

10.6 Industrial 2 Zone – Rules *[Inserted by Variation 8: 15/12/01]*

Rule 10.6.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 10.6.2:

- (i) Industrial Activity with gross floor area of up to and including 1500 m².
- (ii) Residential Activity at a density of not less than 250 m² of site area per residential unit of accommodation, provided that a single residential unit may be erected on an existing site of any size.
- (iii) Recreational Activity, provided the associated structures do not exceed 25 m² in floor area.
- (iv) Signs permitted in this zone are specified in the Signs Section.

Rule 10.6.2 Conditions Attaching to Permitted Activities

(i) Residential and Recreational Activities

The provisions of the Residential 3 zone, and rules 10.6.2(v) Access to Anzac Avenue and 10.6.2(xi) Hazardous Substances below, shall apply.

The following conditions apply to Industrial Activities except (v) and (xi) which apply to all permitted activities:

(ii) Yard and Height Requirements (unless the activity is undertaken in an existing building)

- (a) Maximum height 9 m
- (b) Height Plane Angle along any site boundary which adjoins an existing residential activity 63°
- (c) Side and rear yards along any site boundary which adjoins an existing residential activity 1 m

(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) Industrial Activity

Staff requirement as follows:

- (i) Up to 99 m² gross floor area: 2 car parks
- (ii) 100 m² – 149 m² gross floor area: 3 car parks
- (iii) 150 m² – 249 m² gross floor area: 4 car parks
- (iv) 250 m² – 400 m² gross floor area: 5 car parks
- (v) 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,

provided that for sites less than 400 m² one of the car parks shall meet the minimum size and manoeuvre area for loading in Rule 10.6.2(iv)(a) below.

- (vi) **Visitor requirement** of an additional 20% (1 car park minimum) provided that visitor parking is not required for sites less than 400 m².

(iv) **Loading and Access**

For sites less than 400 m² there is no specific loading requirement except that one of the car parking spaces shall be able to be used for loading as required in Rule 10.6.2(iii). Access requirements shall comply with the performance standards in Section 20 (Transportation).

For sites 400m² or more the following apply:

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

- (i) Industrial 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 99 percentile design motor vehicle as shown in Appendix 20C. [Amended by Plan Change 10, 18/1/11]

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

- (i) Industrial Activity with building gross floor area greater than 50 m² but less than 1500 m².

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.

(v) **Access to Anzac Avenue**

There shall be no new accessways onto Anzac Avenue.

(vi) **Screening**

All materials which are stored outside a building shall be screened from view from adjoining properties and from any road. The screening is not required if the wall of a building or structure has the same or similar effect.

(vii) **Landscaping Requirements**

Where the activity involves construction of a new building which fronts the street, landscaping in the form of one tree per 20 metres of frontage shall be provided along that frontage (1 tree per site minimum). Where it is impractical to provide such a tree on-site, a financial contribution of \$1125 (adjusted by the Construction Cost Index (CCI) from the year 2001) to fund the installation and 5 years maintenance of a street tree located within 500 m of the zone shall be paid prior to commencement of construction.

(viii) **Noise**

Refer to the Environmental Issues Section.

(ix) **Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(x) **Signs**

Refer to the Signs Section.

(xi) **Hazardous Substances**

Refer to the Hazards, Hazardous Substances and Earthworks Section: For industrial activities being established in buildings which include residential activities or in buildings which are contiguous with a building used for residential activity, the thresholds for residential activities in Table 17.1 ~~and 17.2~~ shall apply. Residential activities may not be established as a permitted activity in buildings which include industrial activities or in buildings which are contiguous with a building used for industrial activity, if those industrial activities exceed the thresholds for residential activities in Table 17.1 ~~and 17.2~~. *[Amended by Plan Change 11, 11/10/10][Strikethrough inserted by proposed Plan Change 13]*

Rule 10.6.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with the conditions in Rule 10.6.2. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

Rule 10.6.4 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (restricted):

- (i) Industrial Activity with gross floor area greater than 1500 m².
- (ii) Retail Activity in conjunction with an industrial activity provided that
- (a) The retail activity is complementary to and an integral part of the industrial activity
- (b) The maximum area of gross floor space for retail activities shall not exceed 10% of the total floor space of the premises.
- (iii) Community Support Activities
- (iv) Industrial Tourist Activities
- (v) Structures for Recreational Activities with a floor area greater than 25 m².

Rule 10.6.5 Non-Complying Activities

- (i) Forestry Activity.
- (ii) 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.

10.7 Special Development Zone – Rules *[Inserted by Consent Order 23/07/03]*

Rule 10.7.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 10.7.2:

- (i) Industrial Activity with gross floor area of up to and including 1500 m².
- (ii) Residential Activity in the area north of Sinclair Road or between Hazlett and Saunders Roads at a density of not less than 500 m² of site area per residential unit of accommodation.
- (iii) Recreational Activity, provided the associated structures do not exceed 25 m² in floor area.
- (iv) Farming Activity.
- (v) Signs permitted in this zone are specified in the Signs Section.

Rule 10.7.2 Conditions Attaching to Permitted Activities

A For Residential and Recreational Activities the following conditions apply:

- (i) Rule 8.7.2 of the Residential 1 zone, and Rule 10.7.2B(ix) Hazardous Substances below, shall apply.

B For Industrial and Farming Activities the following conditions apply:

(i) Yard and Height Requirements

- (a) Maximum height 9 m
- (b) Height Plane Angle along any site boundary which adjoins an existing residential activity 63° (1 to 2 yard to height ratio)
- (c) Front yards 10.5m along Dukes Road, 4.5m elsewhere
Side and rear yards along any site boundary which adjoins an existing residential activity 2 m

(ii) 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) Farming Activity

- (i) No requirement for on-site parking

(b) Industrial Activity

Staff requirement as follows:

- (i) Up to 99 m² gross floor area: 2 car parks
- (ii) 100 m² – 149 m² gross floor area: 3 car parks
- (iii) 150 m² – 249 m² gross floor area: 4 car parks
- (iv) 250 m² – 400 m² gross floor area: 5 car parks
- (v) 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,

- (vi) **Visitor requirement** of an additional 20% (1 car park minimum).

(iii) **Loading and Access**

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

- (i) Industrial 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 99 percentile design motor vehicle as shown in Appendix 20C. [Amended by Plan Change 10, 18/1/11]

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

- (i) Farming Activity

- (ii) Industrial Activity with building gross floor area greater than 50 m² but less than 1500 m².

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.

(iv) **Screening (applies to Industrial Activities only)**

All materials which are stored outside a building shall be screened from view from adjoining properties and from any road. The screening is not required if the wall of a building or structure has the same or similar effect.

(v) **Landscaping Requirements (applies to Industrial Activities only)**

The frontage of the site shall be screened and landscaped. The landscaping shall be for the length of the frontage except for the minimum width necessary for vehicular access to the site and can be considered as being part of the total landscaping requirement for car parking. The landscaping is to be of minimum internal width of 2 m between the property boundary and the required screening. The screening shall comply with the District Plan conditions for screening. The screening is not required if the wall of a building or structure has the same or similar effect.

(vi) **Noise**

Refer to the Environmental Issues Section.

(vii) **Glare, Lighting and Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(viii) **Signs**

Refer to the Signs Section.

(ix) **Hazardous Substances**

Refer to the Hazards, Hazardous Substances and Earthworks Section: For industrial activities being established in buildings which include residential activities or in buildings which are contiguous with a building used for residential activity, the thresholds for residential activities in Table 17.1 and 17.2 shall apply. Residential activities shall not be established as a permitted activity in buildings which include industrial activities or in buildings which are contiguous with

a building used for industrial activity, if those industrial activities exceed the thresholds for residential activities in Table 17.1 ~~and 17.2~~. *[Amended by Plan Change 11, 11/10/10]*
~~*[Strikethrough inserted by proposed Plan Change 13]*~~

(x) **Minimum Site**

(a) Minimum Area

- | | |
|----------------|---|
| (i) Front Site | 500 m ² |
| (ii) Rear Site | 500 m ² excluding the access strip <i>[Amended by Plan Change 10, 18/1/11]</i> |

(b) Minimum Frontage

- | | |
|--------------------------|-------|
| (i) Front and Rear Sites | 3.5 m |
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Rule 10.7.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with the conditions in Rule 10.7.2. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

Rule 10.7.4 Discretionary Activities (Unrestricted)

The following activities are discretionary activities (unrestricted):

- (i) Industrial Activity with gross floor area greater than 1500 m².
- (ii) Retail Activity in conjunction with an industrial activity provided that
 - (a) The retail activity is complementary to and an integral part of the industrial activity; and
 - (b) The maximum area of gross floor space for retail activities shall not exceed 10% of the total floor space of the premises.
- (iii) Community Support Activities
- (iv) Industrial Tourist Activities.
- (v) Factory Farming.
- (vi) Structures for Recreational Activities with a floor area greater than 25 m².

Rule 10.7.5 Non-Complying Activities

- (i) Forestry Activity.
- (ii) 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.

10.8 Assessment of Resource Consent Applications

In assessing any application, in addition to the matters contained in the Fourth Schedule, the Council will have regard to, but not be restricted by the following matters:

10.8.1 Sustainability

The objectives and policies of the Sustainability Section.

10.8.2 Manawhenua

The objectives and policies of the Manawhenua Section.

10.8.3 Residential Areas

Adverse effects on residential areas.

10.8.4 Bulk and Location

The bulk and location of buildings associated with the proposed activity and their effects on amenity values of the zone in which they are located and the amenity of surrounding zones and areas.

10.8.5 Amenity Values

The impact on amenity values in general.

10.8.6 Noise

Refer to the Environmental Issues Section.

10.8.7 Glare and Lighting

The impact of glare and lighting generated by the activity.

10.8.8 Odour and Dust

The impact of odour and dust generated by the activity.

10.8.9 Services

The extent of servicing required and the impacts on the existing service infrastructure capacity in the area.

10.8.10 Cumulative Effects

The actual or potential cumulative effects on the environment as a result of allowing the activity.

10.8.11 Intensity of Operation

The scale, frequency and hours of operation of the activity.

10.8.12 Other Activities

The extent of land that would be lost for industrial activities.

10.8.13 Codes of Practice/Standards

Compliance with any relevant code of practice or New Zealand Standard as a means of avoiding, remedying or mitigating adverse effects.

10.8.14 Archaeological Sites

The effect that the activity will have on any archaeological site.

10.8.15 Trees

The objectives and policies of the Trees Section.

10.8.16 Indigenous Vegetation and Fauna

The cumulative effect of the incremental loss or modification of areas of indigenous vegetation and habitats of indigenous fauna.

10.8.17 Hazards

Whether or not the application relates to a site that the Council has good cause to suspect may be prone to a natural or technological hazard.

10.8.18 Transportation

The objectives, policies and assessment matters of the Transportation Section.

10.9 Anticipated Environmental Results

The anticipated environmental results are:

10.9.1

Industrial activities have access to natural and physical resources necessary for their efficient establishment and operation.

10.9.2

Any adverse environmental effects resulting from industrial activities located in industrial areas are avoided, remedied or mitigated.

10.9.3

Industrial activities are able to continue to contribute to the economic wellbeing of the City.

10.9.4

Non-industrial activities, including ancillary retailing located in industrial areas, are compatible with industrial activities.