D2 INDUSTRIAL ZONE RULES AND STANDARDS

There is one map (in two sheets) for the Industrial Zone (yellow). The majority of the Industrial Zone rules and standards apply to the whole Industrial Zone.

Refer to Figure 4 for an explanation of how to determine whether an activity requires a resource consent and what type of activity it will be considered as, i.e. permitted, controlled, restricted discretionary, discretionary, or non-complying.

The following rules and standards must also be read in conjunction with:

- Part E – Financial Contributions
- Part F – Information to be Supplied
- Part H – Car Parking, Vehicle Movements & Roads
- Part HH – Historic Heritage
- Part I – Hazardous Facility Screening Procedures
- Part K – Designations
- Part M – Interpretation
- Part N – Map Updates
- Any relevant National Policy Statement or National Environmental Standard.

D2.1 Industrial Zone Rules

D2.1.1 Permitted activities

Any one or more of the following are permitted activities:

(i) All activities which are not a controlled, restricted discretionary, discretionary, or prohibited activity, and do not exceed any permitted activity standard.

(ii) Removed by Plan Change 16

(iii) Removed by Plan Change 16

(iv) Removed by Plan Change 16

(v) Temporary Military Training which complies with the permitted activity standards for hazardous substances, noise and earthworks.

The permitted activity standards apply only to those activities for which a direct reference is made to those standards.

D2.1.2 Controlled activities

Any one or more of the following are controlled activities:

(i) Removed by Plan Change 16

(ii) Subdivision which complies with the controlled activity standards for subdivision.

The matters over which Council reserves control for assessment are:
(a) the design and layout of the subdivision, including any new roads or the diversion or alteration to the course of any existing roads;

(b) earthworks;

(c) the imposition of financial contributions in accordance with Part E of this plan;

(d) the imposition of conditions in accordance with s220 of the RMA.

(e) the design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of and access to regionally significant network located on or in proximity to the site.

(f) the outcome of consultation with the owner or operator of regionally significant network utilities located on or in proximity to the site.

Note: Earthworks may also require consent under the Proposed Regional Soil Plan.

(iii) Harvesting of production forestry over 1 ha. in area.

The matters over which Council reserves control for the purpose of assessment are:

(a) the method and time of year of the harvesting;

(b) the hours of operation of the harvesting;

(c) the location of access to the site;

(d) the imposition of financial contributions in accordance with Part E of this plan.

(iv) Service Stations, which meet all the Permitted Activity Standards, except that the following activities are exempt from the Hazardous Facility Threshold Permitted Activity Standard:

(a) The underground storage and retail sale of petrol and diesel, up to a storage of 100,000 litres of petrol in underground storage tanks, and up to 50,000 litres of diesel in underground storage tanks.

The matters over which Council reserves control for the purpose of assessment are:

(a) the design, installation and operation of underground petroleum storage facilities;

(b) location in respect to seismic hazard areas;

(c) landscaping; and

(d) the imposition of financial contributions under Part E of this Plan.
D2.1.3 Restricted discretionary activities

The following are restricted discretionary activities:

(i) Essential activities in the Seismic Hazard Area, where these activities meet all the permitted activity standards.

The Council restricts the exercise of its discretion to the following matters:

(a) the appropriateness of the proposed activity on the site having regard to the potential of seismic hazard to disrupt that activity;

(b) the imposition of financial contributions in accordance with Part E of this plan.

(ii) Removed by Plan Change 16

(iii) Removed by Plan Change 16

(iv) Removed by Plan Change 16

D2.1.4 Discretionary activities

Any one or more of the following are discretionary activities:

(i) All activities which are not a permitted, controlled, restricted discretionary, or prohibited activity, and are not specified in D2.1.5 (ii) as a non-complying activity and which do not exceed any discretionary activity standard.

(ii) Activities which emit an objectionable odour.

(iii) Offensive trades.

(iv) Subdivisions which are not a controlled activity.

(v) New vehicle crossings onto State Highway No. 1 and State Highway 58.

(vi) Any service station which is not a controlled activity.

(vii) Removed by Plan Change 16

D2.1.5 Non-complying activities

The following are non-complying activities:

(i) All activities which are not a permitted, controlled, restricted discretionary, or discretionary activity.

(ii) Removed by Plan Change 16

Note: Council may require financial contributions as a condition of resource consent in accordance with Part E of this plan.
D2.1.6 Prohibited activities

There are no prohibited activities.

D2.2 INDUSTRIAL ZONE STANDARDS

D2.2.1 Permitted activity standards

Car parks

The number of car parks on a site shall be:

(a) Industrial activities

A minimum of 2 car parks per 100 m$^2$ gross floor area.

(b) Non-industrial activities

A minimum of 4.5 car parks per 100 m$^2$ gross floor area.

All car parks to be located within the site. Where the assessment of the number of car parks in (a) or (b) above results in a fractional space being involved, the fraction shall be rounded to the nearest whole number. Every car park shall comply with the technical standards in Part H of this plan.

Earthworks

The following shall apply to earthworks on a site, except for earthworks (cut and fill) under a proposed building and building platform which do not extend further than 2 metres beyond the exterior walls of any proposed building when measured in plan view:

(i) Earthworks in a 12 month period shall not exceed:

(a) 25m$^2$ in area within a riparian setback, or

(b) 400m$^2$ in area elsewhere in the Industrial Zone, or

(c) 0.5 metres in height or depth. In a riparian setback and 1.5 metres in height or depth elsewhere.

(ii) Earthworks shall not be undertaken on land with a slope in excess of 45 degrees.

Note: Earthworks may also require consent under the Regional Soil Plan or an archaeological authority under the Historic Places Act 1993 if the earthworks will damage, destroy or modify an archaeological site.
Figure 1: Extent of earthworks not subject to the permitted activity standard for earthworks.

Financial contributions

The payment of all financial contributions in respect of a permitted activity as provided for in Part E of this plan shall be made before the commencement of that activity.

Hazardous substances

No activity shall exceed a Hazardous Substance Threshold of 1.0.

Height

The maximum height of any building or part of a building (including any sign) on a site shall be: 10m

Height recession plane

All buildings must be within a building envelope of 3m height and a vertical angle of 45° into the site, measured from any point along the boundary of the site with a Suburban or Rural Zone.

Loading

All loading and unloading of goods shall take within the site and clear of all yards.

Noise

(i) The maximum noise levels received at any site boundary within the Industrial Zone from any activity within the Industrial Zone must not exceed L_{10} 65dBA at all times; and
(ii) The maximum noise levels received at any boundary in the City Centre and Suburban Zones from any activity within the Industrial Zone, shall not exceed the following noise levels:

(a) $L_{10}$ 55 dBA day time (7am-10pm), $L_{10}$ 45 dBA night time (10pm-7am), where the receiving boundary is within 50m of a motorway,

(b) $L_{10}$ 55 dBA day time (7am-10pm), $L_{10}$ 45 dBA night time (10pm-7am), where the receiving boundary is within 50m of a major arterial road,

(c) $L_{10}$ 50 dBA day time (7am-10pm), $L_{10}$ 45 dBA night time (10pm-7am), where the receiving boundary is within 50m of a minor arterial road,

(d) $L_{10}$ 50 dBA day time (7am-10pm), $L_{10}$ 40 dBA night time (10pm-7am) elsewhere,

(e) $L_{\text{max}}$ noise level shall not exceed the lower of $L_{95}$ background sound plus 30 dBA, or 75 dBA during night-time hours (10pm-7am).

Where two or more of these noise standards, except (e), apply to a particular site, the least restrictive noise standard shall apply (see explanatory diagram under Noise Part M).

(iii) The maximum noise levels from any activity located in the Industrial Zone, measured within 20m of any dwelling on another property in the Rural Zone shall not exceed the following levels:

(a) $L_{10}$ 55 dBA day time (7am-10pm), $L_{10}$ 45 dBA night time (10pm-7am)

(b) $L_{\text{max}}$ 75 dBA night time (10pm-7am).

(iv) Construction, maintenance or demolition activities must be in compliance with the following;

(a) section 16 [Duty to Avoid Unreasonable Noise] of the RMA during day time hours (7am-10pm); and

(b) the noise levels specified in (ii) (e) above or L1045 dBA during night time hours (10pm-7am).

This does not replace any general duty under section 16 [Duty to Avoid Unreasonable Noise] of the RMA.

(v) Emergency repair work to network utilities is subject only to the general duty under section 16 [Duty to Avoid Unreasonable Noise] of the RMA.

(vi) The sound level from any activity on an Industrial Zone site when measured at least 20 metres inside the boundary of any site in the Recreation or Public Open Space Zone shall not exceed the following limits:

$L_{10}$ 60 dBA day time (7am – 10pm)
L$_{10}$ 50 dBA night time (10pm – 7am)

L$_{\text{max}}$ 75 dBA night time (10pm – 7am)

All sound levels shall be measured in accordance with NZS 6801:1991 Acoustics – “Measurement of Sound”. Where NZS 6802:1991 does not include assessment of the type of noise in question, the appropriate New Zealand Standards may be used. The measurement time interval shall be a minimum of 10 minutes.

Signs

Any sign provided that:

(a) the sign relates to activities on the site,

(b) no sign which is visible to drivers on a State Highway is the shape or colours of any traffic control sign or is a flashing sign, and

(c) no sign shall be sited in a manner which restricts visibility to and from intersections and vehicular access points.

Note: Refer to the height standard to determine the maximum permitted height of signs.

Siting of Production Forestry

The last row of plantings shall be no closer than 10m to a site boundary, and no closer than 20m to a site boundary where the site abuts the Suburban Zone.

Yards

The minimum yard requirements for any site shall be:

(a) Front Yard

   Minimum front yard - 5m.

(b) Other yards

   Minimum yards at any boundary with the City Centre, Suburban or Rural Zone - 5m.

D2.2.2 Controlled Activity Standards

Subdivision

(i) For every allotment where there is an existing building(s), there shall be no increase in the degree of non-conformity with the permitted activity standards for carparks and loading.

(ii) For every allotment where there is no existing building(s), it shall be practicable to construct on all allotments, as a permitted activity, a building which does not contravene any permitted activity standards.
D2.3 Discretionary activity standards

Noise

The maximum noise levels received at any point within the Suburban Zone or City Centre Zone from any activity within the Industrial Zone must not exceed $L_{10} 60$ dBA day time (7am-10pm), $L_{10} 45$ dBA night (10pm-7am) and $L_{\text{max}} 75$ dBA.