

10 Industry

Introduction

Within the context of this District Plan, industry encompasses a wide range of activities from the receipt of raw material to the dispatch or use in another process or disposal of any product or waste material. It includes manufacturing, fabricating, processing, packing or associated storage of goods. Industry is a significant contributor to the sustainability and economic wellbeing of the City.

The period following the gold rushes saw the development of a solid base of industry. The first were those supplying the needs of the growing community: sawmilling, flour milling and blacksmithing. Later, woollen mills and meatworks processed farm produce for export. During the gold era, heavy engineering flourished. These types of industries sustained the Dunedin economy for a period after the gold ran out. Increased opportunity in the North Island saw a reduction in the supremacy Dunedin had enjoyed and the City entered a period of slow growth.

New Zealand manufacturing was protected by import tariffs from the 1940s to the 1970s. Despite the difficulties associated with those tariffs, many of Dunedin's traditional industries survived.

The 1970s and 1980s were difficult times for Dunedin's traditional industries due to reduced protection of the local market, the European Economic Community, and increasing protection in overseas markets. Strenuous efforts were made to give Dunedin new direction. Existing industries have been streamlined and new ones established to take advantage of expanding opportunities from Closer Economic Relations with Australia and the developing Asian markets. Dunedin is now firmly established in its redefined role as the servicing centre for Otago.

Manufacturing is again becoming increasingly important in the City's economy, in particular the manufacture of food and beverages, textiles, clothing and leather, wood products, printing and engineering.

The location of industries in the City is focused around a number of key areas including:

- Ravensbourne
- Port Chalmers
- State Highway 88 and Parry Street
- Dunedin Wharf Area
- Strathallan Street/Andersons Bay Road/Portobello Road/Portsmouth Drive
- Hillside Road
- Kaikorai Valley Road/Donald Street
- Burnside Corner
- Fairfield
- Abbotsford to Lambert Street
- Mosgiel.

The location of industries in these areas is determined to a large extent by the availability of the natural and physical resources which are required for the efficient establishment and operation of industrial activities. The resources include large purpose-built buildings, correspondingly large areas of flat land, adequate urban service infrastructure, proximity to transportation routes, proximity to ports, and in some cases proximity to source materials.

Because of the importance of industry to the sustainability and economic wellbeing of the City, the Council will provide for the establishment and operation of industrial activities in defined zones.

The Council has a responsibility to manage the effects of industrial activities so as to avoid, remedy or mitigate any adverse effects on the environment. The areas in which industrial activities are located generally have lower amenity values than other areas of the City. Conflicts can arise between industrial activities and those non-industrial activities which may seek higher amenity.

The purpose of this section is twofold:

1. To manage the effects of the use of those natural and physical resources which are necessary to ensure the ongoing contribution of industry to the sustainability and economic wellbeing of the City.
2. To avoid, remedy or mitigate any adverse effects on the environment resulting from industrial activities.

The Industrial 2 zone and Special Development zone cover areas of historically mixed land use activities:

- (a) The Industrial 2 zone is near to the Campus, bounded by Hanover, Leith, Frederick Streets and Anzac Avenue.
- (b) The Special Development zone is to the north of Dukes Road, either side of Hazlett Road, which has had a history of residential activities associated with industrial-type activities (including the original airforce base).

The effects of these mixed activities are at times incompatible, and it is important that adverse effects of any future development on the existing amenity in the area be avoided, remedied or mitigated.

The Industrial 2 zone includes some high technology based industries which generate few adverse effects. It is appropriate that industries with unobtrusive effects be provided for and enabled to expand. The Special Development zone adjoins a large industrial area and was once part of the Airforce base, and the amenity for residential and rural activities in this zone reflect this.

The purpose of the Industrial 2 and Special Development zones is twofold:

1. To recognise the range of existing activities in the zone and to apply appropriate standards to avoid, remedy or mitigate any adverse effects that their expansion may create; and
2. To enable the development of activities which generate few adverse effects, such as innovative, high technology industries to locate close to the University or continuation of established rural and residential activities which adjoin an important industrial zone, and in an area where they can operate alongside what might normally be considered as incompatible land uses.

[Amended by Variation 8: 15/12/01 and Consent Order 23/07/03]

10.1 Significant Resource Management Issues

Issue 10.1.1

The sustainable operation of industrial activities in the City is dependent on the availability of natural and physical resources.

Objective: 10.2.2

Policy: 10.3.1

Explanation

The resources required for the efficient establishment and operation of industrial activities include large purpose-built buildings, correspondingly large areas of flat land, adequate water and sewerage services and power supply, proximity to transportation routes and ports, and in some cases proximity to source materials.

Issue 10.1.2

Industrial activities can adversely affect the environment.

Objective: 10.2.1

Policy: 10.3.1

Explanation

Industrial activities generate adverse effects which may extend beyond the boundaries of the site on which they are located. These effects can create a nuisance when the industrial activity is not compatible with surrounding land uses.

Issue 10.1.3

The location of non-industrial activities in industrial areas may adversely affect the establishment and operation of industrial activities.

Objective: 10.2.3

Policy: 10.3.2

Explanation

Industrial activities can give rise to adverse effects beyond the site and as a consequence it is appropriate to group industrial activities and to exclude from such areas incompatible activities, including retail activities.

Issue 10.1.4

Historical development in or near the Industrial 2 and Special Development zones has resulted in the establishment of a wide range of activities with different effects.

Objective: 10.2.4

Policy: 10.3.3, 10.3.4

[Inserted by Variation 8: 15/12/01 and amended by Consent Order 23/07/03]

Explanation

Over time, a wide range of land use activities have established in or near the zones. These include industrial, residential and community support activities. The effects of these activities are sometimes incompatible, both with adjacent activities and the wider area. For example much of the Industrial 2 zone is used for student accommodation and it is important that residential activities near the campus be provided for. The performance standards for the zones ensure that any adverse effects on the continued residential use in the area be avoided, remedied or mitigated.

Issue 10.1.5

The amenity of the Industrial 2 and Special Development zones may be adversely affected by land use activities and development which has a scale and intensity much greater than the existing level.

Objective: 10.2.4

Policy: 10.3.3, 10.3.4

*[Inserted by Variation 8: 15/12/01
and amended by Consent Order
23/07/03]*

Explanation

Unless managed appropriately, further development in the zones may adversely affect the existing amenity.

10.2 Objectives

Objective 10.2.1

Avoid, remedy or mitigate the adverse effects of industrial activities.

Issue: 10.1.2

Policy: 10.3.1

Explanation

This objective seeks to avoid, remedy or mitigate the adverse effects on the environment, including cumulative effects, resulting from industrial activities.

Objective 10.2.2

Manage in a sustainable manner the natural and physical resources of the Industrial Zone.

Issues: 10.1.1, 10.1.3

Policy: 10.3.1

Explanation

This objective seeks to ensure that the natural and physical resources required by industry are available for future use and are not compromised. Those resources include water and sewerage services, land and modes of transportation, but exclude the resources used as inputs into industrial processes.

Objective 10.2.3

Ensure non-industrial activities in industrial areas do not limit the operation of industrial activities.

Issue: 10.1.4

Policy: 10.3.2

Explanation

This objective recognises that the location of non-industrial activities in industrial areas can inhibit the use and development of the physical resources required for the operation of industrial activities. Non-industrial activities often require higher levels of amenity than industrial activities.

Objective 10.2.4

To enable the mixture of light industrial and residential activities that has developed over time in the Industrial 2 and Special Development zones, while ensuring that future developments remain compatible with each other.

Issue: 10.1.4, 10.1.5

Policy: 10.3.3, 10.3.4

[Inserted by Variation 8: 15/12/01 and amended by Consent Order 23/07/03]

Explanation

The management of the effects of activities in the Industrial 2 and Special Development zones must recognise the mixture of residential and industrial activity that has developed over time. Appropriate performance standards must ensure that adverse effects do not arise which make these activities incompatible with each other.

Principal Reasons for Adopting Objectives

Industrial activities can have adverse effects on the environment and the Act requires that these be avoided, remedied or mitigated. The sustainability of areas used for industrial purposes also requires protection under the Act, particularly as industrial activities contribute to the economic wellbeing of the community.

The location of non-industrial activities in industrial areas can have adverse effects on the use and development of industrial areas and resources. The Industrial Zone is identified on the basis of the availability of natural and physical resources required for the efficient establishment and operation of industrial activities, and on their ability to absorb the potential adverse effects of industrial activities. In order to avoid these effects, non-industrial activities that have a long term incompatibility will be excluded from those areas.

The mixture of industrial and non-industrial activities may result in reverse sensitivity effects as well as adverse effects on the surrounding area. The Industrial 2 and Special Development zones recognise that an historical mixing of activities has occurred in the zones, and are established to ensure that future development in the zones is managed in such a way so as to ensure that only activities with compatible effects are able to be established. *[Amended by Variation 8: 15/12/01 and Consent Order 23/07/03]*

10.3 Policies

Policy 10.3.1

Manage the adverse effects of industrial activities in Industrial Zones.

Objectives: 10.2.1, 10.2.2

Method: 10.4.1

Explanation

Industrial activities have the potential to give rise to adverse effects and it is Council's policy to use performance standards to avoid, remedy or mitigate these effects.

Policy 10.3.2

Exclude activities not part of or associated with industrial activities from the Industrial 1 zone.

[Amended by Variation 8: 15/12/01]

Objective: 10.2.3

Method: 4.4.1

Explanation

Areas have been identified as being suitable for industrial activities for three main reasons:

- (i) The availability of infrastructure (service and transportation) with a high capacity.
- (ii) To separate industry from other areas where there is a higher expectation of amenity.
- (iii) To provide an area where industries are free to operate with lower environmental standards within the zone providing that the standards of the neighbouring zone are met at the boundary of that zone.

The location of non-industrial activities in the Industrial Zone impacts on the sustainable management of the City and will lead to the inefficient use of the physical resources available in the zone. Those undertaking or visiting activities not associated with industry can have higher expectations of amenity than that normally found in the zone. This will put unreasonable pressure both on immediate neighbours and cumulatively on the activities throughout the zone that are dependent on being located in such an area.

Policy 10.3.3

Avoid reverse sensitivity effects arising from the range of activities provided for in the Industrial 2 and Special Development zones.

Objective: 10.2.4

Method: 10.4.1

[Inserted by Variation 8: 15/12/01 and amended by Consent Order 23/07/03]

Explanation

The Industrial 2 and Special Development zones include a mixture of residential and industrial activities, in or near the zone, which have developed together over time. It is important that standards ensure that future development of the area does not lead to incompatibility between these activities. This is to be achieved by way of performance standards.

Policy 10.3.4

Ensure that the existing residential amenity in the Industrial 2 and Special Development zones is maintained.

Objective: 10.2.4

Method: 10.4.1

*[Inserted by Variation 8: 15/12/01
and amended by Consent Order
23/07/03]*

Explanation

The mixture of activities in the zones has the potential to adversely affect residential amenity. Activities which do not comply with these standards, including those which generate additional traffic, or create noise above the level expected in the zones, will be subject to the resource consent process.

Policy 10.3.5

*[Inserted by Variation 9B, 28/1/03
and deleted by Plan Change 3,
1/9/2008]*

Principal Reasons for Adopting Policies

The policies are a means to achieve the objectives. In general, they seek to sustain the potential of the natural and physical resources required for the establishment and operation of industrial activities and to avoid, remedy or mitigate any adverse effects on the environment resulting from industrial activities.

Identifying and zoning areas which have the physical resources required for the establishment and operation of industrial activities enables those resources to be utilised efficiently.

The Act requires that the adverse effects of activities on the environment be avoided, remedied or mitigated. The location of the Industrial Zone in the City is also determined in terms of the potential impacts of adverse effects on the surrounding environment.

The impact of the effects resulting from industrial activities can be successfully reduced by requiring compliance with performance standards.

The establishment of non-industrial activities in the Industrial Zones adversely affects the ability of industrial activities to establish and operate efficiently. To ensure that such effects do not occur, it is generally necessary to exclude non-industrial activities from Industrial Zones.

10.4 Methods of Implementation

In addition to the zoning and rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 10.4.1 Codes of Practice/Accords

The preparation and adoption of environmental codes of practice or accords by industry provides a framework for carrying out activities in a manner which can avoid, remedy or mitigate adverse environmental effects. Council will encourage such practices.

Policy: 10.3.1

Method 10.4.2 Management Plans

Council and the Department of Conservation prepare management plans which include policies for managing activities in reserves.

Policy: 4.3.6

Principal Reasons for Adopting Methods

The use of performance standards, codes of practice and accords will achieve the objectives and policies of this zone.

Management plans provide a means to guide and control activities on reserves. Reserves contribute to the community's health and wellbeing and are an important amenity for an area. Management plans are internally focused and help ensure reserves are retained for recreational purposes.

10.5 Industrial 1 Zone - Rules

Rule 10.5.1 Permitted Activities

The following activities are permitted activities provided that they comply with the conditions in Rule 10.5.2:

- (i) Industrial Activity.
- (ii) Service Activity.
- (iii) 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.
- (iv) Recreational Activity.
- (v) Service Stations.
- (vi) Vehicle and Boat Yards.
- (vii) Garden Centres.
- (viii) Residential Activity in that part of the zone located between Hanover and Frederick Streets and also fronting Harrow Street.
- (ix) Industrial Tourist Activity, provided that where retail activities are undertaken Rule 10.5.1(iii) applies.
- (x) Within the land adjoining Macandrew Road, Port Chalmers, the loading and unloading of fishing vessels.
- (xi) Signs permitted in this zone are specified in the Signs Section.
- (xii) Farming Activity in that part of the zone bounded by Dukes Road North to the south and Saunders Road to the east. *[Inserted by Variation 9B, 28/1/03 and amended by Plan Change 3, 1/9/2008]*

Rule 10.5.2 Conditions Attaching to Permitted Activities

(i) Yard and Height Requirements

The following shall apply:

- (a) In the case of a site with frontage to a road, on the opposite side of which is located a Residential Zone, no structure shall be sited or be of such a height as will penetrate a plane originating at the centre line of the road at ground level and inclining at an angle of 35° with the horizontal plane.
- (b) Where a site adjoins a Residential Zone, no structure shall be closer than 5 m from the site boundary adjoining the Residential Zone site; nor be so sited and of such a height as would penetrate a plane originating at the boundary of the Residential Zone at ground level and inclining at an angle of 35° with the horizontal plane.
- (c) All sites fronting onto Portsmouth Drive and Dukes Road shall have a minimum front yard of 10.5 m.

- (d) Taieri Aerodrome Take-Off and Approach Fans: Height Restrictions
Where a site is within the height restriction for Taieri Aerodrome, as shown on District Planning Maps 28 and 29, no part of any building or structure shall impinge on that restriction.
- (e) *[Deleted by Plan Change 3, 1/9/2008]*
- (f) Southwest Sawyers Bay portion maximum height restrictions
All sites at the Southwest Sawyers Bay portion shall have a maximum height of 12m.
[Inserted by Consent Order 15/1/03]

(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) **Industrial Activity and Service 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).

(b) **Service Stations**

- (i) 1 car park per 100 m² gross retail floor area.
- (ii) 1 car park per air hose.
- (iii) 3 queuing spaces per car wash.
- (iv) Staff requirement of 3 car parks.

(c) **Retail Activity** (in conjunction with an industrial or service activity)

- (i) Nil.

(d) **Recreational Activity**

- (i) Outdoor:
 - (a) 1 car park per 750 m² of site area.
- (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%.

- (e) **Vehicle and Boat Yards**
 - (i) Nil.
- (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) **Residential Activity**
 - (i) 1 car park per residential unit up to and including 150 m² gross floor area (excluding garaging areas).
 - (ii) 2 car parks per residential unit greater than 150 m² gross floor area (excluding garaging areas).
 - (iii) 1 visitor car park per 5 residential units.
- (h) **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.
- (i) **Loading and Unloading of Fishing Vessels**
 - (i) Nil.
- (iii) **Loading and Access**
 - (a) For the following activities, except Residential Activities, that involve construction of a new building on a site which fronts a State highway, Rule 20.5.6(ii) applies. In all other cases for the following activities there are no loading requirements. Access requirements for the following activities shall comply with the performance standards in Section 20 (Transportation): *[Amended by Consent Order 20/12/01 & by Plan Change 10, 18/1/11]*
 - (i) Retail Activity.
 - (ii) Recreational Activity.
 - (iii) Vehicle and Boat Yards.
 - (iv) Residential Activity.
 - (v) Industrial Tourist Activity.
 - (vi) Loading and unloading of fishing vessels.
 - (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 99 percentile design motor vehicle as shown in Appendix 20C. *[Amended by Plan Change 10, 18/1/11]*

- (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 2,500 m².
- (ii) Service Stations.
- (iii) 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 2,500 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.

(iv) **Screening**

All materials which are stored outside a building for any purpose other than display or sale, shall be screened from view from adjoining properties and from any road.

(v) **Landscaping Requirements**

Where any site abuts a road with a Residential Zone, a school or open space directly across that road, or fronts onto Portsmouth Drive or Dukes Road, then 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.

[Amended by Variation 9B, 28/1/03 and Plan Change 3, 1/9/2008]

(vi) **Noise**

Refer to the performance standards of the Environmental Issues Section.

(vii) **Electrical Interference**

Refer to the performance standards of the Environmental Issues Section.

(viii) **Signs**

Refer to the Signs Section.

(ix) **Residential Activity**

The provisions of the Residential 3 Zone apply.

(x) **Hazardous Substances**

Refer to Hazards, Hazardous Substances and Earthworks Section. *[Amended by Plan Change 11, 11/10/10]*

(xi) **Service Stations**

All service stations are subject to compliance with the following conditions:

- (a) The road boundary of the site shall be bordered by a nib wall or other device to control traffic flows and to clearly define entrance and exit points.
- (b) Pumps shall be located a minimum of 7 m from the road boundary and 12 m from the midpoint of any vehicle crossing at the road boundary. All vehicles shall be clear of the footpath and accessways when stopped for refuelling.

(xii) *[Deleted by Plan Change 3, 1/9/2008]*

(xiii) *[Deleted by Plan Change 11, 11/10/10]*

(xiv) **Riparian Protection**

Vegetation removal and the erection of buildings and structures (excluding post and wire fences required for farming activity) shall not occur within 5m of the stream to the north of Dukes Road and west of Hazlett Road, Mosgiel.

Notwithstanding the above, removal of vegetation is permitted if it is:

- (i) pest plant clearance,
- (ii) vegetation removal by the act of normal grazing,
- (iii) Otago Regional Council approved river control works, or
- (iv) harvesting of crops that does not disturb the soil.

[Inserted by Decision No. C184/2004 and amended by Plan Change 11, 11/10/10]

Rule 10.5.3 Controlled Activities

[Deleted by Plan Change 11, 11/10/10]

Rule 10.5.4 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) Any permitted activity which does not comply with the conditions in Rule 10.5.2(i) to (xii). The Council's discretion is restricted to the condition or conditions with which the activity fails to comply. *[Amended by Variation 9B: 28/1/03]*
- (ii) Emergency Service Activity. The Council's discretion is restricted to consideration of traffic issues including car parking, access and loading, and conditions in Rule 10.5.2.

Rule 10.5.5 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.

10.6 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 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. *[Amended by Plan Change 11, 11/10/10], [Amended by Plan Change 13, 2 September 2013]*

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 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. *[Amended by Plan Change 11, 11/10/10] [Amended by Plan Change 13, 2 September 2013]*

(x) **Minimum Site**

(a) Minimum Area

(i) Front Site 500 m²

(ii) Rear Site 500 m² excluding the access strip *[Amended by Plan Change 10, 18/1/11]*

(b) Minimum Frontage

(i) Front and Rear Sites 3.5 m

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.