

Appendix A

Red underlined text indicates amendments made by Plan Change No. 14

4 INDUSTRIAL ZONES

4.1 ISSUE

The adverse effects of industry on adjacent communities and the natural environment.

Explanation

Many industrial activities have significant adverse effects related to noise, air quality, use and storage of hazardous substances, heavy vehicle use, and visual appearance, only some of which can be avoided or mitigated.

Within the District there are many existing industries which form a substantial part of the local economy. It is anticipated that additional industrial activities will seek to become established within the District. Means need to be found of avoiding, remedying or mitigating these effects.

4.1.1 OBJECTIVES

- 4.1.1.1 Minimising the situations where there is conflict between industry and other lands uses.

Principal Reason

Ensures that the conflicts between industry and its neighbours are confined to as few areas within the District as possible recognising those industrial areas that exist.

- 4.1.1.2 Avoiding, remedying or mitigating the adverse effects of activities in the Industrial Zones.

Principal Reason

Reduces the impact on neighbouring activities and the surrounding environment.

- 4.1.1.3 Providing for development which requires a high level of servicing in a limited number of locations.

Principal Reason

To make efficient use of physical resources it is desirable that bulk servicing suitable for industrial activities is limited to only a few locations.

4.1.2 POLICIES

- 4.1.2.1 To distinguish between industrial areas according to their suitability for activities with two different levels of effects provided for.

Principal Reason

Makes provision for industrial use but distinguishes between light and heavy or noxious industry. The more noxious industries can be located further from residential areas and concentrated in areas where such activities are already located. The servicing needs for water and sewerage of heavy industry can be better met if they are concentrated.

- 4.1.2.2 To use zones to provide for industrial activities in appropriate locations having regard to:

- location of existing industry
- continuity with previous zoning controls
- location of services especially sewerage and water supply
- adjoining residential and other sensitive land uses
- proximity to natural areas including the coastal environment and wetlands
- exposure to natural hazard risk especially flooding and coastal erosion
- transportation links (the roading hierarchy, port, and rail)
- the versatility of land
- need for expansion to be provided for the life of the District Plan

Industrial L: which is intended to provide for industrial activities having minor to moderate environmental effects and that these effects should be mitigated for neighbouring zones to the extent that is practical.

Industrial H: which is intended for heavier industrial activities having more adverse environmental effects and which should be separated from residential and other sensitive activities.

Access to high capacity water and sewerage services is also more readily available within the Washdyke area of the Industrial H Zone.

Upon reclamation it is anticipated that the land at Evans Bay be zoned Industrial H.

[The Washdyke Industrial Expansion Outline Development Plan \(ODP\) includes a conceptual layout of through roading, its connection to the wider roading network, intersection treatments, existing and](#)

proposed rail crossings, and greenway and walk/cycle ways throughout the subject lands.

The land is to be developed in accordance with the Staging Plan indicated on the ODP. The Staging recognises the sequential, orderly and progressive development of these lands in conjunction with the ability to provide service infrastructure.

The planning maps are supplemented by the ODP. Development is required to be in general accordance with the ODP.

Explanation and Principal Reason

Zoning provides a degree of certainty to future developers about the character of activities in specified areas of the District and the environmental effects these activities may produce. This also enables the efficient provision of servicing infrastructure and maximises the use of the existing servicing infrastructure where designed for industrial use.

These zones reflect the type and level of environmental effects expected as part of the activities. The Industrial L Zone provides for a range of industrial and some commercial activities having less noxious actual or potential effects. In some localities this zone will provide a transition area between a residential area and the Industrial H Zone.

A large part of the Industrial H Zone is concentrated at Washdyke where the public sewer, high capacity water supplies, and access to major road and rail transport is available. Expansion of this zone is proposed at Washdyke to provide an area that can be readily serviced adjacent to the existing industrial area. This area is also relatively more isolated from sensitive land uses than other serviced industrial areas of the District. Other areas incorporated in this zone are parts of the existing industrial areas at the Port, Redruth, Clandeboye dairy factory, and existing meat processing facilities in Timaru and Pareora. Noxious industries involving the use, storage, production, or disposal of significant quantities of hazardous substances will in general be confined to this zone.

Those activities which Council has identified as likely to give rise to some adverse effects are made the subject of rules. Where rules can be specified with precision they are included as performance standards. Where the effects are likely to vary according to the location and scale of the activity or land use, consent for a discretionary activity is generally required. Those activities which are non-complying are either of a type which are individually or more often cumulatively with other proposals of

the same or similar nature, anticipated to have inappropriate adverse effects within the zone. Reference to other policies in the District Plan was made in determining which activities are appropriate in the Industrial Zones.

- 4.1.2.3 To concentrate industrial activities where they will have limited adverse effects on nearby activities unless the adverse effects of industry can be avoided, remedied or mitigated.

Principal Reason

Reduces the impact of industrial activities on other uses by limiting the areas where they may establish. Where practicable these should be associated with existing industrial areas or remote from more sensitive land uses.

4.1.2.3.A To ensure the development of the Washdyke Industrial Expansion area (as set out in Appendix 2 of Part D4) where it adjoins the Residential 1 Zone is undertaken in a manner that avoids, remedies or mitigates any significant adverse effects on the residential amenity values found within that zone.

- 4.1.2.4 To manage the use of land adjacent to and within Industrial Zones in a way that avoids or mitigates adverse environmental effects without unreasonably inhibiting the continued use and development of industrial activities.

Principal Reason

Problems arise where environmentally sensitive activities establish within close proximity to existing industrial activities that create or have the potential to create significant adverse environmental effects.

The term “reverse sensitivity” is used to describe situations where residential activities locate within close proximity to industrial activities producing effects such as odour, noise and dust. In such situations provision should be made for avoiding the creation of nuisance situations which inhibit continued use and development of existing industrial activities.

There is an additional benefit of retaining land able to be served with bulk water and sewerage services for industrial activities as such land is itself a physical resource.

- 4.1.2.5 To promote the efficient use of existing services and to discourage non-industrial development from locating in Industrial Zones.

Principal Reason

The Industrial Zones incorporate existing industrial activity and make provision for future industrial development. By concentrating industrial activities within Industrial Zones the adverse effects of these activities are limited to specified areas of the District and are able to be serviced in a comprehensive way e.g. for reticulated water and sewerage. By limiting the occurrence of non-industrial activities new industrial activities need not be forced to locate in un-serviced areas.

- 4.1.2.6 To limit industrial development in or adjacent to natural areas containing significant indigenous vegetation, significant habitats of indigenous fauna, the coastal environment, rivers or wetlands, and in situations where development will significantly diminish the natural character of the landscape.

Principal Reason

Recognises the priority given by the Resource Management Act to natural areas and the natural character of the landscape, and the importance the community attributes to these values.

- 4.1.2.7 To allow for more permissive noise and light levels in industrial areas than provided for elsewhere in the District while acknowledging that some restriction on noise and light levels is required when sensitive uses, e.g. residential or natural areas, or the Rural 2 Zone adjoining Lot 3 DP 58403, share a boundary with an industrial area.

Principal Reason

Recognises that many industrial activities are inherently noisy or generate high light levels but that it is possible to provide for many of these activities in less sensitive locations.

- 4.1.2.8 To encourage industrial activities making significant discharges to air to locate in those industrial areas which provide for heavy industry.

Principal Reason

Enables industries producing odour and dust emissions to locate away from more sensitive activities such as residential.

- 4.1.2.9 To ensure the visual quality of land adjoining industrial areas, especially Residential Zones and natural areas, and the Rural 2 Zone adjoining Lot 3 DP 58403, and of sites adjoining major routes in industrial areas is maintained or enhanced.

Principal Reason

Industrial activities in the District are often unsightly and contribute to a downgrading of the visual appearance of the locality.

- 4.1.2.10 To provide for appropriately designed road access to industrial sites.

Principal Reason

Gives certainty of access to developers and ensures a minimum standard for roading development is maintained.

- 4.1.2.11 To provide for activities using or storing significant quantities of hazardous substances to locate in Industrial Zones subject to controls which mitigate any adverse effects.

Principal Reason

Enables activities using, producing, or storing hazardous substances to locate in appropriate areas of the District subject to controls.

- 4.1.2.12 To set more permissive standards of environmental effects for industrial areas than for other parts of the District.

Principal Reason

Establishes areas where activities which produce adverse environmental effects can be located without being in conflict with other land uses.

- 4.1.2.13 To provide performance standards to address the adverse effects of activities in Industrial Zones, including effects on neighbouring land uses.

Principal Reason

These standards include measures to address noise; storage, use, or transportation of hazardous substances; traffic effects; and visual appearance e.g. landscaping. Council will take into account the extent to which the use of any proposed building will detract from the pleasantness or amenity of adjoining residential activities, in terms of noise, lighting and glare. In having regard to appropriate activities in each zone Council will also take into account effects on air quality and potential ground and water quality contamination. It should be noted that air quality issues are largely addressed by the Canterbury Regional Council which has jurisdiction for discharges to air.

Performance Standards establish maximum levels of effects acceptable in each zone. They focus controls on the adverse environmental effects of an activity rather than on the activity itself.

- 4.1.2.14 To minimise the extent of further development in the most hazard prone areas.

Principal Reason

Recognises the adverse effects of natural hazard occurrence throughout the history of settlement in this District and the continuing threat that flood hazard poses to property in some Industrial Zones. This policy is consistent with policies in Part B, 4.

4.1.3 METHODS

- 4.1.3.1 A financial contribution shall be required to recover the cost of providing services and to ensure efficient use of the servicing infrastructure (see General Rule 6.5-6.8).

Principal Reason

Requires those activities using servicing infrastructure to contribute to the cost of providing and maintaining services.

- 4.1.3.2 Except where there are existing industrial activities, providing a buffer between industrial activities and areas with high natural values.

Principal Reason

Aims to reduce the impact of industrial activities on natural areas in an effort to retain the integrity of these areas while recognising existing industry as an important physical resource. (This is implemented through the District Plan Maps in Volume II).

- 4.1.3.3 Identify specific activities producing odour or dust effects and list as discretionary activities in the Industrial L Zone and as permitted activities in the Industrial H Zones (see Rules for Industrial Zones).

Principal Reason

To ensure activities producing odour or dust emissions are located away from more sensitive locations while acknowledging that the Canterbury Regional Council sets rules

for discharges which will be the only means of addressing environmental effects in the Industrial H Zone.

- 4.1.3.4 Include provisions which require environmentally sensitive activities such as residential or general retailing, or subdivision for such activities, to require a resource consent where there is likely to be conflict over amenity values.

Principal Reason

Recognises the potential for conflict over amenity values and provides the resource consent process as a means of assessing the potential for adverse effects and determining means of avoiding, mitigating, or remedying such effects.

- 4.1.3.5 Provide performance standards or rules for:

- landscaping and screening of industrial sites
- bulk and location of buildings
- a high standard of roading
- vehicle access, loading and car parking
- obtrusive light
- noise
- hazardous substances
- natural hazards
- filled sites
- *Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4), occurring in general accordance with the Outline Development Plan.*

(See Rules for Industrial Zones)

Principal Reason

Basic standards of amenity should be retained especially for effects that may be experienced outside the zone or to apply to the visual appearance of land for people travelling through the zone.

- 4.1.3.6 Identify where building should be limited or prohibited because of the very high risk of natural hazard occurrence arising from coastal inundation, coastal erosion and river sourced inundation and exclude these areas from Industrial Zones where they are not already developed (see Planning Maps, Volume II).

Principal Reason

Seeks to avoid the exposure of people and property to natural hazards in areas of high risk. In implementing this method

Council has liaised with the Canterbury Regional Council to establish the level of risk in certain areas.

There were some areas of vacant land with an industrial zoning under the previous Transitional District Plan which is unsuitable for industrial development because they are subject to a high flood risk.

- 4.1.3.7 Require compliance with the General Rules for hazardous substances and require that consideration be given to the cumulative effects of providing for activities using these substances in this zone in relation to other activities in the area (see General Rule 6.9).

Principal Reason

Provides for industrial activities using hazardous substances while isolating them from sensitive land uses and containing their effects.

4.2 RULES FOR INDUSTRIAL ZONES

4.2.1 INDUSTRIAL L ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules:

- 1.1 Any industry or goods storage which does not require an Offensive Trade Licence under the Health Act 1956.
- 1.2 Retailing of: goods produced on the site, building or plumbing supplies, automotive parts, electrical parts, mechanical parts, licensed premises, restaurants, takeaway food outlets, furniture, gardening supplies, antiques, second hand goods, vehicles, boats, caravans, machinery sales, floor and wall coverings, veterinary and farm supplies.
- 1.3 Offices.
- 1.4 Utility Services.
- 1.5 Public Utilities.
- 1.6 Car Parking.
- 1.7 Places of Assembly.
- 1.8 Hire of Equipment.
- 1.9 Road and bridge construction and maintenance within road reserves.
- 1.10 Consulting Rooms for Health Practitioners and Veterinary Clinics.
- 1.11 Emergency Services Facilities.
- 1.12 Meteorological Activities.
- 1.13 Buildings accessory to any of the above.
- 1.14 Residential accommodation for employees whose duties require them to live on the site.
- 1.15 Prospecting and Exploration.

- 1.16 Maintenance and minor upgrading of existing utility services except that the activity shall not be subject to compliance with performance standards 5.5 - 5.9.
- 1.17 Telecommunication and radio communication facilities.
- 1.18 Those activities provided for in the General Rules as permitted activities.
- 1.19 On land described as Lot 3 DP 58403 CB34C/288 (12.955ha), food manufacture, storage, distribution, and ancillary activities including (but not necessarily limited to) administration and office support.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

- 2.1 Those activities provided for in the General Rules as controlled activities.

2.2 Any development or activity located within 50 metres of the northern boundary of the Residential 1 Zone at Washdyke Industrial Expansion Area (as set out in Appendix 2 of Part D4) that complies with the Performance Standards for the zone and the General Rules shall be a controlled activity and shall not be publicly notified. The Council shall restrict its control to the following matters:

- The location, orientation and bulk (including height) of buildings to avoid or mitigate adverse effects on adjoining residential uses including effects on views from residential properties, effects on access to sunlight and effects on privacy;
- Hours of operation;
- Any landscaping over and above that required under the Performance Standards for the zone and the general Rules that may be needed to screen built form from adjoining residential areas and maintain visual amenity while ensuring there is no overshadowing;
- The location and standard of construction of access, roads, parking, loading and manoeuvring areas;
- The provision of utility services and infrastructure;
- The provision, height and design of boundary fencing;

- The location, extent, appearance and type of screening of outdoor storage areas and security fencing;
- The provision for, and screening of, rubbish/waste storage and/or collection areas;
- The effects of noise, glare and external lighting;
- Signage;
- The effects of, and timing of, construction;
- The payment of financial contributions in accordance with Section 6.5.3.2(4) of this plan.

3 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities in this zone subject to complying with the General Rules:

- 3.1 Service Stations.
- 3.2 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.
- 3.3 Any industry or goods storage which requires consent for a discharge to air.
- 3.4 Those activities provided for in the General Rules as discretionary activities.
- 3.5 The processing of animal by-products, together with buildings or activities accessory thereto on land at Washdyke between Ascot Street and Washdyke Creek, being Lots 1-2 DP 55915.
- 3.6 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

- 3.7 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road (as set out in Appendix 2 of Part D4): Buildings and structures located between 8m and 20m either side of the centre point of the electricity transmission line designed to operate at or above 110kV which does not comply with Performance Standard 5.20. Council shall restrict its discretion to the following:

- The proximity of buildings and structures to electrical hazards;
- The risk of electrical hazards affecting public safety, and risk of property damage;
- The risk of electrical faults causing disruption to electricity supply;
- The extent of earthworks required, and use of mobile machinery near the transmission line which may put the line at risk;
- The risk of radio interference or earth potential rise;
- Any other matters set out in plans for buildings; and
- Extent of compliance with NZECP34: 2001.

3A RESTRICTED DISCRETIONARY ACTIVITIES

The following are restricted discretionary activities provided that they are not listed as a permitted, controlled, discretionary or non-complying activity and they comply with all the relevant Performance Standards and General Rules:

- 3A.1 Development not in compliance with the Washdyke Industrial Expansion Outline Development Plan (as set out in Appendix 2 of Part D4). Discretion shall be limited to the matter(s) not complied with.

4 NON-COMPLYING ACTIVITIES

All activities not provided for as a permitted, controlled or discretionary activity in this zone are non-complying unless they are provided for by a General Rule.

- 4.1 Any activity out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

- 4.2 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road (as set out in Appendix 2 of Part D4), buildings and structures located within 8m either side of the centre point of an electricity line designed to operate at or above 110kV.

4A DEFERRED ZONES

4A.1 The Rules and Performance Standards applicable to the land zoned Rural 1, Rural 2 and Recreation 2 at Washdyke Industrial Expansion area continue to apply until such a time as the prerequisite of the staged development steps have been achieved in each of the applicable previous stages (as set out in Appendix 2 of Part D4).

The principal elements of the Outline Development Plan, such as the road alignment, greenway and walk/cycleways and new railway crossing shall apply to all land within the Outline Development Plan.

5 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THIS ZONE

- **Sunlight and Outlook**

5.1 The maximum height of buildings shall be 10 metres except that communication and hose drying towers for Emergency Services Facilities may be erected to 20 metres.

5.2 No part of any building shall project beyond a building envelope constructed by recession planes set out in Appendix 2 where the site shares a boundary with a Residential Zone, or where Lot 3 DP 58403 adjoins the boundary of an allotment in the Rural 2 Zone on which a dwelling is located.

5.3 All buildings shall be set back 5 metres from boundaries common with residentially zoned sites, or in the case of new buildings on Lot 3 DP 58403, 5 metres from the boundary of an allotment in the Rural 2 Zone on which a dwelling is located.

5.4 All buildings shall be set back 3 metres from boundaries with a road frontage.

- **Visual Amenity**

5.5 Provide a landscaped strip which has an average width of not less than 3 metres wide along those parts of the road frontage of a site not occupied by buildings or access points (see also General Rule 6.19).

5.6 Where a site adjoins the Rural 3 Zone, or where Lot 3 DP 58403 adjoins the boundary of an allotment in the Rural 2 Zone

on which a dwelling is located, a buffer area of not less than 3 metres shall be provided and shall be planted with species compatible with the amenity and function of the natural area or coastal environment.

- 5.7 All storage of goods or materials, including refuse collection areas, shall be screened from adjoining Residential Zones, from dwellings on allotments in the Rural 2 Zone adjoining Lot 3 DP 58403 and public spaces including roads, by the erection of a fully enclosed fence of a minimum height of 1.8m.
- 5.8 There shall be no storage in the building set back.
- 5.9 Where a site adjoins a Residential Zone boundary a screen fence not less than 2 metres in height shall be provided for the length of the common boundary.

5.9A In Washdyke Industrial Expansion Area, (as set out in Appendix 2 of Part D4), provide the following landscaping within the landscape strips indicated on the Outline Development Plan:

- provide a 5 metre wide planted area along the southern boundary of the Industrial L Zone adjacent to the Residential 1 Zone. This shall be provided by planting evergreen plants that grow to a height of 3-4 metres, giving the effect of a continuous screen of vegetation [Note: Additional landscaping may be required in this area by a resource consent granted pursuant to Rule 2.2];
- provide a 3 metre wide planted area along the frontage of State Highway 1. One tree shall be planted for every 10m of road frontage. These trees shall have a minimum stem diameter of 40mm at the time of planting and shall grow to at least 5 metres high at maturity;
- indicate planting species, heights and spacing of plants;
- sufficient ground preparation and mulching to ensure good establishment and rapid growth.

- **Obtrusive Light**

- 5.10 All exterior lighting shall be directed away from residentially zoned land from dwellings on allotments in the Rural 2 Zone adjoining Lot 3 DP 58403 and from roads.
- 5.11 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane at the windows of household units in Residential Zones between the hours 10.00pm and 7.00am, and 20 lux at all other times; and

1 lux measured in the vertical plane at the windows of household units on any other sites in Rural Zones, between the hours 10.00pm and 7.00am, and 10 lux at all other times.

- **Traffic Safety at Intersections**

5.12 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

- **Noise**

5.13 All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits unless specific noise levels are provided for the activity elsewhere in this Plan:

(a) At any point within the boundary of any Commercial Zone:

At any time	65 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

(b) At any point within the boundary of any Residential 1 or Residential 3 Zone:

7.00am to 10.00pm	50 dBA L ₁₀
At all other times	40 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	70 dBA L _{max}

(c) At any point within the boundary of any Residential 2 or Residential 4 Zone or at any point within the notional boundary of any dwelling in a Rural Zone:

7.00am to 10.00pm	55 dBA L ₁₀
At all other times	45 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

5.14 See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 for Temporary Buildings and Activities.

- **Hilton Highway Outline Development Plan (ODP)**

5.15 Development of the site indicated in Outline Development Plan - 300 Hilton Highway, shall proceed in compliance with the Outline Development Plan (Part D4 Industrial Zones, Appendix 1: Outline Development Plan, 300 Hilton Highway).

The following Performance Standards shall also apply to the land within the area defined by the Outline Development Plan - 300 Hilton Highway (Part D4 Industrial Zones, Appendix 1: Outline Development Plan, 300 Hilton Highway):

5.16 The landscaping to be established in the landscape strips shall be agreed to in writing by the Timaru District Council prior to planting and development of the site. A landscape plan and sectional elevation of the proposed planting shall be prepared for approval indicating planting species, slope and level of ground, heights and spacing of planting. The planting shall consist of a mix of species from the list below or similar, and shall be no less than 1.8m high at the time of planting, with species that are capable of reaching a mature height of no less than 15m.

5.17 The approved landscaping shall thereafter be maintained and irrigated in accordance with that plan. If any plant or tree should die or become diseased it shall be replaced with a plant or tree of the same or similar species and size.

Suitable tree species to use for this site include:

- Black Matipo - *Pittosporum tenuifolium*
- Lemonwood - *Pittosporum eugenoides*
- Ribbonwood - *Plagianthus regius*
- Kowhai - *Sophora microphylla* or *Sophora tetraptera*
- Wineberry - *Aristotelia serrata*
- Cabbage tree - *Cordyline australis*
- Tree Daisy - *Olearia dartonii*
- Broadleaf - *Grislinea littoralis*

5.18 The trading hours (hours open to the public) of activities/business's in the Industrial L Zone at 300 Hilton Highway (Lots 1-4 DP 413460 and any resultant lots) shall be restricted to between 7.00am - 9.00pm.

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5.19 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road, no buildings or structures shall be located within 20 metres either side of the centre point of an electricity transmission line designed to operate at or above 110kV.

NOTE 1: Vegetation to be planted within the electricity transmission line buffer corridor as shown on Planning Map 25 and the Washdyke Industrial Expansion Outline Development Plan should be selected to ensure that it will not result in it breaching the Electricity (Hazards from Trees) Regulations 2003.

NOTE 2: The relevant electricity provider shall be considered an affected party as a consequence of non-compliance with Performance Standard 5.19, and for any activity requiring consent under Rules 3.7 and 4.2 of the Industrial L Zone.

5.20 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Appendix 2 of Part D4). It is the developer's responsibility to:

(i) Construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required.

(ii) Design and construct these roads in general accordance with Council's standards. All roads shall have a road reserve no less than 20 metres wide.

(iii) Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.

(iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight stopping distances are maintained in the 50km/h speed limit area.

(v) Construct the combined walk/cycleway links contained within their land to be developed.

NOTE: The actual cost of road construction and walkway/cycleway links construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.

5.20 At the time of land use and development, utility services shall be constructed within the Washdyke Industrial Expansion area. It is the developer's responsibility to:

(i) Design and construct any required utility services contained within their land to be developed in general accordance with Council's standards. Utility services include any stormwater, water and sanitary sewer systems required to service the lands through reticulated systems.

NOTE 1: The Council will require specific designs to be completed by a suitably qualified chartered professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.

NOTE 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Open Space and Recreation Contributions**

See General Rule 6.5.

• **Roading Hierarchy**

See General Rule 6.6.

(c) **Vehicle Access and Loading**

See General Rule 6.7. (see in particular Discretionary Activity 6.7.5 (2) which controls some new vehicle access to state highways).

(d) **Parking**

See General Rule 6.8.

(e) **Hazardous Substances**

See General Rule 6.9.

(f) **Signs**

See General Rule 6.15.

(g) **Landscaping**

See General Rule 6.19.

4.2.2 INDUSTRIAL H ZONE

1 PERMITTED ACTIVITIES

The following are permitted activities subject to complying with all the Performance Standards for this zone and the General Rules:

- 1.1 Any industry or goods storage.
- 1.2 Utility Services.
- 1.3 Public Utilities.
- 1.4 Maintenance or servicing of machinery, vehicles or equipment.
- 1.5 Port, rail or trucking related services and facilities.
- 1.6 Retailing of goods and services that are produced on the site.
- 1.7 Retailing of building supplies automotive parts, electrical parts or equipment, engineering or mechanical parts or equipment.
- 1.8 Meteorological Activities.
- 1.9 Emergency Services Facilities.
- 1.10 Road and bridge construction and maintenance within road reserves.
- 1.11 Prospecting and Exploration.
- 1.12 Buildings accessory to the above.
- 1.13 Maintenance and minor upgrading of existing utility services except that the activity shall not be subject to compliance with performance standards 5.4 - 5.6.
- 1.14 Those activities provided for in the General Rules as permitted activities.
- 1.15 Telecommunication and radio communication facilities.

2 CONTROLLED ACTIVITIES

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules, with the exercise of Council's discretion restricted to the matter(s) specified:

2.1 Those activities provided for in the General Rules as controlled activities.

3 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules:

3.1 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the performance standards for this zone.

3.2 Those activities provided for in the General Rules as discretionary activities.

3.3 Telecommunication facilities and radio communication facilities, which do not meet the performance standards for the zone. The Council shall restrict its discretion to potential visual effects.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for this zone.

3A Restricted Discretionary Activities

The following are restricted discretionary activities provided that they are not listed as a permitted, controlled, discretionary or non-complying activity and they comply with all the relevant Performance Standards and General Rules:

3A.1 Development not in compliance with the Washdyke Industrial Expansion Outline Development Plan (as set out in Appendix 2 of Part D4). Discretion shall be limited to the matter(s) not complied with.

4 NON-COMPLYING ACTIVITIES

All activities not provided for as a permitted, controlled or discretionary activity in this zone are non-complying unless they are provided for by a General Rule.

4.1 Any activity out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

4A DEFERRED ZONES

4A.1 The Rules and Performance Standards applicable to the land zoned Rural 1, Rural 2 and Recreation 2 at Washdyke Industrial Expansion area continue to apply until such a time as the prerequisite of the staged development steps have been achieved in each of the applicable previous stages (as set out in Appendix 2 of Part D4).

The principal elements of the Outline Development Plan, such as the road alignment, greenway and walk/cycleways and new railway crossing shall apply to all land within the Outline Development Plan.

5 PERFORMANCE STANDARDS FOR INDUSTRIAL H ZONE

- **Sunlight and Outlook**

5.1 No part of any building shall project beyond a building envelope constructed by recession planes set out in Appendix 2 where the site shares a boundary with a Residential Zone.

5.2 All buildings shall be set back 10 metres from boundaries common with residentially zoned land.

5.3 All buildings shall be set back 5 metres from road boundaries where a Residential Zone is located on the opposite side of the road, or where the road is an Arterial or Principal road.

- **Visual Amenity**

5.4 A landscape strip shall be provided which has an average width of not less than 1.5 metres, along those parts of the site adjoining or visible from a public road. A screen fence of not less than 2 metres in height shall also be provided along the edge of the landscaped strip furthest from the road.

5.5 Where a site adjoins the Rural 3 Zone a buffer area of not less than 3 metres shall be provided and shall be planted with species compatible with the amenity and function of the natural area or coastal environment.

5.6 Where a site adjoins a Zone boundary a screen fence of not less than 2 metres in height shall be provided for the length of the common boundary (see also General Rule 6.19 for landscaping and parking requirements).

- **Obtrusive Light**

5.7 All exterior lighting on industrial zoned sites shall be directed away from residentially zoned land and from roads.

5.8 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane at the windows of household units on any other sites in Residential Zones, between the hours 10.00pm and 7.00am, and 20 lux at all other times; and

1 lux measured in the vertical plane at the windows of household units on any other sites in Rural Zones, between the hours 10.00pm and 7.00am, and 10 lux at all other times.

- **Noise**

5.9 All activities shall be conducted so as to ensure that noise arising from such activities does not exceed the following noise limits unless specific noise levels are provided for the activity elsewhere in this Plan:

(a) At any point within the boundary of any Commercial Zone:

At any time	65 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

(b) At any point within the boundary of any Residential 1 or Residential 3 Zone:

7.00am to 10.00pm	50 dBA L ₁₀
At all other times	40 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	70 dBA L _{max}

(c) At any point within the boundary of any Residential 2 or Residential 4 Zone or at any point within the notional boundary of any dwelling in a Rural Zone:

7.00am to 10.00pm	55 dBA L ₁₀
At all other times	45 dBA L ₁₀
On any day between 10.00pm and 7.00am the following day	75 dBA L _{max}

Provided these provisions shall not apply to land within the Residential 2 Zone in Timaru between the Terrace and the Main South Railway Line.

- 5.10 See General Rule 6.21 for measurement and assessment of noise, standards for construction and maintenance noise, and General Rule 6.10 for Temporary Buildings and Activities.

- **Traffic Safety at Intersections**

- 5.11 Notwithstanding any other provision in the Plan no person shall construct or reconstruct any building, accessory building, structure, erection or fence, (except for the maintenance and minor upgrading of utility services' poles) or shall permit to grow a hedge, tree or other growth, whether on the boundary or not, over 900 millimetres in height above the average ground level within 6 metres of a road intersection, except for clear stemmed trees, which are pruned to maximise visibility for traffic safety.

- **Natural Hazards**

- 5.12 No buildings shall be erected on land which is less than 3 metres above mean sea level.

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- 5.13 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Appendix 2 of Part D4). It is the developer's responsibility to:

(i) Construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required.

(ii) Design and construct these roads in general accordance with Council's standards. All roads shall have a road reserve no less than 20 metres wide.

(iii) Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.

(iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight stopping distances are maintained in the 50km/h speed limit area.

(v) Construct the combined walk/cycleway links contained within their land to be developed.

NOTE: The actual cost of road construction and walkway/cycleway links construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.

5.14 At the time of land use and development, utility services shall be constructed within the Washdyke Industrial Expansion area. It is the developer's responsibility to:

(i) Design and construct any required utility services contained within their land to be developed in general accordance with Council's standards. Utility services include any stormwater, water and sanitary sewer systems required to service the lands through reticulated systems.

NOTE 1: The Council will require specific designs to be completed by a suitably qualified chartered professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.

NOTE 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Water, Sewer, Stormwater and Open Space and Recreation Contributions**

See General Rule 6.5.

• **Roading Hierarchy**

See General Rule 6.6.

(c) **Vehicle Access and Loading**

See General Rule 6.7.

(d) **Parking**

See General Rule 6.8.

(e) **Hazardous Substances**

See General Rule 6.9.

6 GENERAL RULE

6.3 SUBDIVISION

6.3.1 ISSUES, OBJECTIVES, POLICIES AND METHODS FOR SUBDIVISION

See Part B, 1-4, 5 (b) & (c), 7-9 and 11(b).

6.3.2 GENERAL PROVISIONS FOR SUBDIVISION IN ALL ZONES

All applications are subject to the requirements set out in the Resource Management Act, with particular reference to sections 106, 219, 220 and 230-237G.

6.3.3 PERMITTED ACTIVITIES IN ALL ZONES

There shall be no permitted activities.

6.3.4 CONTROLLED ACTIVITIES IN ALL ZONES

- (i) Any subdivision which complies with all Performance Standards and General Rules shall be a controlled activity and shall be non-notified with the exercise of Council's discretion restricted to the matter(s) specified.
- (ii) Subdivision for utility services, public utilities, telecommunication facilities and radiocommunication facilities is a Controlled Activity in all zones except in the Recreation 1 Zone.

Council shall restrict its discretion to the environmental effects associated with:

- the provision of physical services other than for unstaffed utility services, unstaffed public utilities, unstaffed telecommunication facilities and unstaffed radiocommunication facilities
- traffic access and circulation
- the provision of esplanade reserves or esplanade strips (see General Rule 6.4)
- whether the site is of a regular shape and able to accommodate the proposed activity
- vulnerability of the site to natural hazards
- the protection and enhancement of natural habitats identified in Part C Planning Maps
- the location, size and extent of roads, walkways, cycleways, parks/open space areas, sewer, water and/or stormwater services and/or other necessary incidental equipment

- potential noise effects from the airport and associated airport activities on noise sensitive activities within the 1000 metre buffer beyond the Airport Noise Boundary.

6.3.5 DISCRETIONARY ACTIVITIES IN ALL ZONES

The following are discretionary activities in all zones subject to complying with the General Rules.

- (i) Any subdivision which does not comply with one or more of the Performance Standards for subdivision except as prescribed in Section 6.3.5A.
- (ii) Any subdivision of any site which contains a Heritage building, or structure, or archaeological site, or significant tree, or natural habitat shown on the Planning Maps.
- (iii) Adjustments of boundaries of two or more separately saleable existing allotments which have separate Certificates of Title and where the number of allotment is not increased.
- (iv) Subdivision for utility services, public utilities, telecommunication facilities and radiocommunication facilities not provided for as a controlled activity.
- (v) Any subdivision which involves the creation of a new road intersection with any state highway.

NOTE: When considering applications for discretionary activities regard shall be had to the Performance Standards for subdivision and for the Zone.

6.3.5A RESTRICTED DISCRETIONARY ACTIVITIES

The following shall be Restricted Discretionary Activities provided that they are not listed as a Prohibited, Non-Complying or Discretionary Activity, and they comply with all the relevant Zone standards:

- (i) Any subdivision not in compliance with the Temuka North West Residential Expansion - Outline Development Plan (as set out in Appendix B of Part D 2). Discretion shall be limited to the matter(s) not complied with.
- (ii) Any subdivision, in the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D 2), without Council approved connection to the reticulated sewage system.

(iii) Any subdivision not in compliance with the Washdyke Industrial Expansion Outline Development Plan (as set out in Appendix 2 of Part D4). Discretion shall be limited to the matter(s) not complied with.

(iv) In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road, indicated on the Washdyke Industrial Expansion Outline Development Plan (as set out in Appendix 2 of Part D4): Any subdivision in the Industrial L Zone that creates new allotments within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at or above 110kV. The Council has restricted its discretion to the matters detailed in Section 6.3.8.13 (i) to (vii).

6.3.6 NON-COMPLYING ACTIVITIES IN ALL ZONES

The following are non-complying activities in all zones unless they are provided for by a General Rule:

- (i) Any other subdivision which is not provided for as a controlled or discretionary activity.
- (ii) Any subdivision within the Airport Noise Boundary.

(iii) Any subdivision out of sequence with the Stages identified within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4).

NOTE: When considering applications for out of sequence development, the following shall apply:

- developers to fund the full cost of infrastructure;
- developers to provide at their own cost an internal buffer from surrounding rural landuse activities.

6.3.7 PERFORMANCE STANDARDS FOR SUBDIVISION IN ALL ZONES

- (1) All relevant performance standards applicable within the zone shall be complied with or consent to a discretionary or non-complying activity shall be obtained.
- (2) Sites shall be of a regular shape so as to facilitate the efficient use of the land except where an alternative would better satisfy the objectives or policies of the Plan and where recognition is given to natural features on the site.

- (3) For allotments for access, utilities, telecommunication facilities and radiocommunication facilities, reserves and roads there shall be no minimum allotment size, diameter, or frontage in any zone.

6.3.9 PERFORMANCE STANDARDS FOR SUBDIVISION IN COMMERCIAL AND INDUSTRIAL ZONES

- (1) Apart from Industrial Zones, where a minimum frontage of 6 metres is required, there shall be no minimum subdivision requirements in the Commercial and Industrial Zones subject to compliance with Performance Standards in Part D(3) and (4) and the General Rules in Part D(6).
- (2) Where a corner allotment is included in any subdivision the corner shall be cut off to a distance, along the road frontages, of not less than 6 metres from the intersection and vested as road except where there is no provision for a corner cut in the Zone rules applying to that site or it is occupied by an existing building.

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(3) At the time of subdivision, new roading shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan map (as set out in Appendix 2 of Part D4). It is the developer's responsibility to:

(i) Construct the portion of road contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required.

(ii) Design and construct these roads in general accordance with Council's standards for urban subdivision. New through roads shall have a road reserve no less than 20 metres wide.

(iii) Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.

(iv) Locate the intersection of new roads onto the existing road network at least 85m from a 90 degree corner or an intersection, in order to ensure that appropriate sight distances are maintained in the 50km/h speed limit area.

NOTE: The actual cost of road construction will be apportioned between the developer and Council, with that apportionment to

be determined on the basis of the percentage of public versus private benefit.

(4) At the time of subdivision, utility services shall be constructed within the Washdyke Industrial Expansion area. It is the developer's responsibility to:

(i) Design and construct any required utility services contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991. Utility services include any stormwater, water and sanitary sewer systems required to service the lands through reticulated systems.

NOTE 1: The Council will require specific designs to be completed by a suitably qualified chartered professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.

NOTE 2: Quality control during construction shall also be documented to check compliance with the relevant engineering design.

(5) At the time of subdivision, the walkway/cycleway links shall be constructed in general accordance with the layout shown on the Washdyke Industrial Expansion Outline Development Plan (as set out in Appendix 2 of Part D4). It is the developers' responsibility to:

(i) Construct the portion of walkway/cycleway contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991.

(ii) Design and construct the walkway/cycleway links to include:

- a minimum reserve width of 6 metres;
- a minimum formed width of 2.5 metres;
- planting and mulching of the remaining 3.5 metres;
- a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting;
- a 200mm depth of compacted AP65, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust.

NOTE 1: The actual cost of walkway/cycleway links construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.

6.5 WATER, SEWER, STORMWATER AND OPEN SPACE AND RECREATION CONTRIBUTIONS

6.5.1 WATER SUPPLIES

6.5.1.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

See Part B(9).

6.5.1.2 RULES FOR FINANCIAL CONTRIBUTIONS FOR WATER SCHEMES

(1) Within the boundaries of an urban water scheme

Where proposed allotments, sites or buildings are intended for human habitation or occupation within the boundaries of an urban water scheme (Timaru, Temuka, Geraldine, Pleasant Point) the following contributions are payable:

- (a) Where water from a water network utility service is able to be delivered to the subdivision or land concerned from an existing water network utility:
 - (i) the full actual cost of all necessary reticulation within the subdivision or development for each allotment, site or building; plus
 - (ii) the full actual cost of connections between the reticulation in the subdivision or development and the existing water network utility system; plus
 - (iii) the full actual cost of any additions or modifications to the existing water network utility system that are required to provide for the expected effects of the subdivision, development or building on that utility system; plus
 - (iv) an equitable share of the cost of the existing water network utility system where additional capacity has been created in anticipation of future development to a maximum value of \$3,000 for each allotment.
- (b) When calculating (a)(iii) and (iv) above, the Council shall give consideration to whether any part of the cost of any additions or modifications to the existing network should be borne by Council or other subdividers or developers, and whether the subdivision or development benefits the present residents of the community or District to a degree that some or all of the cost of the existing network need not be charged.

- (c) The contribution may be in cash or kind or a mix of these, but in all cases the amount to be paid shall be based on an analysis of actual costs and be able to be substantiated by Council.

(2) **Within the boundaries of a rural water scheme**

- (a) The Council shall not grant its consent to any subdivision application which identifies a Rural Water Supply Scheme as its source of water without evidence of approval by the water supply authority for that connection.
- (b) Completion of the required connection works shall be achieved prior to sealing the survey plan.
- (c) Where a source of water supply other than a Rural Water Supply Scheme is identified a consent notice shall be placed on the title of each allotment stating that the provision of water to the site is the owners responsibility on a continuing basis.

NOTE: Rural water supply schemes have capital contributions for new connections, additional water, the cost of connecting from the existing pipe work to the tank or property connection, and upgrading of mains upstream of the consumer to enable connection to be made. Connection to the rural water supply is not possible without approval from the water supply authority. The appropriate capital contribution will be advised when approval is given.

(3) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4), where water from a water network utility service is able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions.

A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with Section 6.5.1.2 (1) of this plan. Council shall advise the amount of contribution at the time of development.

6.5.3 STORMWATER SYSTEMS FOR URBAN AREAS

6.5.3.1 ISSUE, OBJECTIVE, POLICIES AND METHODS

See Part B(5)(b), and Part D, 1-5.

6.5.3.2 RULES ON FINANCIAL CONTRIBUTIONS

- (1) At the time of subdivision, consideration shall be given to taking a financial contribution in the form of cash, land, works or services (or a combination of these). Any stormwater services, that are required to be constructed, reconstructed, upgraded or subject to any other structural works, shall be designed and constructed by the subdivider and/or developer to the standards specified in this District Plan.
- (2) Where a financial contribution has not been taken at the time of subdivision Council may require a financial contribution to be taken as a condition of land use.
- (3) Where a connection to an existing stormwater drainage network utility system is not available to serve the subdivision or development the maximum amount of the financial contribution should be the full and actual cost of providing:
 - (a) A system for the disposal of stormwater; and
 - (b) Connections between the reticulation in the subdivision or development and the existing stormwater drainage network utility system; and
 - (c) All necessary reticulation and control structures within the subdivision or development; and
 - (d) A stormwater connection for each allotment, site or building.
- (4) When calculating the financial contribution and to avoid disproportionate costs falling on developers at the lower end of catchments a cost sharing system shall apply as set out below:
 - (a) Each area affected by the need for a cost sharing arrangement will be defined and treated separately to determine the share of costs to be borne by subdividers. The Council's proposals for the basis of cost sharing will be made available to the subdividers in broad terms, i.e. rate of levy on defined areas, basis of adjustment and details of services proposed.

- (b) The contribution is to be based on estimated costs of providing the services, the estimates to be prepared on the basis of present day costs and supported by detailed engineering plans and formal detailed costing procedures for each service in each catchment area; costs are to include design fees. The date of the estimates is to be stated.
- (c) The contribution shall be allocated by spreading the estimated cost of each service for the catchment on an area basis over the land in that catchment and the contribution charged as it is subdivided. The result to be a levy per hectare for stormwater and main drains.
- (d) Although the contribution is to be calculated on an area basis, it shall be adjusted to allow for the direct benefit to be obtained by any one land owner. For example: the reticulation necessary in a subdivision is reduced considerably where a main drain goes right through that subdivision. In contrast the fringe areas do not receive such a benefit as the main drain comes only to the boundary. The method of adjustment is to be a deduction from the gross cost for the catchment of an estimate of the direct benefit pertaining throughout the catchment before determining the contribution per hectare.
- (e) Where a subdivision is to receive a direct benefit the estimated amount is to be added back to the basic levy. The direct benefit received by any subdivision will reflect the projected load due to anticipated land use. This applies where a catchment has land which is zoned for different purposes. The direct benefit shall be calculated on the estimated cost of providing the necessary services for that subdivision ie a certain size drain.
- (f) The contribution is to be applied on the basis of the catchment envisaged in the defined area referred to under Rule 6.5.3.2(4)(a) above, even if the final link for that subdivision is to services in another catchment. This provision is to ensure equity between different parts of the catchment.
- (g) The contribution rate per hectare will be updated according to the most recently published quarterly figure of the Works Construction Cost Index (WCCI) to cover the increase in costs which will have taken place between the time the estimate is prepared and the subdivision approval given.

- (h) The levied amount shall be made a condition of subdivisional approval. Payment to be required or a suitable bond entered into before the plan is sealed with such levy not subject to escalation during the period of approval.
 - (i) Where agreements such as set out above exist they shall continue to be applied to further development within the specific catchment.
- (5) Where an existing stormwater drainage network utility system is available to serve the subdivision or development the maximum amount of the financial contribution shall be the full and actual cost of:
 - (a) All necessary reticulation in the subdivision or development and a stormwater connection for each allotment, site or building; and
 - (b) Connections between the reticulation in the subdivision or development and the existing stormwater network utility system; and
 - (c) Any upgrading of the existing network utility system that is required to provide for the expected effects of the subdivision, development or building on that utility system.
- (6) At Gleniti, where open drainage channels are to be established and managed as stormwater swales (with or without associated detention dams) as part of a comprehensive stormwater management system, financial contribution shall be calculated in accordance with all of the above provisions.

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(7) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4), where stormwater utility services are able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions. A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with Section 6.5.3.2 (4) of this plan. Council shall advise the amount of contribution at the time of development.

(8) Rules no. (2) to (5) in this section shall apply to all land use development in the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4).

6.5.4 SANITARY SEWER SYSTEM

6.5.4.1 ISSUE, OBJECTIVES, POLICIES AND METHODS

See Part B(5)(b).

6.5.4.2 RULES ON FINANCIAL CONTRIBUTIONS

- (1) At the time of subdivision, consideration shall be given to taking a financial contribution in the form of cash, land, works or services (or a combination of these). Council shall advise the amount of the contribution at the time of the subdivision consent.
- (2) Where a financial contribution has not been taken at the time of subdivision, Council may require a financial contribution to be taken as a condition of land use.
- (3) Where a connection to an existing sewerage system is not able to be made to the subdivision or development the maximum amount of the financial contribution shall be the full and actual cost of:
 - (a) Providing a sanitary sewerage system for the subdivision, development or building; and
 - (b) All necessary reticulation within the subdivision or development for each allotment, site or building.
- (4) Where a subdivision creates the need for a sanitary sewage system and adjoining land or buildings are discharging sanitary or trade wastes which are adversely affecting the environment then the sewage system constructed shall service both the land subject to the resource consent and the other lands.
- (5) The cost of the sewage system in Rule 6.5.4.2(4) shall be shared equitably between the lands served and calculated as follows:
 - (a) Treatment plant capital and operating:
 - (i) In proportion to Biological Oxygen Demand (BOD)kg/day
 - (ii) Suspended Solids (SS) kg/day
 - (iii) Volume m³ day
 - (iv) All equally weighted

- (b) Pumping installations capital and operating:
 - (i) In proportion to Volume m³/day
 - (ii) Peak flow rate/sec
 - (iii) All equally weighted
- (c) Reticulation
 - (i) See criteria in Rule 6.5.3.2(4).
- (6) Where a connection to an existing sanitary sewerage network utility is available to serve the subdivision or land use the maximum amount of the financial contribution shall be the full and actual cost of:
 - (a) All necessary reticulation within the subdivision or land use for each allotment, site or building.
 - (b) Connections between the reticulation in the subdivision or development and the existing sanitary sewerage network utility system.
 - (c) Any upgrading to the existing sanitary sewerage network utility system that is required to provide for the expected effects of the subdivision, development or building on that utility system.
 - (d) An equitable share of the cost of the new sanitary sewerage utility systems or upgraded (sewerage utility) systems, including design costs, where additional capacity will be required by the cumulative effects of the development of an area. The share will be calculated by dividing the cost of the work by the new or upgraded system.

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(7) Controlled Activity

The following are controlled activities subject to complying with all the Performance Standards for the zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

Development and activities within the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4), where sanitary sewer utility services are able to be delivered to the development. All such development and activities are a controlled activity in respect to financial contributions.

A financial contribution in the form of cash, land or a combination of both shall be payable. The costs shall be calculated in accordance with

Section 6.5.4.2 (6) of this plan. Council shall advise the amount of contribution at the time of development.

- (8) Rules no. (2) to (6) in this section shall apply to all land use development in the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4).

6 GENERAL RULE

6.6 ROADING HIERARCHY

6.6.1 ISSUES, OBJECTIVES, POLICIES AND METHODS

See Part B(8).

6.6.2 RULES FOR ROAD WIDTHS

- (1) National Routes, Regional Arterials and District Arterials shall have a width and form consistent with the goals of the national land transport strategy but in no case shall their reserve width be less than 20 metres.
- (2) Principal roads shall have a minimum reserve width of 19 metres but this can be increased where the traffic facilities required on the road demand it.
- (3) Secondary road (includes Collector and Local roads, and Service Lanes) reserve widths shall conform with Table 6.6.2(5).
- (4) Any roads which require construction, reconstruction, widening or any other structural works shall be designed and constructed by the subdivider to the standards stated in the National Roads Board State Highway Pavement Design and Rehabilitation Manual, July 1989. These plans shall be required as a condition of subdivision consent.
- (5) See Table 6.6.2(5).

NOTES TO ACCOMPANY TABLE 6.6.2(5)

hu = household units or potential household units with access to this private access or road.

lots = allotments.

* May involve a mixture of allotments and household units.

Road widths may be increased where necessary if developments or the road demand, i.e. schools at the end of the cul-de-sac.

Cycle Lanes need not be marked but the space must be provided.

6.6.2(5) TABLE OF PRIVATE ACCESS AND SECONDARY ROADS WIDTHS (in metres)

Classification	Sub Classification	Type of Street	Development Served	Minimum Total Private Access	Recommended Berm and Footpath Width Combined	Minimum Carriageway Combination			Carriageway Total
						Parking	Cycle	Traffic	
Local(Urban)	Residential	Private access	1-2 hu	3.5	0.8			2.7	2.7
		Private access	3-6 hu	6.0 for first 9.0m then 5.0 thereafter	1.0 for 5.0m width			4.0 for 5.0m width	4.0 for 5.0m width
		Cul-de-sac	<100m length & <20 hu	14	footpath 1 x 1.5 berm 1 x 1.5, and 1 x 20	2 x 2.0		2 x 2.5	9.0
		Cul-de-sac	100<length<300 or >20 hu	16	2 x 3.0	2 x 2		2 x 3.0	10.0
		Minor Access (local through road)		17	2 x 3.0	2 x 2		2 x 3.5	11.0
	Industrial			18	2 x 3.0	2 x 2		2 x 4.0	12.0
	<u>Industrial Washdyke</u>			<u>20</u>	<u>2 x 6.5*</u>	<u>2 x 2</u>		<u>2 x 4.0</u>	<u>12.0</u>
Local (Rural)		Private access	Up to 7 hu and/or lots*	8.0	2 x 2.5			3.0	3.0
		Local road	Greater than 7 hu and/or lots*	20.0	2 x 7.0			6.0	6.0
Collector (Urban)	Residential			18	2 x 3.0	2 x 2.0	2 x 1.5	2 x 3.5	12.0
	Industrial			18	2 x 3.0	2 x 2.0		2 x 4.0	12.0
	<u>Industrial Washdyke</u>			<u>20</u>	<u>2 x 6.5*</u>	<u>2 x 2</u>		<u>2 x 4.0</u>	<u>12.0</u>
Collector (Rural)				20.0	2 x 7.0			6.0	6.0

* This width allows for the inclusion of swales if required

6.6.3 DISCRETIONARY ACTIVITIES

- (1) In Local Urban Residential cul-de-sacs of 100 metres length or less and where there are less than 20 household units it shall be a discretionary activity to provide only one footpath (generally on the southern side of the road). The footpath shall be contiguous with the berm and be of a width of 1.5 metres.
- (2) In Local Urban Residential cul-de-sacs exceeding 100 metres in length, any reduction of the road widths as specified in Table 6.6.2(5) shall be a discretionary activity.
- (3) Any proposal which does not comply with any Rule regarding road widths of private accesses or roads.

6.6.3A NON-COMPLYING ACTIVITIES

In the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D2):

- (1) Any new vehicular access from the Outline Development Plan lands to Oxford Crossing Road.
- (2) Any new vehicular access from the Outline Development Plan lands to State Highway 1, specifically between Oxford Crossing Road and Donald Street.

In Washdyke Industrial Expansion Area (as set out in Appendix 2 of Part D4):

- (3) Any new vehicular access from the Outline Development Plan lands to State Highway 1.

6.6.4 RULES FOR STREET LIGHTING

- (1) Any subdivision which creates a new road or which extends the requirement for street lighting shall be required to design and construct a street lighting layout in accordance with NZS 6701:1983 Code of Practice for Road Lighting.
- (2) Any alternative design code the subdivider wishes to use shall be a discretionary activity.

6.6.5 RULES FOR FINANCIAL CONTRIBUTIONS

<p>Circumstances, maximum amount and general purposes of Financial Contributions.</p>
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1 The provision of roads, private ways, access ways and service lanes including all future and/or indicative roads, access ways and service lanes.	
Circumstances:	Where new allotments are intended for human habitation or occupation.
Maximum amount of contribution:	<p>The full and actual cost of providing for all roads, private ways, access ways and service lanes to and within the land being subdivided and/or developed, including but not limited to:</p> <ul style="list-style-type: none"> • the value of the necessary land; and • the provision of access ways, service lanes and fences; and • the formation and grassing of road berms; and • the provision of road gardens, median strips, road name plates and road furniture; and • road splays, turning bays and slip lanes; and • road drainage and road crossing; and • actual road construction costs
General purposes for which the financial contribution may be used:	To provide safe and efficient vehicle and pedestrian access to and within the subdivision and/or development, to mitigate the adverse effects of roading development, to enhance streetscape and general amenity values and to maintain, improve and develop the roading network.

NOTE: For the purposes of this rule, a financial contribution can be in the form of the payment of money, land, works or a combination of any of these forms including all future roads, access ways and service lanes.

6.6.6 TABLE OF ROADING HIERARCHY

NATIONAL ROUTES

Road	Section
State Highway Number Eight	From its intersection with State Highway Number One at Washdyke, through Pleasant Point to Cave
State Highway Number One	From Rangitata Bridge, through Rangitata, Orari, Winchester, Temuka and Timaru to Pareora Bridge

REGIONAL ARTERIALS

Road	Section
Geraldine-Arundel Road	Full length
Winchester-Geraldine Road	Full length
Hayes Street, Timaru	Full length
Heaton Street, Timaru	Main South Railway - Stafford Street
King Street, Timaru	Craigie Avenue - Browne Street
Port Loop Road, Timaru	Full length
Stafford Street	Browne Street - Heaton Street
State Highway Number Seventy Nine	From its intersection with State Highway Number One at Rangitata, through Orari Bridge, Geraldine, Gapes Valley and Beautiful Valley to Skiptons Bridge
Talbot Street, Geraldine	Full length south of Cox Street

DISTRICT ARTERIALS

Road	Section
Church Street, Timaru	Full length
Otipua Road, Timaru	Wai-iti Road - Church Street
Wai-iti Road, Timaru	Morgans Road - Otipua Road

PRINCIPAL ROADS

Road	Section
Arowhenua Road	Full length
Canal Road	Farm Road - Milford Clandeboye Road/Rolleston Road
Cartwrights Road	Full length
Coonor Road, Timaru	Full length

Road	Section
Peel Forest Road	Full length
Domain Avenue, Temuka	Full length
Earl Road	Full length
Fairview Road	Coonor Road - Holme Station Road
Farm Road	Full length
Gleniti Road, Timaru	Wai-iti Road - Pages Road
Halstead Road, Pleasant Point	Full length
Holme Station Road	Full length
Kellands Hill Road	Full length
King Street, Temuka	Fraser Street - Dyson Street
Latter Street, Timaru	Full length
McKenzie Street, Geraldine	State Highway 79 - Orari Station Road
Milford Clandeboye Road	Full length
Mountain View Road	Full length
Morgans Road, Timaru	Full length
North Street, Timaru	Otipua Road - Stafford Street
Old North Road, Timaru	Full length
Orari Station Road	Full length
Otipua Road, Timaru	Church Street - King Street
Pages Road, Timaru	Full length
Perth Street, Timaru	Full length
Raincliff Road	Full length
Rangitata Gorge Road	Peel Forest Camp - Blandswood Road
Rosewill Valley Road	Cartwrights Road - Kellands Hill Road
Selwyn Street, Timaru	Full length
Sophia Street, Timaru	Perth Street - Theodosia Street
Stafford Street, Timaru	North Street - Heaton Street
Te Ngawai Road	Full length
Totara Valley Road	Full length
Wai-iti Road, Timaru	Evans Street - Otipua Road and Morgans Road - Gleniti Road
Waitohi Pleasant Point Road	Full length
Waitohi Temuka Road	Full length

Road	Section
Washdyke Flat Road	Full length
Wilson Street, Timaru	Full length
Woodbury Road	State Highway 79 - McKeown Road

COLLECTOR ROADS

Road	Section
<u>The proposed collector roads indicated on the Washdyke Industrial Expansion Outline Development Plan area (as set out in Appendix 2 of Part D4)</u>	<u>Full length</u>
Arthur Street, Timaru	Latter Street - Theodosia Street
Badham Road	Rangitata Island Road - Factory Road
Bain Road	Full length
Barnes Street, Timaru	Wai-iti Road - Pukatea Street
Barton Road	Full length
Bassett Road	Rolling Ridges Road - Rosewill Valley Road
Beaconsfield Road	Full length
Boiling Down Road	Full length
Bouverie Street, Timaru	Full length
Brasell Road	Full length
Brenton Road	Full length
Bridge Street, Timaru	Full length
Bristol Road	Full length
Brockley Road	Fraser Road - Rosewill Valley Road
Brosnan Road	State Highway 1 - Falvey Road
Burdon Road	Lysaght Road - Woodbury Road
Cain Street, Timaru	North Street - Hassall Street
Claremont Road	Full length
Cleland Road	Full length
Coach Road	Full length
College Road, Timaru	Full length
Darby Street, Geraldine	Full length
Davison Road	Taiko Road - State Highway 8

Road	Section
Denmark Street, Temuka	Hally Terrace - Gammack Street
Doake Road	Full length
Domain Avenue, Timaru	Full length
Douglas Street, Timaru	Selwyn Street - Lindus Street
Downs Road, Geraldine	Pye Road - Darby Street
Edgar Road	Full length
Ewen Road, Temuka	State Highway 1 - Main South Railway
Factory Road	Full length
Fairview Road	Taiko Road - Holme Station Road
Falvey Road	Brosnan Road - Levels Plain Road
Fraser Road	Bassett Road - Brockley Road
Gammack Street, Temuka	Full length
George Street, Timaru	Full length
Glen Street, Timaru	Selwyn Street - Kent Street
Gleniti Road	Rosebrook Road - Pages Road
Goodwin Road	Winchester Hanging Rock Road - Seven Sisters Road
Grants Road, Timaru	Full length
Grey Road, Timaru	Church Street - North Street
Guinness Street, Timaru	Full length
Hally Terrace, Temuka	Full length
Hassall Street, Timaru	Full length
Hedley Road	Full length
High Street, Timaru	King Street - Queen Street
Hillview Crescent, Timaru	Wai-iti Road - Kauri Street
Hislop Street, Geraldine	Talbot Street - Wilson Street
Huffey Street, Geraldine	Darby Street - Talbot Street
Jellicoe Street, Timaru	Full length
Jollie Street, Geraldine	Pine Street - Totara Street
Kauri Street, Timaru	Hillview Crescent - Puriri Street
Kent Street, Timaru	Full length
King George Place, Timaru	Full length
Le Cren Street, Timaru	Full length

Road	Section
Levels Plain Road	Falvey Road - State Highway 8
Levels Valley Road	Rolling Ridges Road - Doake Road
Lindus Street, Timaru	Full length
Lysaght Road	Tripp Settlement Road - Burdon Road
Marine Parade, Timaru	Full length
McKeown Road	Full length
Meadows Road, Timaru	Full length
Milford Lagoon Road	Full length
Muff Road	Full length
Mulvihill Road	Full length
Newman Street, Timaru	Full length
North Town Belt, Temuka	Full length
Old Main South Road	Edgar Road - State Highway 1
Opihi Road	Full length
Orbell Street, Timaru	Morgans Road - Guinness Street
Orton Rangitata Mouth Road	Old Main South Road - Chalmers Road & Badham Road - Rangitata Huts
Pareora Avenue, Pareora	Full length
Park Lane, Timaru	Full length
Pine Street, Geraldine	Full length
Pleasant Valley Road	State Highway 79 - McKeown Road
Preston Street, Timaru	Full length
Pye Road, Geraldine	Full length
Rangitata Gorge Road	Mesopotamia - Peel Forest Camp
Rangitata Island Road	State Highway 1 - Badham Road
Richard Pearse Drive, Temuka	Full length
Rise Road	Full length
Rolleston Road	Orton Rangitata Mouth Road - Canal Road
Rolling Ridges Road	State Highway 8 - Doake Road
Rosebrook Road	Brockley Road - Gleniti Road
Rosewill Valley Road	Cartwrights Road - Bassett Road
School Road	Full length

Road	Section
Seadown Road	Full length
Seven Sisters Road	Full length
Shaw Street, Timaru	State Highway 1 - Redruth Street
Smart Munro Road	Full length
Spring Road, Timaru	Full length
Stafford Street, Timaru	North Street - George Street
Station Street, Timaru	Full length
Strathallan Street, Timaru	Full length
Sutherlands Road	State Highway 8 - Smart Munro Road
Taiko Road	Full length
Te Moana Road	Carrig Road - State Highway 79
Te Weka, Timaru	State Highway 1 - Benvenue Avenue
Tiplady Road	Full length
Totara Street, Geraldine	Full length
Tripp Settlement Road	State Highway 79 - Lysaght Road
Unwin Road, Timaru	Full length
Usk Street, Timaru	Full length
Victoria Street, Timaru	North Street - Browne Street
Virtue Avenue, Timaru	Full length
Waimataitai Street, Timaru	Full length
Waipopo Road	Full length
Westcott Street, Timaru	Full length
Wigley Road	Full length
Wilkin Street, Temuka	Full length
Wilson Street, Geraldine	Hislop Street - Talbot Street
Winchester Hanging Rock Road	Full length
Woodlands Road, Timaru	Full length

LOCAL ROADS

All other roads are local roads.

[Local roads indicated on the Washdyke Industrial Expansion Outline Development Plan area \(as set out in Appendix 2 of Part D4\)](#)

7

DEFINITIONS

In this Plan, unless the context otherwise requires, the following words and phrases mean:

- Designation See section 166 of the Resource Management Act 1991.
- Development and activities (For the purpose of determining financial contributions in the Washdyke Industrial Expansion Outline Development Plan area) Means any subdivision, development or re-development of a site and includes the construction, erection, establishment or alteration of any building or activity that generates a demand for reserves, network infrastructure, or community infrastructure.
- Discretionary Activity See definition in section 2 of the Resource Management Act 1991 which currently reads "... an activity:
 - (a) Which is provided for, as a discretionary activity, by a rule in a plan or proposed plan; and
 - (b) Which is allowed only if a resource consent is obtained in respect of that activity; and
 - (c) Which may have standards and terms specified in a plan or proposed plan; and
 - (d) In respect of which the consent authority may restrict the exercise of its discretion to those matters specified in a plan or proposed plan for that activity:"
- Electricity Transmission Line Buffer Corridor Is a 20 metre wide corridor either side of the centre point of the existing electricity transmission line to allow for risks to the integrity and efficient operation of the transmission

network, and to people and property,
to be appropriately assessed and
managed.