

Attachment 7: Provision Cascade for the Heavy Industrial Zone

Objective	Policy	Rules	Assessment Criteria	Other mechanisms	
4.6.1 Objective – Economic growth of industry (a) The economic growth of the district's industry is supported and strengthened in industrial zones.	4.6.2 Policy – Provide Industrial Zones with different functions	21.1.1 Permitted Activities 21.1.1A Restricted Discretionary Activities 21.1.3 Non-complying Activities			
	4.6.3 Policy – Maintain a sufficient supply of industrial land	21.1.3 Non-complying Activities		Zones	
		21.4.1 Subdivision – General	(i) the extent to which a range of future activities can be accommodated; and (ii) amenity values (iii) provision of infrastructure; and (iv) the extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure.		
	4.6.4 Policy – Maintain industrial land for industrial purposes	21.1.1 Permitted Activities			
		21.1.1A RDI Restricted Discretionary Activities one residential unit for a caretaker or security personnel		Council's discretion is restricted to the following matters: (i) reverse sensitivity effects including noise, odour, dust, glare and light spill	
		21.1.2 Discretionary Activities			
		21.1.3 Non-complying Activities			
		21.2.3.1 Noise – General	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.		
		21.2.3.2 Noise – Huntly Power Station	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.		
		21.2.3.3 Noise – Construction	(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels; (iv) timing and duration; and (v) methods of construction.		
21.2.4 Glare and Artificial Light Spill		(i) effects on amenity values; (ii) light spill levels on another site; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.			
4.6.5 Policy – Recognition of industrial activities outside of urban areas				Application of Industrial Zones to established and historic industrial uses	
4.6.6 Objective – Manage	4.6.7 Policy – Management of	21.1.1A RDI Restricted Discretionary Activities	Council's discretion is restricted to the following matters:		

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adverse effects (a) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.	adverse effects within industrial zones	one residential unit for a caretaker or security personnel	(i) reverse sensitivity effects including noise, odour, dust, glare and light spill	
		21.1.2 Discretionary Activities		
		21.1.3 Non-complying Activities		
		21.2.2 Landscape planting	(iv) amenity values; and (v) natural character and cultural values of a river or stream.	
		21.2.3.1 Noise – General	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.	
		21.2.3.2 Noise – Huntly Power Station	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.	
		21.2.3.3 Noise – Construction	(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels; (iv) timing and duration; and (v) methods of construction.	
		21.2.4 Glare and Artificial Light Spill	(i) effects on amenity values; (ii) light spill levels on another site; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.	
21.2.5.1 Earthworks – General	(i) amenity values and landscape effects; (ii) volume, extent and depth of earthworks; (iii) nature of fill material; (iv) contamination of fill material; (v) location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) compaction of the fill material; (vii) volume and depth of fill material; (viii) protection of the Hauraki Gulf Catchment Area; (ix) geotechnical stability; (x) flood risk, including natural water flows and established drainage paths; and (xi) land instability, erosion and sedimentation.			
21.2.7.1 Signs – General	(i) visual amenity; (ii) character of the locality; (iii) effects on traffic safety; (iv) glare and artificial light spill; (v) content, colour and location of the sign. (vi) effects on the heritage values of any heritage item due to the			

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			size, location, design and appearance of the sign; (vi) effects on cultural values of any Maaori Site of Significance; (vii) effects on notable architectural features of the building;	
		21.2.7.2 Signs - effects on traffic		
		21.3.1 Building Height	(i) effects on amenity.	
		21.3.3 Daylight admission	(i) effect on amenity.	
		21.3.5 Building, structure or vegetation within battlefield Viewshafts		
		21.3.4.1 Building setbacks – all boundaries	(i) effects on amenity values; (ii) effects on streetscape; and (iii) traffic and road safety.	
		21.3.4.2 Building setback – water bodies		
		21.4.3 Subdivision - Road frontage	(i) traffic effects; and (ii) amenity and streetscape.	
		21.4.4 Subdivision - Esplanade Reserves and Esplanade Strips	(i) the type of esplanade provided - reserve or strip; (ii) width of the esplanade reserve or strip; (iii) provision of legal access to the esplanade reserve or strip; (iv) matters provided for in an instrument creating an esplanade strip or access strip; (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 (vi) costs and benefits of acquiring the land. (vii) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; (viii) topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken.	
4.6.9A Objective – Adverse effects of land use and development (a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.	4.6.9A Policy - Signage	21.2.7.1 Signs – General	(i) visual amenity; (ii) character of the locality; (iii) effects on traffic safety; (iv) glare and artificial light spill; (v) content, colour and location of the sign. (vi) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (vii) effects on cultural values of any Maaori Site of Significance; (viii) effects on notable architectural features of the building;	
		21.2.7.2 Signs - effects on traffic		
		21.2.2 Landscape planting	(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	
		21.2.3.1 Noise – General	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary;	

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			(iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.	
		21.2.3.2 Noise – Huntly Power Station	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.	
		21.2.3.3 Noise – Construction	(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels; (iv) timing and duration; and (v) methods of construction.	
		21.2.5.1 Earthworks – General	(i) amenity values and landscape effects; (ii) volume, extent and depth of earthworks; (iii) nature of fill material; (iv) contamination of fill material; (v) location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) compaction of the fill material; (vii) volume and depth of fill material; (viii) protection of the Hauraki Gulf Catchment Area; (ix) geotechnical stability; (x) flood risk, including natural water flows and established drainage paths; and (xi) land instability, erosion and sedimentation.	
		21.3.1 Building Height	(i) effects on amenity.	
		21.3.3 Daylight admission	(i) effect on amenity.	
		21.3.5 Building, structure or vegetation within battlefield Viewshafts		
		21.3.4.1 Building setbacks – all boundaries	(i) effects on amenity values; (ii) effects on streetscape; and (iii) traffic and road safety.	
		21.3.4.2 Building setback – water bodies		
		21.4.3 Subdivision - Road frontage	(i) traffic effects; and (ii) amenity and streetscape.	
		21.4.4 Subdivision - Esplanade Reserves and Esplanade Strips	(i) the type of esplanade provided - reserve or strip; (ii) width of the esplanade reserve or strip; (iii) provision of legal access to the esplanade reserve or strip; (iv) matters provided for in an instrument creating an esplanade strip or access strip; (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 (vi) costs and benefits of acquiring the land. (vii) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure	

Objective	Policy	Rules	Assessment Criteria	Other mechanisms
			<u>assets;</u> (viii) topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken.	
4.6.16 Objective – Recognise the essential support role of emergency services training and management activities within industrial zones	4.6.17 Policy – Emergency services facilities and activities Enable the development, operation and maintenance of emergency services training and management activities within the industrial zones.	21.1.1 P7 Emergency services training and management activities	Nil	