

GENERAL INDUSTRIAL ZONE

Introduction

The General Industrial Zone is applied to areas of the District that primarily contain industrial activities. These activities have significant economic benefits, but can also have adverse effects on the environment.

The General Industrial Zone also recognises and provides for a range of ancillary activities and other activities that are generally compatible with industrial activities.

The General Industrial Zone includes two precincts: the Washdyke Expansion Precinct – PREC 7 and the Clandeboye Dairy Manufacturing Precinct – PREC 8.¹

Objectives

GIZ-O1 The purpose of the General Industrial Zone

The General Industrial Zone provides for a range of industrial activities and other compatible activities that contribute to the economic wellbeing of the District.

GIZ-O2 Character and qualities of the General Industrial Zone

The character and qualities of the General Industrial Zone comprise:

1. utilitarian buildings, often with large sites, large yard spaces and external storage; and
2. large volumes of light and heavy vehicle traffic; and
3. activities that may generate a range of adverse effects including significant adverse effects; and
4. activities that may operate 24 hours per day; and
5. good vehicle accessibility from major transport routes and centres; and
6. a safe and functional working environment; and
7. buildings and activities that ~~do not compromise~~ maintain² the amenity values of adjoining Residential zones and Open Space and Recreation Zones; ~~and~~
8. landscape planting and screening along road frontages (~~excluding the PREC X8 - Clandeboye Dairy Manufacturing Precinct~~)³ and Open Space and Recreation Zones.

GIZ-O3 Use and development in the General Industrial Zone

Use and development in the General Industrial Zone:

1. is located so that it can be appropriately serviced by infrastructure; and
2. is not compromised by the establishment of sensitive activities; and
3. does not compromise the strategic role and function of any of the ~~Commercial and Mixed Use~~ Zones; and
4. maintains the amenity values of adjacent Residential zones and Open Space and Recreation Zones.

~~PREC 37-O1~~ Washdyke Industrial Expansion Precinct

Development in ~~the PREC 37 -~~ Washdyke Industrial Expansion Precinct minimises adverse effects on ~~the~~ adjoining residential zones.

~~PREC X8-O1~~ Clandeboye Dairy Manufacturing Precinct

~~PREC X8 -~~ The Clandeboye Dairy Manufacturing Precinct provides for the establishment and operation

¹ Schedule 1 c10(2)(b)

² Southern Proteins [140.20], Barkers [179.8], Hilton Haulage [168.11] and North Meadows [190.15]

³ Fonterra [165.1]

of nationally significant dairy⁴ processing activities, while mitigating the effects on the adjoining rural zone.⁵

Policies

GIZ-P1 Industrial activities

Enable a range of industrial activities and associated activities where:

1. ancillary activities are conducted on the same site as the primary industrial activity (excluding ancillary activities within the ~~PRECX8 - Clandeboye Dairy Manufacturing Precinct~~)⁶; and
2. the activity⁷ does not include residential activities; and
3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P2 Off-site industrial ancillary activities

Only allow industrial ancillary activities on a different site of the primary industrial activity where:

1. they are located in the ~~PRECX8 - Clandeboye Dairy Manufacturing Precinct~~; or⁸
2. they are conducted on an adjoining or adjacent site as the primary industrial activity; and
3. they do not undermine the purpose, viability and function of any of the ~~Commercial and Mixed Use Zones~~; and
4. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P3 Streetscape and amenity values

Maintain the amenity values of the streetscape, the ~~Residential Zones~~, and ~~Open Space and Recreation Zones~~, by requiring:

1. ~~Outdoor~~⁹ storage areas to be screened from road boundaries and ~~Residential Zones~~ (excluding the ~~PRECX8 - Clandeboye Dairy Manufacturing Precinct~~)¹⁰; and
2. landscaping along road ~~boundaries~~ frontages (excluding the ~~PRECX8 - Clandeboye Dairy Manufacturing Precinct~~)¹¹ and site¹² boundaries that adjoining¹³ the ~~Open Space and Recreation Zones~~; and
3. buildings and structures to be a height and setback that will ensure adjoining ~~Residential Zones~~, and ~~Open Space and Recreation Zones~~:
 - a. have a reasonable standard of sunlight access; and
 - b. are not unreasonably dominated by built form; and
 - c. maintain privacy of adjoining ~~Residential Zones~~; and
4. buildings to be of a colour and¹⁴ reflectivity that does not detract from the amenity values of ~~Residential Zones~~.

GIZ-P4 Industrial and trade waste connections

Only allow activities that require connections to the industrial and trade waste system where:

1. there is sufficient capacity within the network to accommodate the additional demand; and

⁴ Technical correction, Minute 55

⁵ Fonterra [165.1]

⁶ Fonterra [165.1]

⁷ Kāinga Ora [229.168]

⁸ Fonterra [165.1]

⁹ Silver Fern Farms [172.139] and Alliance [173.135]

¹⁰ Fonterra [165.1]

¹¹ Fonterra [165.1]

¹² Clause 16(2)

¹³ Clause 16(2)

¹⁴ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

2. the location and design of connections and network extensions do not foreclose the opportunity of other sites in the General Industrial Zone to connect to the system.

GIZ-P5 Offensive trades

Only allow offensive trades to establish in the General Industrial 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~~ are designed in a way that contains or minimises nuisance effects.

GIZ-P6 Other activities

Avoid the establishment of other activities including residential activities unless:

1. there is a functional need or operational ¹⁵need for the activity to occur in the General Industrial Zone; and
2. the activity is not provided for in another zone; and
3. the activity does not undermine the purpose, viability and function of any of the Commercial and Mixed Use Zones; and
4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.

PREC~~37~~-P1 Residential amenity of adjoining Residential Zones

Maintain the amenity values of adjoining Residential Zones by requiring:

1. buildings to be suitably separated from any sites within a Residential Zones; and
2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and
3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones; and
4. buildings to be a colour and reflectivity that does not detract from the amenity values of Residential Zones.¹⁶

PREC~~X8~~-P1 Continued operation and development

Enable the continued operation and development of dairy processing activities and enable buildings and structures, at such a scale, that support the operational requirements of dairy processing activities.¹⁷

PREC~~X8~~-P2 Mitigating effects

Mitigate the effects of dairy processing activities within the precinct PREC~~X8~~ - Clandeboye Dairy Manufacturing Precinct while recognising that dairy¹⁸ processing activities generate effects and require large scale buildings to meet their operational requirements, that may have effects beyond the Zone.¹⁹

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District 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.

GIZ-R1 Industrial activity activities

¹⁵ Transpower [159.99]

¹⁶ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

¹⁷ Fonterra [165.1]

¹⁸ Technical correction, Minute 55

¹⁹ Fonterra [165.1]

	<p><u>Trade suppliers</u> <u>Laboratories</u> <u>Service stations</u> <u>Motor garages</u> <u>Emergency services facilities</u> <u>Veterinary clinics</u> <u>Dairy processing activities</u>²⁰ <u>Excluding any industrial ancillary activities</u>²⁰ and offensive trades</p>	
<p>General Industrial Zone</p>	<p>Note: Industrial ancillary activities is are provided in GIZ-R2</p> <p>Offensive trades are provided in GIZ-R4</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity and its buildings and structures (excluding fences) are located more than 50m metres from any Residential Zones or Rural Lifestyle Zone; and</p> <p>PER-2 The activity does not require a new industrial and trade waste connection; and</p> <p>PER-3 The activity and its buildings and structures, complies with all the standards of this chapter; and</p> <p>PER-4 In the 9m Building Height Control Area identified in Figure X-Appendix 11 - Clondeboy Dairy Manufacturing Precinct Building Control Plan, the activities are limited to those identified in clauses 2(b) and (c) of the dairy processing activities definition²¹; and</p>	<p>Activity status when compliance not achieved with PER-1: Controlled</p> <p>Matters of control are reserved restricted²³ to:</p> <ol style="list-style-type: none"> 1. hours of operation; and 2. noise and vibration; and 3. light spill; and 4. effects on air quality²⁴; amenity values from dust and odour; ²⁴and 5. length, height and alignment of boundary landscaping and bunds; and 6. landscaping; and 7. privacy. <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. design and location of network extensions; and 2. location of connections; and 3. the volume or loading of discharge; and 4. adverse effect on adjacent residential zoned sites. <p>Activity status when compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

²⁰ Fonterra [165.1]

²¹ Fonterra [165.1]

²³ Schedule 1, cl16(2)

²⁴ Southern Proteins [140.23]

	<p>PER-5 In the Clandeboye Buffer Area identified in Figure X-Appendix 11 – Clandeboye Dairy Manufacturing Precinct Building Control Plan, buildings, structures and activities are limited to:</p> <ol style="list-style-type: none"> Ssigange; and Infrastructure for rail, roading and parking, wastewater, sewerage, stormwater, water supply, and energy generation.²² <p>Notes: 1. Industrial ancillary activities are provided in GIZ-R2.</p>	<p>Activity status when compliance not achieved with PER-4 and PER-5: Discretionary²⁵</p>
<p>GIZ-R2 Industrial ancillary activities</p>		
<p>General Industrial Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity and its associated buildings and structures (excluding fences) are located more than 50m metres from any Residential Zones; and</p> <p>PER-2 The activity does not include a residential activity; and</p> <p>PER-3 Any ancillary activity (s) outside the PRECX8 - Clandeboye Dairy Manufacturing Precinct:²⁶</p> <ol style="list-style-type: none"> are located on the same site of the primary industrial activity; and has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and <p>PER-4 The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>	<p>Activity status when compliance not achieved with PER-1: Controlled</p> <p>Matters of control are reserved restricted²⁷ to:</p> <ol style="list-style-type: none"> hours of operation; and the effects of noise and vibration; and light spill; and effects on air quality amenity values from dust and odour²⁸; and length, height and alignment of boundary landscaping and bunds; and landscaping; and privacy. <p>Activity status when compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the necessity to locate the ancillary activity in the General Industrial Zone; and whether the ancillary activity is more appropriate to be located in another zone; and the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the

²² Fonterra [165.1]
²⁵ Fonterra [165.1]
²⁶ Fonterra [165.1]
²⁷ Schedule 1, cl16(2)
²⁸ Southern Proteins [140.24]

		<p>Commercial and Mixed Use Zones; and</p> <ol style="list-style-type: none"> the extent to which the ancillary activity adversely impacts on the roading network and road safety; and for ancillary activities not located adjoining or adjacent to the primary industrial activity, matters listed in GIZ-P6.
		<p>Activity status when compliance not achieved with PER 4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
		<p>Activity status when compliance not achieved with PER-2: Non-complying</p>
GIZ-R3	Convenience stores, restaurants, cafes and take away food outlets	
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The gross floor <u>area</u>²⁹ of the activity is 200m² or less; and</p> <p>PER-2 The activity and its buildings and structures, complies with all the <u>S</u>standards of this chapter.</p>	<p>Activity status when compliance not achieved with PER-1: Non-complying</p> <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
<u>GIZ-R4</u>	<u>Full or partial demolition of buildings or structures</u> ³⁰	
<u>General Industrial Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
GIZ-R45	Offensive trades, including associated buildings and structures	
General Industrial Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
GIZ-R56	Any other activities, including associated buildings and structures not otherwise listed in this chapter	

²⁹ ECan [183.1]

³⁰ NZHHA [184.2]

General Industrial Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
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Standards

GIZ-S1	Height in relation to boundary	
General Industrial Zone (excluding outside the PREC37 - Clandeboye Dairy Manufacturing Precinct) ³¹	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 <u>any</u> <u>Open Space</u> and <u>Recreation Zones</u> , <u>Residential Zones</u> or <u>Rural Zones</u> . The method for determining recession planes and any permitted projection is described in <i>APP8 – Recession Planes</i> .	Matters of discretion are restricted to: 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; 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 facade; <u>and</u> 5. mitigation measures.
GIZ-S2	Maximum Height of buildings and structures	
1. General Industrial Zone	Buildings and structures must not exceed a maximum height of 15m measured from <u>existing</u> ground level.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy; <u>and</u> 3. mitigation measures.
2. Height Specific Control Area	Buildings and structures must not exceed a maximum height of 35m measured from <u>existing</u> ground level.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy; <u>and</u> 3. mitigation measures.
3. PREC37 - Washdyke Industrial Expansion Precinct	Any building or structures within 25m of the General Residential Zone boundary must not exceed a maximum height of 10m measured from <u>existing</u> ground level.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy; <u>and</u> 3. mitigation measures.
4. PREC38 - Clandeboye Dairy Manufacturing Precinct ³²	Every building or structure will comply with the height limits <u>(measured from existing ground level)</u> shown in <u>Figure Appendix 11X – Clandeboye Dairy Manufacturing Precinct Building Control Plan</u> , except stacks and	Matters of discretion are restricted to: 1. <u>dominance; and</u> 2. <u>overlooking and loss of privacy; and</u>

³¹ Fonterra [165.1]

³² Fonterra [165.1]

exhaust vents attached to buildings shall be exempt from the height limits.

3. mitigation measures.³⁴

Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan³³



GIZ-S3 Setbacks of buildings and structures excluding fences

<p>1. General Industrial Zone</p>	<p>1. Any building or structure must be setback a minimum of 5m from any road boundary; and 2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone, or Open Space and Recreation Zone.</p>	<p>Matters of discretion for non-compliance with are restricted to:</p> <ol style="list-style-type: none"> landscaping; and visual amenity, bulk and dominance of building; <u>and</u> mitigation measures.
<p>2. <u>PREC37 - Washdyke Industrial Expansion Precinct</u></p>	<p>In addition to GIZ-S3.1, any building or structure must be setback a minimum of 18m from the boundary of any site zoned General Residential Zone.</p>	<p>Matters of discretion for non-compliance are restricted to:</p> <ol style="list-style-type: none"> landscaping; and visual amenity effect on the General Residential Zone; <u>and</u> mitigation measures.
<p>3. 16 Martin Street, Washdyke, Lot 2 DP 462905 (and its successor)</p>	<p>In addition to GIZ-S3.1, all buildings shall be set-back a minimum of 9m from the common boundary with 14 Martin Street (Lot 4 DP 51299 and its successor).</p>	<p>Matters of discretion for non-compliance are restricted to:</p> <ol style="list-style-type: none"> landscaping; and visual amenity effects on 14 Martin Street (Lot 4 DP 51299 and its successor); <u>and</u> mitigation measures.
<p>4. <u>PRECX8 - Clandeboye Dairy Manufacturing Precinct</u></p>	<p><u>Where located within the Clandeboye Buffer Area identified in Figure X-Appendix 11 - Clandeboye Dairy Manufacturing Precinct Building Control Plan, infrastructure will be setback 5m from the zone boundary.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>dominance; and</u> <u>overlooking and loss of privacy; and</u> <u>mitigation measures.</u>³⁵³⁶

³³ Fonterra [165.1]

³⁴ Fonterra [165.1]

³⁵ Fonterra [165.1]

³⁶ Fonterra [165.1]

GIZ-S4	Building colour and reflectivity	
General Industrial Zone	<ol style="list-style-type: none"> The facade(s) of any building that is visible from and within 50m metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and³⁷ have a reflectivity value not exceeding 25%; and Any roof of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 15%. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> visual amenity effects on the General Residential Zone; and any glare effects on the General Residential Zone; and mitigation measures.
<u>PREC37 - Washdyke Industrial Area Precinct</u>	<ol style="list-style-type: none"> The facade(s) of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 25%; and Any roof of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 15%; and Except for Emergency Services Facilities, the facade(s) of any building that is visible from and within 50m metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour.³⁸ 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>visual amenity effects on the General Residential Zone; and</u> <u>any glare effects on the General Residential Zone; and</u> <u>mitigation measures.</u>³⁹
GIZ-S5	Outdoor storage	
General Industrial Zone (excluding the outside⁴⁰ PREC8 - Clondeboye Dairy Manufacturing Precinct)⁴¹	<ol style="list-style-type: none"> Any outdoor storage areas must be⁴² set-back 15m from any boundary that adjoins the Residential Zones; and Any outdoor storage area that is located between 15m to 18m from any boundary that adjoins any Residential Zones must not exceed a maximum height of 6m from ground level⁴³; and Any outdoor storage areas must be fully screened from view at ground level⁴⁵ by a fence of no less than 2m in height from ground level⁴⁶ so that it is not visible from: <ol style="list-style-type: none"> any adjoining or adjacent site in the Residential Zones; and 	Matters of discretion are restricted to: <ol style="list-style-type: none"> visual amenity effects; and shading on property and public spaces; and noise effects; and lighting effects; and dust effects.

³⁷ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

³⁸ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146], FENZ [131.110]

³⁹ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

⁴⁰ **Schedule 1, cl16(2)**

⁴¹ Fonterra [165.1]

⁴² Silver Fern Farms [172.151] and Alliance Group [173.147]

⁴³ Z Energy [116.19], ECan [183.4]

⁴⁴ Minor correction applied under RMA Schedule 1, Clause 16(2)

⁴⁵ Z Energy [116.19]

⁴⁶ Z Energy [116.19], ECan [183.4]

	b. any residential unit in the General Rural Zone within 50m of the storage.	
GIZ-S6	Landscaping and bund(s)	
<p>1. General Industrial Zone (excluding the outside⁴⁷ PREC38 - Clandeboye Manufacturing Precinct)⁴⁸</p>	<p>1. A landscaping strip is required with minimum depth of 3m along any road boundary or boundary of a Residential Zones or Open Space and Recreation Zone; and</p> <p>2. The landscaping strip required above must be planted with one tree every 15<u>m</u> metres excluding access ways; and</p> <p>3. Any tree that is planted must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height <u>from ground level</u>⁴⁹ of at least <u>5m</u> five metres at maturity; and</p> <p>4. <u>All landscaping required in 1., 2. and 3. above shall be:</u></p> <p style="padding-left: 20px;">a. The landscaping strip must be permanently maintained; and</p> <p style="padding-left: 20px;">b. replaced if any plants die or become diseased, the must be replaced immediately; and</p> <p style="padding-left: 20px;"><u>c. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or</u></p> <p style="padding-left: 20px;"><u>d. undertaken and completed within 12 months of the activity commencing on the site when an activity commences during the months of October or November.</u>⁵⁰</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> visual amenity; and maintenance of landscaping; <u>and</u> mitigation measures.
<p>2. PREC37 - Washdyke Industrial Expansion Precinct</p>	<p>In addition to GIZ-S6.1, any development within <u>50m</u> metres of a boundary with the General Residential Zone must provide a landscaped bund within <u>15m</u> metres of the boundary with the General Residential Zone in accordance with the following:</p> <ol style="list-style-type: none"> the apex of the bund must be located no closer than <u>8m</u> metres from the boundary of the General Residential Zone; and the bund must be <u>2m</u> two metres high <u>from ground level</u>⁵¹; and 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> adverse effects on properties in the adjoining Residential Zones.

⁴⁷ Technical correction, Minute 55

⁴⁸ Fonterra [165.1]

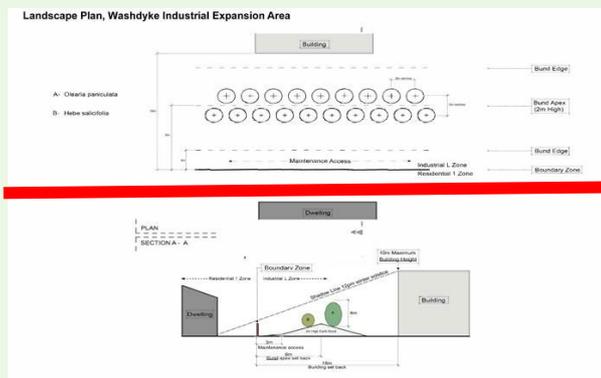
⁴⁹ ECan [183.4]

⁵⁰ Southern Proteins [140.27], Hilton Haulage [168.23], Barkers [179.18] and North Meadows [190.25]

⁵¹ ECan [183.4]

3. the bund must be planted with vegetation that:
 - a. is in accordance with the Landscape plan, in ~~Figure 20~~ Appendix 12 – Landscape Plan, Washdyke Industrial Expansion Area; and
 - b. is no less than 1.8m from ground level⁵² at the time of planting; and
 - c. reaches a minimum mature height of 3m from ground level⁵³ and does not exceed a maximum mature height of 4m from ground level⁵⁴; and
 - d. is spaced at no more or less than 3m between plants; and
4. the bund and landscaping must be established prior to development commencing; and
5. a grassed maintenance strip of not less than ~~three metres~~ 3m in width⁵⁵ must be provided directly along the boundary with the General Residential Zone.

Figure 20 – Landscape plan, Washdyke Industrial Expansion Area



3. Seadown Road, Washdyke Lot 2 DP 337699 (and its successor)

In addition to GIZ-S6.1, a single line of *Podocarpus totara* must be planted parallel with and for the entire length of the northern boundary of Lot 2 DP 337699 (and its successor). The plants must be spaced 5m ~~five metres~~ apart and be 1.8 metres high from ground level⁵⁶ at the time of planting.

Matters of discretion are restricted to:

1. adverse effects on Lot 2 DP 69264 (and its successor).

GIZ-S7

Building orientation

⁵² ECan [183.4]

⁵³ ECan [183.4]

⁵⁴ ECan [183.4]

⁵⁵ RMA Schedule 1, Clause 16(2) amendment to correct minor error

⁵⁶ ECan [183.4]

PREC37 - Washdyke Industrial Expansion Precinct	For development within 25m of the General Residential Zone boundary, the long axis of any building that exceeds 30m metres in length shall be orientated generally north-south so that it does not run parallel with the General Residential Zone boundary.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy.
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Note:-

~~[1] The control on air quality should be limited to measures to ensure that any air discharge does not cause an objectionable or offensive effect on adjacent residents. Note that the Regional Plan addresses air discharges.~~

- ~~A range of dust control measures may be considered including (but not limited to):~~
 - ~~Watering;~~
 - ~~Surface improvement, including but not limited to chemical stabilisation, compaction, application of gravel and sealing of surfaces (taking into account costs-benefit issues);~~
 - ~~Surface maintenance;~~
 - ~~Vehicle speed controls;~~
 - ~~Not overloading trucks;~~
 - ~~Covering trucks;~~
 - ~~Wheel wash facilities;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~
 - ~~The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~Contingency measures;~~
 - ~~The implementation of a dust management plan.~~
- ~~A range of odour control measures may be considered including (but not limited to):~~
 - ~~Storage and handling methods of odorous materials;~~
 - ~~Odour containment and treatment methods;~~
 - ~~Process control;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~
 - ~~The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~The implementation of an odour management plan; and~~
 - ~~Contingency measures.⁵⁷~~

⁵⁷ Southern Proteins [140.23]