

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 land 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 Area 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.

The Washdyke Flat Road ODP includes a conceptual layout of through roading, including footpaths, and its connection to the wider roading network. 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 Planning Map 26A of Part C) 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 occurring within the Residential 1 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 rules and standards to address the adverse effects of activities in Industrial Zones, including effects on neighbouring land uses.

Principal Reason

These rules and standards include measures to address:

- *Effects on air quality, including dust and odour;*
- *Noise effects;*
- *Effects associated with the storage, use, or transportation of hazardous substances;*
- *Traffic effects; and*
- *Unsightliness and amenity effects.*

Council will take into account the extent to which the use of any proposed building and its surrounds will detract from the pleasantness or amenity of adjoining residential activities. 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 addressed by the Canterbury Regional Council which has a specific statutory jurisdiction to manage discharges to air. However, it is within the statutory jurisdiction of Timaru District Council to manage amenity and nuisance effects associated with air quality.

- 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 Area (as set out in Planning Map 26A of Part C), 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.

- 4.1.3.8 A community liaison group shall be established consisting of:
- (a) a representative of Timaru District Council;
 - (b) a representative from each landowner in the Washdyke Industrial Expansion Area (hereafter the 'subject area')
 - (c) Any resident whose house is located within 200 metres of the subject area.

The purpose of the liaison group is to provide a forum for this community to discuss any concerns they may have regarding the management of adverse effects of subdivision and landuse activities in the subject area and to inform residents of future development proposals.

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 Permitted Activity under Rule 4.2.1 located within 50 metres of the northern boundary of the Residential 1 Zone at Washdyke Industrial Expansion Area (as set out in Planning Map 26A of Part C) that complies with the Performance Standards for the zone and the General Rules shall be a controlled activity and shall not be publicly notified. Residents shall be informed of future development proposals for the zone via the community liaison group to be established pursuant to Method 4.1.3.8. The Council shall restrict its control to the following matters:
 - Hours of operation;
 - The effects of noise;
 - The effects on air quality;
 - The length and alignment of boundary bunding and landscaping;
 - Privacy.

NOTE: 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 and that any industry or goods storage that requires consent for a discharge to air requires landuse consent under Rule 4.2.1, 3.3.

- 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;
 - Contingency measures.

2.3 Distribution centres, contractor's yards, courier depots, vehicle testing stations, bus depots, bulk storage centres, restaurants, take away food outlets, places of assembly, retail activities including shops, and buildings with a gross floor area over 1,000m² within the Industrial L Zone at Washdyke between State Highways 1 and 8 and Lot 4 DP 413460. Control shall be limited to the location and design of vehicle crossings onto the State Highway.

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 from the Regional Council for a discharge to air.

NOTE: The Natural Resources Regional Plan addresses air discharges and therefore air quality effects from activities requiring consent under this rule will principally be managed through that plan and any consent to discharge to air. The assessment of a landuse consent under this rule will focus on investigating the appropriateness of:

- the site to accommodate the air discharge;

- the location and design of buildings and activities; and
- the management of onsite activities.

- 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.

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 indicative road, greenway and walk/cycleway provisions of the Washdyke Industrial Expansion Area Outline Development Plan (as set out in Planning Map 26A of Part C). Discretion shall be limited to the matter(s) not complied with.
- 3A.2 Any non-compliance with Performance Standards 5.32 to 5.40 shall be a restricted discretionary activity. Discretion shall be limited to the potential adverse effects on residential amenity and noise resulting from the matter(s) not complied with.
- 3A.3 In relation to the Electricity Transmission Line Buffer Corridor - Seadown Road (as set out in Planning Map 26A of Part C): Buildings and structures located between 8 metres and 20 metres 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 5.19. 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.4 Development not in compliance with the indicative road, including footpath, provisions of the Washdyke Flat Road Outline Development Plan (as set out in Part D4 Industrial Zones, Appendix 4). 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 Area Outline Development Plan (as set out in Planning Map 26A of Part C).

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 Planning Map 26A of Part C), buildings and structures located within 8m either side of the centre point of an electricity line designed to operate at or above 110kV.

4.3 In the Washdyke Flat Road - Outline Development Plan area (as set out in Part D4 Industrial Zones, Appendix 4), any building, fence, earthworks or activity that does not meet Performance Standards 5.42, 5.43 or 5.44 is non-complying.

4A DEFERRED ZONES

4A.1 The Rules and Performance Standards applicable to the land zoned Rural 1, Rural 2 and Recreation 2 at the 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 Planning Map 26A of Part C).

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, 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, except that in the Washdyke Industrial Expansion Area (as set out in Planning Map 26A of Part C), where no Residential Zone boundary screen fence is required.

- **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 L₁₀

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 L₁₀

At all other times 40 dBA L₁₀

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 serrate*
- 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.

- **Washdyke Industrial Expansion Area - Outline Development Plan**

NOTE: The following performance standards apply specifically to new development in the Washdyke Industrial Expansion Area. All other Industrial L Zone performance standards apply, except for when there is conflict with these performance standards, in which case these performance standards prevail.

Electricity Transmission Line Buffer Corridor:

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 Area Outline Development Plan should be selected to ensure that it will not result in it breaching the Electricity (Hazards from Trees) Regulations 2003. In the event that the rules in this District Plan are contrary to the Electricity (Hazards from Trees) Regulations 2003, the regulations shall prevail.

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.

Roads and Walk/Cycleways:

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 Area Outline Development Plan (as set out in Planning Map 26A of Part C). 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 85 metres 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.

Utility Services:

5.21 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.

Outdoor Storage:

5.22 No outdoor storage is to occur within 15 metres of the Residential 1 Zone. Any outdoor storage between 15 metres to 18 metres of the Residential 1 Zone shall have a maximum height of 6 metres.

Controls on Building in Proximity to the Residential 1 Zone:

- 5.23 New buildings shall be setback a minimum of 18 metres from the Residential 1 Zone.
- 5.24 Any development within 25 metres of the Residential 1 Zone boundary shall comply with the following:
- a. No signage located on any part of a building over 6 metres above ground level shall be visible from the Residential 1 Zone.
 - b. No building appurtenances shall exceed a height of 10 metres.
 - c. The long axis of any building that exceeds 30 metres in length shall be orientated generally north-south so that it does not run parallel with the Residential 1 Zone boundary.

Note: Any resource consent that proposes to contravene this Performance Standard, exact building alignment, will be the subject of an assessment of sunlight and shading relevant to Residential 1 occupiers.

Building Colour & Reflectivity:

- 5.25 Facades generally directed at and within 50 metres of the Residential 1 Zone shall be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%.
- 5.26 All roofs generally directed at and within 50 metres of the Residential 1 Zone shall have a reflectivity value not exceeding 15%.

Landscaping:

- 5.27 Any site adjoining State Highway 1 shall have its boundary with the State Highway planted with trees (if not already existing). One tree shall be planted for every 10 metres of road frontage and shall have a minimum stem diameter of 40mm at the time of planting. Trees shall be capable of reaching a height of at least 5 metres at maturity and shall be planted one planting season from development commencing.
- 5.28 At the time development commences in Stage 2 of the Washdyke Industrial Expansion Area Outline Development Plan, a single line of *Podocarpus totara* shall be planted parallel with and for the entire length of the northern boundary of Lot 2 DP337699 (or its successor). The plants shall be spaced 5 metres apart and be 1.8 metres high at the time of planting.

- 5.29 The landscaping required by performance standards 5.27 and 5.28 is subject to:
- Sufficient ground preparation and mulching being carried out and provided in and around the required planting in order to ensure good establishment and rapid growth.
 - Any planting that is diseased, dying or dead being immediately replaced with the same species.

Access

- 5.30 There shall be no heavy vehicle access to or from the Industrial L Zone onto Flemington Street, Washdyke. For the purpose of this rule, 'heavy vehicle' means any vehicle which requires a Heavy Vehicle Driver's license to operate.

Boundary Treatment with Residential 1 Zone

- 5.31 Any development within 50 metres of the Residential 1 Zone shall provide a landscaped bund within 15 metres of the Residential 1 Zone in accordance with the following:
- (a) The apex of the bund shall be located no closer than 8 metres from the boundary of the Residential 1 Zone.
 - (b) The exact length and alignment of the bund shall be dealt with as a matter of control under Rule 4.2.1, 2.2.
 - (c) The bund shall have a height of 2 metres.
 - (d) The bund shall be planted with vegetation.
 - (e) The bund and landscaping shall be established prior to development commencing.
 - (f) Vegetation shall be maintained so that it reaches a minimum mature height of 3 metres and does not exceed a maximum height of 4 metres.
 - (g) The minimum height of vegetation shall be 1.8 metres at the time of planting.

- (h) The planting shall be spaced at no more or less than 3 metres so as to enable mowing between plants.
- (i) A grassed maintenance strip of not less than 3 metres shall be provided alongside the Residential 1 Zone boundary. This shall be mowed every four weeks between October and April.
- (j) The planting shall be watered.
- (k) It shall be the landowner(s) responsibility to maintain the bund and landscaping. Any dead or diseased plants shall be immediately replaced.
- (l) The planting layout and species used shall be in accordance with the Landscape Plan, Washdyke Industrial Expansion Area in Appendix 2, Part D4.

Additional Performance Standards for 16 Martin Street, Washdyke (Lot 1 DP 301498) and any subsequent property(s) created from the subdivision of this site

- 5.32 All buildings shall be set back 5m from the minimum width of the bund required along the boundary of 14 Martin Street (Lot 4 DP 51299) under performance standard 5.34 below.
- 5.33 Where this site shares a boundary with 14 Martin Street (Lot 4 DP 51299), no part of any proposed building shall project beyond a building envelope constructed by recession planes set out in Part D8 Appendix 2. Instead of the recession plane starting from the point stipulated in Part D8 Appendix 2, the recession plane shall commence at point setback 2.5 metres above the building setback required under 5.32 above.
- 5.34 Boundary Treatment - the length of the site's boundaries with 14 Martin Street (Lot 4 DP 51299) shall be treated as follows:
 - (a) An earth bund shall be constructed along the length of the site's boundaries with 14 Martin Street (Lot 4 DP 51299). The bund shall be a minimum of 1 metre high and shall be constructed of topsoil to ensure growth of the landscaping required in (b) below.
 - (b) The top and neighbours side of the bund shall be planted in accordance with the Planting Plan set out in Appendix 3 of the Industrial L zone rules.
 - (c) A solid timber fence (with no gaps) of no less than 2 metres in

height shall be constructed and maintained along the top of the entire length of bund required under (a) above. The fence shall be located on the site side of the landscape plantings required by (b) above so that the plantings are visible from neighbouring properties. This performance standard supersedes performance standard 5.9.

- (e) This bund/fence combination shall be at least 3 metres high (measured from existing ground level) and 4 metres wide.

5.35 Boundary Treatment - the length of the site's boundaries with Sir Basil Arthur Park shall be treated as follows:

- (a) A landscaped strip of not less than 3 metres in width shall be established in general accordance with the Planting Plan set out in Part D8 Appendix 3.

5.36 The landscape plantings, bunds and fencing required by the above Performance Standards shall be established prior to any new built form or industrial activities being established on the site. Landscape plantings shall be maintained in good condition, regularly weeded and irrigated with a permanent irrigation system. If any of these plants dies or becomes diseased, they shall be replaced.

5.37 No vehicle access, manoeuvring or parking or the storage or loading of goods shall occur within the setback back from the boundary of 14 Martin Street (Lot 4 DP 51299) to any building within the site.

5.38 That any telecommunication facilities and radio communication facilities shall be setback a minimum of 100 metres from the boundary of 14 Martin Street (Lot 4 DP 51299).

Additional Performance Standard for 22 Martin Street, Washdyke (Lot 2 DP 304931) and any subsequent property(s) created from the subdivision of this site.

5.39 In the instance that the mitigation measures required by performance standard 5.34 are not provided along the leg-in access way of 16 Martin Street (Lot 1 DP 301498), the existing line of trees and shrubs planted along the south-western boundary of the 22 Martin Street shall be retained and maintained in good condition. If any of these plants dies or becomes diseased, it should be replaced with a species capable of providing a similar amount of screening.

5.40 That any telecommunication facilities and radio communication facilities shall be setback a minimum of 100 metres from the boundary of 14 Martin Street (Lot 4 DP 51299).

- **Washdyke Flat Road Outline Development Plan**

5.41 Development of the site indicated in Outline Development Plan – Washdyke Flat Road, shall proceed in compliance with the Outline Development Plan (Part D4 Industrial Zones, Appendix 4: Outline Development Plan, Washdyke Flat Road).

NOTE: The following Performance Standards shall also apply to the land within the area defined by the Outline Development Plan – Washdyke Flat Road (Part D4 Industrial Zones, Appendix 4: Outline Development Plan, Washdyke Flat Road).

All other Industrial L Zone Performance Standards apply, except for when there is conflict with these Performance Standards, in which case these Performance Standards prevail.

Electricity Transmission Line Buffer Corridor:

5.42 No building or structure activity sensitive to the National Grid shall be located within:

- (a) 12 metres of the centre line of a National Grid transmission line on pi poles; and
- (b) 12 metres of the foundation of a National Grid transmission line support structure, except for non-conductive fencing, which can be located 6 metres from any outer edge of the foundation.

5.43 Fences shall be located greater than 6 metres from a National Grid transmission line support structure.

5.44 Earthworks:

- (a) shall not destabilise a National Grid transmission line support structures;
- (b) shall not result in a reduction in the ground to conductor clearance distances below what is required by table 4 of NZCEP34:2001; and
- (c) shall be no deeper than:
 - (a) 300mm within 2.2m of a National Grid transmission line support structure or stay wire; and
 - (b) 750mm within 2.2m to 5m of a National Grid transmission line support structure; except where the earthworks are vertical holes not exceeding 500mm in diameter beyond 1.5m of a National Grid transmission line support structure or undertaken by a network utility operator.

- NOTE 1: Vegetation to be planted around the National Grid should be selected and managed to ensure that it will not breach the Electricity (Hazards for Trees) Regulations 2003.
- NOTE 2: Buildings and structures in the vicinity of the National Grid must also comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

Roads, Including Footpaths:

- 5.45 At the time of land use and development, new roading shall be constructed in general accordance with the layout shown on the Washdyke Flat Road Outline Development Plan (as set out in Part D4 Industrial Zones, Appendix 4). It is the developer's responsibility to:
- (a) 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.
 - (b) 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.
 - (c) Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.

Utility Services:

- 5.46 At the time of land use and development, utility services shall be constructed within the Outline Development Plan – Washdyke Flat Road area. It is the developer's responsibility to:
- (a) 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 actual cost of stormwater basin and swales 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.

NOTE 2: 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 3: 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.

(b) **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.

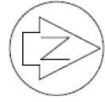
(f) **Signs**

See General Rule 6.15.

(g) **Landscaping**

See General Rule 6.19.

Appendix 1: Outline Development Plan, 300 Hilton Highway



KEY

- Development Area (3.52ha)
- Industrial L Zone
- Boundaries
- Potential area to be built on - Note 1
- 5m Building Setback
- Indicative Access
- Existing Buildings
- Existing Carparking Area
- Landscape Strip - Note 2
- Screen fencing - Note 3
- No Access - Note 4
- Trees - Note 5

NOTES:

1. 10% of carparking area needs to be landscaped. For every 10 carparking spaces, one tree needs to be planted. Each building has to comply with the building envelope requirements of the Timaru District Plan.
2. A 3m wide landscape strip shall be established along the road frontage of SH 1 and SH 8. One tree needs to be planted for every 10m of road frontage.
3. Screen fencing shall be established along all boundaries of the site with residential zoning. The screen fencing has to be 2m in height. Trees and hedges have to be 2m in height at the time of planting.
4. No access shall be allowed off SH 1 along the road frontage of Lot 4 DP 413460. Except for existing access to Ken Willis Complex in accordance with Resource Consent 5109. The access to Lot 4 DP 413460 shall be in accordance with Resource Consent 5108.
5. There are 12 trees to be planted along SH 8 and 6 trees to be planted along SH 1.
6. Landscape Strips to be established in accordance with the Performance Standards relevant to this land (see notes 2 & 5)
7. No parking along SH 1 or SH 8 shall result as a consequence of development on these lands. All parking shall be provided on-site in compliance with the relevant Performance Standards pertaining to these lands.

Appendix 3 - Planting Plan for 16 Martin Street, Washdyke (Lot 1 DP 301498)

- Step 1: Establish 12 plants per 20m of species no's 1-6 in Table 1 at 1.8m spacing along a 3.5 m wide curved line (see figure below).
- Step 2: Establish 8 plants per 20m of species no's 7-10 in Table 1 at 1.8m spacing along a 3.5 m curved line opposite the curved line created in Step 1 (see figure below).
- Step 3 Add a random mix of the species no's 11-13 in Table 1 (6 plants per 20m) to avoid symmetry.

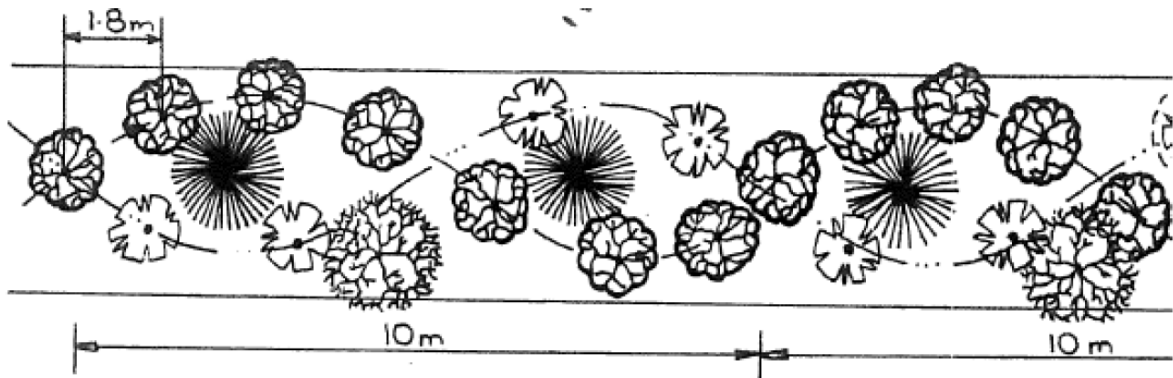
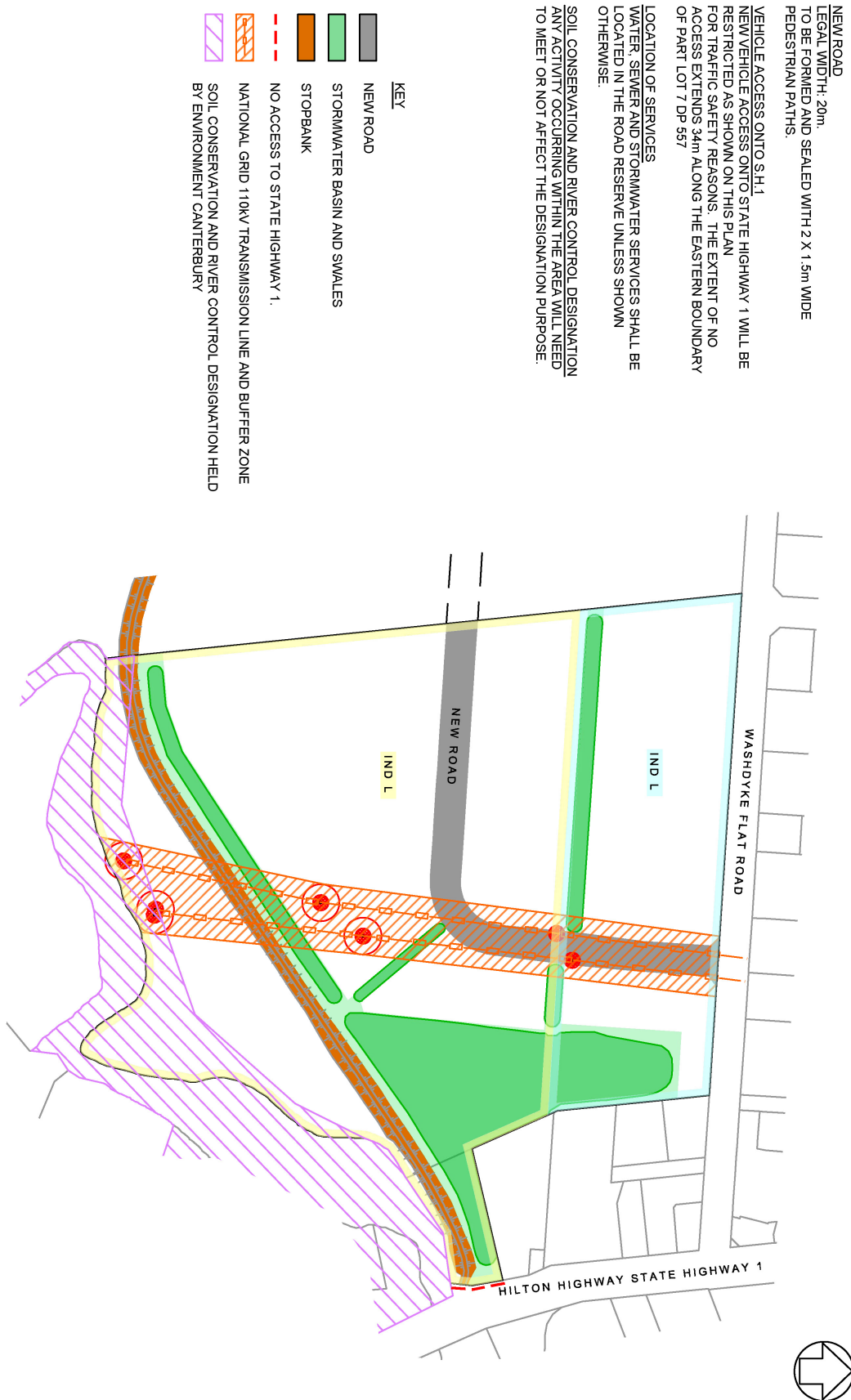


Table 1 - Schedule of Species

No.	Name	Genus & Species	Max. Height (m)	Max. Width (m)
1	Black Matipo	Pittosporum tenuifolium	6	3
2	Ake Ake	Dodonaea viscosa	7	3
3	Tree Daisy	Olearia lineata	5	3
4	Broad leaf	Griselinia littoralis	5	3
5	Five Finger	Pseudopanax arboreus	5	4
6	Akiraho	Olearia paniculata	5	3
7	Ribbonwood	Plagianthus regius	10	3
8	Narrow Leaved lacebark	Hoheria angustifolia	6	3
9	Kowhai	Sophora microphylla	6	3

10	Lemon wood	<i>Pittosporum eugenioides</i>	10	3
11	Red Beech	<i>Nothofagus fusca</i>	15	5
12	Black Beech	<i>Nothofagus solandri</i>	15	5
13	Cabbage Tree	<i>Cordyline australis</i>	8	3

Appendix 4 - Planting Plan for 16 Martin Street, Washdyke (Lot 1 DP 301498)



APPENDIX 4: OUTLINE DEVELOPMENT PLAN, WASHDYKE FLAT ROAD

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 Area Outline Development Plan (as set out in Map 26A of Part C). 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 Area Outline Development Plan (as set out in Planning Map 26A Part C).

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 Planning Map 26A in Part C).

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 Washdyke Industrial Expansion Area.

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.

Washdyke Industrial Expansion Area Outline Development Plan

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 Area Outline Development Plan (as set out in Planning Map 26A of Part C). 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 85 metres 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.

(b) **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.