

11.6 Port 2 Zone - Rules

(This zone applies to Dunedin)

Rule 11.6.1 Permitted Activities

The following are permitted activities within the Port 2 Zone, provided that they comply with the relevant conditions in Rule 11.6.2:

- (i) The storage of cargo passing through the port.
- (ii) Activities associated with the berthing and mooring of ships and other sea craft.
- (iii) The loading and unloading of goods and materials to and from sea vessels and associated handling, consolidation and distribution.
- (iv) The repair, maintenance and servicing of vessels and facilities to collect residues from such activities undertaken at that location.
- (v) Administration offices and staff facilities ancillary to the above.
- (vi) Facilities for the collection of rubbish from vessels using the Port.
- (vii) Industrial Activity.
- (viii) Service Activity.
- (ix) Retail Activity in conjunction with an industrial activity or service activity provided that:
 - (a) The retail activity is complementary to and an integral part of the industrial or service activity.
 - (b) The maximum area of gross floor space for retail activities shall not exceed 10% of the total floor space of the premises.
- (x) Recreational Activity.
- (xi) Vehicle and Boat Yards.
- (xii) Garden Centres.
- (xiii) Industrial Tourist Activity.
- (xiv) Signs permitted in this zone are specified in the Signs Section.

Rule 11.6.2 Conditions Attaching to Permitted Activities

- (i) **Yards**
No yards are required.
- (ii) **Height**
No height limit.

(iii) **Minimum Car Parking**

On-site car parking shall comply with the performance standards in Section 20 (Transportation) and shall be provided on the following basis:

(a) **Permitted activities in Rule 11.6.1 (i) to (iv), (vi), (ix), (xi) and (xiv)**

(i) Nil.

(b) **Administration Offices**

(i) 1 car park per 50 m² or part thereof of office space.

(c) **Staff Facilities**

(i) 1 car park per 20 m² or part thereof of space, excluding toilets and kitchen facilities.

(d) **Industrial and Service Activities**

(i) Staff requirement as follows:

(a) Up to 99m² gross floor area: 2 car parks

(b) 100 m² - 149 m² gross floor area: 3 car parks

(c) 150 m² - 249 m² gross floor area: 4 car parks

(d) 250 m² - 400 m² gross floor area: 5 car parks

(e) Over 400 m² gross floor area: 5 car parks plus 1 car park for each additional 200 m² gross floor area in excess of the initial 400 m² gross floor area.

(ii) Visitor requirement of an additional 20% (1 car park minimum).

(e) **Recreational Activity**

(i) Outdoor

(a) 1 car park per 750 m².

(ii) Indoor

(a) 1 car park per 20 m² public floor area or 1 car park per 10 seats, whichever is the greater.

(b) Staff requirement of an additional 10%.

(f) **Garden Centres**

(i) 1 car park per 25 m² gross floor area.

(ii) 3 car parks per 100 m² of outdoor display area.

(iii) Staff requirement of 1 car park per 100 m² gross floor area.

(g) **Industrial Tourist Activity**

(i) 1 car park per 3 people the activity accommodates over a 30 minute period of operation.

(ii) 1 coach parking space per 50 people the activity accommodates over a 30 minute period of operation.

(iv) Loading and Access

(a) For the following activities there are no loading requirements. Access requirements shall comply with the performance standards in Section 20 (Transportation):

(i) Permitted activities in Rule 11.6.1 (i) to (vi), (ix) to (xi), (xiii) and (xiv).

(b) For the following activities loading and access shall comply with the performance standards in Section 20: Transportation.

(i) Industrial Activity and Service Activity with building gross floor area 50 m² or less.

Loading shall be provided for on the following basis:

Minimum Size: 6 m long x 3.5 m wide x 2.6 m high.

Manoeuvre Area: To accommodate a 90 percentile design car as shown in Appendix 20C.

(c) For the following activities loading and access shall comply with the performance standards in Section 20(Transportation).

(i) Industrial Activity and Service Activity with building gross floor area greater than 50 m² but less than 2500 m².

(ii) Garden Centres.

Loading shall be provided for on the following basis:

Minimum Size: 8 m long x 3.5 m wide x 3.8 m high.

Manoeuvre Area: To accommodate an 8 metre rigid truck as shown in Appendix 20D.

(d) For the following activities loading and access shall comply with the performance standards in Section 20 (Transportation).

(i) Industrial Activity and Service Activity with building gross floor area 2500 m² or greater.

Loading shall be provided for on the following basis:

Minimum Size: 20 m long x 3.5 m wide x 4.4 m high.

Manoeuvre Area: To accommodate a B Train truck as shown in Appendix 20E.

(v) Noise

Refer to the performance standards of the Environmental Issues Section.

(vi) Glare and Lighting

All exterior lighting shall be designed, installed and maintained so that there is no direct light spill beyond the boundary of the Port 2 Zone.

(vii) Electrical Interference

All activities shall be established and managed so that there is no electrical interference with television or radio reception beyond the boundary of the Port 2 Zone.

(viii) **Wind Blown Matter**

All stored materials shall be stored so that they shall not escape and contaminate any off-site area.

(ix) **Signs**

Refer to the Signs Section.

Rule 11.6.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with the conditions in Rule 11.6.2. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.
- (ii) Service Stations:
The Council's discretion is restricted to traffic issues, plus car parking, access and loading, and to conditions in Rule 11.6.2.
- (iii) Emergency Service Activity:
The Council's discretion is restricted to traffic issues, plus car parking, access and loading, and to conditions in Rule 11.6.2.

Rule 11.6.4 Non-Complying Activities

Any activity not specifically identified as permitted, controlled or discretionary by the rules in this zone or in the rules of Sections 17 to 22 of this Plan is non-complying. This rule does not apply to activities identified as permitted, controlled or discretionary in the rules of Sections 13 to 16 of the Plan, regardless of where in the zone those activities are undertaken.