

Hearing 7: Industrial Zone & Heavy Industrial Zone

Attachment 5

Recommended Development Area 20.6

Horotiu Industrial Park



Key to use of colour

Black text – retained as notified

Red ~~struckthrough~~ or underlined – Recommended amendments from s42A report

Blue ~~struckthrough~~ or underlined – Recommended amendments from s42A officer rebuttal evidence

Recommended Provisions for Development Area 20.6 Horotiu Industrial Park

20.6.1 Application of rules

(a) The rules in Chapter 20 for the Industrial Zone and Development Area 20.6 apply to the Horotiu Industrial Park identified on the planning maps, unless otherwise specified below, except for all land use activity rules listed as Rules 20.1.1, 20.1.2 and 20.1.3).

(b) The rules in Development Area 20.6 take precedence where there is any inconsistency with the rules in Chapter 20.

20.6.2 Land Use – Activities

20.6.2.1 Permitted Activities

| Activities | | Activity-specific conditions |
|-------------------|--|---|
| <u>P1</u> | <u>Industrial activity</u> | <u>Nil</u> |
| <u>P2</u> | <u>Ancillary activity</u> | <u>Nil</u> |
| <u>P3</u> | <u>Trade and industry training activity</u> | <u>Nil</u> |
| <u>P4</u> | <u>Truck stop for refuelling</u> | <u>Nil</u> |
| <u>P5</u> | <u>An office that is ancillary to a permitted activity</u> | <u>Does not exceed 100m² or 30% gross floor area of all buildings on the site.</u> |
| <u>P6</u> | <u>A retail activity that is ancillary to a permitted activity.</u> | <u>Does not exceed 10% gross floor area of all buildings on the site.</u> |
| <u>P7</u> | <u>Food outlet</u> | <u>Does not exceed 200m² gross floor area.</u> |
| <u>P8</u> | <u>Construction or demolition of, or alteration or addition to, a building</u> | <u>Nil</u> |

20.6.2.2 Restricted Discretionary Activity

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| <u>RD1</u> | <u>(a) A permitted activity in Rule 20.6.1 that does not comply with any activity-specific</u> |
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| | <p><u>condition.</u></p> <p><u>(b) Council’s discretion is restricted to the following matters:</u></p> <p>(i) <u>effects on the supply of industrial land within Horotiu Industrial Park</u></p> <p>(ii) <u>function of the Horotiu Industrial Park as a regionally significant industrial node</u></p> |
| <u>RD2</u> | <p><u>(a)Residential unit for a caretaker or security personnel that meets the following condition:</u></p> <p>(i) <u>Does not exceed 70m² gross floor area</u></p> <p><u>(b) Council’s discretion is restricted to the following matters:</u></p> <p>(i) <u>Reverse sensitivity effects including noise, odour, dust, glare and light spill</u></p> |

20.6.2.3 Discretionary Activities

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| <u>D1</u> | <u>Any activity that is not listed in Rule 20.6.2.1 or Rule 20.6.2.2</u> |
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20.6.2.4 Non-complying Activities

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| <u>NC1</u> | <u>A noise sensitive activity</u> |
| <u>NC2</u> | <u>A sensitive land use</u> |

20.6.3 Land Use Effects

20.6.3.1 Noise – General

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| <u>P1</u> | <u>Noise generated by emergency generators and emergency sirens.</u> |
| <u>P2</u> | <p><u>(a)Noise from an activity in the Horotiu Industrial Park must not exceed:</u></p> <p>(i)<u>75dBA (L_{Aeq}) at any time measured within any other site at any time</u></p> <p><u>(b)Noise from an activity in the Horotiu Industrial Park must not exceed the following limits when measured within a Residential Zone:</u></p> <p>(i)<u>55dBA (L_{Aeq}) 7am to 10pm</u></p> <p>(ii)<u>40dBA (L_{Aeq}) and 70dBA (L_{Amax})10pm to 7am the following day</u></p> <p><u>(c)Noise from an activity in the Horotiu Industrial Park must not exceed the following limits when measured within any zone outside of the Horotiu Industrial Park and Heavy Industrial Zone (except the Residential Zone):</u></p> <p>(i)<u>55dBA (L_{Aeq}) 7am to 10pm</u></p> <p>(ii)<u>45dBA (L_{Aeq}) and 70dBA (L_{Amax})10pm to 7am the following day</u></p> <p><u>(d) Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”</u></p> <p><u>(e)Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustics- Environmental noise”.</u></p> |
| <u>RD1</u> | <p><u>(a)Noise generated by any activity that does not comply with Rule 20.6.3.1 P2.</u></p> <p><u>(b)Council’s discretion is restricted to the following matters:</u></p> <p>(i) <u>effects on amenity values</u></p> <p>(ii) <u>hours of operation</u></p> <p>(iii)<u>Location of noise sources in relation to boundaries</u></p> |

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| | <p><u>(iv) Frequency or other special characteristics of noise</u></p> <p><u>(v) Noise levels and duration</u></p> <p><u>(vi) Mitigation measures</u></p> |
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20.6.3.2 Landscape planting – Horotiu Road

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| <u>C1</u> | <p><u>(a) Any land use or building activity on land that fronts Horotiu Road that meets the following condition:</u></p> <p><u>(i) Provision of a 5 metre deep landscaped buffer immediately inside that road frontage (excluding required vehicle entrances and accessways) comprising indigenous species that will achieve a height of at least 5 metres within 5 years</u></p> <p><u>(b) Council’s control shall be reserved over the following matters:</u></p> <p>(i) <u>type and density of indigenous species to be planted</u></p> <p>(ii) <u>maintenance measures</u></p> <p>(iii) <u>the extent to which amenity of the Residential Zone on Horotiu Road is maintained</u></p> |
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20.6.3.3 Planting of Earth Bund

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| <u>C1</u> | <p><u>(a) Any land use or building on land that contains the Horotiu Industrial Park earth bund that meets the following condition:</u></p> <p><u>(i) Landscaping of the existing earth bund with indigenous species that will achieve an average height of at least 3 metres above the top of the earth bund within 5 years</u></p> <p><u>(b) Council’s control shall be reserved over the following matters:</u></p> <p>(i) <u>type and density of indigenous species to be planted</u></p> <p>(ii) <u>maintenance measures</u></p> <p>(iii) <u>the extent to which amenity of the rural residential lots on Onion Road and Ridge Park Drive (DPS 89684) is maintained</u></p> |
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20.6.4 Land use – building

20.6.4.1 Building height

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| <u>P1</u> | <p><u>(a) A building or structure that is more than 400 metres from Horotiu Road and does not exceed:</u></p> <p><u>(i) a height of 25 metres; and</u></p> <p><u>(ii) a height of 15 metres over 90% of the site</u></p> <p><u>(b) A building or structure than is within 50 metres of Horotiu Road and does not exceed a height of 10 metres</u></p> |
| <u>RD1</u> | <p><u>(a) A building or structure that does not comply with Rule 20.6.4.1 P1</u></p> <p><u>(b) Council’s discretion is restricted to the following matter:</u></p> <p>(i) <u>the extent to which visual amenity in the Residential Zone is maintained</u></p> |

Rule 20.6.4.1A Building setback from earth bund

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| <u>P1</u> | <u>Any building on land that contains the Horotiu Industrial Park earth bund shall be set back 5m from the toe of the bund.</u> |
| <u>RD1</u> | <u>Any building that does not comply with Rule 20.6.4.1A. Council's discretion is restricted to the following matter: (i) Effects on the Horotiu Industrial Park earth bund.</u> |

20.6.4.2 Aerials, Antennae and Lighting Masts

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| <u>P1</u> | <u>(a)An aerial and support structure that does not exceed a height of: (i) 15 metres; or (ii) 10 metres if located within 50 metres of Horotiu Road; or (iii)5 metres above the building on which the aerial is mounted, where that building exceeds a height of 20 metres</u> |
| <u>P2</u> | <u>(a)A dish antenna that does not exceed a 5 metre diameter (b)A panel antenna that does not exceed 2.5 metres in any dimension</u> |
| <u>P3</u> | <u>Lighting masts located at least 400 metres from Horotiu Road and not exceeding a height of 25 metres.</u> |
| <u>RD1</u> | <u>(a)Any aerial, antenna or lighting mast that does not comply with Rule 20.6.4.2 P1, P2 or P3 (b)Council's discretion is restricted to the following matter: (i)the extent to which visual amenity in the Residential Zone is maintained</u> |

20.6.5 Subdivision

20.6.5.1 Subdivision - General

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| <u>RD1</u> | <u>(a)Subdivision must comply with all of the following conditions: (i) proposed lots (excluding access allotments and utility allotments) must have a minimum net site area of 500m² (ii) proposed lots for a network utility must have a minimum net site area of 100m² (b)Council's discretion is restricted to the following matter: (i) the extent to which a range of future industrial activities can be accommodated</u> |
| <u>DI</u> | <u>Subdivision that does not comply with any standard in Rule 20.6.5.1. RD1(a)</u> |