

PORT ZONE

Introduction

The Port Zone is located on the seaward side of the Main South Rail Line, generally between Marine Parade in the north, and Queen Street in the south. It encompasses the core port operational harbour areas (PREC7 - Port Operational Area Precinct), logging yard and fuel storage areas, and adjacent land that accommodates industrial activity and supporting commercial activity that predominantly has a physical or functional connection to the port. The Port Zone recognises and provides for a range of port and port-related activities that are dependent on a location within or adjacent the coastal environment, and which are compatible with the adverse effects generated by port activities. The Port Zone also recognises the important contribution the port makes to the Timaru District economy, as Regionally Significant Infrastructure.

Objectives

PORTZ-O1 Purpose of the Port Zone

The Port Zone provides for the establishment and operation of the Port of Timaru and the establishment, operation and growth of a range of industrial activities and other compatible activities that:

1. contribute to the economic wellbeing of the District;
2. do not compromise the strategic role and function of any of the Commercial and Mixed Use Zones; and
3. maintain the amenity values of adjacent Residential Zones and Open Space and Recreation zones.

PREC7—O1 Purpose of the Port Operational Area

The efficient and effective operation of the Port of Timaru is enabled to support its role as regionally significant infrastructure, recognising:

1. its significance to the economic well-being of Timaru District; and
2. its reliance on its location within and adjacent to the coastal environment; and
3. that adverse effects on sensitive environments are mitigated as far as practicable.

Policies

PREC7 - P1 Port operation, use and development

Enable the efficient operation, use and development of the operational area of the Port of Timaru by:

1. enabling a range of port activities and ancillary activities that support port activities; and
2. recognising the limited land area available for activities that rely on proximity to the Port and infrastructure of the port; and
3. discouraging the establishment of non-industrial or non-Port activities that:
 - a. do not have a direct relationship with the Coastal environment, or the Port of Timaru.
 - b. require a higher standard of amenity that may be sensitive to or result in conflict with existing or permitted activities in the Port Zone; or
 - c. would compromise the safe and efficient use and operation of the Port of Timaru.

PORTZ-P1 Compatible activities in the Port Zone

Enable activities that are compatible with the purpose of the Port Zone by:

1. providing for industrial activities which are not Port activities that:
 - a. are outside of the Port Operational Area or have a functional or operational need to be located in the Port Operational Area; and
 - b. will not undermine the efficient and effective operation of the Port, including by avoiding any activities that may give rise to reverse sensitivity effects on the Port.
2. providing for commercial activities with a functional or operational need to be located in the zone that:

- a. directly serve the needs of workers employed in the Port Zone; or
 - b. involve the sale of boats, products related to the marine industries, or associated equipment; or
 - c. involve products made or processed on-site; or
 - d. office activities that are for the administration of the Port of Timaru, or those associated with and ancillary to industrial activities or commercial activities; and
3. only allow for residential activities in instances where they:
- a. are ancillary to Port activities on the site; and
 - b. have a functional or operational need to locate on site; and
 - c. have measures to avoid reverse sensitivity effects on Port and industrial activities; and
 - d. occupy a minimal area of site.

PORTZ-P2 Effects of Port activities

Provide for Port activities within the Port Zone where adverse effects generated from port activities are mitigated as far as practicable on adjoining zones, Council reserves and the coastal environment, while recognising the functional needs of the Port operations.

PORTZ-P3 Offensive trades

Only allow offensive trades to establish in the Port Zone where:

- 1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and
- 2. the activity and buildings is designed in a way that contains or minimises nuisance effects.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

PORTZ-R1	Port activities	
Port Zone	Activity status: Permitted Where: PER-1 The activity and its buildings and structures complies with all of the Standards of this chapter.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
PORTZ-R2	Emergency service facilities, including coastguard, and ancillary activities	
Port Zone	Activity status: Permitted Where: PER-1 The activity and its buildings and structures complies with all of the Standards of this chapter.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
PORTZ-R3	Industrial activity and ancillary activities not addressed in PORTZ-R1	

1. Port Zone - outside of PREC7 - Port Operational Area Precinct	Activity status: Permitted Where: PER-1 The activity and its buildings and structures complies with all of the Standards of this chapter; and PER-2 The activity does not include an offensive trade; and PER-3 The activity does not include a residential activity.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-2 or PER-3: Discretionary
2. PREC7 - Port Operational Area Precinct	Activity status: Restricted Discretionary RDIS-1 The activity and its buildings and structures complies with all of the Standards of this chapter; and RDIS-2 The activity does not include an offensive trade; and RDIS-3 The activity does not include a residential activity. Matters of discretion are restricted to: 1. whether it is necessity for the activity to locate within the Port operational area; 2. the extent to which the activity may adversely impact the roading network and road safety, including by contributing to demand for on-street car parking. 3. the extent of any potential to adversely effect the efficient and effective operation of the Port of Timaru. 4. the extent to which the activity may require high numbers of staff or attract high numbers of visitors, proximate to major hazardous facilities in the vicinity.	Activity status where compliance not achieved with RDIS-1: Restricted Discretionary Matters of Discretion are restricted to: 1. the matters of discretion of any infringed standard; and 2. whether it is necessity for the activity to locate within the Port operational area; and 3. the extent to which the activity may adversely impact the roading network and road safety, including by contributing to demand for on-street car parking; and 4. the extent of any potential to adversely affect the efficient and effective operation of the Port of Timaru; and 5. the extent to which the activity may require high numbers of staff or attract high numbers of visitors, proximate to major hazardous facilities in the vicinity. Activity status where compliance not achieved with RDIS-2 or RDIS-3: Discretionary
PORTZ-R4	Residential activity and associated buildings and structures	

Port Zone	Activity status: Discretionary Where: DIS-1 It is ancillary to a Port activity or an industrial activity.	Activity status where compliance not achieved: Non-complying
PORTZ-R6	Any other activity not listed in this chapter	
Port Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards

PORTZ-S1	Height of buildings and structures	
Port Zone	<p>The maximum height of buildings and structures must not exceed 35m measured from ground level.</p> <p>Quayside and container cranes, lighting towers and container storage shall be exempt from this rule.</p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance; and 2. overlooking and loss of privacy; and 3. mitigation measures.
PORTZ-S2	Height in relation to boundary	
Port Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any Residential Zones. The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes</p>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; 5. mitigation measures.
PORTZ-S3	Building colour and reflectivity	
Port Zone	<ol style="list-style-type: none"> 1. The façade(s) of any building that is visible from and within 50 metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%; and 2. Any roof of any building that is visible from and within 50 metres of the 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual effects on the General Residential Zone; and 2. glare effects on the General Residential Zone; 3. mitigation measures.

	General Residential Zone must have a reflectivity value not exceeding 15%.	
PORTZ-S4	Outdoor storage	
Port Zone outside of PREC7 - Port Operational Area Precinct	Any outdoor storage areas must be set back 15m from any boundary that adjoins the General Residential Zone or Medium Density Residential Zone.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual amenity o the General Residential Zone; and 2. shading of property and public spaces; and 3. noise effects; and 4. lighting effects; and 5. dust effects; 6. mitigation measures.