE STANDARDS

Permitted activity standards

7.4.1.1 Activities undertaken within the Industrial 1 Zone shall comply with all of the permitted activity standards stated in 7.4.3 of the plan.

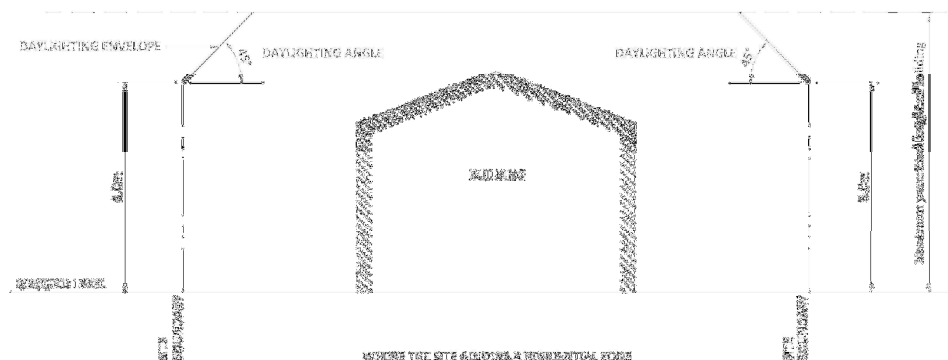
1. Maximum height and daylighting

Any building located in the zone shall comply with the standards specified below.

- a. The maximum height of any building shall not exceed 15 metres above the natural ground level at the side, rear or rear site boundary, unless otherwise specified.
- b. For sites located on State Highway 5 at Reporoa and zoned as Industrial 1 as shown on Planning Map 542, the buildings shall not exceed 25 metres above the natural ground level at that point.
- c. No building or structure shall penetrate a height of 2.5m below the Obstacle Limitation Surface as defined by Rotorua Regional Airport Limited designation a3.12 in Appendix 3.
- d. Any addition to an existing building or structure, or any new building or structure to be located within the Obstacle Limitation Surface buffer area as stated in Rule 7.4.1.1(c), shall provide Council with a detailed survey of the building undertaken by a Registered Surveyor. The survey shall include information in relation to :
 - i. building dimension
 - ii. natural ground level
 - iii. finished ground level
 - iv. distance of the maximum height of the building in relation to the Obstacle Limitation Surface, and the Obstacle Limitation Surface buffer.

2. Zone Interface

- a. The building shall not exceed 10 metres above the natural ground level at the side, rear or rear site boundary adjoining any residential or rural zones.
- b. The height in relation to the boundary standard is the maximum height on the boundary of 3.0 metres plus 1.0 metre for every 1.0 metre from that boundary adjoining a Residential Zone, Marae or land zoned Reserve 1.



3. Maximum height and daylighting for sites within the Height Restricting Boundary for Marae,

For those Industry 1 Zone properties located within the Height Restricting Boundary for Marae, the following shall apply:

- a. The building facing the affected boundary shall not exceed 5.0 metres above the natural ground level at that point, provided that the height in relation to the boundary standard outlined in **7.4.1.1.2(b)** is complied with at all times.
- b. The height in relation to the boundary standard is the maximum height on the boundary of 3.0 metres plus 1.0 metre for every 1.0 metre from that boundary.

4. **Yard requirements**

a. **Front yards**

The minimum front yard for buildings shall be as follows:

- i. Refer to Commentary below within **7.4.1.1.8**.

b. **Side, rear and rear site yards**

- ii. Refer to Commentary below within **7.4.1.1.8**.

c. **Additional yard requirements**

- i. No building may be erected within 20 metres of any river or stream with an average width of 3 metres or more, or a lake of 8 hectares or more. This 20 metre buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind. This area shall be landscaped in accordance with **7.4.1.1.7**.

5. **Site coverage**

There are no restrictions for site coverage within the Industrial Zones with the exception of the Industrial 1 Zone located on the eastern side of State Highway 30 as shown on Planning Maps 368 and 369. Total building footprint within this area shall be no more than 65% of the land area.

6. **Glare and light**

- a. Activities shall be managed so that direct or indirect illumination measures not more than 10 lux on any Residential or Rural Zone
- b. For sites located within the Industrial 1 Zone located on the eastern side of State Highway 30 as shown on Planning Maps 368 and 369 any artificial illumination shall not exceed 10 Lux when measured 15 metres from the façade of any existing dwellinghouse or household unit located in an adjoining Rural Zone or Airport Protection Zone.

Luminance levels shall be measured vertically in accordance with professional illumination engineering practice.

7. **Landscaping**

Refer to Commentary below.

7.4.1.1. **Yards and Landscaping**

DISCUSSION

Currently the Operative District Plan requires a 3 metre strip of landscaping within all required front yards, In the Industrial A zone it is 3 metres and 5 metres along Ngongotaha Road. In addition to this a 4.5 metre landscaping strip is required where a Industrial site adjoins a residential zone. No landscaping area is allowed to be used for parking, or storage.

The intent of this rule is to maintain and enhance the amenity of the industrial area whilst providing a sufficient buffer between the road reserve and adjoining residential zones to reduce reverse sensitivity issues that may arise.

Council has noted that in a lot of industrial locations the intent of this Rule has not been achieved, and where this has the landscaped area has become a unusable and unmaintained portion of the site therefore being counterintuitive to improving amenity within the zone.

It is important t get this mater right in the plan review, there is a need to balance improving industrial amenity and ensuring that industrial areas can function effectively.

There are two options that are put forward for comment. One follows the existing provisions of the Plan which has a blanket requirement for landscaping whilst the other is focused on the Major and Minor Arterial Routes (as identified within **Appendix 4**) and adjoining residential and rural zones.

Feedback on the preferred direction for Yards and Landscaping are actively encouraged.

OPTION 1	OPTION 2
<p>Yards (Industrial 1/A)</p> <p>Front Yard 5 metres</p> <p>Side and Rear Yards Nil unless adjoining a Residential Zone where no building shall be erected closer than 5 metres to the affected boundary.</p>	<p>Yards (Industrial 1/A)</p> <p>Front yards Nil, unless otherwise specified Sites adjoining Major or Minor Arterial Roads 5 metres Sites adjoining a Residential Zone 5 metres Sites adjoining a Rural Zone unless otherwise specified 10 metres</p> <p>Side, rear and rear site yards Nil, unless otherwise specified Sites adjoining Residential or Rural Zones 5 metres</p>
<p>Landscaping (Industrial 1/A)</p> <ol style="list-style-type: none"> Except for the sites on Fairy Springs Road. All required front yards shall be landscaped with a minimum depth of 3 metres. No such landscaped area may be used for the parking, loading or turning of vehicles, except that every site may have two two-way vehicle crossings not more than 6.5 metres wide over the landscaped area. In the Industrial A Zone on the eastern side of Ngongotaha Road there shall be a 5 metre wide landscaping provision on all sites abutting the road. All required yards adjoining a Residential or Rural Zone shall be landscaped to a 	<p>Landscaping (Industrial 1/A)</p> <ol style="list-style-type: none"> All required yards shall be landscaped to a minimum depth of 5 metres with suitable trees or shrubs that are capable of growing at least 1.8 metres high, in a manner that provides an effective continuous visual screen No more than 30% of any required landscaped area may be used for onsite car parking. This parking shall be interspersed throughout the landscaped yard and shall not be grouped in groups of more than 3 parks. In the Industrial 1 zone located on the eastern side of State Highway 30 shown

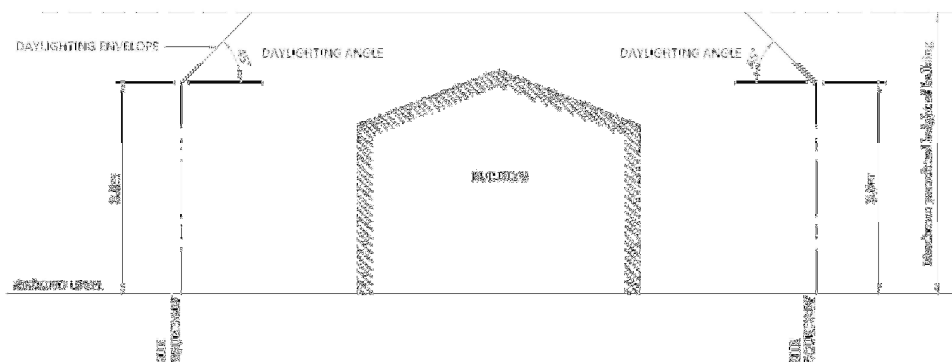
OPTION 1	OPTION 2
<p>minimum depth of 4.5 metres with suitable trees or shrubs that are capable of growing at least 1.8 metres high, in a manner that provides an effective continuous visual screen</p> <p>4. In the Industrial 1 zone located on the eastern side of State Highway 30 shown on Planning Maps 368 and 369;</p> <ol style="list-style-type: none"> a. All required yards shall be landscaped. b. No vegetation capable of growing more than 0.5 of a metre high will be permitted within 5 metres of any vehicle crossing c. Where the site abuts or that is across the road from a Rural or Residential Zone, a 5 metre wide buffer strip adjoining the Zone shall be planted with species allowed to reach and to be maintained at a minimum height of 12 metres, in a manner that provides an effective continuous screen in all seasons <p>5. All required landscaping shall consist of trees, shrubs and grassed lawn areas. It may also involve fencing, screening, other amenity features. No vegetation capable of growing more than 0.5 metres high will be allowed within 5 metres of any vehicle crossing.</p> <p>6. Pallets, containers, raw materials, machinery or goods of any kind shall, if stored outside, be screened from public places and Residential Zones and shall not be stored on any area provided for landscaping, parking, loading or turning area or the buffer area provided for rivers or lakes.</p>	<p>on Planning Maps 368 and 369;</p> <ol style="list-style-type: none"> a. All required front yards shall be landscaped. b. Where the site adjoins or is across the road from a Rural or Residential Zone, a 5 metre wide buffer strip adjoining the Zone shall be planted with species allowed to reach and to be maintained at a minimum height of 12 metres, in a manner that provides an effective continuous screen in all seasons <p>4. All required landscaping shall consist of trees, shrubs and grassed lawn areas. It may also involve fencing, screening and other amenity features. No vegetation capable of growing more than 0.5 metres high will be allowed within 5 metres of any vehicle crossing.</p> <p>5. Pallets, containers, raw materials, machinery or goods of any kind shall, if stored outside shall be screened from public places and Rural and Residential Zones and shall not be stored on any area provided for landscaping, parking, loading or turning area, or in the buffer area provided for rivers or lakes.</p>

7.4.2 INDUSTRIAL 2 HEAVY INDUSTRIAL PERFORMANCE STANDARDS

Permitted activity standards

7.4.2.1 Activities undertaken within the Industrial 2 Zone shall comply with all of the permitted activity standards stated in 7.4.3 of the plan.

1. **Maximum height and daylighting**
 - a. Any building located in the zone shall comply with the standards specified below.
 - b. The maximum height of any building may be 20 metres above the natural ground level at the side, rear or rear site boundary
 - c. Where the structure or building is located within the Rotorua Airport Limited Obstacle Limitation Surface Designation, the maximum height of 5.0m may be impacted, and further analysis in accordance with Rule 9.3.18 and 9.3.19 will be required.



2. **Yard requirements**
 - a. **Front, side, rear and rear site yards**

No yards are required unless specified below.

Sites that adjoin Major Arterial Routes, Rural or Residential Zones	20.0metres
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 - b. **Additional yard requirements**

No building may be erected within 20 metres of any river or stream with an average width of 3 metres or more, or a lake of 8 hectares or more. This 20 metre buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind.
3. **Glare and light**

Activities shall be managed so that direct or indirect illumination measures not more than 10 lux on any Residential or Rural Zone.
4. **Landscaping requirements**
 - a. The depth of landscaping along any major arterial route and adjoining residential or Rural Zone shall be 20 metres. No landscaped area may be used for the parking, loading or turning of vehicles except that every Industrial site may have two two-way vehicle crossings not more than 7 metres wide.
 - b. No vegetation capable of growing more than 0.5 metres high will be allowed within 5 metres of any vehicle crossing.
 - c. Pallets, containers, raw materials, machinery or goods of any kind shall, if stored outside, be screened from public places, Rural and Residential Zones and shall not be stored on any area provided for landscaping, parking, loading or turning area or the buffer area provided for rivers or lakes.
 - d. A 20 metre landscaped yard shall exist separating the Industrial 2 area shown on Planning Map 352 and 353 from the recreational public mountain biking area. This shall consist of trees that have an ability to grow to 12 metres high, and shall be maintained at a minimum height of 12 metres, in a manner that provides an effective continuous screen in all seasons

- e. In addition to complying with the above performance standards, the following landscaping provisions shall apply at the site at Broadlands Road as shown on Planning Map 515.
 - i. The existing double row of large specimen trees located on the northern boundary of the site, running perpendicular to Broadlands Road, will be added to and extended along the entire length of this boundary, to provide a buffer that will be 5 metres in depth;
 - ii. A single row of large specimen trees will be planted along the western boundary of the site which lies perpendicular to Ohaaki Road, to provide a buffer that will be 5 metres in depth.

Requirements (i) and (ii) above apply only to the main part of the site where industrial plant and buildings are located, and not to the access road which connects the site to Broadlands Road.

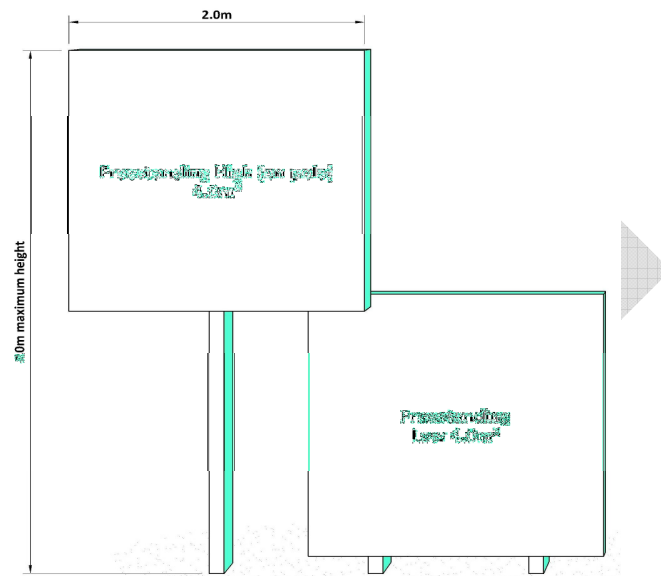
7.4.3 PERMITTED ACTIVITY STANDARDS APPLICABLE TO ALL ZONES

7.4.3.1 Activities undertaken within the Industrial Zone shall comply with all of the permitted activity standards below.

Permitted activity standards

- 7.4.3.1 1. **Yards where the site adjoins a water body**
- The minimum yard for activities adjoining a lake, river, or stream not identified for esplanade reserve acquisition shall be the yard specified for the zone plus 10 metres.
 - The minimum yard for sites that adjoin the Reserve 3 Zone where the site adjoins a lake, river, or stream identified for esplanade reserve acquisition, the minimum yard shall be the yard stated above plus 20 metres.
 - Where there exists a reserve between the water body and the activity site the distance of the yard required in 2 above will be less the width of the reserve area.
2. **Site coverage**
Unless specified there are no restrictions on site coverage in the Industrial 1 and 2 Zones. However, other requirements may dictate coverage of the site such as those for yards, parking, on-site turning of vehicles and landscaping provisions.
3. **Parking and turning**
The following requirements in relation to parking and turning in the Industrial Zones shall be met:
- Parking and on-site turning of vehicles shall be provided in accordance with the provisions of **Appendix 4**
 - Car parking on site adjoining a major or minor arterial route shall be provided so that vehicles can exit the site in a forward motion
4. **Noise**
Noise from any activity within any Industrial zone, shall not exceed the following limits when measured at the boundary of the receiving site:
- | | | |
|------------|---|--|
| Daytime | 7am to 10pm, any day except public holidays | 75 L _{Aeq} |
| Night-time | and at all other times | 70 L _{Aeq} and 80 L _{Amax} |
5. **Signs**
- Permitted signage in Industrial Zones**
 - Any sign advertising intention to sell, let or lease the land or premises on which it is situated,
 - Any sign displayed on construction sites denoting owner and professional and construction firms associated with an active building project on that site.
 - Signs required for or established by official statute, rule or regulation.
 - Signs displayed for the direction or convenience of the public not exceeding 0.5 square metres and relating to the site on which it is situated.
 - Sign area**
 - Signage per site shall not exceed 25m²
 - Sign Design and Location**
 - Any one freestanding sign shall not exceed 8m in height and 2m in width and shall have a maximum area of 4m².
 - Attached signs shall not project beyond the confines of the external walls or roof on which the sign is located.
 - All signs must directly relate to activities undertaken or services offered on the site.
 - Signs shall be sited such that they do not restrict visibility to and from intersections and property access.
 - Any sign which is internally or externally illuminated, shall comply with the maximum lighting standards.

- vi. Freestanding signs that comply with the specified performance standards shall be exempt from the yard and daylighting performance standards, except where a yard standard is specified in relation to an adjoining site zoned Residential, Rural, Reserves and Recreation.
- vii. Additional provisions relating to signs located on City Gateways as shown on Planning Map 108 and State Highways are listed in Part 12 Infrastructure.
- viii. On each site there shall be no more than one sign that is visible from a state highway where the posted road speed is 70kph or over, such a sign shall not incorporate reflective materials, flashing illumination, aerial display, animated display, or any other non-static two or three dimensional mechanism designed to catch attention.
- ix. No sign shall mimic the design, wording, graphics, shape or colour of an official traffic sign.



d. **Sign Calculation**

- i. All single sided and two dimensional signs whether painted, attached to a structure or freestanding shall be included.
- ii. The area of a double sided sign shall only be calculated once. Any 'V' shaped sign that has shall have both sign faces included in the calculation.
- iii. Flags and banners will be included in the calculation of signage.
- iv. Support structures including poles shall not be included in the area calculation.

6. **Financial contribution for reserves and heritage purposes**

A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

7. **Temporary Activities and Events**

In addition to the above performance standards temporary activities shall be in accordance with the following criteria;

- a. Temporary activities of more than 3 consecutive days of duration unless otherwise specified.
- b. Individual carnivals, fairs, etc shall not remain on site for longer than a period of 7 days in a calendar year.
- c. Any temporary military training activity shall be permitted.
- d. Only 6 events per year using amplified sound in the same location are allowed

- e. Any noise from an amplification system shall not be used earlier than 10:00am and shall finish no later than 22:30pm (Sun to Thurs) or 23:00pm (Fridays and Sat). Testing shall not last more than 6 hrs between 9am and 7pm.
- f. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing;
- g. If the activity is located adjoining a State Highway or has access to the State Highway then New Zealand Transport Agency must be consulted with.

8. **Site Suitability and Infrastructure**

Buildings constructed within the Industrial Zones shall comply with the Performance standards listed **Part 13.5, Subdivision** of this Plan.

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7.5 CONTROLLED ACTIVITIES

7.5.1 Where activities in 7.3 are stated as Controlled Activities the matters over which Council shall reserve its control are stated in 7.5.5 to 7.5.12

7.5.2 Activities in 7.3 that are stated as Controlled Activities comprise:

ACTIVITY NUMBER	NAME	CRITERIA
7.3.2	Any activity accessory to a controlled activity where the accessory activity is not stated as being a permitted, restricted discretionary, discretionary, non-complying or prohibited activity	7.5.5
7.3.32	Truck stops not located on a Zone Interface	7.5.5
7.3.33	Offensive trades not located on a Zone Interface	7.5.5
7.3.34	Pulp mills and timber processing mills within Industrial 2 not located on a Zone Interface	7.5.5
7.3.35	Ancillary retail within Industrial 1	7.5.5
7.3.39	Wholesale and retail of bulk goods, sale of vehicles, vessels and heavy machinery within Industrial 1	7.5.5
7.3.40	Drive through Restaurants	7.5.5
7.3.46	Indoor commercial recreation activities within Industrial 1	7.5.5
7.3.63	Remediation of contamination sites	7.5.6.1

7.5.3 The general assessment criteria for controlled activities are provided in 7.5.5. Activities identified in Table 7.5.2 accessory to controlled activities shall be assessed against these provisions. Specific criteria for activity 7.3.60 is listed under 7.5.6.

7.5.4 Controlled Activities shall comply with the Performance Standards for Permitted Activities in the Zone. In accordance with 7.3(5) where a Controlled Activity cannot comply with the Performance Standards in 7.4 it shall be a Discretionary Activity and assessed in accordance with 7.7.

7.5.5 MATTERS OVER WHICH CONTROL IS RESERVED

In order to ensure that buildings and structures retain and contribute to industrial character, and to mitigate the effects of an activity on adjoining sites, the matters over which Council shall reserve control, and therefore are able to impose conditions, relate to:

Building design and site layout

7.5.5.1 Council reserves its control and may impose conditions on the following matters;

1. The specific design and orientation of buildings and structures to mitigate potential adverse cumulative effects on adjoining sites.
2. Incorporations of any windows and/or architectural features to break up blank walls
3. The location of activities, where practicable, away from abutting or adjoining activities so as to internalise potential adverse effects and maintain amenity values of adjoining sites.
4. The restriction of hours of operation in order to reduce and avoid conflicts with surrounding industrial activities.
5. The site layout, orientation and design of buildings and structures
6. The extent of vegetative screening, landscaping or hard screening within the site or with the yards to maintain amenity.
7. The control of earthworks, landfilling and other soil retention or removal methods.
8. The visual impact on the streetscape and the amenity values of the City Gateway
9. The extent of reverse sensitivity of the proposal on adjoining zones.

10. Any adverse effects associated with lighting and glare levels not being in accordance with the performance standards of the zone.
11. Any cultural and/or social effects created on the surrounding environment, with particular regard to effects of activities on the Ngapuna residential area.

Parking, turning and on-site circulation

- 7.5.5.2 The provisions of **Appendix 4** apply, however other conditions may be imposed to ensure amenity and character is maintained and includes such following measures;
1. The design, location and surfacing of parking and turning areas to ensure safe and efficient vehicle circulation on the site.
 2. The provision of adequate sight distances to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.
 3. The extent to which onsite parking and access is suitably located to avoid potential adverse effects on privacy of adjoining parties.
 4. If access is gained onto or within vicinity of a State Highway that the proposal is consistent with the standards of the Road Controlling Authority.
 5. **The extent to which the proposal triggers the need for a traffic impact assessment as outlined under Appendix 4.**

Noise and hours of operation

- 7.5.5.3 Council reserves its control and may impose conditions on the following matters;
1. The extent of noise mitigation measures proposed to reduce noise to a level compliant with the performance standards of the zone.
 2. The extent of noise impacts from traffic, and operations from the activity on the surrounding environment.
 3. Location of buildings containing activities in a location on the site to ensure reduced impact of noise on adjoining activities.
 4. Methods employed to mitigate the adverse effects of noise and vibration.

Discharges and Servicing

- 7.5.5.4 Council reserves its control and may impose conditions on the following matters;
1. The ability to adequately service the proposal and connect to Council reticulation where available.
 2. Any odour emitted and discharges to the environment including exhaust fumes, and dust from the activity and its potential effects on the surrounding environment.

Financial contribution for services

- 7.5.5.5. A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary work

7.5.6 ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES

The following assessment criteria shall apply to specific activities;

7.5.6.1 REMEDIATION OF CONTAMINATED SITES

Conditions may be imposed to avoid, remedy or mitigate adverse effects on the environment and the intended future use, and in particular in respect of the following matters;

1. Restrictions on the future use that the land is able to be put to
2. Duration, timing, and management of potential noise and dust effects arising from the remediation

3. Control and management of the transportation and disposal of contaminated material from the site
4. Re-contouring, re-vegetation, or impermeable surfacing of the site once remediation has occurred

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7.6 RESTRICTED DISCRETIONARY ACTIVITIES

7.6.1 Where activities in **7.3** are stated as Restricted Discretionary Activities the matters over which Council shall restrict discretion are stated in **Rule 7.6.2, 7.6.3, and 7.6.4**

7.6.2 Activities in **7.3** that are stated as Restricted Discretionary Activities comprise:

ACTIVITY NUMBER	NAME	CRITERIA
7.3.3	Any activity stated as a permitted activity that does not meet one of the performance standards for permitted activities stated in 7.4	7.6.4
7.3.13	Any addition to an existing activity sensitive to aircraft noise within the inner control area	7.7.5.2
7.3.64	Group Sign Boards that do not comply with the performance standards of the Zone	7.6.5.1

7.6.3 The assessment criteria for permitted activities that do not meet one performance standard are provided in **7.6.2**. Specific assessment criteria for rules **7.3.61** is provided in **7.6.5**.

7.6.4 MATTERS OVER WHICH DISCRETION IS RESTRICTED

Activities that do not meet one of the Performance Standards

7.6.4.1 Where a Permitted Activity does not meet one of the Performance Standards for permitted activities in **7.4**, and in accordance with Rule **7.3.3** the activity shall be a Restricted Discretionary Activity, where Council shall restrict the exercise of its discretion to the following matters:

1. The degree, scale, or character of non-compliance and its effect on the surrounding environment,
2. The degree of non-compliance and its impact on the privacy and amenity of adjoining sites
3. The measures undertaken to mitigate the effects of the activity on adjoining sites, and the measures taken to mitigate the impacts of adverse cumulative effects on the amenity of the area
4. The design, location and surfacing of parking and turning areas to ensure safe and efficient vehicle circulation on the site.
5. The provision of adequate sight distances to prevent on-street congestion caused by the ingress and egress of vehicles to and from sites.
6. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.
7. **Noise**
The sensitivity of the receiving environment to the effects of the noise and the effects on the receiver, especially where the affected activity has a component where people need to sleep or concentrate.
8. The nature of the locality or zone and the activities within it (including traffic and pedestrian activity) and level of background noise.
9. The location of the activity in relation to any nearby non- industrial zones and the extent to which the noise generated will affect the amenity values of the surrounding activities.
10. **Temporary Events**
The extent to which the proposed hours of operation for the event would detrimentally affect the amenity of surrounding areas.

11. The extent to which an extension of the permitted duration of the event will have an adverse effect on the amenity of the surrounding area.
12. Whether the scheduling of events and the time elapsed between them adequately avoids or mitigates possible cumulative adverse effects on amenity of the surrounding area.
13. The extent to which vehicular traffic and related parking generated by the activity is accommodated without loss of amenity, safety or causing traffic congestion.
14. The extent to which the siting of structures would result in adverse effects on adjoining properties.

7.6.4.2 **Financial contribution for reserves and heritage purpose**

A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works

7.6.5 **ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES**

The following assessment criteria shall apply to specific activities;

Signs exceeding size criteria and providing for a group sign board

7.6.5.1 For sites that contain multiple businesses, a single free standing sign which exceeds the maximum sign area specified in **7.4.3.7** is a Restricted Discretionary Activity Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.5.5**, and the matters stated below;

1. The extent to which the signage adversely affects the amenity values of the locality.
2. The extent of cumulative effects on the streetscape.
3. The location and type, and size of other signs on the same site and adjoining sites.
4. Any requirement for on-going maintenance of the sign/s,
5. The benefits of the consolidation of signage,
6. The location and type, and size of other signs on the same site and adjoining sites,
7. The extent of which the sign/s will adverse impact and detract from traffic and road safety
8. The extent of any requirement for a specific duration or review of consent conditions where the streetscape changes by way of an identified road widening or substantial reconstruction.

Any addition to an existing activity sensitive to aircraft noise within the inner control area

7.6.5.2 Conditions may be imposed to avoid, remedy or mitigate adverse effects on the environment and the intended future use of the reserve, in particular in respect of the following matters:

1. The nature, size and scale of the proposed additions;
2. The application of the applicable acoustic performance standards listed under **9.4.3.5** and/or **9.4.3.6** to existing parts of the structure housing the activity sensitive to aircraft noise;
3. Whether a covenant should be registered on the title to secure any conditions of consent in accordance with **9.11**; and
4. The means of securing any conditions of consent;
5. Whether, having regard to all the circumstances (including location in relation to the Airport, likely exposure of the site to aircraft noise, noise attenuation and ventilation measures proposed, and the number of people to be accommodated) the nature, size and scale of the addition is likely to lead to potential conflict with and adverse effects upon airport activities;
6. Whether it is reasonable to require acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the additions;
7. Any assessment criteria applicable to the activity under any other part of the District Plan.
8. Any particular issues of safety relating to occupants of the site, or aircraft, in relation to any proposed activities or buildings on the site;

7.7 DISCRETIONARY ACTIVITIES

7.7.1 Where activities in Table 7.3 are stated as Discretionary Activities, or are Discretionary Activities in accordance with Rule 7.3(4), or 7.3(5), the activity shall be assessed against those matters in Rules 7.7.4. Council can choose to grant or refuse a consent for a discretionary activity. If Council grants a consent it can be granted subject to conditions.

7.7.2 Activities in 7.3 that are stated as Discretionary Activities comprise:

ACTIVITY NUMBER	NAME	CRITERIA
7.3.4	Any activity stated as a permitted activity that does not meet more than one of the performance standards for permitted activities stated in 7.4	7.7.4
7.3.5	Any activity stated as a controlled activity that does not meet the performance standards for permitted activities stated in 7.4.	7.7.4
7.3.14	Any new activity sensitive to aircraft noise, within the inner control area subject to the standards and terms stated in part 9.	7.7.5.1
7.3.6 and 7.3.36	Carriers, couriers and transport operators located on a zone interface or within Industrial 2	7.7.4, 7.7.5.1
7.3.7	Service stations located on a zone interface	7.7.4, 7.7.5.1
7.3.8	Truck Stops located on a zone interface	7.7.4, 7.7.5.1
7.3.9	Drive Through Restaurants located on a zone interface within Industrial 1	7.7.4, 7.7.5.1
7.3.54	Funeral Homes within Industrial 1	7.7.4
7.3.65	Helicopter landing areas	7.7.4, 7.7.5.2
7.3.66	Activities undertaken on a site of potential contamination	7.7.4, 7.7.5.3

7.7.3 The general assessment criteria for Discretionary activities are provided in 7.7.4. In addition to the criteria listed in 7.7.4 specific criteria for the each of the activities listed above in 7.7.1 is provided from 7.7.5.1 to 7.7.5.3.

7.7.4 GENERAL ASSESSMENT CRITERIA WHEN ASSESSING DISCRETIONARY ACTIVITIES

Council may decline the application, or grant it subject to conditions in consideration of the matters stated below;

Amenity

- 7.7.4.1.
1. The extent to which the proposed building will detract from the coherence, openness, character, and will not result in visual domination of the surrounding environment
 2. The proposed location of the activity onsite and its vicinity to adjoining sites
 3. The extent of landscaping proposed to internalise the activity and reduce any views gained into the site
 4. The extent to which the proposed use provides efficient use and development of industrial zoned land
 5. The proximity to a residential or rural zone interface and any potential reverse sensitivity effects that may occur.
 6. The extent to which alternative locations for the activity have been assessed and considered and the suitability of this located in comparison to that proposed.

7. The potential impact on the vitality of the commercial and city centre zones and the subsequent reduction in amenity.
8. The adverse effects created from the facility operating during the days of the week, hours of operation and its conflicts with existing surrounding land uses.
9. The extent to which the proposed event will have adverse effects on the ability for existing activities to continue to operate in a safe and efficient manner
10. The extent of the cumulative effects created by the proposal in the considered location.
11. The potential adverse effects of the industrial activity on the cultural and spiritual values of Ngapuna.
12. The extent to which any glare, illumination and light levels adversely effects surrounding residents and the manner this is mitigated.

Vehicle access and parking

- 7.7.4.2 1. The extent to which the proposal is in accordance with the provisions of **Appendix 4**
2. The extent to which the development will result in street congestion and levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding industrial area.
3. The extent to which adequate access, parking and onsite turning is provided onsite
4. That if access is gained onto or within vicinity of a State Highway that the proposal is consistent with the standards of the Road Controlling Authority.
5. The potential adverse effects on the efficient functioning of the roading network.
6. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.

Noise

- 7.7.4.3. 1. The level, nature and duration of noise emitted from the activity and its impact on any adjoining residential neighbours of the site.
2. The proximity to and impact on noise sensitive activities or facilities.
3. The extent of mitigation measures proposed to reduce the level of noise emissions created by the facility to be in accordance with **7.4.3.4**.

Servicing

- 7.7.4.4. 1. The extent of which the proposal creates discharge to air, odour, and discharges to the natural environment and any mitigated measures proposed.
2. The extent of which the proposed methods of waste product disposal affect adjoining sites and the environment.
3. The ability to adequately service the proposal and connect to Council reticulation where available.

Financial contribution for services

- 7.7.4.5 A financial contribution for reserves and heritage purposes shall be taken for those activities specified in **Part 15**. The contribution shall be taken in accordance with the provisions of **Part 15**, as if the activity was subject to an application for a resource consent.

Where the existing Council services cannot sustain a proposed new activity, the applicant must demonstrate the new activity has the ability to meet its own servicing needs, or a condition may be imposed requiring the applicant to upgrade Council services. To enable this to occur, a condition may be imposed requiring a financial contribution up to the maximum of the actual cost of the necessary works.

7.7.5 ADDITIONAL ASSESSMENT CRITERIA FOR SPECIFIC ACTIVITIES

In addition to the criteria specified in **7.7.4** the following assessment criteria shall apply to specific activities;

Activities that are located at a zone interface

- 7.7.5.1 Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.7.4**, and also the matters stated below;
 1. The location of the access way in relation to adjoining and adjacent land uses and adjacent residential units and the extent of mitigation undertaken to reduce adverse effects on these parties.

2. The extent of which the bulk or repetitive nature of the building form will detract from the visual amenity of the suburb.
3. The placement and orientated of the buildings and activities on site to reduce adverse effects on adjoining parties.
4. The extent to which any proposed buildings and activity will be incompatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.
5. The extent of excessive boundary setbacks and landscaping to reduce adverse effects on adjoining and adjacent parties.
6. The direction and level of security lighting to avoid and reduce adverse effects on adjoining sites.

Any new activity sensitive to aircraft noise, within the inner control area subject to the standards and terms stated in Part 9.

7.7.5.2 Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **4.7.4**, and also the matters stated below;

1. Whether, having regard to all the circumstances (including location in relation to the Airport, likely exposure of the site to aircraft noise, noise attenuation and ventilation measures proposed, and the number of people to be accommodated) the nature, size and scale of the activity is likely to lead to potential conflict with and adverse effects upon airport activities;
2. Any particular issues of safety relating to occupants of the site, or aircraft, in relation to any proposed activities or buildings on the site;
3. The desirability of reasonably limiting the intensity of development and activities within the Inner Control Area, including in relation to proposed subdivisions and higher density residential development;
4. Whether it is reasonable to require acoustic treatment measures (including measures for internal air quality purposes) in existing rooms, or whether such measures should be limited to the additions;
5. Whether a covenant should be registered on the title to secure any conditions of consent; and
6. The means of securing any conditions of consent; and
7. Any assessment criteria applicable to the activity under any other part of the District Plan.
8. The extent of compliance with the applicable performance standards in **9.4.3.5 and/or 9.4.3.6** for any new activities.

Helicopter take-off and landing areas

7.7.5.3 Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.7.4**, and also the matters stated below;

1. The type and size of facility to be provided and whether it is a private or commercial operation.
2. The types of machines proposed to be used at the facility and their noise characteristics.
3. Approach paths to and from all helicopter facilities, other than for temporary or emergency purposes. These shall normally be located so that no Residential zones are flown over at lower than 300m above ground level at that point.
4. Any topographical features and existing buildings and their likely effect on visual and noise impacts of the proposal.
5. The frequency of use with respect to the generation of noise nuisance as a distinct and separate issue from the requirement to meet specified noise performance standards.
6. The submitted proposals for the monitoring and regular audit of noise and other environmental impacts.
7. The proximity to and impact on activities sensitive to aircraft noise.
8. The hours of operation and any associated generated effect from lighting.
9. The extent of any cumulative effect resulting from the location of other helicopter facilities in the general vicinity.
10. The extent of any dust and litter associated with the operation of the facility.

Activities undertaken on sites of potential contamination without remediation

7.7.5.4 Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.7.4**, and also the matters stated below;

1. The extent of immediate and long term potential damage to property and the health of occupiers and users of the site

2. The nature and suitability of the activity onsite in relation to the levels of contamination present.
3. The proposed mitigation and remediation measures to be undertaken to ensure level of contamination are consistent with those recommended within national legislation for each land use.
4. The proposed mitigation to internalise any adverse effects of contamination and halt any further discharge to the environment.

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7.8 NON-COMPLYING ACTIVITIES

7.8.1 Where activities in 7.3 are stated as Non-Complying Activities they shall be assessed against those matters in Rule 7.8.5 and the relevant objectives and policies of the district plan, including those included in 7.2. Council can choose to grant or refuse a consent for a non-complying activity. If Council grants a consent it can be granted subject to conditions.

7.8.2 Activities in 7.3 that are stated as Non Complying Activities comprise:

ACTIVITY NUMBER	NAME	CRITERIA
7.3.9	Drive Through Restaurants at a Zone Interface within Industrial 2	All activities to be assessed under the Resource Management Act 1991 and 7.8.5 of this Plan.
7.3.10, 7.3.34	Pulp mills and timber processing mills at a Zone Interface or within Industrial 1	
7.3.11, 7.3.28	Biomass and/or Wood processing at a Zone Interface and within Industrial 1	
7.3.12	Offensive Trades at a Zone Interface	
7.3.30	Commercial storage facilities within Industrial 2	
7.3.31	Service stations and motor vehicle repair garages	
7.3.35	Ancillary retail within Industrial 2	
7.3.38	Veterinary hospitals within Industrial 2	
7.3.39	Wholesale and retail of bulk goods, sale of vehicles, vessels and heavy machinery within Industrial 2	
7.3.40	Drive Through Restaurants within Industrial 2	
7.3.41	Office activities	
7.3.42	Supermarkets	
7.3.43	Casinos, night clubs, taverns	
7.3.44	Restaurants	
7.3.45	Retail Shops	
7.3.46	Indoor commercial recreation activities	
7.3.47	Tourist accommodation including Holiday Parks and Bed and Breakfast	
7.3.48	Motor sports and firearm sports	
7.3.49	Outdoor commercial recreation activities	
7.3.50, 7.3.53	to Homes and households	
7.3.54 7.3.59	to Community infrastructure	

7.8.3 Non Complying activities are considered to create excessive adverse effects that are more than minor and will impact the amenity and character of the Industrial zone. Such activities may be suited to a different zone.

7.8.4 **GENERAL ASSESSMENT CRITERIA WHEN ASSESSING NON COMPLYING ACTIVITIES**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.7.4**, and also the matters stated below;

1. The extent to which the proposal promotes the Matters of National Importance held within Part 3 of this plan.
2. The extent to which the adverse effects generated by the proposal can be reduced to a level consistent with the amenity and character of the environment.
3. The extent to which the proposed use provides efficient use and development of Heavy Industrial zoned land.
4. The extent to which the proposal enforces the objectives and policies of the District Plan
5. The extent to which the activity is provided for within an alternative Zone, and its detracting from the amenity of this Zone.
6. The extent of which alternative locations have been identified and assessed and the reasons for these locations being inappropriate.
7. The extent of cumulative effects generated by the proposal.
8. The extent of adverse effects generated by odour, noise, traffic, lighting and glare on the amenity and character.
9. The extent of reverse sensitivity impacts generated by the proposal on the surrounding environment.
10. The extent to which the proposal triggers the need for a traffic impact assessment as outlined under **Appendix 4**.

7.8.5 **ANY SUBSIDIARY HOUSEHOLD UNITS, ADDITIONAL HOUSEHOLD UNITS OR HOUSEHOLD UNITS**

Council may decline the application, or grant it subject to conditions in consideration of the matters stated in **7.7.4**, and also the matters stated below;

1. The extent to which the residential use occupies the area onsite and shall be ancillary to the industrial activity located onsite.
- 2.
3. That the dwelling is only occupied by the land owner or a permanent employee in conjunction with their respective families.
4. That existing and future industrial activities are not hindered by residential development and are able to continue operations without constraints from such development being for healthy residential occupation.
5. The extent of adverse effects generated on the social, health and safety of occupiers of the imposed.
6. That the dwelling is adequately insulated to provide suitable internal noise levels to provide site.

7.9 SUBDIVISION AND DEVELOPMENT

- 7.9.1 Subdivisions complying with the provisions stated in **7.4** and with the provisions of **Part Thirteen** shall be a Controlled Activity. The criteria on which a subdivision application will be assessed, and any conditions that Council may impose, are included in **Part Thirteen**.

7.10 OTHER DISTRICT PLAN PROVISIONS

- 7.10.1 Reference should also be made the following sections of the plan for other matters that may determine the classification of an activity within the residential areas of the district:

Part 1	Definitions
Part 2	Issues of Importance to Maori
Part 3	Matters of National Importance
Part 4	Residential
Part 12	Reserves and recreation
Part 12	Infrastructure
Part 13	Site suitability and subdivision
Part 14	Natural hazards
Part 15	Financial contributions
Part 16	Hazardous substances
Appendix 1.	Cultural Heritage Inventory
Appendix 2.	Natural Heritage Inventory
Appendix 3.	Designations
Appendix 4.	Transport
Appendix 5.	Approved Development Plans