

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.

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.

- 4.1.2.4 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 eg for reticulated water and sewerage. By limiting the occurrence of non-industrial activities new industrial activities need not be forced to locate in unserved 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, eg 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 eg landscaping. 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 carparking
- obtrusive light
- noise
- hazardous substances
- natural hazards
- filled sites

(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 Carparking.
- 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.

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.

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.

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 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.

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.

- **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
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| | 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.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **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).

(b) **Parking**

See General Rule 6.8.

(c) **Hazardous Substances**

See General Rule 6.9.

(d) **Signs**

See General Rule 6.15.

(e) **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.

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.

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.

6 ATTENTION IS DRAWN TO THE FOLLOWING GENERAL RULES

(a) **Vehicle Access and Loading**

See General Rule 6.7.

(b) **Parking**

See General Rule 6.8.

(c) **Hazardous Substances**

See General Rule 6.9.

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