

Track change version of notified Chapter 20 with recommended changes shown in blue  
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# Chapter 20: Industrial Zone

## Proposed Waikato District Plan Stage I (Notified version)



## Chapter 20: General Industrial Zone

### Zone Description

The General Industrial Zone contains areas used predominantly for a range of industrial activities. This zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.

- (1) The rules that apply to activities in the General Industrial Zone are contained in **Rule 20.1** Land Use – Activities, **Rule 20.2** Land Use – Effects and **Rule 20.3** Land Use – Building.
- (2) The rules that apply to subdivision in the General Industrial Zone are contained in **Rule 20.4**.
- (3) The activity status tables and standards in the following chapters also apply to activities in the General Industrial Zone:
  - 14 Infrastructure and Energy;
  - 15 Natural Hazards and Climate Change (Placeholder).
- (4) The following symbols are used in the tables:
  - (a) PR Prohibited activity
  - (b) P Permitted activity
  - (c) C Controlled activity
  - (d) RD Restricted discretionary activity
  - (e) D Discretionary activity
  - (f) NC Non-complying activity
- ~~(5) The Industrial Zone contains a Specific Area that is Nau Mai Business Park. **Rule 20.5** manages all land use, building and subdivision in this location. **Rule 20.5.1** sets out how to apply rules to Nau Mai Business Park that are either different from, or are in addition to, other rules that apply to the rest of the Industrial Zone.~~
- (5) The General Industrial Zone contains a Development Area that is Horotiu Industrial Park. **Rule 20.5** manages all land use, building and subdivision in this location. **Rule 20.5.1** sets out how to apply rules to Horotiu Industrial Park that are either different from, or are in addition to, other rules that apply to the rest of the General Industrial Zone.

### 20.1 Land Use – Activities

#### 20.1.1 Permitted Activities

- (a) The following activities are permitted activities if they meet all the following:
  - (a) Land Use – Effects rules in **Rule 20.2** (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);
  - (b) Land Use – Building rules in **Rule 20.3** (unless the activity rule and/or activity specific conditions identify a condition(s) that does not apply);
  - (c) Activity specific conditions.

Activity		Activity specific conditions
PI	<b>Industrial activity</b>	Nil

P2	Trade and industry training activity	Nil
P3	Truck stop for refuelling	Nil
P4	Office ancillary to an industrial activity	(a) Less than 100m <sup>2</sup> gfa gross floor area; or (b) Does not exceed 30% gross floor area of all buildings on the site.
P5	Food outlet	(a) Less than 200m <sup>2</sup> gfa gross floor area
P6	Ancillary retail	Does not exceed 10% gross floor area of all buildings on the site.
P7	Hire centre	Nil
P8	Wholesale	Nil
P9	Trade supply outlet	Nil
P10	Transport depot	Nil
P11	Garden centre	Nil
P12	Retailing of agricultural and industrial motor vehicles and machinery	Nil
P13	Emergency services training and management activities	Nil
P14	Ancillary activity	Nil
P15	Construction or demolition of, or alteration or addition to, a building	Nil
P16	Community corrections activity	Nil
P17	Service station	Nil

### 20.1.2 Restricted Discretionary Activities

(a) The activity listed below is a restricted discretionary activity.

RD1	(a) A residential unit for a caretaker or security personnel that: (i) does not exceed 70m <sup>2</sup> gross floor area (a) Council's discretion is restricted to the following matters: (i) reverse sensitivity effects including noise, odour, dust, glare and light spill
D1	An activity does that not comply with Rule 20.1.2 RD1.

### 20.1.2 20.1.3 Discretionary Activities

(a) The activities listed below are discretionary activities.

D1	Any permitted activity that does not comply with an activity specific condition in Rule 20.1.1.
D2	Any activity that does not comply with Land Use - Effects Rule 20.2 or Land Use - Building Rule 20.3 unless the activity status is specified as controlled, restricted discretionary, discretionary or non-complying.
D3	A waste management facility
D4	Hazardous waste storage, processing or disposal
D5	An extractive industry
D6	An office not provided by Rule 20.1.1 P4
D7	A retail activity not provided by Rule 20.1.1 P6
D8	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity.

### 20.1.3 4 Non-Complying Activities

(a) The activities listed below are non-complying activities.

NC1	<del>Any activity that is not listed as a permitted or discretionary activity.</del>
NC1	A <b>noise-sensitive activity</b> , except for a <b>residential unit</b> provided by <b>Rule 20.1.2 RD1</b>
NC2	A <b>sensitive land use</b> , except for a <b>residential unit</b> provided by <b>Rule 20.1.2 RD1</b>

## 20.2 Land Use - Effects

### 20.2.1 Servicing and hours of operation

PI	<del>Servicing and operation of an <b>industrial activity</b> adjoining any Residential, Village or Country Living Zone may load or unload vehicles or receive customers or deliveries between 7.30am and 6.30pm.</del>
RD1	<del>(a) Servicing and operation of an <b>industrial activity</b> that does not comply with <b>Rule 20.2.1 PI</b>; (b) Council's discretion is restricted to the following matters: (i) effects on amenity values; (ii) distance to the nearest <b>residential activity</b>; (iii) nature and frequency of the after hours activity; (iv) <b>noise</b>, lighting and glare; and (v) type of vehicles involved.</del>

### 20.2.2 Landscape planting

CI	<del>(a) Any activity on a <b>lot</b> that has a side and/or rear <b>boundary</b> adjoining any Residential, Village, Country Living or Reserve Zone shall provide a 3m wide landscaped strip running parallel with the side and/or rear <b>boundary</b>; and (b) Any activity on a <b>lot</b> that contains, or is adjacent to, a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closest <b>bank</b> and extending across the entire length of the watercourse. (c) Council's control is reserved over the following matters: (i) the adequacy of the width of landscaping strip; (ii) type, density and height of plantings conducive to the location; (iii) maintenance measures; (iv) amenity values; and (v) natural character and cultural values of a river or stream.</del>
RD1	<del>(a) Any activity that does not comply with <b>Rule 20.2.2 CI</b>; (b) Council's discretion is restricted to the following matters: (i) adequacy of the width of landscaped strip; (ii) type, density and height of plantings conducive to the location; (iii) maintenance measures; (iv) amenity values; and (v) natural character and cultural values of a river or stream.</del>

### 20.2.1 Landscape planting

PI	(a) Any <b>building</b> or land use activity on a <b>record of title</b> that has a side and/or rear <b>boundary</b> adjoining any Residential, Village, Country Living or Reserve Zone that is landscaped to the following minimum standards: (i) a 3 metre depth measured from the side and/or rear <b>boundary</b> (ii) comprises a mixture of indigenous shrubs and trees planted a maximum of 1.5m
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	metres apart
RD1	(a) Any <b>building</b> or land use activity that does not comply with <b>Rule 20.2.1 P1</b> . (b) Council's discretion is restricted to the following matters: (i) type, density and scale of <b>indigenous vegetation</b> (ii) the extent to which the amenity of the adjoining Residential, Village, Country Living or Reserve Zone is maintained.
P2	(a) Any <b>building</b> or land use activity on a <b>record of title</b> that contains, or adjoins, a <b>river</b> or a permanent or intermittent stream, that is landscaped to the following minimum standards: (i) a 4 metre depth measured from the <b>bank</b> and extending across the entire length of the <b>water body</b> (ii) comprises mixed <b>indigenous vegetation</b> planted a maximum of 1.5 metres apart.
RD2	(a) Any <b>building</b> or land use activity that does not comply with <b>Rule 20.2.1 P2</b> . (b) Council's discretion is restricted to the following matters: (i) type, density and scale of <b>indigenous vegetation</b> (ii) the extent to which the natural character and cultural values of a <b>river</b> or stream are maintained.

### 20.2.3 Noise

- (1) **Rule 20.2.3.1 Noise – General** provides permitted noise levels in the Industrial Zone.  
(2) **Rule 20.2.3.2 Noise – Construction** provides the noise limits for construction activities.

#### 20.2.3.1 Noise – General

P1	<b>Noise</b> generated by <b>emergency generators</b> and emergency sirens.
P2	(a) <b>Noise</b> measured within any other <b>site</b> : (i) In an Industrial Zone must not exceed: A. 75dB ( $L_{Aeq}$ ) 7am to 10pm; and B. 55dB ( $L_{Aeq}$ ) and 85dB ( $L_{Amax}$ ) 10pm to 7am the following day.
P3	(a) <b>Noise</b> measured within any <b>site</b> in any zone other, than the Industrial Zone and the Heavy Industrial Zone, must meet the permitted <b>noise</b> levels for that zone.
P4	(a) <b>Noise</b> levels must be measured in accordance with the requirements of <b>NZS 6801:2008 "Acoustics – Measurement of Environmental Sound"</b> . (b) <b>Noise</b> levels must be assessed in accordance with the requirements of <b>NZS 6802:2008 "Acoustics – Environmental noise"</b> .
D2	<b>Noise</b> that does not comply with <b>Rule 20.2.3.1 P2, P3 or P4</b>

### 20.2.2 Noise

- (1) **Rule 20.2.2.1 Noise – General**, provides permitted noise limits in the General Industrial Zone.  
(2) **Rule 20.2.2.1A Noise – Pokeno**, provides permitted noise limits in the General Industrial Zone in Pokeno.  
(3) **Rule 20.2.2.2 Noise – Construction**, provides permitted noise limits for construction activities.

#### 20.2.2.1 Noise – General

P1	<b>Noise</b> generated by <b>emergency generators</b> and emergency sirens.
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P2	<p>(a) <u>Noise</u> measured within any other <u>site</u>:</p> <p>(i) <u>In a General Industrial Zone that does not exceed:</u></p> <p style="padding-left: 40px;">A. <u>75dB (L<sub>Aeq</sub>) at any time</u></p> <p>(b) <u>Noise measured within any site in any zone, other than the General Industrial Zone and Heavy Industrial Zone, that does not exceed the permitted noise limits for that zone.</u></p> <p>(c) <u>Noise levels that are measured in accordance with the requirements of NZS 6801:2008 "Acoustics Measurements of Environmental Sound"</u></p> <p>(d) <u>Noise levels that are assessed in accordance with the requirements of NZS 6802:2008 "Acoustics Environmental Noise"</u></p>
RD1	<p>(a) <u>Noise that does not comply with Rule 20.2.2.1 P1 or P2.</u></p> <p>(b) <u>Council's discretion is restricted to the following matters:</u></p> <p>(i) <u>effects on amenity values</u></p> <p>(ii) <u>hours and days of operation</u></p> <p>(iii) <u>location of noise sources in relation to any boundary</u></p> <p>(iv) <u>frequency or other special characteristics of noise</u></p> <p>(v) <u>mitigation measures</u></p> <p>(vi) <u>noise levels and duration.</u></p>

### 20.2.2.1A Noise in Pokeno

P1	<u>Noise</u> generated by <u>emergency generators</u> and emergency sirens.
P2	<p>(a) <u>Noise</u> measured within any other <u>site</u>:</p> <p>(i) <u>In a General Industrial Zone in Pokeno that does not exceed:</u></p> <p style="padding-left: 40px;">A. <u>65dB (L<sub>Aeq</sub>) at any time</u></p> <p>(b) <u>Noise measured within any site in any zone, other than the General Industrial Zone and Heavy Industrial Zone, that does not exceed the permitted noise limits for that zone.</u></p> <p>(c) <u>Noise levels that are measured in accordance with the requirements of NZS 6801:2008 "Acoustics Measurements of Environmental Sound"</u></p> <p>(d) <u>Noise levels that are assessed in accordance with the requirements of NZS 6802:2008 "Acoustics Environmental Noise"</u></p>
RD1	<p>(a) <u>Noise that does not comply with Rule 20.2.2.1A P1 or P2.</u></p> <p>(b) <u>Council's discretion is restricted to the following matters:</u></p> <p>(i) <u>effects on amenity values</u></p> <p>(ii) <u>hours and days of operation</u></p> <p>(iii) <u>location of noise sources in relation to any boundary</u></p> <p>(iv) <u>frequency or other special characteristics of noise</u></p> <p>(v) <u>mitigation measures</u></p> <p>(vi) <u>noise levels and duration.</u></p>

### 20.2.3.2 Noise – Construction

P1	<p>(a) <del>Construction noise</del> must meet the limits in <del>NZS 6803:1999 (Acoustics – Construction Noise);</del></p> <p>(b) <del>Construction noise</del> must be measured and assessed in accordance with the requirements of <del>NZS6803:1999 'Acoustics – Construction Noise'</del></p>
RD1	<p>(a) <del>Construction noise</del> that does not comply with <del>Rule 20.2.3.2 P1;</del></p> <p>(b) <del>Council's discretion is restricted to the following matters:</del></p> <p>(i) <del>effects on amenity values;</del></p> <p>(ii) <del>hours and days of construction;</del></p> <p>(iii) <del>noise levels;</del></p> <p>(iv) <del>timing and duration; and</del></p>

~~(v) methods of construction.~~

### 20.2.2.2 Noise – Construction

PI	Noise from any construction, maintenance, or demolition activity that is measured, assessed, and managed <del>and controlled</del> in accordance with the requirements of <del>NZS 6803:1999 Acoustics Construction Noise</del>
RDI	<p>(a) <del>Construction noise</del> that does not comply with <del>Rule 20.2.2 PI</del></p> <p>(b) <del>Council's discretion is restricted to the following matters:</del></p> <ul style="list-style-type: none"> <li>(i) <del>effects on amenity values</del></li> <li>(ii) <del>hours and days of construction</del></li> <li>(iii) <del>noise levels</del></li> <li>(iv) <del>timing and duration</del></li> <li>(v) <del>method of construction.</del></li> </ul>

### 20.2.4 Glare and Artificial Light Spill

PI	Glare and artificial light spill must not exceed 10 <del>lux</del> measured horizontally and vertically within any other <del>site</del> .
RDI	<p>(a) <del>Illumination that does not comply with Rule 20.2.4 PI.</del></p> <p>(b) <del>Council's discretion is restricted to the following matters:</del></p> <ul style="list-style-type: none"> <li>(i) <del>effects on amenity values;</del></li> <li>(ii) <del>light spill levels on another site;</del></li> <li>(iii) <del>road safety;</del></li> <li>(iv) <del>duration and frequency;</del></li> <li>(v) <del>location and orientation of the light source; and</del></li> <li>(vi) <del>mitigation measures.</del></li> </ul>

### 20.2.3 Glare and Artificial Light Spill

PI	Glare and artificial light spill that does not exceed 10 <del>lux</del> measured horizontally and vertically within any other <del>site</del> not located in the General Industrial Zone or Heavy Industrial Zone.
RDI	<p>(a) <del>Illumination that does not comply with Rule 20.2.3 PI.</del></p> <p>(b) <del>Council's discretion is restricted to the following matters:</del></p> <ul style="list-style-type: none"> <li>(i) <del>effects on amenity values</del></li> <li>(ii) <del>light spill levels on another site</del></li> <li>(iii) <del>road safety</del></li> <li>(iv) <del>duration and frequency</del></li> <li>(v) <del>location and orientation of the light source</del></li> <li>(vi) <del>mitigation measures.</del></li> </ul>

### 20.2.5 Earthworks

- (1) ~~Rule 20.2.5.1 Earthworks – General provides the permitted rules for earthwork activities in the Industrial Zone.~~
- (2) ~~There are specific standards for earthworks within rules:~~
  - (a) ~~Rule 20.2.5.2 Earthworks – Within Significant Natural Areas~~
  - (b) ~~Rule 20.2.5.3 Earthworks – Within Landscape and Natural Character Areas~~

### 20.2.5.1 Earthworks – General

P1	<p>(a) <del>Earthworks</del> (excluding the importation of <del>fill material</del>) within a <del>site</del> must meet all of the following conditions:</p> <ul style="list-style-type: none"> <li><del>(i) be located more than 1.5 m horizontally from any waterway, open drain or overland flow path;</del></li> <li><del>(ii) not exceed a volume of more than 250m<sup>3</sup>;</del></li> <li><del>(iii) not exceed an area of more than 1000m<sup>2</sup> over any consecutive 12 month period;</del></li> <li><del>(iv) the total depth of any excavation or filling does not exceed 1.5m above or below <del>ground level</del>;</del></li> <li><del>(v) the slope of the resulting cut, filled areas or fill batter face in <del>stable ground</del>, does not exceed a maximum of 1:2 (1 vertical to 2 horizontal);</del></li> <li><del>(vi) <del>earthworks</del> are set back 1.5m from all boundaries;</del></li> <li><del>(vii) areas exposed by <del>earthworks</del> are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the <del>earthworks</del>;</del></li> <li><del>(viii) sediment resulting from the <del>earthworks</del> is retained on the <del>site</del> through implementation and maintenance of erosion and sediment controls; and</del></li> <li><del>(ix) do not divert or change the nature of natural water flows, water bodies or established drainage paths.</del></li> </ul>
P2	<p>(a) <del>Earthworks</del> for the purpose of creating a <del>building platform</del> for residential purposes within a <del>site</del>, using imported <del>fill material</del> must meet the following condition:</p> <ul style="list-style-type: none"> <li><del>(i) be carried out in accordance with <del>NZS 4431:1989 Code of Practice for Earth Fill for Residential Development</del>.</del></li> </ul>
P3	<p>(a) <del>Earthworks</del> for purposes other than creating a <del>building platform</del> for residential purposes within a <del>site</del>, using imported <del>fill material</del> (excluding <del>cleanfill</del>) must meet all of the following conditions:</p> <ul style="list-style-type: none"> <li><del>(i) not exceed a total volume of 500m<sup>3</sup>;</del></li> <li><del>(ii) not exceed a depth of 1m;</del></li> <li><del>(iii) the slope of the resulting filled area in <del>stable ground</del> must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal);</del></li> <li><del>(iv) <del>fill material</del> is setback 1.5m from all boundaries;</del></li> <li><del>(v) areas exposed by filling are revegetated to achieve 80% ground cover within 6 months of the commencement of the <del>earthworks</del>;</del></li> <li><del>(vi) sediment resulting from the filling is retained on the <del>site</del> through implementation and maintenance of erosion and sediment controls; and</del></li> <li><del>(vii) do not divert or change the nature of natural water flows, water bodies or established drainage paths.</del></li> </ul>
RD1	<p>(a) <del>Earthworks</del> that do not comply with <del>Rule 20.2.5.1 P1, P2 or P3</del></p> <p>(b) Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> <li><del>(i) amenity values and landscape effects;</del></li> <li><del>(ii) volume, extent and depth of <del>earthworks</del>;</del></li> <li><del>(iii) nature of <del>fill material</del>;</del></li> <li><del>(iv) contamination of <del>fill material</del>;</del></li> <li><del>(v) location of the <del>earthworks</del> in relation to waterways, significant <del>indigenous vegetation</del> and habitat;</del></li> <li><del>(vi) compaction of the <del>fill material</del>;</del></li> <li><del>(vii) volume and depth of <del>fill material</del>;</del></li> <li><del>(viii) protection of the Hauraki Gulf Catchment Area;</del></li> <li><del>(ix) geotechnical stability;</del></li> <li><del>(x) flood risk, including natural water flows and established drainage paths; and</del></li> <li><del>(xi) land instability, erosion and sedimentation.</del></li> </ul>

### 20.2.5.2 Earthworks – within Significant Natural Areas

P1	<p>(a) <del>Earthworks</del> for the maintenance of existing tracks, fences or drains within an identified <del>Significant Natural Area</del> and must meet all of the following conditions:</p> <ul style="list-style-type: none"> <li><del>(i) Maximum volume of 50m<sup>3</sup> in a single consecutive 12 month period;</del></li> <li><del>(ii) Maximum area of 250m<sup>2</sup> in a single consecutive 12 month period; and</del></li> <li><del>(iii) Not include importing any <del>fill material</del>.</del></li> </ul>
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RDI	<p>(a) Earthworks that do not comply with Rule 20.2.5.2 PI</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) the location of earthworks in relation to waterways, significant indigenous vegetation or habitat;</p> <p>(ii) the protection of adverse effects on the Significant Natural Area values.</p>
D1	Earthworks within an identified Significant Natural Area in Rules 20.2.5.2 PI or RDI.

### 20.2.5.3 Earthworks – Landscape and Natural Character Areas

—PI	<p>(a) Earthworks for the maintenance of existing tracks, fences or drains within an identified Landscape or Natural Character Area must meet all of the following conditions;</p> <p>(i) The earthworks are undertaken within a single consecutive 12 month period;</p> <p>(ii) The earthworks must not exceed the following areas and volumes within a single consecutive 12 month period:</p> <table border="1" data-bbox="384 636 1262 1106"> <thead> <tr> <th>Landscape or Natural Character Area</th> <th>Area (m<sup>2</sup>)</th> <th>Volume (m<sup>3</sup>)</th> </tr> </thead> <tbody> <tr> <td>Significant Amenity Landscape sand dune</td> <td rowspan="5">50</td> <td rowspan="5">250</td> </tr> <tr> <td>High Natural Character or Outstanding Natural Character area of the coastal environment</td> </tr> <tr> <td>Outstanding Natural Feature sand dune</td> </tr> <tr> <td>Outstanding Natural Feature</td> </tr> <tr> <td>Outstanding Natural Landscapes</td> </tr> </tbody> </table> <p>(iii) The height of the resulting cut or batter face in stable ground does not exceed 1.5m;</p> <p>(iv) The maximum slope of the resulting cut or batter face in stable ground does not exceed 1:2 (1m vertical to 2m horizontal);</p> <p>(v) Areas exposed by the earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks;</p> <p>(vi) Sediment is retained on the site through implementation and maintenance of erosion and sediment controls;</p> <p>(vii) The earthworks do not divert or change natural water flows, water bodies or established drainage paths.</p>	Landscape or Natural Character Area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )	Significant Amenity Landscape sand dune	50	250	High Natural Character or Outstanding Natural Character area of the coastal environment	Outstanding Natural Feature sand dune	Outstanding Natural Feature	Outstanding Natural Landscapes
Landscape or Natural Character Area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )									
Significant Amenity Landscape sand dune	50	250									
High Natural Character or Outstanding Natural Character area of the coastal environment											
Outstanding Natural Feature sand dune											
Outstanding Natural Feature											
Outstanding Natural Landscapes											
D1	Earthworks that do not comply with Rule 20.2.5.3 PI										

### 20.2.4 Earthworks

- (1) Rule 20.2.4.1 Earthworks – General, sets out the conditions for permitted earthwork activities in the General Industrial Zone. This rule does not apply to areas specified in Rule 20.2.4(2).
- (2) There are specific conditions for earthworks within the following areas:
  - (a) Rule 20.2.4.2 Earthworks – Within Significant Natural Areas
  - (b) Rule 20.2.4.3 Earthworks – Within Landscape and Natural Character Areas

#### 20.2.4.1 Earthworks – General

PI	(a) Earthworks within a site that may, or may not, involve imported cleanfill material, for the purpose of creating a building platform and/or ancillary hardstand area.
P2	<p>(a) Earthworks (excluding imported fill material) within a site that:</p> <p>(i) are located at least 1.5 metres from any water body, open drain or overland flow path</p>

	<ul style="list-style-type: none"> <li>(ii) do not exceed a volume of 10,000m<sup>3</sup></li> <li>(iii) do not exceed an area of 10,000m<sup>2</sup> within a 12 month period</li> <li>(iv) do not exceed a slope in <u>stable ground</u> of 1:2 (1 metre vertical to 2 metre horizontal)</li> <li>(v) result in exposed areas being re-vegetated to achieve 80% ground cover within 6 months of the commencement of the <u>earthworks</u>, or finished with a hardstand surface</li> <li>(vi) result in sediment being retained on the <u>site</u> through implementation and maintenance of erosion and sediment controls</li> <li>(vii) do not result in any change to natural water flows, any <u>water body</u> or established drainage path.</li> </ul>
P3	<ul style="list-style-type: none"> <li>(a) <u>Earthworks</u> involving imported <u>fill material</u> (excluding <u>cleanfill material</u>) for purposes other than creating a <u>building platform</u> within a <u>site</u>, that: <ul style="list-style-type: none"> <li>(i) are located at least 1.5 metres from any <u>water body</u>, open drain or <u>overland flow path</u></li> <li>(ii) do not exceed a volume of 10,000m<sup>3</sup></li> <li>(iii) do not exceed a slope in <u>stable ground</u> of 1:2 (1 metre vertical to 2 metre horizontal)</li> <li>(iv) result in exposed areas being re-vegetated to achieve 80% ground cover within 6 months of the commencement of the <u>earthworks</u>, or finished with a hardstand surface</li> <li>(v) result in sediment being retained on the <u>site</u> through implementation and maintenance of erosion and sediment controls</li> <li>(vi) do not result in any change to natural water flows, any <u>water body</u> or established drainage path.</li> </ul> </li> </ul>
RDI	<ul style="list-style-type: none"> <li>(a) <u>Earthworks</u> that do not comply with <u>Rule 20.2.4.1 P1, P2 or P3</u></li> <li>(b) Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> <li>(i) amenity values and landscape effects</li> <li>(ii) volume, extent and depth of <u>earthworks</u></li> <li>(iii) nature of <u>fill material</u></li> <li>(iv) contamination of <u>fill material</u></li> <li>(v) location of the <u>earthworks</u> in relation to any <u>water body</u>, significant <u>indigenous vegetation</u> and habitat</li> <li>(vi) compaction of the <u>fill material</u></li> <li>(vii) volume and depth of <u>fill material</u></li> <li>(viii) protection of the Hauraki Gulf Catchment Area</li> <li>(ix) geotechnical stability</li> <li>(x) flood risk, including natural water flows and established drainage paths</li> <li>(xi) land instability, erosion and sedimentation.</li> </ul> </li> </ul>

### 20.2.4.2 Earthworks – within Significant Natural Areas

P1	<ul style="list-style-type: none"> <li>(a) <u>Earthworks</u> for the maintenance of existing tracks, fences or drains within an identified <u>Significant Natural Area</u> that: <ul style="list-style-type: none"> <li>(i) do not exceed a volume of 50m<sup>3</sup> in a 12 month period</li> <li>(ii) do not exceed an area of 250m<sup>2</sup> in a 12 month period</li> <li>(iii) do not involve importing any <u>fill material</u></li> <li>(iv) do not result in any excavation or filling exceeding a depth of 1.5 metres or a slope of 1:2 (1 metre vertical to 2 metre horizontal)</li> <li>(v) result in sediment being retained on the <u>site</u> through implementation and maintenance of erosion and sediment controls</li> <li>(vi) do not result in any change to natural water flows, any <u>water body</u> or established drainage path.</li> </ul> </li> </ul>
RDI	<ul style="list-style-type: none"> <li>(a) <u>Earthworks</u> that do not comply with <u>Rule 20.2.4.2 P1</u></li> <li>(b) Council's discretion is restricted to the following matter: <ul style="list-style-type: none"> <li>(i) the extent to which the aesthetic and ecological values of the <u>Significant Natural Area</u> are maintained.</li> </ul> </li> </ul>

### 20.2.4.3 Earthworks - Landscape and Natural Character Areas

<p>PI</p>	<p>(a) <b>Earthworks</b> for the maintenance of existing tracks, fences or drains within any area listed below that:</p> <p>(i) do not exceed the following areas and volumes within a 12 month period:</p> <table border="1" data-bbox="384 398 1259 790"> <thead> <tr> <th data-bbox="384 398 679 488">Landscape or Natural Character Area</th> <th data-bbox="679 398 970 488">Area (m<sup>2</sup>)</th> <th data-bbox="970 398 1259 488">Volume (m<sup>3</sup>)</th> </tr> </thead> <tbody> <tr> <td data-bbox="384 488 679 555"><b>Significant Amenity Landscape</b></td> <td data-bbox="679 488 970 555">50</td> <td data-bbox="970 488 1259 555">250</td> </tr> <tr> <td data-bbox="384 555 679 645"><b>High Natural Character Area or Outstanding Natural Character Area</b></td> <td data-bbox="679 555 970 645"></td> <td data-bbox="970 555 1259 645"></td> </tr> <tr> <td data-bbox="384 645 679 712"><b>Outstanding Natural Feature</b></td> <td data-bbox="679 645 970 712"></td> <td data-bbox="970 645 1259 712"></td> </tr> <tr> <td data-bbox="384 712 679 790"><b>Outstanding Natural Landscape</b></td> <td data-bbox="679 712 970 790"></td> <td data-bbox="970 712 1259 790"></td> </tr> </tbody> </table> <p>(ii) do not result in any cut or batter face in <b>stable ground</b> exceeding a <b>height</b> of 1.5 metres</p> <p>(iii) do not result in any cut or batter face in <b>stable ground</b> exceeding a slope of 1:2 (1 metre vertical to 2 metre horizontal).</p> <p>(iv) result in exposed areas being re-vegetated to achieve 80% ground cover within 6 months of the commencement of the <b>earthworks</b></p> <p>(v) result in sediment being retained on the <b>site</b> through implementation and maintenance of erosion and sediment controls</p> <p>(vi) do not result in any change to natural water flows, any <b>water body</b> or established drainage path.</p>	Landscape or Natural Character Area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )	<b>Significant Amenity Landscape</b>	50	250	<b>High Natural Character Area or Outstanding Natural Character Area</b>			<b>Outstanding Natural Feature</b>			<b>Outstanding Natural Landscape</b>		
Landscape or Natural Character Area	Area (m <sup>2</sup> )	Volume (m <sup>3</sup> )														
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<b>High Natural Character Area or Outstanding Natural Character Area</b>																
<b>Outstanding Natural Feature</b>																
<b>Outstanding Natural Landscape</b>																
<p>RD1</p>	<p>(a) <b>Earthworks</b> that do not comply with <b>Rule 20.2.4.3 PI</b>.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <p>(i) the extent to which adverse effects on landscape or natural character values are avoided, remedied or mitigated.</p>															

### 20.2.6 Hazardous Substances

<p>PI</p>	<p>(a) The use, <b>storage</b> or disposal of any <b>hazardous substance</b> where:</p> <p>(i) the aggregate quantity of a <b>hazardous substance</b> of any hazard classification on a <b>site</b> is less than the quantity specified for the Industrial Zone in <b>Table 51</b> contained within <b>Appendix 5 (Hazardous Substances)</b>.</p>
<p>P2</p>	<p>(a) The <b>storage</b> or use of radioactive materials is:</p> <p>(i) an approved equipment for medical and diagnostic purposes; or</p> <p>(ii) specified as an exempt activity or article in the <b>Radiation Safety Act and Regulations 2017</b>.</p>
<p>C1</p>	<p>(a) The <b>storage</b> of the following maximum volumes of fuel for retail sale within a service station:</p> <p>(i) 100,000 litres of petrol in underground <b>storage</b> tanks;</p> <p>(ii) 50,000 litres of diesel in underground <b>storage</b> tanks; and</p> <p>(iii) 6 tonnes of LPG (single vessel storage).</p> <p>(b) Council shall reserve its control over the following matters:</p> <p>(i) The proposed <b>site</b> design and layout in relation to:</p> <p>A. the sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities;</p> <p>B. interaction with natural hazards (flooding, instability), as applicable, proposed emergency management planning (spills, fire and other relevant hazards);</p> <p>(ii) Procedures for monitoring and reporting of incidents.</p>
<p>D1</p>	<p>The use, <b>storage</b> or disposal of any <b>hazardous substances</b> that does not comply with <b>Rule 20.2.6 PI, P2 or C1</b>.</p>

### 20.2.5 Hazardous Substances

P1	(a) The <b>use, storage</b> or disposal of any <b>hazardous substance</b> where: (i) the aggregate quantity of a <b>hazardous substance</b> of any hazard classification on a <b>site</b> is less than the quantity specified for the General Industrial Zone in <b>Table 5.1</b> contained within <b>Appendix 5 (Hazardous Substances)</b> .
P2	(a) The <b>storage</b> or <b>use</b> of radioactive materials that is: (i) approved equipment for medical and diagnostic purposes; or (ii) specified as an exempt activity or article in the <b>Radiation Safety Act and Regulations 2017</b> .
C1	(a) The <b>storage</b> of fuel for retail sale at a service station where the following volumes are not exceeded: (i) 100,000 litres of petrol in underground <b>storage tanks</b> (ii) 50,000 litres of diesel in underground <b>storage tanks</b> (iii) 6 tonnes of LPG (single vessel storage).  (b) Council shall reserve its control over the following matters: (i) The proposed <b>site</b> design and layout in relation to: A. the sensitivity of the surrounding natural, human and physical environment B. potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities C. interaction with natural hazards (flooding, instability), as applicable. D. proposed emergency management planning (spills, fire and other relevant hazards). (ii) Procedures for monitoring and reporting of incidents.
D1	The <b>use, storage</b> or disposal of any <b>hazardous substances</b> that does not comply with <b>Rule 20.2.5 P1, P2 or C1</b> .

### 20.2.7 Signs

- (1) **Rule 20.2.7.1 Signs – General** provides permitted standards for any sign, including a real estate sign, across the entire Industrial Zone.
- (2) **Rule 20.2.7.2 Signs – Effects on traffic** applies to specific standards for a sign directed at road users.

### 20.2.7.1 Signs—General

P1	A public information sign erected by a government agency.
P2	<p>(a) A sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) The sign height does not exceed 10m;</li> <li>(ii) The sign is wholly contained on the site;</li> <li>(iii) An illuminated sign must: <ul style="list-style-type: none"> <li>A. not have a light source that flashes or moves; and</li> <li>B. not contain moving parts or reflective materials; and</li> <li>C. be set back at least 1.5m from a state highway or the Waikato Expressway;</li> </ul> </li> </ul> <p>(b) Where the sign is attached to a building, it must:</p> <ul style="list-style-type: none"> <li>(i) not extend more than 300mm from the building wall; and</li> <li>(ii) not exceed the height of the building;</li> </ul> <p>(c) Where the sign is a freestanding sign, it must:</p> <ul style="list-style-type: none"> <li>(i) not exceed an area of 3m<sup>2</sup> for one sign per site, and 1m<sup>2</sup> for any other freestanding sign on the site; and</li> <li>(ii) be set back at least 5m from the boundary of any site a Residential, Village or Country Living Zone;</li> </ul> <p>(d) The sign is not attached to a heritage item listed in Schedule 30.1 (Heritage Items), except for the purpose of identification and interpretation;</p> <p>(e) The sign is not attached to a Maaori site of significance listed in Schedule 30.3 (Maaori Sites of Significance), except for the purpose of identification and interpretation;</p> <p>(f) The sign relates to:</p> <ul style="list-style-type: none"> <li>(i) goods or services available on the site; or</li> <li>(ii) a property name sign.</li> </ul>
P3	<p>(a) A real estate 'for sale' sign must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) The sign relates to the sale of the site on which it is located;</li> <li>(ii) There is no more than 1 sign per agency;</li> <li>(iii) The sign is not illuminated;</li> <li>(iv) The sign does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials;</li> <li>(v) The sign does not project into or over road reserve.</li> </ul>
RD+	<p>(a) A sign that does not comply with Rules 20.2.7.1 P2 or P3.</p> <p>(b) Council's discretion shall be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) visual amenity;</li> <li>(ii) character of the locality;</li> <li>(iii) effects on traffic safety;</li> <li>(iv) glare and artificial light spill; and</li> <li>(v) content, colour and location of the sign.</li> <li>(vi) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign;</li> <li>(vii) effects on cultural values of any Maaori Site of Significance;</li> <li>(viii) effects on notable architectural features of a heritage building.</li> </ul>

**20.2.7.2 Signs—effects on traffic**

PI	<p>(a) Any sign directed at road users must:</p> <ul style="list-style-type: none"> <li>(i) Not imitate the content, colour or appearance of any traffic control sign; and</li> <li>(ii) Be located at least 60m from controlled intersections, pedestrian crossings and another advertising sign; and</li> <li>(iii) Not obstruct sight lines of drivers turning into or out of a site entrance and intersections; and</li> <li>(iv) Contain no more than 40 characters and no more than 6 symbols; and</li> <li>(v) Have lettering that is at least 150mm high; and</li> <li>(vi) Be at least 130m from a site entrance, where the sign directs traffic to the entrance.</li> </ul>
DI	Any sign that does not comply with Rule 20.2.7.2 PI.

**20.2.6 Signs**

- (1) Rule 20.2.6.1 Signs – General, states conditions for a permitted sign, including a real estate sign, within the General Industrial Zone.
- (2) Rule 20.2.6.2 Signs – Effects on traffic, states conditions for a sign directed at road users.

### 20.2.6.1 Signs – General

P1	(a) A public information sign erected by a government agency.
P2	<p>(a) A sign that:</p> <ul style="list-style-type: none"> <li>(i) does not exceed a sign height of 10 metres</li> <li>(ii) is contained wholly within the site</li> <li>(iii) relates to goods and services available on the site or the property name</li> <li>(iv) is set back at least 15 metres from a state highway or Waikato Expressway</li> <li>(v) if illuminated: <ul style="list-style-type: none"> <li>A. does not have a light source that flashes or moves</li> <li>B. does not contain moving parts or reflective materials</li> </ul> </li> </ul> <p>(b) A sign attached to a building that:</p> <ul style="list-style-type: none"> <li>(i) does not extend more than 300mm from the building wall</li> <li>(ii) does not exceed the height of the building.</li> </ul> <p>(c) Freestanding signs that:</p> <ul style="list-style-type: none"> <li>(i) do not exceed an area of 3m<sup>2</sup> for one sign per site, and 1m<sup>2</sup> for one additional freestanding sign on the site</li> <li>(ii) are set back at least 5 metres from the boundary of any site in a Residential, Village or Country Living Zone</li> <li>(iii) are set back at least 15 metres from a state highway or Waikato Expressway.</li> </ul> <p>(d) A sign attached to a heritage item listed in Schedule 30.1(Heritage Items) for the express purpose of identification and interpretation.</p>
P3	<p>(a) A real estate sign that:</p> <ul style="list-style-type: none"> <li>(i) relates to the sale of the site on which it is located</li> <li>(ii) does not result in more than 3 signs per site</li> <li>(iii) is not illuminated</li> <li>(iv) does not contain any moving parts, fluorescent, flashing or revolving lights or reflective materials</li> <li>(v) does not exceed dimensions of 1800mm x 1200mm.</li> </ul>
RD1	<p>(a) A sign that does not comply with Rule 20.2.6.1 P2 or P3</p> <p>(b) Council's discretion s restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) visual amenity</li> <li>(ii) effects on traffic safety</li> <li>(iii) glare and artificial light spill</li> <li>(iv) content, colour and location of the sign</li> <li>(v) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign</li> <li>(vi) effects on notable architectural features of a heritage item.</li> </ul>

### 20.2.6.2 Signs – effects on traffic

PI	<p>(a) Any sign directed at users that:</p> <ul style="list-style-type: none"> <li>(i) does not imitate the content, colour or appearance of any traffic control sign</li> <li>(ii) is located at least 60m from controlled intersections, pedestrian crossings and another advertising sign</li> <li>(iii) does not obstruct sight lines of drivers turning into or out of a site entrance and intersections or at a level railway crossing</li> <li>(iv) does not contain more than 40 characters and no more than 6 symbols</li> <li>(v) has lettering that is at least 150mm high</li> <li>(vi) is at least 130m from a site entrance, where the sign directs traffic to that entrance.</li> </ul>
RDI	<p>(a) Any sign that does not comply with Rule 20.2.6.2 P1.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <ul style="list-style-type: none"> <li>(i) the extent to which the safety of road users is maintained.</li> </ul>

### 20.2.8 Outdoor storage of goods or materials

PI	<p>(a) Outdoor storage of goods or materials must comply with all the following conditions:</p> <ul style="list-style-type: none"> <li>(i) be associated with the activity operating from the site;</li> <li>(ii) not encroach on required parking or loading areas;</li> <li>(iii) not exceed a height of 9m;</li> <li>(iv) not exceed 30% site coverage;</li> <li>(v) be set back at least 3m from the boundary of any: <ul style="list-style-type: none"> <li>A. public road;</li> <li>B. Reserve Zone;</li> <li>C. Residential Zone;</li> <li>D. Village Zone;</li> <li>E. Country Living Zone;</li> <li>F. Business Town Centre Zone; and</li> </ul> </li> <li>(vi) be screened from any public road, public reserve and adjoining site in another zone, other than the Heavy Industrial Zone, by the following: <ul style="list-style-type: none"> <li>A. a landscaped strip consisting of plant species that achieve a minimum height of 1.8m at maturity; or</li> <li>B. a close boarded or solid fence or wall to a height of 1.8m.</li> </ul> </li> </ul>
RDI	<p>(a) Outdoor storage of goods or materials that does not comply with Rule 20.2.8 P1.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) visual amenity; and</li> <li>(ii) traffic safety.</li> </ul>

### 20.2.9 Indigenous vegetation clearance inside a Significant Natural Area

P1	<p>(a) Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for any of the following purposes:</p> <ul style="list-style-type: none"> <li>(i) Removing vegetation that endangers human life or existing buildings or structures;</li> <li>(ii) Conservation fencing to exclude stock or pests;</li> <li>(iii) Maintaining existing farm drains;</li> <li>(iv) Maintaining existing tracks and fences;</li> <li>(v) Gathering plants in accordance with Maaori customs and values.</li> </ul>
P2	<p>Removal of up to 5m<sup>3</sup> of manuka and/or lanuka outside of the Coastal Environment per single consecutive year per property for domestic firewood purposes or arts and crafts, provided the removal will not directly result in the death, destruction or irreparable damage of any other tree.</p>



	bush or plant
P3	<p>(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) must comply with all of the following conditions:</p> <p>(i) There is no alternative development area on the site outside the Significant Natural Area; and</p> <p>(ii) The total indigenous vegetation clearance does not exceed 250m<sup>2</sup>.</p>
P4	<p>(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) where:</p> <p>(i) There is no alternative development area on the site outside the Significant Natural Area;</p> <p>(ii) The following total areas are not exceeded:</p> <p>A. 1500m<sup>2</sup> for a Marae complex, including areas associated with access, parking and manoeuvring; and</p> <p>B. 500m<sup>2</sup> per dwelling, including areas associated with access, parking and manoeuvring; and</p> <p>C. 500m<sup>2</sup> for a papakainga building including areas associated with access, parking and manoeuvring.</p>
P5	<p>(a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) for the following purposes:</p> <p>(i) Removing vegetation that endangers human life or existing buildings or structures;</p> <p>(ii) Conservation fencing to exclude stock or pests;</p> <p>(iii) Maintaining existing farm drains;</p> <p>(iv) Maintaining existing tracks and fences;</p> <p>(v) Gathering plants in accordance with Maaori customs and values.</p>
P6	Removal of up to 5m <sup>3</sup> of manuka and/or kanuka outside of the Coastal Environment per single consecutive year per property for domestic firewood purposes or arts and crafts, provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.
D1	Indigenous vegetation clearance in a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotment Significant Natural Areas) that does not comply with one or more conditions in Rules 20.2.9 P1, P2, P3, P4, P5 or P6.

### 20.2.7 Indigenous vegetation clearance within a Significant Natural Area

P1	<p>(a) Indigenous vegetation clearance within a Significant Natural Area identified on the planning maps or in Schedule 30.5 (Urban Allotments Significant Natural Areas) for any of the following purposes:</p> <p>(i) clearance of indigenous vegetation that endangers human life or any existing building or structure</p> <p>(ii) conservation fencing to exclude stock or pests</p> <p>(iii) maintenance of existing farm drains</p> <p>(iv) maintenance of existing tracks and fences</p> <p>(v) gathering of plants in accordance with Maaori customs and values.</p>
P2	(a) Removal of up to 5m <sup>3</sup> of manuka and/or kanuka per 12 month period per property for domestic firewood purposes or arts and crafts, provided the removal will not directly result in the death, destruction or irreparable damage of any other vegetation.
P3	<p>(a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas within a Significant Natural Area identified on the planning maps or Schedule 30.5 (Urban Allotments Significant Natural Areas) where:</p> <p>(i) there is no alternative development area on the site outside the Significant Natural Area</p>

	(ii) the area of indigenous vegetation clearance does not exceed 250m <sup>2</sup> .
P4	(a) On Maori Freehold Land or Maaori Customary Land, indigenous vegetation clearance within a Significant Natural Area identified on the planning maps or Schedule 30.5 (Urban Allotments Significant Natural Areas) where: <ul style="list-style-type: none"> <li>(i) there is no alternative development area on the site outside the Significant Natural Area;</li> <li>(ii) the following areas of indigenous vegetation clearance are not exceeded:             <ul style="list-style-type: none"> <li>A. 1500m<sup>2</sup> for a Marae complex, including areas associated with access, parking and manoeuvring</li> <li>B. 500m<sup>2</sup> per residential unit, including areas associated with access, parking and manoeuvring</li> <li>C. 500m<sup>2</sup> for a papakainga building including areas associated with access, parking and manoeuvring.</li> </ul> </li> </ul>
P5	(a) On Maori Freehold Land or Maaori Customary Land, indigenous vegetation clearance within a Significant Natural Area identified on the planning maps or Schedule 30.5 (Urban Allotments Significant Natural Areas) for any of the following purposes: <ul style="list-style-type: none"> <li>(i) clearance of indigenous vegetation that endangers human life or any existing building or structure</li> <li>(ii) conservation fencing to exclude stock or pests</li> <li>(iii) maintenance of existing farm drains</li> <li>(iv) maintenance of existing tracks and fences</li> <li>(v) gathering of plants in accordance with Maaori customs and values.</li> </ul>
D1	Indigenous vegetation clearance within a Significant Natural Area that does not comply with Rule 20.2.7 P1, P2, P3, P4 or P5

## 20.3 Land Use - Building

- (1) Rule 20.3.1 provides permitted heights for buildings.
- (2) Rule 20.3.2 provides permitted heights for a building in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape.
- (3) ~~Rule 20.3.3 Height – Buildings, structures and vegetation within an airport obstacle limitation surface provides permitted heights limits for specific activities buildings within this area.~~

### 20.3.1 Building height

P1	(a) The maximum height of a building must not exceed: <ul style="list-style-type: none"> <li>(i) 15m; or</li> <li>(ii) 10m if located on Tregoweth Lane and within 50m of the Residential Zone in Huntly.</li> </ul>
RD1	(a) Any building that does not comply with Rule 20.3.1 P1. (b) Council's discretion is restricted to the following matter: <ul style="list-style-type: none"> <li>(i) effects on amenity.</li> </ul>

### 20.3.1 Building height

P1	(a) A building that does not exceed a height of: <ul style="list-style-type: none"> <li>(i) 15 metres; or</li> <li>(ii) 18 metres if located on Whangarata and Bollard Road in Tuakau; or</li> <li>(iii) 10 metres if located on Tregoweth Lane and within 50m of the Residential Zone in Huntly.</li> </ul>
RD1	(a) A building that does not comply with Rule 20.3.1 P1 (b) Council's discretion is restricted to the following matter:

	(i) <u>the extent to which amenity is maintained</u>
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### **20.3.2 Building height in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape**

PI	(a) A <b>building</b> must not exceed a height of: (i) 5m in an <b>Outstanding Natural Feature</b> or <b>Outstanding Natural Landscape</b> ; and (ii) 7.5m in a <b>Significant Amenity Landscape</b> .
DA	A <b>building</b> that does not comply with <b>Rule 20.3.2 PI</b> .

### **20.3.2 Building height in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape**

PI	(a) A <b>building</b> that does not exceed a <b>height</b> of: (i) 5 metres in an <b>Outstanding Natural Feature</b> or <b>Outstanding Natural Landscape</b> (ii) 7.5 metres in a <b>Significant Amenity Landscape</b> .
RDI	(a) A <b>building</b> that does not comply with <b>Rule 20.3.2 PI</b> . (b) Council's discretion is restricted to the following matter: (i) <u>the extent to which the aesthetic value of the identified feature or landscape is maintained.</u>

### **20.3.3 Height – Buildings, structures and vegetation within an airport obstacle limitation surface**

PI	A <b>building</b> , structure or vegetation must not protrude through an airport obstacle limitation surface as shown on the planning maps.
NCI	A <b>building</b> , structure or vegetation that does not comply with <b>Rule 20.3.3 PI</b> .

### **20.3.3 Daylight Admission**

PI	(a) A <b>building</b> , structure, <b>sign</b> , or any stack or stockpile of goods or materials must not protrude through a <b>height control plane</b> rising at an angle of: (i) 45 degrees commencing at an elevation of 2.5m above ground level at any <b>boundary</b> of the Industrial Zone with any other zone; (ii) 37 degrees commencing at an elevation of 2.5m above ground level at any <b>boundary</b> of the Industrial Zone with any other zone between south-east or south-west of the <b>building</b> or stockpile.
RDI	(a) A <b>building</b> , structure, <b>sign</b> , or any stack or stockpile of goods or materials that does not comply with <b>Rule 20.3.3 PI</b> . (b) Council's discretion is restricted to the following matter: (i) <u>effect on amenity.</u>

### **20.3.3 Height in relation to boundary**

PI	(a) A <b>building</b> that does not project beyond a 45 degree height control plane measured from a point 3 metres above natural ground level along the <b>boundary</b> of a <b>site</b> located outside of a General Industrial Zone or Heavy Industrial Zone.
RDI	(a) A <b>building</b> that does not comply with <b>Rule 20.3.3 PI</b> . (b) Council's discretion is restricted to the following matter: (i) <u>effect on amenity</u>

### 20.3.4 Building setbacks

- (1) [Rule 20.3.4.1](#) provides the permitted building setbacks from boundaries and the earth bund located at 53 Holmes Road, Horotiu.
- (2) [Rule 20.3.4.2](#) provides the permitted building setbacks from water bodies.

#### 20.3.4.1 Building setbacks

PI	<ul style="list-style-type: none"> <li>(a) A building must be set back at least:                             <ul style="list-style-type: none"> <li>(i) 5m from a road boundary;</li> <li>(ii) 7.5m from any other boundary where the site adjoins another zone, other than the Heavy Industrial Zone; and</li> <li>(iii) 5m from the toe of the earth bund located on Lot 17 DP 494347 (53 Holmes Road, Horotiu).</li> </ul> </li> </ul>
RD1	<ul style="list-style-type: none"> <li>(a) A building that does not comply with <a href="#">Rule 20.3.4.1 PI</a></li> <li>(b) Council's discretion is restricted to the following matters:                             <ul style="list-style-type: none"> <li>(i) effects on amenity values;</li> <li>(i) effects on streetscape;</li> <li>(ii) traffic and road safety; and</li> <li>(iii) effects on the earth bund located on lot 17 DP 494347 (53 Holmes Road, Horotiu).</li> </ul> </li> </ul>

### 20.3.4 Building setbacks

- (1) [Rule 20.3.4.1](#) provides the permitted building setbacks from boundaries.
- (2) [Rule 20.3.4.2](#) provides the permitted building setbacks from water bodies.

#### 20.3.4.1 Building setbacks – All boundaries

PI	<ul style="list-style-type: none"> <li>(a) A building that is set back at least:                             <ul style="list-style-type: none"> <li>(i) 5 metres from a road boundary</li> <li>(ii) 3 metres from any other boundary where the site adjoins another zone, other than the Heavy Industrial Zone.</li> </ul> </li> </ul>
RD1	<ul style="list-style-type: none"> <li>(a) A building that does not comply with <a href="#">Rule 20.3.4.1 PI</a></li> <li>(b) Council's discretion is restricted to the following matters:                             <ul style="list-style-type: none"> <li>(i) effect on amenity</li> <li>(ii) effect on streetscape</li> <li>(iii) traffic and road safety</li> </ul> </li> </ul>

#### 20.3.4.2 Building setback – water bodies

P1	<ul style="list-style-type: none"> <li>(a) A building must be set back a minimum of 30m from:                             <ul style="list-style-type: none"> <li>(i) the margin of any:                                     <ul style="list-style-type: none"> <li>A. lake;</li> <li>B. wetland; and</li> <li>C. river bank, other than the Waikato River and Waipa River.</li> </ul> </li> </ul> </li> </ul>
P2	A building must be set back at least 50m from a bank of the Waikato River and Waipa River.
P3	A building must be set back a minimum of 10m from the bank of a perennial or intermittent stream.
P4	A public amenity of up to 25m <sup>2</sup> , or a pump shed within any building setback identified in <a href="#">Rule 20.3.4.2 P1, P2 or P3</a> .
D+	A building that does not comply with <a href="#">Rule 20.3.4.2 P1, P2, P3 or P4</a> .

### 20.3.4.2 Building setback—water bodies

P1	(a) A building that is set back a minimum of 30 metres from: <ol style="list-style-type: none"> <li>(i) a lake margin           <ol style="list-style-type: none"> <li>(i) a wetland that is identified on the planning maps</li> <li>(ii) the bank of a river, other than the Waikato River and Waipa River, whose bed has an average width of 3 metres or more.</li> </ol> </li> </ol>
P2	(a) A building that is set back at least 50 metres from a bank of the Waikato River and Waipa River.
P3	(a) A building that is set back a minimum of 10 metres from: <ol style="list-style-type: none"> <li>(i) the bank of a perennial or intermittent stream whose bed has an average width of less than 3 metres</li> <li>(ii) a wetland that is not identified on the planning maps.</li> </ol>
P4	(a) A pump shed, or a public amenity not exceeding an area of 25m <sup>2</sup> , that is located within the building setbacks identified in Rule 20.3.4.2 P1, P2 and P3.
RD1	(a) Any building that does not comply with Rule 20.3.4.2 P1, P2, P3 or P4. (b) Council's discretion is restricted to the following matters: <ol style="list-style-type: none"> <li>(i) the extent to which the natural character values of the water body or wetland are maintained.</li> </ol>

### 20.3.5 Historic Heritage

- (I) The following rules manage heritage items (buildings and monuments):
- (a) Rule 20.35.1 – Group A heritage item – demolition, removal or relocation
  - (b) Rule 20.3.5.2 – Group B heritage item – demolition, removal or relocation
  - (c) Rule 20.3.5.3 – All heritage items – alteration or addition
  - (d) Rule 20.3.5.4 – All heritage items – maintenance or repair
  - (e) Rule 20.3.5.5 – All heritage items – all site development

#### 20.3.5.1 Group A heritage item - demolition, removal or relocation

NCI	Demolition, removal or relocation of any Group A heritage item listed in Schedule 30.1 (Heritage Items)
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#### 20.3.5.2 Group B heritage item - demolition, removal or relocation

DI	Demolition, removal or relocation of any Group B heritage item listed in Schedule 30.1 (Heritage Items)
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#### 20.3.5.3 All heritage items—alteration or addition

PI	(a) Alteration of, or addition to a heritage item, listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: <ol style="list-style-type: none"> <li>(i) no significant feature of interest is removed, destroyed or damaged; and</li> <li>(ii) alterations or additions are not visible from a public place.</li> </ol>
RD1	(a) Any activity that does not comply with Rule 20.3.5.3 PI. (b) Council's discretion is restricted to the following matters: <ol style="list-style-type: none"> <li>(i) form, style, materials and appearance; and</li> <li>(ii) effects on heritage values.</li> </ol>

### 20.3.5.3 All heritage items – alteration or addition

PI	(a) Any alteration or addition to a heritage item listed in Schedule 30.1 (Heritage Items) where: <ul style="list-style-type: none"> <li>(i) no significant feature of interest is removed, destroyed or damaged</li> <li>(ii) alterations or additions are not visible from a public place.</li> </ul>
RD1	(a) Any activity that does not comply with Rule 20.3.5.3 PI. (b) Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> <li>(i) form, style, materials and appearance; and</li> <li>(ii) effect on heritage values.</li> </ul>

### 20.3.5.4 All heritage items – maintenance or repair

PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) must comply with the following conditions: <ul style="list-style-type: none"> <li>(i) no significant feature of interest is destroyed or damaged; and</li> <li>(ii) replacement materials are the same as, or similar to, the original in terms of form, style and appearance.</li> </ul>
RD1	(a) Any activity that does not comply with Rule 20.3.5.4 PI. (b) Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> <li>(i) form, style, materials and appearance; and</li> <li>(ii) effects on heritage values.</li> </ul>

### 20.3.5.4 All heritage items – maintenance or repair

PI	(a) Maintenance or repair of a heritage item listed in Schedule 30.1 (Heritage Items) where: <ul style="list-style-type: none"> <li>(i) no significant feature of interest is destroyed or damaged</li> <li>(ii) replacement materials are the same as, or similar to, the original in terms of form, style and appearance.</li> </ul>
RD1	(a) Any activity that does not comply with Rule 20.3.5.4 PI. (b) Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> <li>(i) form, style, materials and appearance</li> <li>(ii) effect on heritage values.</li> </ul>

### 20.3.5.5 All heritage items – all site development

PI	(a) Development on a site of a heritage item listed in Schedule 30.1 ((Heritage Items) must comply with all of the following conditions: <ul style="list-style-type: none"> <li>(i) be set back at least 10m from the heritage item; and</li> <li>(ii) not locate a building between the front of the heritage item and the road.</li> </ul>
RD1	(a) Any activity that does not comply with Rule 20.3.5.5 PI. (b) Council's discretion is restricted to the following matters: <ul style="list-style-type: none"> <li>(i) effects on the values, context and setting of the heritage item;</li> <li>(ii) location, design, size, materials and finish;</li> <li>(iii) landscaping; and</li> <li>(iv) the relationship of the heritage item with the setting, including the area between the front of the heritage item and the road.</li> </ul>

### 20.3.5.5 All heritage items – all site development

PI	(a) Development on a site of a heritage item listed in Schedule 30.1 ((Heritage Items) that: <ul style="list-style-type: none"> <li>(i) is set back at least 10 metres from the heritage item</li> <li>(ii) does not involve locating a building between the front of the heritage item and the road.</li> </ul>
RD1	(a) Any activity that does not comply with Rule 20.3.5.5 PI.

	<p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on the values, context and setting of the heritage item</li> <li>(ii) location, design, size, materials and finish</li> <li>(iii) landscaping</li> <li>(iv) the relationship of the heritage item with the setting, including the area between the front of the heritage item and the road.</li> </ul>
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## 20.4 Subdivision

- (1) Rule 20.4.1 – General provides for subdivision density
- (2) Other subdivision provisions are contained in:
  - (a) Rule 20.4.2 – Boundaries for Records of Title
  - (b) Rule 20.4.3 – Road Frontage
  - (c) Rule 20.4.4 – Esplanade Reserves and Esplanade Strips
  - (d) Rule 20.4.5 – Subdivision of land containing a heritage item
  - (e) Rule 20.4.6 – Subdivision of land containing a Significant Natural Area

- (1) Rule 20.4.1 – General, provides for subdivision density within the General Industrial Zone.
- (2) Rule 20.4.1 is also subject to compliance with the following rules:
  - (a) Rule 20.4.2 – Boundaries for Records of Title
  - (b) Rule 20.4.3 – Road Frontage
  - (c) Rule 20.4.4 – Esplanade Reserves and Esplanade Strips
  - (d) Rule 20.4.5 – Subdivision of land containing a heritage item
  - (e) Rule 20.4.6 – Subdivision of land containing a Significant Natural Area

### 20.4.1 Subdivision – General

RD1	<p>(a) Subdivision must comply with all of the following conditions:</p> <ul style="list-style-type: none"> <li>(i) proposed lots must have a minimum net site area of 1000m<sup>2</sup>;</li> <li>(ii) proposed lots must have an average area of at least 2000m<sup>2</sup>; and</li> <li>(iii) no more than 20% rear lots are created.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the extent to which a range of future industrial activities can be accommodated; and amenity values.</li> </ul>
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### 20.4.1 Subdivision - General

RD1	<p>(a) Proposed lots in a subdivision must:</p> <ul style="list-style-type: none"> <li>(i) have a minimum net site area of 1000m<sup>2</sup></li> </ul> <p>(b) be connected to public-reticulated water supply and wastewater.</p> <p>(c) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the extent to which a range of future industrial activities can be accommodated</li> <li>(ii) provision of infrastructure</li> <li>(iii) provision of water supply for firefighting where practicable</li> <li>(iv) the extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure.</li> </ul>
D1	<p>(a) Subdivision that does not comply with Rule 20.4.1 RD1.</p>

### 20.4.2 Subdivision – Boundaries for Records of Title

RD1	<p>(a) Any boundary of a proposed lot must be located so that:</p> <ul style="list-style-type: none"> <li>(i) existing buildings comply with the permitted activity rules relating to setbacks and daylight admission, except to the extent of any non-compliance that existed lawfully prior to the subdivision; and</li> </ul>
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	<p>(ii) no <b>contaminated land</b>, <b>heritage item</b>, archaeological site, or wetland is divided between any proposed lot.</p> <p>(b) Council's discretion is restricted to:</p> <p>(i) amenity;</p> <p>(ii) effects on <b>contaminated land</b>;</p> <p>(iii) effects on any <b>heritage item</b>;</p> <p>(iv) effects on any wetland;</p> <p>(v) effects on any archaeological site; and</p> <p>(vi) the extent to which a range of future <b>industrial activities</b> can be accommodated.</p>
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#### 20.4.2 Subdivision – Boundaries for Records of Title

RD1	<p>(a) Any <b>boundary</b> of a proposed <b>lot</b> must be located so that:</p> <p>(i) any existing <b>building</b> complies with the permitted activity rules relating to setbacks and <b>height in relation to boundary</b>, except to the extent of any non-compliance that existed lawfully prior to the <b>subdivision</b></p> <p>(ii) no <b>contaminated land</b>, archaeological site, or <b>wetland</b> is divided between any proposed <b>lots</b>.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) amenity</p> <p>(ii) effects on <b>contaminated land</b></p> <p>(iii) effects on any <b>wetland</b></p> <p>(iv) effects on any archaeological site</p> <p>(v) the extent to which a range of future activities can be accommodated.</p>
D1	<p>(a) <b>Subdivision</b> that does not comply with <b>Rule 20.4.2 RD1</b>.</p>

#### 20.4.3 Subdivision – Road Frontage

RD1	<p>(a) Any proposed <b>lot</b> must have a <b>road</b> frontage of least 15m.</p> <p>(b) <b>Rule 20.4.3 (a)</b> does not apply to any proposed rear <b>lot</b> or to a proposed <b>access allotment</b>.</p> <p>(c) Council's discretion is restricted to the following matters:</p> <p>(i) traffic effects; and</p> <p>(ii) amenity and streetscape.</p>
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#### 20.4.3 Subdivision - Road Frontage

RD1	<p>(a) Any proposed <b>lot</b> must have a <b>road</b> frontage of least 15 metres.</p> <p>(b) <b>Rule 20.4.3 (a)</b> does not apply to any proposed rear <b>lot</b> or to a proposed <b>access allotment</b>.</p> <p>(c) Council's discretion is restricted to the following matters:</p> <p>(i) traffic effects</p> <p>(ii) amenity and streetscape.</p>
D1	<p>(a) <b>Subdivision</b> that does not comply with <b>Rule 20.4.3 RD1</b>.</p>

#### 20.4.4 Subdivision – Esplanade Reserves and Esplanade Strips

RD1	<p>(a) <b>Subdivision</b> must create an esplanade reserve or strip 20m wide (or other width stated in <b>Appendix 4 (Esplanade Priority Areas)</b>) from every proposed <b>lot</b>:</p> <p>(i) less than 4ha and within 20m of any:</p> <p>A. mean high water springs;</p> <p>B. <b>bank</b> of any river whose <b>bed</b> has an average width of 3m or more; or</p> <p>C. lake whose <b>bed</b> has an area of 8ha or more; or</p> <p>(ii) 4ha or more and within 20m of mean high water springs; or a water body identified in <b>Appendix 4 (Esplanade Priority Areas)</b>.</p>
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	<p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the type of esplanade provided - reserve or strip;</li> <li>(ii) width of the esplanade reserve or strip;</li> <li>(iii) provision of legal access to the esplanade reserve or strip;</li> <li>(iv) matters provided for in an instrument creating an esplanade strip or access strip;</li> <li>(v) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and</li> <li>(vi) costs and benefits of acquiring the land.</li> </ul>
D+	Subdivision that does not comply with Rule 20.4.4 RDI.

#### 20.4.4 Subdivision - Esplanade Reserves and Esplanade Strips

RD1	<p>(a) A 20 metre wide esplanade reserve or esplanade strip (or other width stated in Appendix 4 Esplanade Priority Areas) must be created and vested in Council where the land being subdivided is within 20 metres of:</p> <ul style="list-style-type: none"> <li>A. mean high water springs</li> <li>B. the bank of any river whose bed has an average width of 3 metres or more</li> <li>C. a lake whose bed has an area of 8ha or more.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the type of esplanade provided - reserve or strip</li> <li>(ii) width of the esplanade reserve or esplanade strip</li> <li>(iii) provision of legal access to the esplanade reserve or esplanade strip</li> <li>(iv) matters provided for in an instrument creating an esplanade strip or access strip</li> <li>(v) works required prior to vesting any esplanade reserve in the Council, including pest plant control, boundary fencing and the removal of any structure or debris</li> <li>(vi) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets</li> <li>(vii) topography, the location of any existing building, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or esplanade strips to be taken.</li> </ul>
D1	(a) Subdivision that does not comply with Rule 20.4.4 RDI.

#### 20.4.5 Subdivision of land containing a heritage item

RD+	<p>(a) Subdivision of land containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot;</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on heritage values;</li> <li>(ii) context and setting of the heritage item; and</li> <li>(iii) the extent to which the relationship of the heritage item with its setting is maintained.</li> </ul>
NG+	Subdivision that does not comply with Rule 20.4.5 RDI.

#### 20.4.5 Subdivision of land containing a heritage item

RD1	<p>(a) Subdivision of a site containing a heritage item listed in Schedule 30.1 (Heritage Items) where the heritage item is wholly contained within one lot;</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on heritage values</li> <li>(ii) context and setting of the heritage item; and</li> <li>(iii) the extent to which the relationship of the heritage item with its setting is maintained.</li> </ul>
D1	(a) Subdivision that does not comply with Rule 20.4.5 RDI.

#### 20.4.6 Subdivision - Significant Natural Areas

RD+	(a) Subdivision of a site containing a Significant Natural Area, must not divide the Significant Natural
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	<del>Area;</del> (b) Council's discretion is restricted to the following matter: (i) effects on the Significant Natural Area;
<del>NCI</del>	<del>Subdivision that does not comply with Rule 20.4.6 RDI.</del>

## 20.4.6 Subdivision - Significant Natural Areas

<del>RD1</del>	(a) Subdivision of a site that does not involve division of a Significant Natural Area; (b) Council's discretion is restricted to the following matter: (i) effects on protection and management of the Significant Natural Area;
<del>D1</del>	(a) Subdivision that does not comply with Rule 20.4.6 RDI.

## 20.5 Nau Mai Business Park

### 20.5.1 Application of rules

- (a) The activity rules in ~~20.1.1~~ (Permitted Activities), ~~20.1.2~~ (Discretionary Activities) and ~~20.1.3~~ (Non-complying Activities) do not apply within the Nau Mai Business Park Specific Area and Rules ~~20.5.2~~, ~~20.5.3~~ and ~~20.5.4~~ apply instead.
- (b) The rules that apply to a permitted activity in ~~Rule 20.5.2 P1-P13~~ within the Nau Mai Business Park Specific Area as identified on the planning maps are as follows:
- (i) ~~Rule 20.2~~ (Land Use—Effects), except:
    - A. ~~Rule 20.2.2~~ (Landscape Planting) does not apply and ~~Rule 20.5.5~~ applies instead;
    - B. ~~Rule 20.2.3.1~~ (Noise—General) does not apply and ~~Rule 20.5.6~~ applies instead;
    - C. ~~Rule 20.2.7.1~~ (Signs—General) does not apply and ~~Rule 20.5.7~~ applies instead;
    - D. ~~Rule 20.2.8~~ (Outdoor storage of goods and material) does not apply and ~~Rule 20.5.8~~ applies instead.
  - (ii) ~~Rule 20.3~~ (Land Use—Building), except:
    - A. ~~Rule 20.3.1~~ (Building Height) does not apply and ~~Rule 20.5.9~~ applies instead.
  - (iii) ~~Rule 20.5.10~~ (Construction Materials);
  - (iv) ~~Rule 20.5.11~~ (Building Coverage); and
  - (v) ~~Rule 20.5.12~~ (Gross Floor Area);
  - (vi) ~~Rule 20.5.13~~ (Building Location and Setbacks); and
  - (vii) ~~Rule 20.5.14~~ (Acoustic Insulation for Dwelling)
- (c) ~~Rule 20.4~~ (Subdivision) applies for subdivision within the Nau Mai Business Park Specific Area.

### 20.5.2 Permitted Activities

- (3) The following activities are permitted activities if they meet all the:
- (a) activity specific conditions in Rule 20.5.2; and
  - (b) Rules 20.5.5 to 20.5.14 (inclusive).

Activities		Activity-specific conditions
P1	Timber and hardware merchant	Nil
P2	Farming supplies merchant	Nil
P3	Plant nursery	Nil
P4	Landscape supplies	Nil
P5	A retail activity that is ancillary to any permitted activity.	(a) does not exceed 20% of the gross floor area of the industrial building; (b) involves the sale of goods manufactured and stored within the site, except for the activities listed P1-P4 above.
P6	One dwelling per lot for a caretaker or security personnel	(a) gross floor area of 70m <sup>2</sup> (excluding a garage, carport or decking)

P7	Veterinary practice	Nil
P8	Boarding, breeding or animal training establishment contained in a building or outdoor enclosure	Nil
P9	Research and technology	Nil
P10	An education facility	for no more than 10 students
P11	A food outlet	less than 200m <sup>2</sup> gross floor area
P12	An office that is ancillary to any permitted activity	Nil
P13	Plant and equipment hire	Nil

### 20.5.3 Discretionary Activity

(1) The activities listed below are discretionary activities:

D1	Any activity that does not comply with an 'Activity Specific Condition' in Rule 20.5.2.
D2	Any permitted activity that does not comply with Effects Rule 20.2 or Building Rules 20.3 unless the activity status is specified as controlled, restricted discretionary or non-complying.

### 20.5.4 Non-Complying Activities

(3) The activities listed below are non-complying activities:

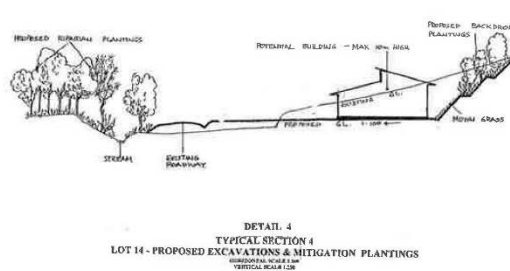
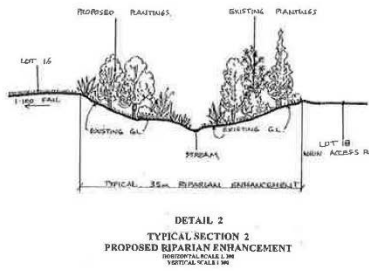
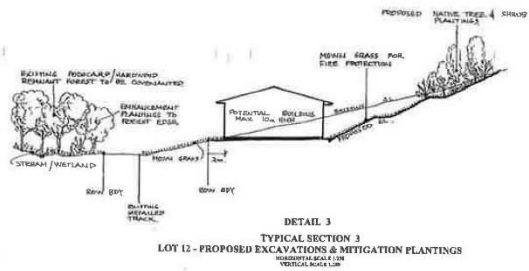
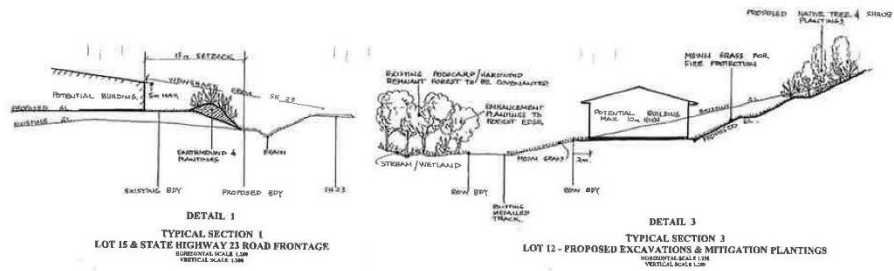
NC1	Any activity that is not listed as permitted activity Rule 20.5.2.
NC2	A residential activity, except for one which is ancillary to the on-site industrial activity for caretakers and security personnel and complies with Rule 20.5.2 P6

### 20.5.5 Landscape planting

PL	Any activity that has its associated parking areas and storage areas adjacent to a road shall be separated from that road by a 2m wide landscaped strip which is established and maintained in accordance with the landscape mitigation details and the plan prepared by Bernard Brown Associates titled 'Nau Mai Business Park — 4005, SH23, Okete, Raglan Proposed Overall Landscape Mitigation Concept' dated March 2009.
RD1	(a) Any activity that does not comply with Rule 20.5.5 PL; (b) Council's discretion is restricted to the following matters: (i) amenity values; (ii) the extent to which landscaping departs from the specified landscape mitigation details and landscape plan; and (iii) traffic safety.

6/8/2018

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FOR SECTION LOCATIONS SEE APPENDIX 3 (b)



NAU MAI BUSINESS PARK - 4005, SH 23, OKETE, RAGLAN  
PROPOSED SECTIONS - LANDSCAPE MITIGATION DETAILS 1-4

APPENDIX 3(c)



### 20.5.6 Noise – General

P1	Noise generated by <del>emergency generators</del> and emergency sirens.
P2	<p>(a) <del>Noise must not exceed the following:</del></p> <p>(i) <del>65dB (LA<sup>10</sup>) at all times within any other site in the Industrial Zone; and</del></p> <p>(ii) <del>at the notional boundary of any adjoining site in the Rural Zone:</del></p> <p style="margin-left: 20px;">A. <del>55dB (LA<sub>eq</sub>) 7am to 10pm;</del></p> <p style="margin-left: 20px;">B. <del>40 dB (LA<sub>eq</sub>) 10pm to 7am the following day; and</del></p> <p style="margin-left: 20px;">C. <del>70dB (LA<sub>max</sub>) 10pm to 7am the following day.</del></p> <p>(b) <del>Noise levels must be measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of Environmental Sound"</del></p> <p>(c) <del>Noise levels must be assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 "Acoustics – Environmental noise"</del></p>
D2	Noise generated by any activity that does not comply with <del>Rule 20.5.6 P2</del>

### 20.5.7 Signs – General

P1	<p>(a) <del>Any freestanding sign or sign attached to a building that is visible from a public place, other than State Highway 23, must comply with all of the following conditions:</del></p> <p>(i) <del>it does not exceed a height of 10m;</del></p> <p>(ii) <del>it does not have a light source that flashes or moves;</del></p> <p>(iii) <del>it does not imitate the content, colour or appearance of any traffic control sign;</del></p> <p>(iv) <del>it does not obscure sight lines of drivers turning into or out of a site entrance;</del></p> <p>(v) <del>it does not exceed an area of 3m<sup>2</sup>;</del></p> <p>(vi) <del>it is set back at least 5m from the boundary of any site in the Rural Zone; and</del></p> <p>(vii) <del>it does not project onto or over a Road reserve.</del></p>
P2	<p>(a) <del>Any free standing advertising sign adjacent to State Highway 23 must comply with all of the following conditions:</del></p> <p>(i) <del>it does not exceed a height of 6m;</del></p> <p>(ii) <del>it is not located on or above Road reserve;</del></p> <p>(iii) <del>it does not exceed an area of 8m<sup>2</sup>;</del></p> <p>(iv) <del>it is located within the eastern corner of Lot 1 DP 454300 (and any subsequent subdivision thereof);</del></p> <p>(v) <del>it does not have a light source that flashes or moves;</del></p> <p>(vi) <del>it does not imitate the content, colour or appearance of any traffic control sign;</del></p> <p>(vii) <del>it can be viewed by drivers for a minimum of 250m;</del></p> <p>(viii) <del>it has lettering that is at least 120mm high;</del></p> <p>(ix) <del>it does not obscure sight lines of drivers turning into or out of a site entrance; and</del></p> <p>(x) <del>it only relates to goods or services available on the site or is a property name sign.</del></p>
RD1	<p>(a) <del>Any sign that does not comply with Rule 20.5.7 P1 or P2</del></p> <p>(b) <del>Council's discretion is limited to the following matters:</del></p> <p style="margin-left: 20px;">(i) <del>effects on amenity values;</del></p> <p style="margin-left: 20px;">(ii) <del>traffic safety.</del></p>

### 20.5.8 Outdoor storage of goods or materials

P1	<p>(a) <del>Outdoor storage of goods or materials must comply with all of the following conditions:</del></p> <p>(i) <del>not exceed a height of 9m;</del></p> <p>(ii) <del>not exceed 30% building coverage; and</del></p> <p>(iii) <del>be screened from State Highway 23.</del></p>
RD1	<p>(a) <del>Outdoor storage of goods or materials that does not comply with Rule 20.5.8 P1</del></p> <p>(b) <del>Council's discretion is restricted to the following matters:</del></p>

	<p>A. <del>visual amenity; and</del></p> <p>B. <del>traffic safety.</del></p>
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### 20.5.9 Building height

PI	<p>(a) A <del>building</del> that does not exceed a <del>height</del> of:</p> <p>(i) <del>10m; or</del></p> <p>(ii) <del>5m at a setback of 15m from State Highway 23 if it is located on Lot 1 DP 454300 (and any subsequent <del>subdivision</del> thereof).</del></p>
RD+	<p>(a) A <del>building</del> that does not comply with <del>Rule 20.5.9 PI.</del></p> <p>(b) Council's discretion is restricted to the following matter:</p> <p>(i) <del>visual amenity</del></p>

### 20.5.10 Construction materials

PI	<p>(a) A <del>building</del> that:</p> <p>(i) <del>has a roof in recessive colours; and</del></p> <p>(ii) <del>does not use unpainted galvanised iron for roofing, cladding or fencing.</del></p>
RD+	<p>(a) A <del>building</del> that does not comply with <del>Rule 20.5.10 PI.</del></p> <p>(b) Council's discretion is restricted to the following matter:</p> <p>(i) <del>visual amenity</del></p>

### 20.5.11 Building coverage

PI	<p>A <del>building</del> must not cover more than 50% of each Effective Building Area identified on the planning maps.</p>
RD+	<p>(a) A <del>building</del> that does not comply with <del>Rule 20.5.11 PI.</del></p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) <del>amenity values; and</del></p> <p>(ii) <del>stormwater management.</del></p>

### 20.5.12 Gross floor area

PI	<p>A <del>building</del> must not exceed a <del>gross floor area</del> of 800m<sup>2</sup>.</p>
RD+	<p>(a) Any <del>building</del> that does not comply with <del>Rule 20.5.12 PI.</del></p> <p>(b) Council's discretion is restricted to the following matter:</p> <p>(i) <del>effect on amenity values.</del></p>

### 20.5.13 Building location and setbacks

PI	<p>(a) A <del>building</del> that is located:</p> <p>(i) <del>within an Effective Building Area identified on the planning maps;</del></p> <p>(ii) <del>at least 7.5m from a <del>road boundary</del>, and</del></p> <p>(iii) <del>at least 15m from State Highway 23.</del></p>
RD+	<p>(a) A <del>building</del> that does not comply with <del>Rule 20.5.13 PI.</del></p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) <del>effect on amenity values; and</del></p> <p>(ii) <del>effect <del>road</del> safety.</del></p>

### 20.5.14 Acoustic insulation for dwelling

PI	<p>(a) A <del>dwelling</del> for a caretaker or security personnel must be designed and constructed to meet the following conditions:</p> <p>(i) <del>Noise</del> does not exceed 35dB (LA<sub>eq</sub>) within any bedroom;</p>
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	<del>(ii) Noise does not exceed 40dB (LA<sub>eq</sub>) within any other habitable room; and</del> <del>(iii) Ventilation that is necessary to achieve the above noise limits shall comply with the requirements of Clause G4 of the New Zealand Building Code.</del>
D+	A dwelling that does not comply with Rule 20.5.14 P1.

## 20.5 Horotiu Industrial Park

### 20.5.1 Application of rules

- (a) The rules in Chapter 20 for the General Industrial Zone and Development Area 20.5 apply to the Horotiu Industrial Park identified on the planning maps, unless otherwise specified below, in which case the equivalent rules in the General Industrial Zone do not apply, except for all land use activity rules listed as Rules 20.1.1, 20.1.2, and 20.1.3 and 20.1.4.

### 20.5.2 Land Use – Activities

#### 20.5.2.1 Permitted Activities

Activities		Activity-specific conditions
P1	Industrial activity	Nil
P2	Ancillary activity	Nil
P3	Trade and industry training activity	Nil
P4	Truck stop for refuelling	Nil
P5	Service station	Nil
P6	An office that is ancillary to a permitted activity	Does not exceed 100m <sup>2</sup> or 30% gross floor area of all buildings on the site
P7	A retail activity that is ancillary to a permitted activity	Does not exceed 10% gross floor area of all buildings on the site
P8	Food outlet	Does not exceed 200m <sup>2</sup> gross floor area
P9	Construction or demolition of, or alteration or addition to, a building	Nil

#### 20.5.2.2 Restricted Discretionary Activities

RD1	<p>(a) A permitted activity listed in Rule 20.5.2.1 that does not comply with any activity-specific condition.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) effects on the supply of industrial land within Horotiu Industrial Park</li> <li>(ii) function of the Horotiu Industrial Park as a regionally significant industrial node.</li> </ul>
RD2	<p>(a) A residential unit for a worker, caretaker or security personnel that meets the following condition:</p> <ul style="list-style-type: none"> <li>(i) does not exceed 70m<sup>2</sup> gross floor area.</li> </ul> <p>(b) Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) reverse sensitivity effects including noise, odour, dust, glare and light spill</li> </ul>



	(ii) the extent to which residential accommodation is necessary to support the on-site industrial activity.
DI	An activity that does not comply with Rule 20.5.2.2 RD2.

### 20.5.2.3 Discretionary Activities

DI	Any activity that is not listed in Rule 20.5.2.1 or Rule 20.5.2.2.
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### 20.5.2.4 Non-complying Activities

NC1	A noise-sensitive activity, except for a residential unit provided by Rule 20.5.2.2 RD2.
NC2	A sensitive land use, except for a residential unit provided by Rule 20.5.2.2 RD2.

## 20.5.3 Land Use Effects

### 20.5.3.1 Noise – General

P1	Noise generated by emergency generators and emergency sirens.
P2	<p>(a) Noise from an activity in the Horotiu Industrial Park that does not exceed:</p> <p>(i) 75dBA (LAeq) at any time measured within any other site at any time.</p> <p>(b) Noise from an activity in the Horotiu Industrial Park that does not exceed the following limits when measured within a Residential Zone:</p> <p>(i) 55dBA (LAeq) 7am to 10pm</p> <p>(ii) 45dBA (LAeq) and 70dBA (LAm<sub>ax</sub>) 10pm to 7am the following day.</p> <p>(c) Noise from an activity in the Horotiu Industrial Park that does not exceed the following limits when measured within the notional boundary of any building containing a noise-sensitive activity existing at [the date the PWDP becomes operative] within any zone outside of the Horotiu Industrial Park and Heavy Industrial Zone (except the Residential Zone):</p> <p>(i) 55dBA (LAeq) 7am to 10pm</p> <p>(ii) 45dBA (LAeq) and 70dBA (LAm<sub>ax</sub>) 10pm to 7am the following day.</p> <p>(d) Noise levels that is measured in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics - Measurement of Environmental Sound”.</p> <p>(e) Noise levels that is assessed in accordance with the requirements of New Zealand Standard NZS 6802:2008 “Acoustics- Environmental noise”.</p>
RDI	<p>(a) Noise generated by any activity that does not comply with Rule 20.5.3.1 P2.</p> <p>(b) Council’s discretion is restricted to the following matters:</p> <p>(i) effects on amenity values</p> <p>(ii) hours of operation</p> <p>(iii) location of noise sources in relation to boundaries</p> <p>(iv) frequency or other special characteristics of noise</p> <p>(v) noise levels and duration</p> <p>(vi) mitigation measures.</p>

### 20.5.3.2 Landscape planting

PI	<p>(a) Any <b>building</b> or land use activity on a <b>record of title</b> that fronts Horotiu Road that is landscaped along the full frontage of that road, except for access and egress points, to the following minimum standards:</p> <p>(i) a 5 metre depth measured from the road <b>boundary</b></p> <p>(ii) comprises mixed <b>indigenous vegetation</b> planted a maximum of 1.5 metres apart that achieve a 5 metre <b>height</b> within 5 years.</p>
RDI	<p>(a) Any <b>building</b> or land use activity that does not comply with <b>Rule 20.5.3.2 P1</b>.</p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) type, density and scale of <b>indigenous vegetation</b></p> <p>(ii) the extent to which the amenity of the Residential Zone on Horotiu Road is maintained.</p>
P2	<p>(a) Any <b>building</b> or land use activity on a <b>record of title</b> that contains, or adjoins, a <b>river</b> or a permanent or intermittent stream, that is landscaped to the following minimum standards:</p> <p>(i) a 4 metre depth measured from the <b>bank</b>, and extending across the full length, of the <b>water body</b></p> <p>(ii) comprises mixed <b>indigenous vegetation</b> planted a maximum of 1.5 metres apart.</p>
RD2	<p>(a) Any building or land use activity that does not comply with <b>Rule 20.5.3.2 P2</b></p> <p>(b) Council's discretion is restricted to the following matters:</p> <p>(i) type, density and scale of <b>indigenous vegetation</b></p> <p>(ii) the extent to which the natural character and cultural values of a <b>river</b> or stream are maintained.</p>

### 20.5.4 Land use – building

#### 20.5.4.1 Building height

PI	<p>(a) A <b>building</b> or <b>structure</b> that is within 50 metres of Horotiu Road and does not exceed a <b>height</b> of 10 metres.</p>
P2	<p>(a) A <b>building</b> or <b>structure</b> that is 50 to 400 metres from Horotiu Road and does not exceed a height of 15 metres.</p>
P3	<p>(a) A <b>building</b> or <b>structure</b> that is more than 400 metres from Horotiu Road and does not exceed a <b>height</b> of:</p> <p>(i) 25 metres; and</p> <p>(ii) 15 metres over 90% of the <b>site</b>.</p>
RDI	<p>(a) A <b>building</b> or <b>structure</b> that does not comply with Rule <b>20.5.4.1 P1, P2 or P3</b>.</p> <p>(b) Council's discretion is restricted to the following matter:</p> <p>(i) the extent to which visual amenity in the Residential Zone is maintained.</p>

#### 20.5.4.2 Building setback from earth bund

PI	<p>Any <b>building</b> on land that contains the Horotiu Industrial Park earth bund, as shown on the planning maps, that is set back 5 metres from the toe of the bund.</p>
RDI	<p>(a) Any <b>building</b> that does not comply with <b>Rule 20.5.4.2 P1</b></p> <p>(b) Council's discretion is restricted to the following matter:</p>

	(i) effects on the Horotiu Industrial Park earth bund.
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### 20.5.4.3 Aerials, antennae and lighting masts

P1	(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.
P2	(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.
P3	(a) Lighting masts that are located at least 400 metres from Horotiu Road and not exceeding a height of 25 metres.
RDI	(a) Any aerial, antenna or lighting mast that does not comply with Rule 20.5.4.3 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.

### 20.5.5 Subdivision - General

RDI	(a) Subdivision must comply with the following conditions: (i) proposed lots (excluding access allotments and utility allotments) must have a minimum net site area of 500m <sup>2</sup> (ii) proposed network utility allotments must have a minimum net site area of 100m <sup>2</sup> . (b) Council's discretion is restricted to the following matter: (i) the extent to which a range of future industrial activities can be accommodated.
DI	Subdivision that does not comply with Rule 20.5.5 RDI

### Consequential amendments to planning maps

- a. Deletion of Specific Area 20.5 and 'Effective Building Area' annotations for Nau Mai Business Park.
- b. Annotation of new Development Area 20.5 Horotiu Industrial Park (outlined with dashed black line) as shown below.
- c. Annotation of footprint/toe of existing earth bund within Horotiu Industrial Park (shape file data to be provided by Northgate).

