

PART 6	INDUSTRIAL ZONES
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INDUSTRIAL DEVELOPMENT AND ENVIRONMENTAL AMENITY

6.1 INTRODUCTION

This part of the District Plan outlines the provisions for industrial development in Urban Papakura. The functions and environmental qualities of the industrial areas are described and the resource management strategy formulated to enable a continuation of efficient and environmentally acceptable development is set out.

6.2 OVERVIEW

Industrial activity is one of the means by which resources may be converted into usable products for the community. Areas of such activity are centres of local employment, markets for local suppliers and contributors to the wealth of the community. To this end, this Plan enables a wide range of activities to operate in a number of locations throughout the District.

At the same time, industrial activities have significant environmental effects within any district. On the one hand, such activities make a significant contribution to the quality of the social and economic environment by providing employment and generating economic activity. On the other hand, these self-same activities may result in adverse environmental effects such as air pollution, water pollution, noise, glare, odour, vibration, high volumes of heavy traffic and visual degradation.

These latter effects tend to mask the otherwise positive contribution made by industrial activities but, nevertheless, require the exercise of some control in order to secure environmental quality. Such control is further suggested in Papakura District because the industrial areas tend to be in close proximity to areas of residential activities and several significant watercourses.

The areas of industrial concentration are at Takanini, Central Papakura, Hunua and Drury. These localities display varying levels of environmental amenity and quality. The level of development ranges from relatively benign light industrial activities through to those involving processes which have a degree of environmental risk.

In addition to the traditional industrial areas, there are two areas of quarrying within the District and the distinctive “industrial” node at Ardmore Aerodrome. The quarrying areas are at Hunua Road and Drury. The Ardmore Aerodrome industrial area principally accommodates specialised activities related to the aviation industry.

The purpose of the industrial zones is to provide land for industrial activities. The needs of the community for other activities such as retailing, entertainment and office functions will generally be met in the commercial zones. There is a need, however, to provide in the industrial zones for limited commercial, service and

related activities that are associated with or complementary to the needs of industry and the provisions of the Plan recognise this situation.

While the industrial zones generally are not considered suitable for residential activities, it is recognised that such accommodation on industrial lots may be justified in particular circumstances. Further, the interface between light industrial areas and residential areas can be enhanced through allowing limited residential activities in industrial zones. Accordingly, the Plan makes limited provision for residential activities in industrial areas.

Over the years, vacant industrial-zoned land has been taken up for development. The bulk of remaining vacant industrial-zoned land is in within the Ardmore Aerodrome Zone, which is zoned for aviation industry and related activities only. Furthermore, there are constraints which affect the suitability and availability of land for industrial development.

There remains, however, a significant southern sector shortage of industrial land to meet future requirements. That shortage is such that it will constrain economic development within the southern sector of Auckland if it is not addressed. There is currently a shortage of land zoned for industrial purposes. This is characteristic of the wider business land shortages throughout the Auckland region. In 2006, the Auckland Business Land Strategy identified a current up-take of business land at 129 hectares a year and accelerating, meaning that vacant land currently zoned for business purposes would be used up by the year 2020, if not earlier.

The Takanini Structure Plan identifies part of Area 6 as future business land for Papakura. It is envisaged that the development of this land for industrial purposes will significantly contribute towards the creation of additional jobs in the Takanini Structure Plan area, in accordance with the vision of the Takanini Structure Plan.

There are certain constraints to further industrial development in some parts of the District as a result of inadequate infrastructure. This situation requires careful management to ensure that the widest opportunities are available to developers while minimising the costs of development to the wider community.

In recognition of the present pattern of activities and with a view to enabling further activities to become established, six industrial zones have been formulated for the District. There are four general industrial zones, a zone for quarrying activities and the specialised industrial zone at Ardmore. The distribution of these areas and the controls over the conduct of activities within them are designed to enable the growth and development of new and existing industrial areas in the area subject to the Papakura District Plan and the use and development of existing resources while securing present levels of environmental quality.

6.3 RESOURCE MANAGEMENT ISSUES

- The efficient and effective future use of industrial land within the constraints imposed by infrastructure and in particular the limitations on water dependent development because of the lack of water supply. or wastewater disposal infrastructure

- The retention and enhancement of environmental quality within land zoned for industrial activities.
- The protection of the environmental quality of land adjoining industrial areas.
- The protection of the quality of adjoining waterways.
- The conduct of activities such that any potential for development is not limited and environmental quality is maintained.
- The use and storage of hazardous substances.
- The extraction of aggregates and the operation of quarries in such a way that the quality of the surrounding environment is not degraded and the control of surrounding land use such that reverse sensitivity effects are avoided.
- The diminishing supply of, and increasing demand for, industrial zoned land within the Auckland Region and Papakura District and the need to provide more business land to create employment opportunities for an increasing population.
- The efficient use of land at Ardmore Aerodrome without compromising the long term needs of the aviation industry.
- The operation and anticipated growth of the Aerodrome to meet the reasonably foreseeable air transport needs while minimising adverse noise effects on the surrounding community.
- The Aerodrome is an important facility for the general aviation industry as it provides pilot training and recreational flying services including Ex Military Jet Aircraft. The operation of the Aerodrome should recognise the importance of those services.

6.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the industrial zones is:

- to enable a range of activities to become established where environmental quality within and beyond the zone of industrial activity is not adversely affected.
- to provide sufficient land zoned for industrial purposes to meet local demands and assist in meeting regional business demands and provide employment opportunities for an increasing population.
- to establish a hierarchy of four general industrial zones.
- to establish a zone for quarrying activities.
- to establish at the Aerodrome a zone for aviation activities with specific controls relating to aircraft noise.
- to enable the establishment of non-aviation activities at Ardmore Aerodrome until the land is required for aviation activities.
- to formulate performance standards in respect of bulk and location, noise, air pollution, glare, vibration, hazardous activities, the use, handling and

storage of hazardous substances, traffic generation, landscaping, appearance and site development.

- to provide for the development of a new area for “Land Extensive Industrial Activities” (manufacturing, construction, wholesale trade and transport and storage) adjacent to the Drury Quarry in the Drury South Structure Plan area.
- to require a “Coastal Protection Yard” and building and development setbacks as a buffer between the coastline and development in order to avoid, remedy or mitigate adverse effects.
- to require development in Takanini Structure Plan Area 6 to have a high level of amenity.
- to facilitate a variety of transport modes within Takanini Structure Plan Area 6 to reduce reliance on the private motorcar.
- the provision of subdivision and development within Takanini Structure Plan Area 6 in a manner which will provide for the areas stormwater management and geotechnical constraints.

6.5 OUTCOMES

The purpose of this strategy is to enable the emergence of functional industrial localities at selected locations throughout the District. These industrial areas will have appropriate internal environmental quality as well as achieving higher standards where these areas abut residential areas.

6.6 OBJECTIVES AND POLICIES

Objective

6.6.1 *To manage the use, development and protection of the resources of the industrial areas of the District so that acceptable environmental quality is achieved within industrial areas and beyond.*

Policies

6.6.1.1 To establish a hierarchy of four general industrial zones.

6.6.1.2 To establish a zone for quarrying activities.

6.6.1.3 To provide for aviation related activities at the Aerodrome while controlling the adverse effects of aircraft noise

6.6.1.4 To enable a range of industrial and related activities to become established within the zones.

6.6.1.5 To require the provision of yards.

6.6.1.6 To limit the height of structures.

6.6.1.7 To require the provision of landscaping on all industrial lots.

- 6.6.1.8** To set noise and vibration standards on all activities within the industrial zones.
- 6.6.1.9** To set air pollution standards on all activities within the industrial zones.
- 6.6.1.10** To impose controls on the use, handling and storage of hazardous substances.
- 6.6.1.11** To set glare and vibration standards on all activities within the industrial zones.
- 6.6.1.12** To require the screening of yards and storage areas where these face residential areas.
- 6.6.1.13** To impose controls and structures for the protection of surface and groundwater quality both within areas of industrial activity and in areas adjacent to these.
- 6.6.1.14** To require the provision of parking which is adequate and appropriate to the level and intensity of the particular activity within all industrial lots.
- 6.6.1.15** To limit industrial activities until an adequate level of services is available or is made available to meet the requirements of the proposed activity.

Objective

- 6.6.2** *To provide for a range of permitted activities in the industrial zones in accordance with the objectives for those zones.*

Policies

- 6.6.2.1** To establish the Industrial 3 zone as the principal industrial zone offering the greatest opportunity for industrial activities.
- 6.6.2.2** To enable a wide range of industrial activities as discretionary activities in all zones.
- 6.6.2.3** To enable a range of industrial activities as controlled activities in the Industrial 1 zone.
- 6.6.2.4** To enable a range of industrial and commercial activities in the Industrial 2 zone.
- 6.6.2.5** To enable heavy industry to locate in the Industrial 4 zone.
- 6.6.2.6** To enable quarrying and related activities in the Extractive Industry zone.
- 6.6.2.7** To enable aviation related activities in the Ardmore Aerodrome zone.
- 6.6.2.8** To provide flexibility for the use of underutilised land at the Ardmore Aerodrome until it is required for aviation purposes.

- 6.6.2.9** To enable limited residential activities in the industrial zones.

Objective

- 6.6.3** *To enable a range of retail activities in the industrial zones where this does not comprise significantly the future viability, integrity and environmental enhancement of the Central Business Area.*

Policies

- 6.6.3.1** To enable the establishment of retail activities ancillary to permitted activities and subject to specified limitations.
- 6.6.3.2** To retain discretion over the establishment of significant retail activities in the industrial zones.

Objective

- 6.6.4** *To maintain and enhance the natural character and landscape values, public access, ecology and landforms of the natural coastal environment which is a matter of national importance.*

Policies

- 6.6.4.1** To protect significant natural features and ecological values of the coastal environment, including water quality and habitats.
- 6.6.4.2** To protect the natural character of the coastal margin, including the physical landform, natural features and vegetation.
- 6.6.4.3** To protect the value the coastline has to tangata whenua.
- 6.6.4.4** To provide for the operation of naturally occurring processes within the coastal environment.
- 6.6.4.5** To protect the existing and foreseeable opportunities for future esplanade reserves in situations where no esplanade reserve currently exists.
- 6.6.4.6** To maintain and enhance the natural character, landscape and amenity values of the coastal environment.
- 6.6.4.7** To ensure that facilities and structures are located so as to avoid the need for future coastal works in order to mitigate the effects of coastal erosion.

Objective

- 6.6.5** *The co-ordinated subdivision and development of Takanini Structure Plan Area 6, primarily for industrial purposes, in a form that creates a high standard of amenity, a positive sense of place and identity, and a well connected, safe and convenient transport network.*

Policies

6.6.5.1 To require key structural elements to be incorporated into all subdivision and development, as defined within Takanini Structure Plan Area 6 (Appendix 16A), to ensure the efficient and effective development of the area as a whole.

6.6.5.2 To establish methods that require subdivision and development to:

- a) Provide for a highly connected, safe and convenient road, pedestrian and cycling network;
- b) Encourage the creation of a positive sense of place and identity;
- c) Create complementary, consistent and legible landscaping themes;
- d) Encourage buildings, spaces and streetscapes of high amenity, and create linkages within and between such places.

Objective

6.6.6 *Development and subdivision within Takanini Structure Plan Area 6 does not compromise the amenity of adjoining and surrounding residential activities.*

Policies

6.6.6.1 To establish controls to avoid, remedy or mitigate adverse effects of development on the amenity of residential activities adjoining Takanini Structure Plan Area 6.

6.6.6.2 To encourage lighter industrial activities that generate environmental effects that are more complementary to residential activities to be established as a buffer between residential and heavy industrial activities.

Objective

6.6.7 *Enable subdivision and development within Takanini Structure Plan Area 6 that avoids, remedies or mitigates the potential adverse effects that arise from developing on land subject to geotechnical and stormwater constraints.*

Policies

6.6.7.1 Subdivision or development proposals for land within Takanini Structure Plan Area 6 shall be accompanied by:

- a) detailed geotechnical investigations that demonstrate how the proposal avoids, remedies or mitigates the potential adverse effects that arise from developing on land subject to geotechnical constraints.
- b) detailed stormwater management investigations that demonstrate how the proposal avoids, remedies or mitigates the potential adverse effects that arise from developing on land subject to stormwater constraints.

6.7 EXPLANATION

The purpose of the above objectives and policies is to provide for and protect the present areas of industrial activities as significant resources for the District and to provide for the growth and development of new industrial areas. The industrial zones contribute much to the economic well-being of Papakura and offer great future potential for the emergence of areas of wide-ranging industrial and commercially-focussed activity.

This future potential will be maximised by retaining high standards of amenity within industrial areas and by ensuring the protection of neighbouring, non-industrial activities. Industrial environments offering pleasant conditions in which to operate and which are therefore attractive to further future development are fundamental in securing the success of the industrial areas of the District.

In providing for the integration of transport and business land uses within Takanini Structure Plan Area 6, it is important for all modes of transport to be utilised, including public transport, cycling and walking. This in turn will ensure that the effects of activities from Takanini Structure Plan Area 6 on the transport network are minimised as far as practicable.

At the same time, the protection of neighbouring activities from the effects of industrial activities is equally important and is a complementary matter which is addressed in the District Plan. Industrial activities need not cause environmental degradation in adjoining non-industrial areas and can be managed to ensure harmonious co-existence. The District Plan provisions have been formulated to achieve this outcome.

Industrial activities have been structured into a zoning hierarchy to enable a wide range of activities. This allows activities with few environmental impacts and which offer local employment opportunity to become established within small, local communities. In addition, the unique nature of both quarrying and aviation related activities have been recognised through the provisions of specific zones for these undertakings. Within the Ardmore Aerodrome zone provision is made for non-aviation activities to be established on currently underutilised land. This provides a flexible and efficient use of the land until it is required for aviation purposes. Such classification properly identifies these specific activities and allows the formulation of precise rules governing the conduct of them.

6.8 RANGE OF ZONES

6.8.1 Industrial 1

This zone has an area of approximately 30 hectares and covers five locations: two areas along Great South Road, Takanini, Old Wairoa Road, Vernon Street, Pricor Street, Ron Keat Drive and land within Takanini Structure Plan Area 6.

The Industrial 1 zone is a light industrial zone and provides opportunities for small, localised activities and the zone provisions protect environmental quality by particularly controlling traffic generation and building height. Limited residential activities are permitted (with the exception of Takanini Structure Plan Area 6 where greater controls exist) and most light industrial activities are controlled activities.

6.8.2 Industrial 2

This zone lies adjacent and generally to the west of the Central Business Area and occupies some 6 hectares. A similar range of industrial and related activities to those in the Industrial 1 zone are acceptable within this zone. In addition, fringe commercial activities are provided for in recognition of the proximity of this zone to the Central Business Area. Further, all activities are subject to a more liberal height control.

6.8.3 Industrial 3

This zone is located in the northern part of the District at Takanini, the south-eastern part at Hunua and at Drury. It is the largest industrial zone in the District and occupies approximately 205 hectares.

The zone is a “medium” industrial zone, enabling a wide range of industrial and related activities while controlling those activities which require physical separation from other activities because of the potential for environmental degradation and loss of amenity.

Within Takanini Structure Plan Area 6 it is envisaged that high amenity Industrial 3 developments will be created, by requiring a greater focus on subdivisional design, amenity controls and landscaping.

The zone also acts as a buffer zone between activities in the Industrial 4 zone and the adjoining residential zones.

6.8.4 Industrial 4

This zone enables the establishment of those activities which require physical separation from adjoining sensitive activities but lies within a buffer created by the Industrial 3 zone. It occupies an area of approximately 106 hectares.

6.8.5 Extractive Industry

This zone covers the two areas of quarrying at Hunua Road and Drury. The provisions enable the continuation of quarrying and related uses within the zone while imposing strict development and operational controls to ensure high standards of operation and protection of sensitive water courses and streams.

6.8.6 Ardmore Aerodrome Zone

This zone makes provision for the aviation industry and related uses at the Aerodrome. The site is designated “Aerodrome” in the District Plan as a requirement of the Airport Authority. The zone includes noise management controls that are tailored to the specific effects generated by the Aerodrome, to ensure that the noise impact of the Aerodrome is minimised by use of best practicable options. The Ardmore Aerodrome zone also enables non-aviation activity as a means of providing for the more efficient use of the land resource at

the Airport. The use of this land for aviation purposes is anticipated in the long term as demand requires. For this reason aviation activities remain permitted within this area.

6.9 INDUSTRIAL 1 ZONE

6.9.1 INTRODUCTION

The Industrial 1 Zone is a light industrial zone located along the Great South Road, Takanini, at Old Wairoa Road, Vernon Street, Prictor Street and within Takanini Structure Plan Area 6. The zone enables the establishment of a range of light service industries in several parts of the District which adjoin sensitive, non-industrial areas. These localities are adjacent to areas of residential development and this proximity demands careful provisions to secure the proper future functioning of the industrial land as well as protecting the environmental quality of the residential areas. Further, there are some instances where a light industrial zoning is most appropriate because of the sensitive nature of the adjoining environment or activities.

6.9.2 OVERVIEW

A limited range of permitted activities is provided for in the zone. These are restricted to those of an accessory, residential or reserve nature, and are also provided for subject to site suitability and the application of special purpose conditions to the proposal.

Activities and buildings within Takanini Area 6 require consent as a Controlled Activity to satisfy amenity considerations. Activities located within the Restricted Access to Road Frontage Area are Restricted Discretionary Activities for traffic safety considerations. Activities (including subdivision) located within the Mahia Branch Sewer Line Network Utility Yard are Restricted Discretionary Activities to protect the future alignment of significant wastewater infrastructure.

Industries and processes requiring maximum segregation from other uses because of offensive, noxious or dangerous elements (Schedule 6A), those which may require segregation because of possible objectionable elements (Schedule 6B), those which are potentially capable of producing a high degree of air pollution (Schedule 6C) or a moderate degree of air pollution (Schedule 6D) are not permitted in the Industrial 1 zone. The storage and use of hazardous substances in quantities in excess of those specified in Level 1 of Schedule 6F will be discretionary activities within 75 metres of a residential area.

Where Industrial 1 lots adjoining residential zones, a 5 metre, densely planted yard will be required to provide visual separation. Height-in-relation-to-boundary controls also apply.

6.9.3 RESOURCE MANAGEMENT ISSUES

- The avoidance and mitigation of any adverse effects of industrial activities.
- The retention of functional industrial areas of local significance.

- The maintenance and, where possible, enhancement of amenity and environmental quality within the zone.

6.9.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable residential activities to establish in the zone (with greater controls within Takanini Structure Plan Area 6);
- to enable the establishment of locally-oriented service industries;
- to formulate performance standards so that activities are properly managed to secure amenity values both within and beyond the zone;
- to limit the height of buildings and structures and to secure appropriate site development in recognition of the proximity of adjacent residential activities; and
- to restrict the establishment of activities of an offensive, noxious or dangerous nature.

6.9.5 OUTCOMES

The principal outcome sought by the strategy is to ensure that industrial activities have minimal impact on surrounding areas. The aim is the operation of local industrial nodes which recognise sensitive neighbouring activities and function in accordance with environmental controls aimed at high levels of local amenity and environmental quality.

6.9.6 OBJECTIVES AND POLICIES

In addition to the Objectives and Policies identified in Part 6.6 of the Objectives and Policies in Part 6.9.6 shall apply to the Industrial 1 zone.

The Objectives, Policies, Methods and Rules in Part 5B.2.2 of Section One shall also apply to Industrial 1 zoned land within Takanini Structure Plan Area 6.

Objective

6.9.6.1.1 *To enable the establishment of light industry in selected local areas.*

Policies

6.9.6.1.2 To zone small localised industrial areas of the District adjacent to residential activity as Industrial 1.

6.9.6.1.3 To exclude activities and processes which may be noxious, offensive or involve elements of environmental risk.

6.9.6.1.4 To enable a limited range of ancillary activities within the Industrial 1 zone.

Objective

6.9.6.2 *To protect environmental quality and the amenities of sensitive, adjoining non-industrial areas.*

Policies

- 6.9.6.2.1** To enable the establishment of residential activities in the zone (with greater controls within Takanini Structure Plan Area 6).
- 6.9.6.2.2** To impose controls which protect the environmental quality and amenity of neighbouring properties.
- 6.9.6.2.3** To impose amenity controls at site boundaries.
- 6.9.6.2.4** To adopt controls on noise, vibration, air pollution, glare and soil and water contamination.
- 6.9.6.2.5** To require the establishment and maintenance of landscaped buffer areas between industrial activities and adjacent activities.
- 6.9.6.2.6** To limit the height and location of activities.
- 6.9.6.2.7** To require the provision of landscaped front yards.
- 6.9.6.2.8** To require the provision of landscaped side yards adjoining residential zones.
- 6.9.6.2.9** To require the provision of rear yards adjoining residential zones.
- 6.9.6.2.10** To restrict the establishment of activities which require segregation because of offensive, noxious or dangerous elements (Schedules 6A and 6B).
- 6.9.6.2.11** To restrict the establishment of activities which are capable or potentially capable of a high or moderate degree of air pollution (Schedules 6C and 6D).
- 6.9.6.2.12** To impose storage and usage restrictions on hazardous substances and LPG.
- 6.9.6.2.13** To require the retention of existing trees where possible within Takanini Area 6 which contribute to the amenity of the site and surrounding areas, or to provide new planting to buffer/filter new development from external views.

6.9.7 EXPLANATION

The purpose of the above objectives and policies is to enable local industrial activity to become established in selected areas while securing and enhancing the levels of environmental quality. By way of strict controls on bulk and location and specific environmental impacts of activities, the amenity of the localities subject and adjacent to these industrial areas will be retained and improved.

6.9.8 RULES

6.9.8.1 Activity Status Tables

Any residential activity that is ancillary to a Permitted Activity or Discretionary Activity where it complies with the requirements of Rule 6.15 and is in accordance with the criteria set out in Rule 6.15.2.2 – 5.

Table 1

Activity	Activity Status within the Industrial 1 Zone excluding Takanini Structure Plan Area 6
Any residential activity that is ancillary to a Permitted Activity or Discretionary Activity where it complies with the requirements of Rule 6.15 and is in accordance with the criteria set out in Rule 6.15.3.	Permitted
On any site, listed in the following Table 1A, which contained an existing dwelling and was used for residential purposes as at the 1 June 2008, the use of that site for residential purposes and any extensions and alterations to the existing dwelling that comply with development controls applying in the Urban Residential 1 zone.	Permitted
Any industrial activity where it complies with the Rules set out in 6.9.8.2	Permitted
Any industrial activity where it complies with the set out in 6.9.8.3.	Discretionary
Any studio warehousing development where it complies with Rule 6.9.8.3 and 6.15.3 Specific Activity Criteria 6) Studio Warehousing.	Discretionary
Any service station where it complies with the Rules set out in 6.9.8.3.	Discretionary

Table 1A

Street Address	Legal Description	Area
1 Beach Road	Lot 62 DP 16667	1222m ²
3 Beach Road	Lot 61 DP 16667	1224m ²
5 Beach Road	Lot 60 DP 16667	1224m ²
212 Great South Road	Lot 70 DP 16667	1467m ²
212A Great South Road	Lot 1 DP 58286	1156m ²
214 Great South Road	Lot 2 DP 58286	976m ²
216 Great South Road	Lot 3 & Lot 7 DP 58286	1254
218 Great South Road	Lot 73 & Pt Lot 66 DP 16667	1744m ²
220 Great South Road	Lot 74 DP 16667	1468m ²
222 Great South Road	Lot 75 DP 16667	1468m ²
2 Glenora Road	Lot 76 DP 16667	1333m ²
4 Glenora Road	Lot 77 DP 16667	1065m ²
6 Glenora Road	Lot 78 DP 16667	1032m ²

Table 2

Activity	Activity Status within the Industrial 1 Zone (Within Takanini Structure Plan Area 6 only)
Unless identified as a Restricted Discretionary, Discretionary or Non-Complying Activity, any industrial activity or industrial building complying with Rule 6.9.8.2.	Controlled
Retail activities ancillary to, and part of, a Controlled Activity on the same site provided that retail activities do not occupy more than 30% of the gross floor area of the industry and retail premises combined or 200 square metres, whichever is the lesser.	Controlled
Office activities ancillary to, and part of, a Controlled Activity on the same site provided that office activities do not occupy more than 30% of the gross floor area of the industry and office premises combined.	Controlled
Any controlled activity complying with Rule 6.9.8.2, with vehicle access from road frontages marked as Restricted Access in the Takanini Structure Plan Area 6 Structure Plan (refer to Section Three, Part 16, Appendix 16A).	Restricted Discretionary Refer to Part 6.15.2.1 for the matters to which Council has restricted its discretion and assessment criteria.
Any activity not complying with Rule 6.9.8.4, Mahia Branch Sewer Line Network Utility Yard.	Restricted Discretionary Refer to Part 6.15.2.2 for the matters to which Council has restricted its discretion and assessment criteria.
Unless identified as a Permitted, Controlled, Restricted Discretionary or Non-Complying Activity, any industrial activity and industrial building complying with Rule 6.9.8.3.	Discretionary
Any service station complying with Rule 6.9.8.3.	Discretionary
Any studio warehousing development complying with Rule 6.9.8.3 and Rule 6.15.3 Specific Activity Criteria 6) Studio Warehousing.	Discretionary
Accordance with the criteria set out in Rule 6.15.3.	Discretionary
Any activity not provided for as a Permitted, Controlled, Restricted Discretionary or a Discretionary Activity.	Non-Complying

Refer to Part 6.15.1 for the matters to which Council has reserved control for Controlled Activities identified in the table above.

Refer to Part 6.15.3 for the relevant Assessment Criteria for Discretionary Activities identified in the tables above.

6.9.8.2 Standards and Terms for Permitted and Controlled Activities

1. General Provisions

Every activity shall comply with the requirements of the Rules set out in 6.15.3.

2. *Use of Buildings and Lots*

No building or lot shall be used for any activity in Schedule 6A or 6B *or* shall employ a process listed in Schedule 6C and 6D.

3. *Hazardous Substances*

No activity shall involve the storage or use of hazardous substances as set out in Schedule 6F.

6.9.8.3 Standards and Terms for Discretionary Activities

Any industrial activity where it complies with the Rules for Discretionary Activities set out below.

Any studio warehousing development where it complies with the Rules for Discretionary Activities set out below and with Rule 6.15.2.2 Specific Activity Criteria 6) Studio Warehousing.

Any service station where it complies with the Rules for discretionary activities set out below.

1. *General Provisions*

Application must be made for a resource consent for a discretionary activity where it is proposed to vary the standards for permitted activities contained in Rule 6.15. An application for a discretionary activity may only be granted to vary those standards to the extent permitted in Table 6.2 and will be assessed in terms of the criteria contained in Rule 6.15.3.

2. *Use of Buildings and Lots*

No building or lot shall be used for any activity in Schedule 6A or 6B *or* shall employ a process listed in Schedule 6C or 6D.

3. *Hazardous Substances*

No activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the schedule *or* in quantities in excess of those specified in Level I of the schedule on lots partly or wholly within 75 metres of a residential zone or other residential activity.

6.9.8.4 Mahia Branch Trunk Wastewater Line (refer to Takanini Structure Plan Area 6, Part 16, Appendix 16A for location).

Network Utility Yard – 10m

This rule shall apply prior to the construction of the wastewater line only, and shall cease to have effect upon completion of its construction. Any activity which

does not form part of the Network Utility to which the yard relates, and does not comply with the Network Utility Yard shall be a Restricted Discretionary Activity.

Note: For activities which form part of the Network Utility activity to which the yard relates, refer to Part 11 of Section Three.

6.9.8.5 Applications

Rule 9.5 in Section One, *General*, of the District Plan and Part 12 of this Section sets out the procedure to be followed for all resource consent applications.

6.9.8.6 Subdivision

For subdivision within the Industrial 1 zone, excluding land located in the Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A), the rules contained within Part 9 shall apply.

For subdivision within the Industrial 1 zone within Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A), the rules contained within 6.9.8.7 shall apply.

6.9.8.7 Subdivision (within Takanini Structure Plan Area 6 only)

6.9.8.7.1 Permitted activities

All boundary adjustment subdivisions which comply with Rule 9.8.3 of Section Three of the Plan except when the subdivision includes land within the Mahia Branch Trunk Wastewater Line Network Utility yard (refer to Rule 6.9.8.7.6).

6.9.8.7.2 Controlled activities

All cross lease title or unit title subdivisions which comply with Rule 9.8.4 and 9.8.5 of Section Three of the Plan except when the subdivision includes land within the Mahia Branch Trunk Wastewater Line Network Utility yard (refer to Rule 6.9.8.7.6).

6.9.8.7.3 Restricted Discretionary activities

- 1) Unless provided for as a Permitted or Controlled activity, any subdivision which complies with the subdivision standards in Part 6.9.9.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (a) The Code of Urban Subdivision
- (b) Geotechnical Matters
- (c) Servicing
- (d) Design and Layout

- (e) The Recommendations of an approved Stormwater Catchment Management Plan or Discharge Consent.
- (f) Remediation of Soil Contamination
- (g) Preparation and implementation of a comprehensive landscape concept plan for land subject to subdivision

Except as provided for by Section 95A(2)(b) and (4) of the Resource Management Act 1991 applications will be considered without notification or the need to obtain approval from affected persons.

Refer to Part 6.15.2.3 for the relevant Restricted Discretionary Assessment Criteria.

- 2) Any subdivision where any part of a proposed lot (other than a lot created for a road, service lane, or reserve) which does not form part of the Network Utility to which the Mahia Branch Trunk Wastewater Line Network Utility Yard relates, and lies partly or wholly within that Network Utility Yard.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (a) Subdivision design
- (b) Location of building platforms
- (c) Location of proposed tree planting and other landscaping or earthworks
- (d) Geotechnical conditions
- (e) Preparation and implementation of a comprehensive landscape concept plan for land subject to subdivision

Refer to Part 6.15.2.2 for the relevant Restricted Discretionary Assessment Criteria.

6.9.8.7.4 Discretionary activities

Any subdivision that is not provided for as a Permitted, Controlled, Restricted Discretionary or Non-Complying Activity, and Part 9.8.7 of Section Three of the Plan shall apply.

6.9.8.7.5 Non-Complying activities

Any subdivision which does not comply with the Structure Plan for Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A).

6.9.8.7.6 Subdivision within the Mahia Branch Trunk Wastewater Line Network Utility Yard

(refer to Takanini Structure Plan Area 6, Part 16, Appendix 16A for location).

Network Utility Yard – 10m

Any part of a proposed lot (other than a lot created for a road, service lane, or reserve) which does not form part of the Network Utility to which the yard relates, and lies partly or wholly within a Network Utility Yard shall be a Restricted Discretionary Activity.

Refer to Part 6.9.8.7.3 2 for the matters to which Council has restricted its discretion.

6.9.8.7.7 Subdivision Standards (Takanini Structure Plan Area 6 only)

The following standards apply to the subdivision of land:

1. Minimum Net Site Area: 1000m²
2. Minimum Frontage:
 - (a) Front/Corner Lots: 25 metres
 - (b) Rear Lots: 7 metres
3. Minimum Shape Factor

Front, corner and rear sites shall be of such a shape as to contain a rectangle having an area equal to half of the site (or in the case of a rear site half of the net site area) and having the longer side not greater than twice the length of the shorter side.

4. Road Widening

Any land identified for road widening in Section Three, Part 16 shall be vested in Council upon subdivision.

5. Geotechnical Matters

All subdivision applications shall be accompanied by a site specific Geotechnical Investigation Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the land will be suitable for development.

The Geotechnical Investigation Report shall:

- (a) Make recommendations for future site development in respect of the following matters:
 1. Consolidation settlement
 2. Differential settlement
 3. Foundation bearing pressure
 4. Maintaining groundwater equilibrium
 5. Service lines.
- (b) Include a site specific groundwater recharge system design prepared by a suitably qualified Stormwater Engineer; and

- (c) recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.

6.10 INDUSTRIAL 2 ZONE

6.10.1 DESCRIPTION

The Industrial 2 Zone adjoins the Central Business Area and enables the establishment of a range of light service industries and ancillary activities. Because of its proximity to the Central Business Area this zone constitutes an important component of the commercial core of the District.

6.10.2 OVERVIEW

The activities which may become established in this zone are complementary to those of the Central Business Area and the activity pattern of both the Industrial 2 zone and the Central Business Area have the potential for the area to further develop as the economic heart of Papakura.

As in the Industrial 1 zone, those industries and processes requiring maximum segregation from other uses because of offensive, noxious or dangerous elements (Schedule 6A), those which may require segregation because of possible objectionable elements (Schedule 6B), those which are potentially capable of producing a high degree of air pollution (Schedule 6C) or a moderate degree of air pollution (Schedule 6D) are not permitted in the Industrial 2 zone. Further, the storage and use of hazardous substances in quantities in excess of those specified in Level I of Schedule 6F will be discretionary activities within 75 metres of a residential or commercial area.

Within the Industrial 2 zone, the height provisions reflect the proximity of the zone to the Central Business Area and the more intensely built environment in this part of the District. At the same time, the Industrial 2 zone does adjoin other non-industrial areas and this proximity requires careful provisions to secure the proper future functioning of the industrial land as well as protecting the environmental quality of the adjoining residential and commercial areas.

6.10.3 RESOURCE MANAGEMENT ISSUES

- The development of a coherent commercial-industrial core for the District.
- The retention of service and light industrial activities which are complementary to the activities of the Central Business Area.
- The avoidance and mitigation of any adverse effects of industrial activities on adjoining non-industrial activities.
- The maintenance and, where possible, enhancement of amenity and environmental quality within the zone.

6.10.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable the establishment of light industries and retail activities which are complementary to the activities of the Central Business Area.
- to place specific controls on activities in order to minimise adverse environmental impacts of industrial activities on the Central Business Area.
- to limit the height of buildings and structures and to secure appropriate site development in recognition of the proximity of adjacent residential activities.
- to provide for entertainment and community activities in recognition of the traffic and space requirements of these activities.

6.10.5 OUTCOMES

The principal outcome sought by this strategy is the operation of a light industrial precinct which is peripheral and complementary to the Central Business Area and which recognises sensitive neighbouring activities and the need to function in accordance with environmental controls aimed at high levels of local amenity and environmental quality.

6.10.6 OBJECTIVES AND POLICIES

In addition to the Objectives and Policies identified in Part 6.6 the Objectives and Policies in Part 6.10.6 shall apply to the Industrial 2 zone.

Objective

6.10.6.1 *To enable the development of an industrial locality which is complementary and in close proximity to the Central Business Area.*

Policies

6.10.6.1.1 To enable selected industrial activities to develop within the zone.

6.10.6.1.2 To enable selected ancillary activities to develop within the zone.

6.10.6.1.3 To enable entertainment activities to develop within the zone.

6.10.6.1.4 To enable retail activities to develop within the zone.

6.10.6.1.5 To allow flexibility in height of structures.

Objective

6.10.6.2 *To protect environmental quality and the amenities of sensitive, adjoining non-industrial areas.*

Policies

6.10.6.2.1 To impose controls which protect the environmental quality and amenity of neighbouring properties.

- 6.10.6.2.2** To impose amenity controls at site boundaries.
- 6.10.6.2.3** To require the provision and maintenance of landscaped yards adjoining residential areas.
- 6.10.6.2.4** To adopt controls on noise, vibration, air pollution, glare, and soil and water contamination.
- 6.10.6.2.5** To restrict the establishment of activities which require segregation because of offensive, noxious or dangerous elements (Schedules 6A and 6B).
- 6.10.6.2.6** To restrict the establishment of activities which are capable or potentially capable of a high or moderate degree of air pollution (Schedules 6C and 6D).
- 6.10.6.2.7** To impose storage and usage restrictions on hazardous substances.

6.10.7 EXPLANATION

The purpose of the objectives and policies for the Industrial 2 zone is to enable the development of a zone which has a range of industrial and commercial uses which will form a complementary and vital part of the commercial heart of the District. Provisions relating to local amenity and environmental quality reflect the proximity of the zone to both the Central Business Area and neighbouring areas of residential development. Further, the proximity of reserves to the Industrial 2 zoning also requires considered provisions relating to the protection of the amenity of those areas.

6.10.8 RULES

6.10.8.1 Permitted Activities

Any residential activity that is ancillary to a Permitted Activity or Discretionary Activity where it complies with the requirements of Rule 6.15 and is in accordance with the criteria set out in Rule 6.15.3.

Any industrial activity, retail activity, entertainment activity or service station where it complies with the rules for permitted activities set out below.

1. General Provisions

Every activity shall comply with the requirements of Rule 6.15.

2. Use of Buildings and Lots

No building or lot shall be used for any activity in Schedule 6A or 6B **or** shall employ a process listed in Schedule 6C or 6D except as otherwise provided for by way of a resource consent.

3. Hazardous Substances

No activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level I in the Schedule.

6.10.8.2 Discretionary Activities

Any industrial activity, retail activity, entertainment activity or service station where it complies with the Rules for Discretionary Activities set out below.

Any studio warehousing development where it complies with the Rules for Discretionary Activities set out below and with Rule 6.15.3 Specific Activity Criteria 6 Studio Warehousing.

1. General Provisions

Application must be made for a resource consent for a Discretionary Activity where it is proposed to vary the standards for permitted activities contained in Rule 6.15. An application for a Discretionary Activity may only be granted to vary those standards to the extent permitted in Table 6.2 and will be assessed in terms of the criteria contained in Rule 6.15.3.

2. Use of Buildings and Lots

No building or lot shall be used for any activity in Schedule 6A or 6B **or** shall employ a process listed in Schedule 6C or 6D except as otherwise provided for by way of a resource consent.

3. Hazardous Substances

No activity shall involve the storage or use of hazardous substances in excess of those specified in Level I of the Schedule on lots partly or wholly within 75 metres of a residential zone or other residential activity.

6.10.8.3 Applications

Rule 9.5 of Section One, *General*, and Part 12 of this Section sets out the procedure to be followed for all Discretionary Activity applications.

6.10.8.4 Subdivision

The rules for subdivision are contained in Part 9 of this Section of the Plan.

6.11 INDUSTRIAL 3 ZONE

6.11.1 INTRODUCTION

The Industrial 3 Zone is located in Takanini, Hunua Road and Drury and enables the establishment of a wide range of light to medium industrial and related

activities. These localities comprise the focal points of manufacturing, processing, warehousing and distribution activities in Papakura and generate a range of social and environmental effects.

6.11.2 OVERVIEW

The future operation of these areas is important to the continuing well-being of the District. Stable and viable local industry provides a foundation on which to base the vision of Papakura and the continued secure functioning of land devoted to industrial activities is a principal aim of the Council. The concentration of these activities at recognised and acceptable nodes will assist the future development of industrial activities and provide certainty as to the location of those activities which have the potential to adversely affect the environment.

Because of the intense nature of the activities which operate in these areas and the potential for increasing activities in the future, the Industrial 3 zone places substantial demands on the natural and physical resources of the District. Land, water, air, infrastructure and services are all subject to demands from the activities in the zone to enable the efficient use and operation of these resources.

The provisions of the zone closely control those activities which require segregation from other activities because of the potentially offensive, noxious or dangerous nature of these. In addition, those activities which are capable of producing some degree of air pollution are also subject to controls.

Within the Drury South Structure Plan area (see Part 5B.4 of Section 1 of the District Plan) the Industrial 3 zone and public open space areas are used to buffer the more intensive industrial activities of the Industrial 4 zone adjacent to the existing Drury Quarry from adjacent rural zones. Additionally, special overlay controls within the Industrial 3 zone are applied to the Motorway Edge and Commercial Service precincts shown on the Drury South Structure Plan. These controls will assist in the establishment of high amenity precincts alongside the important State Highway 1 corridor and along the main spine road where commercial services will be provided to the Land Extensive Industrial Activities in the Drury South Structure Plan area.

Within the overall framework of environmental controls, particular areas have local constraints to development. The Drury locality has historically suffered problems of both domestic and industrial effluent disposal which have placed constraints on the types of activities that may locate in the area. However, these problems are able to be overcome through infrastructure upgrading. Accordingly, careful provisions to secure the proper future functioning of the industrial land as well as protecting the environmental quality of the residential areas have been formulated.

6.11.2.1 RESOURCE MANAGEMENT ISSUES

- The retention of suitable areas for a wide range of light-medium industrial activity.
- The control of any adverse effects of industrial activities.

- The maintenance and, where possible, enhancement of amenity and environmental quality within the zone.
- The protection of adjacent waterways.
- The retention and development of satisfactory access.
- The treatment and disposal of effluent.

6.11.3 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- to enable the establishment of a range of light to medium industrial activities.
- to properly manage industrial activities in order to secure amenity values both within and beyond the zone.
- to ensure that industrial activity does not impose adverse environmental impacts within industrial areas or in areas adjacent to these.
- to space specific controls on those aspects of industrial activities which may be likely to lead to detrimental effects.
- to limit the height of buildings and structures and to secure appropriate site development in recognition of the proximity of adjacent residential activities.

6.11.4 OUTCOMES

The intended outcome of this strategy is the operation of local centres of industrial activity which may properly function as such while recognising sensitive neighbouring activities. These industrial areas will operate in accordance with environmental controls aimed at appropriate levels of local amenity and environmental quality.

6.11.6 OBJECTIVES AND POLICIES

In addition to the Objectives and Policies identified in Part 6.6 the Objectives and Policies in Part 6.11.6 shall apply to the Industrial 3 zone.

The Objectives, Policies, Methods and Rules in Part 5B.2.2 of Section One shall also apply to Industrial 3 zoned land within Takanini Structure Plan Area 6.

The Objectives, Policies, Methods and Rules in Part 5B.4 of Section One of the District Plan shall also apply to Industrial 3 zoned land within the Drury South Structure Plan Area.

Objective

- 6.11.6.1** *To protect environmental quality within industrial areas and the amenities of adjoining industrial and non-industrial activities from adverse effects.*

Policies

- 6.11.6.1.1** To impose controls which protect the environmental quality and amenity of neighbouring properties.
- 6.11.6.1.2** To impose amenity controls at site boundaries.
- 6.11.6.1.3** To adopt controls on noise, vibration, air pollution, glare, and soil and water contamination.
- 6.11.6.1.4** To require the establishment and maintenance of buffer areas between industrial activities and adjacent activities.
- 6.11.6.1.5** To limit the height and location of activities.
- 6.11.6.1.6** To exclude the establishment of any activities requiring large quantities of water or requiring to dispose of large quantities of liquid trade wastes unless such wastes can be disposed of into a community sewerage system. This is unless the trade wastes generated are removed entirely from the site for disposal at an authorised location.
- 6.11.6.1.7** To limit the establishment of activities which require segregation because of offensive, noxious or dangerous elements (Schedules 6A and 6B).
- 6.11.6.1.8** To limit the establishment of activities which are capable or potentially capable of a high or moderate degree of air pollution (Schedules 6C and 6D).
- 6.11.6.1.9** To impose storage and usage limitations on hazardous substances and LPG.
- 6.11.6.1.10** To require the retention of existing trees where possible within Takanini Area 6 which contribute to the amenity of the site and surrounding areas, or to provide new planting to buffer/filter new development from external views.

6.11.7 RULES

6.11.7.1 Activity Status Tables

Table 1

Activity	Activity Status within the Industrial 3 Zone(Excluding Takanini Structure Plan Area 6)
Any residential activity that is ancillary to a Permitted Activity or Discretionary Activity complying with Rule 6.15 and in accordance with the criteria set out in Rule 6.15.3.	Permitted
Any industrial activity or service station, except in the Industrial 3 Zone at Drury,	Permitted

complying with Rule 6.11.7.2.	
Retail activities ancillary to a permitted activity on the same site provided that retail activities do not occupy more than 30% of the gross floor area of the industry and retail premises combined or 200 square metres, whichever is the lesser.	Permitted
Retail activities with a gross floor area less than 200 square metres and offering food and beverages.	Permitted
Any industrial activity, retail activity or service station complying with Rule 6.11.7.3.	Discretionary
Any industrial activity in the Industrial 3 zone at Drury and subject to assessment in terms of Rule 6.15. 3.1(e).	Discretionary
Retail activities having a gross floor area greater than 400 square metres other than those offering food, beverages or clothing.	Discretionary
Any commercial activity complying with Rule 6.11.7.3.	Discretionary
Unless provided for as a Non-complying Activity, any activities involving Schedule 6A uses or Schedule 6C processes.	Discretionary
Activities involving Schedule 6A uses or Schedule 6C processes within the Hunua Road, Dominion Road, or Settlement Road industrial area.	Non-Complying

Table 2

Activity	Activity Status within the Industrial 3 Zone (Within Takanini Structure Plan Area 6 only)
Any industrial activity or service station complying with Rule 6.11.7.2.	Permitted
Retail activities ancillary to a permitted activity on the same site provided that retail activities do not occupy more than 30% of the gross floor area of the industry and retail premises combined or 200 square metres, whichever is the lesser.	Permitted
Retail activities with a gross floor area less	Permitted

than 200 square metres and offering only food and beverages.	
Any building on a lot created under Rule 6.11.7.7 (3).	Permitted
Any building constructed and serviced in accordance with the requirements of Rule 6.15	Permitted
Any industrial activity, retail activity or service station complying with Rule 6.11.7.3.	Discretionary
Any commercial activity complying with Rule 6.11.7.3	Discretionary
Activities involving Schedule 6A uses or Schedule 6C processes	Non-Complying
Any activity not provided for as a Permitted, Restricted Discretionary or a Discretionary Activity.	Non-Complying
The modification of the indicative overland flowpaths depicted on Takanini Structure Plan Area 6 in Appendix 16A where it forms an integral part of a comprehensive development proposal involving site specific stormwater design.	Restricted Discretionary Activity

Refer to Part 6.15.3 for the relevant Assessment Criteria for Discretionary Activities identified in the table above.

Table 3

	Activity Status within the Industrial 3 Zone (Within Drury South Structure Plan Area only)
Any industrial activity (and ancillary offices) or service station, equipment hire yard or building supplies yard complying with Rule 6.11.7.2 (except that service stations and/or wastewater treatment plants shall be a non-complying activity on the land shown as “Area within which service stations and/or wastewater treatment plants are non-complying activities” on the Drury South Structure Plan (Figure 5B.4).	Permitted
Retail activities ancillary to a permitted activity on the same site provided that retail activities do not occupy more than 30% of the gross floor area of the industry and retail premises combined or 200 square metres, whichever is the lesser.	Permitted
Retail activities with a gross floor area less than 200 square metres and offering only	Permitted

stationery and newsagent services, offices, commercial activities, gyms and fitness centres, and educational facilities for industrial training located in the Commercial Service Precincts shown on the Drury South Structure Plan (Figure 5B.4).	
Retail activities with a gross floor area less than 200 square metres and offering food and beverages, health professional rooms, and childcare centres located in the Commercial Service Precincts more than 100 metres from the nearest rural zone boundary shown on the Drury South Structure Plan (Figure 5B.4).	Permitted
Health professional rooms and childcare centres located in the Commercial Services Precinct more than 500 metres from the nearest Industrial 4 zone boundary,	Permitted
Any building associated with a permitted activity excluding buildings within the Commercial Service Precincts and the Motorway Edge Precinct shown on the Drury South Structure Plan (Figure 5B.4).	Permitted
Any activity which is a permitted activity within the Reserve Zone on land which has been vested in the Council as a public reserve.	Permitted
The external design and appearance of new buildings and additions to buildings (excluding buildings for Network Utilities which shall be subject to Rule 7 in Section 2 Part 3), and the landscape design and internal layout of sites within the Commercial Service Precincts and the Motorway Edge Precincts shown on the Drury South Structure Plan (Figure 5B.4).	Controlled
Any industrial activity (and ancillary offices), service station, equipment hire yard or building supplies yard not being a permitted activity or a non-complying activity.	Discretionary
All earthworks within 12 metres of the centreline of a National Grid Transmission line and 12 metres from the outer edge of a National Grid Transmission Line support structure	Restricted Discretionary
Any permitted activity not complying with Rule 6.15 but complying with Rule	Discretionary

6.11.7.3.(2) and (3)	
All buildings and structures within 12 metres of the centreline of a National Grid Transmission line and 12 metres from the outer edge of a National Grid Transmission Line support structure except for buildings and structures for: <ul style="list-style-type: none"> • Network utilities • Lighting associated with car parking for nearby development that complies with NZECP34:2001 • Fences that comply with NZECP34:2001 	Non -complying
Service stations and/or wastewater treatment plants on the land shown as “Area within which service stations and/or wastewater treatment plants are non-complying activities” on the Drury South Structure Plan (Figure 5B.4).	Non-Complying
Retail activities not being a permitted activity or a prohibited activity	Non-Complying
Activities involving Schedule 6A uses or Schedule 6C processes	Non-Complying
Any activity not provided for as a Permitted, Controlled, Discretionary or a Prohibited Activity.	Non-Complying
Any retail activity with a gross floor area in excess of 500m ²	Prohibited
Subdivision or any development of land which precedes a subdivision being undertaken under Rule 6.11.7.9. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building).	Restricted Discretionary subject to rule 6.11.7.9
Any permitted, controlled or restricted discretionary activity storing hazardous substances on land which is within the 100 year ARI modified floodplain	D
Any permitted, controlled or restricted discretionary activity not storing hazardous substances including all associated buildings (but excluding car parking which is a permitted activity subject to compliance	RD

with Rule 6.15(24)) on land which is within the 100 year ARI modified floodplain	
Placement of fill on land that is within the 100 year ARI modified flood plain	RD
Construction of stormwater management devices or flood mitigation works within the 100 year ARI modified flood plain that are to be vested in the council, or otherwise approved by way of Stormwater Management Plan or Stormwater Discharge consent.	P
Stormwater management devices and flood mitigation works that are within the 100 year ARI modified flood plain that are not to be vested in council, or which have not been approved in a Stormwater Management Plan or Stormwater Discharge consent.	RD
Earthworks including fill and other landscape treatment that does not alter the configuration of an overland flow path	P
Fences located within or over an overland flow path that do not obstruct the overland flow path	P
Diverting the location/alignment or altering the capacity of any part of an overland flow path.	RD
Any buildings (including retaining walls but excluding fences) located within or over an overland flow path	RD
Piping of overland flow paths	RD

6.11.7.2 Standards and Terms for Permitted and Controlled Activities

1. *General Provisions*

Every activity shall comply with the requirements of Rule 6.15.

2. *Use of Buildings or Lots*

No building or lot shall be used for any activity in Schedule 6A or 6B **or** employing a process listed in Schedule 6C or 6D.

3. *Hazardous Substances*

No activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the schedule **or** in quantities in excess of those specified in Level I of the schedule on lots partly or wholly within 75 metres of a residential zone or other residential activity.

6.11.7.3 Standards and Terms for Discretionary Activities

1. General Provisions

Application for a resource consent for a Discretionary Activity shall be made where it is proposed to vary the standards for Permitted Activities contained in Rule 6.15. An application for a Discretionary Activity may only be granted to vary those standards to the extent permitted in Table 6.2. All applications will be assessed in terms of the criteria contained in Rule 6.15.2.

2. Use of Buildings and Lots

An application for a resource consent for a Discretionary Activity shall be made where any building or lot is to be used for any activity in Schedule 6B **or** employing a process listed in Schedule 6D.

Hazardous Substances

No activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the schedule **or** in quantities in excess of those specified in Level I of the schedule on lots partly or wholly within 75 metres of a residential zone or a residential activity.

6.11.7.4 Applications

Rule 9.5 of Section One, *General*, of the District Plan and Part 12 of this Section set out the procedure to be followed for all Resource Consent applications.

6.11.7.5 Subdivision

For subdivision within the Industrial 3 zone, excluding land located in Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A), the rules contained within Part 9 shall apply.

For subdivision within the Industrial 3 zone within Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A), the rules contained within Part 6.11.7.6 shall apply.

For subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 within the Industrial 3 zone within the Drury South Structure Plan Area (refer to Part 5B.4 Section 1 of the District Plan), the rules contained within Rules 6.11.7.9 and 6.11.7.10 shall apply. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)

6.11.7.6 Subdivision Activities (Takanini Structure Plan Area 6 only)

6.11.7.6.1 Permitted activities

All boundary adjustment subdivisions which comply with Rule 9.8.3 of Section Three of the Plan except when the subdivision includes land within the Mahia Branch Trunk Wastewater Line Network Utility yard (refer to Rule 6.11.7.6.6).

6.11.7.6.2 Controlled activities

All cross lease title or unit title subdivisions which comply with Rule 9.8.4 and 9.8.5 of Section Three of the Plan except when the subdivision includes land within the Mahia Branch Trunk Wastewater Line Network Utility yard (refer to Rule 6.11.7.6.6).

6.11.7.6.3 Restricted Discretionary activities

- 1) Unless provided for as a Permitted or Controlled activity, any subdivision which complies with the subdivision standards in Part 6.11.7.6.7.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (a) The Code of Urban Subdivision
- (b) Geotechnical Matters
- (c) Servicing
- (d) Design and Layout
- (e) The Recommendations of an approved Stormwater Catchment Management Plan or Discharge Consent.
- (f) Remediation of Soil Contamination
- (g) Preparation and implementation of a comprehensive landscape concept plan for land subject to subdivision

Except as provided for by Section 95A(2)(b) and (4) of the Resource Management Act 1991 applications will be considered without notification or the need to obtain approval from affected persons.

Refer to Part 6.15.2.3 for the relevant Restricted Discretionary Assessment Criteria.

- 2) Any subdivision where any part of a proposed lot (other than a lot created for a road, service lane, or reserve) which does not form part of the Network Utility to which the Mahia Branch Trunk Wastewater Line Network Utility Yard relates, and lies partly or wholly within that Network Utility Yard.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (a) Subdivision design
- (b) Location of building platforms
- (c) Location of proposed tree planting and other landscaping
- (d) Geotechnical conditions
- (e) Preparation and implementation of a comprehensive landscape concept plan for land subject to subdivision

Refer to Part 6.15.2.2 for the relevant Restricted Discretionary Assessment Criteria.

6.11.7.6.4 Discretionary activities

Any subdivision that is not provided for as a Permitted, Controlled, Restricted Discretionary or Non-Complying Activity, and Part 9.8.7 of Section Three of the Plan shall apply.

6.11.7.6.5 Non-Complying activities

Any subdivision which does not comply with the Structure Plan for Takanini Structure Plan Area 6 (refer to Part 16, Appendix 16A).

6.11.7.6.6 Subdivision within the Mahia Branch Trunk Wastewater Line Network Utility Yard

(Mahia Branch Trunk Wastewater Line – refer to Takanini Structure Plan Area 6, Part 16, Appendix 16A for location).

Network Utility Yard – 10m

Any part of a proposed lot (other than a lot created for a road, service lane, or reserve) which does not form part of the Network Utility to which the yard relates, and lies partly or wholly within a Network Utility Yard shall be a Restricted Discretionary Activity.

Refer to Part 6.11.7.6.3 2) for the matters to which Council has restricted its discretion.

6.11.7.6.7 Subdivision Standards (Takanini Structure Plan Area 6 only)

The following standards apply:

1. Minimum Net Site Area: 3500m²
2. Minimum Frontage
 - (a) Front/corner lots: 30 metres
 - (b) Rear lots: 7 metres
3. Minimum Shape Factor

Front, corner and rear sites shall be of such a shape to contain a rectangle having an area equal to half of the site (or in the case of a rear site, half of the net site area) and having the longer side not greater than twice the length of the shorter side.

4. Road Widening

Any land identified for road widening in Takanini Structure Plan Area 6 shall be vested in Council upon subdivision.

5. Geotechnical Matters

All subdivision applications shall be accompanied by a site specific Geotechnical Investigation Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the land will be suitable for development.

The Geotechnical Investigation Report shall:

- (a) Make recommendations for future site development in respect of the following matters:
 - 1. Consolidation settlement
 - 2. Differential settlement
 - 3. Foundation bearing pressure
 - 4. Maintaining groundwater equilibrium
 - 5. Service lines.
- (b) Include a site specific groundwater recharge system design prepared by a suitably qualified Stormwater Engineer; and
- (c) Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.

6.11.7.7 [...]

6.11.7.8 [...]

6.11.7.9 **Subdivision and Development Activities (Drury South Structure Plan Area only)**

6.11.7.9.1 **Permitted activities**

All boundary adjustment subdivisions which comply with Rule 9.8.3 of Section Three of the Plan.

6.11.7.9.2 **Controlled activities**

All cross lease title or unit title subdivisions which comply with Rule 9.8.4 and 9.8.5 of Section Three of the Plan.

6.11.7.9.3 **Restricted Discretionary activities**

Unless provided for as a Permitted or Controlled activity, any subdivision which complies with the subdivision and development standards in Rule 6.11.7.10 or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any

earthworks or site preparation activities and the construction or alteration of any building)

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- a) The relevant Auckland Council and Auckland Transport Development Code or Codes of Practice
- b) Geotechnical and seismic;
- c) Servicing and Development Sequencing;
- d) Design and Layout;
- e) Earthworks and Flood Hazards;
- f) Remediation of Soil Contamination;
- g) Proximity to National Grid Electricity Transmission Lines;
- h) Transportation Network Development Requirements;
- i) Ecology;
- j) Counties Power 110 Kv Sub-transmission Lines
- k) Stormwater Management

Except as provided for by sections 95A(4), 95B(3) or 95C(4) of the Resource Management Act 1991 applications for subdivision or development of land as a Restricted Discretionary Activity will be considered without notification. The need to obtain approval from affected persons will be limited to the New Zealand Transport Agency and Auckland Transport in respect of the Transportation Network Development Requirements and to Transpower New Zealand Limited where subdivision (or development of land preceding subdivision) is within 32 metres of a National Grid Transmission Line (as shown on the Drury South Structure Plan). Where written approval is not obtained from those parties the application will be notified to those parties only under Section 95B of the Resource Management Act 1991.

Refer to Rule 6.15.2.6 for the relevant Restricted Discretionary Assessment Criteria.

6.11.7.9.4 Discretionary activities

Any subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 that is not provided for as a Permitted, Controlled, Restricted Discretionary or Non-Complying Activity, and Rule 9.8.7 of Section Three of the Plan shall apply. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)

6.11.7.9.5 Non-Complying activities

Any subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 which:

- a. Does not comply with the Drury South Structure Plan (refer to Part 5B.4 Section 1 of the District Plan) or the Subdivision and Development Standards in Rule 6.11.7.10 clauses 4 (Roads), 5 (Reserves and Stormwater Management Areas), 6 (Water and Wastewater Services) and 7 (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) or
- b. Results in increased flood risk to habitable rooms for all flood events from the two years and up to 100 year ARI flood event downstream and upstream of the Structure Plan Area.

(Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)

6.11.7.10 Subdivision and Development Standards for the Drury South Structure Plan Area

The following standards apply:

1. Minimum Net Site Area
2000m² except that in the Motorway Edge Precinct shown on the Structure Plan 5B.4 Minimum Net Site Area will be 5000m².
2. Minimum Frontage
 - (a) Front/corner lots: 22 metres
 - (b) Lots served by an access leg: 9 metres
3. Minimum Shape Factor

Front, corner and sites served by an access leg shall be of such a shape to contain a rectangle having an area equal to half of the site (or in the case of lots served by an access leg, half of the net site area) and having the longer side not greater than twice the length of the shorter side.

4. Roads

In the Drury South Structure Plan Area the proposed roads (including pedestrian and bicycle circulation routes) identified on the Structure Plan in Part 5B.4 of Section 1 of the District Plan, shall be constructed and vested in Council upon subdivision or development of the relevant area at no cost to the Council. Proposed roads shall be located generally in the position indicated on the structure plan but precise location will be subject to detailed engineering and subdivision design. (Note that for the purposes of this rule

“development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building).

5. Reserves and Stormwater Management Areas

In the Drury South Structure Plan Area the land identified for reserves and / or stormwater management areas on the Structure Plan in Part 5B.4 of Section 1 of the District Plan, shall be developed and vested in Council upon subdivision or development of the relevant area at no cost to the Council. In recognition of this no reserve contributions will be levied under the District Plan within the DSSP area. Proposed reserves and stormwater management areas shall be located generally in the position indicated on the structure plan but precise location will be subject to detailed engineering and subdivision design. Vegetated buffers not less than 40 metres in total width are to be provided along stream corridors within stormwater management areas and shall include a minimum of 10 metres of native riparian planting either side of the stream edge. Off site stormwater management services including wetlands and the primary and secondary stormwater conveyance system is to be provided to the relevant part of the Structure Plan area at the time of subdivision and prior to the development of that part of the Structure Plan area and in accordance with an Network Discharge Consent or a stormwater management plan approved by the Council. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building).

All Stormwater management areas and wetlands shall be designed to serve a dual function to treat stormwater and provide ecological benefits.

6. Water and Wastewater Services

- (a) Reticulated water services shall be supplied to the land within the Drury South Structure Plan Area. All new water infrastructure for the Structure Plan Area shall be fully funded (including consenting costs by the developer(s) of the land within the Structure Plan Area. Such services shall be provided to the relevant part of the Structure Plan in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated services have been granted.
- (b) Wastewater services are to be provided to the land within the Drury South Structure Plan Area either by in no particular order:
 - i. The construction of a connection to Watercare’s existing wastewater network and any necessary upgrading of that network that is required to service the Drury South Structure Plan Area; and/or
 - ii. The construction of a Wastewater Treatment Plant to service the Drury South Structure Plan Area or a larger catchment if required.

In either case wastewater services are to be provided in a manner approved by Watercare and constructed to Watercare’s design and operational standards. The developer(s) shall fully fund (including consenting costs) all

new wastewater infrastructure required to service the Structure Plan Area. Wastewater reticulation and treatment services shall be provided to the relevant part of the Structure Plan Area in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the wastewater reticulation and treatment services have been granted. In the event that a new regional wastewater treatment plant becomes available to service the Structure Plan Area, and subject to approval from Watercare, the Structure Plan Area could be connected to that plant.

(Note that for the purposes of rules 6(a) and (b) above references to “Watercare” means Watercare Services Limited and references to “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)

7. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.

Any application for subdivision or development where relevant shall demonstrate compliance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

INDUSTRIAL 4 ZONE

6.12.1.1 INTRODUCTION

The Industrial 4 Zone is located in two areas - in the south-eastern part of the urban area at Hunua Road; and in the Drury South Structure Plan Area adjacent to the Drury Quarry. In the Hunua area it is buffered from the adjacent residential area by land zoned for light to medium industrial use (Industrial 3). Although the zone includes a reasonably wide range of existing industries, there are activities established in the zone which require protection from adverse effects. In the Drury South Structure Plan Area the zone adjoins the Quarry Zone and the Industrial 3 zone provides a buffer from the adjacent rural area. The range of uses permitted in the Industrial 4 zone in Drury South reflects the fact that it is well separated from adjacent rural areas by the lighter industrial activities in the Industrial 3 zone. It also reflects the fact that it adjoins the Quarry Zone which should not be compromised as a result of sensitive activities locating nearby.

6.12.1.2 OVERVIEW

The Hunua Road industrial area has access to Hunua Road and Boundary Road. Hunua Road is part of the arterial road network of the district and Boundary Road is a significant collector road. The Drury South industrial area has access to State Highway 1 at the Drury and Ramarama interchanges. The area is also traversed by a network of significant collector roads and is located near the North Island Main Trunk Railway. These networks meet the particular transportation requirements of those industrial activities which involve the movement of bulk raw materials and finished products and provide appropriate connection to the rest of the sub-regional road and rail network.

The purpose of this zone is to allow for the establishment of medium industrial activities which have a degree of environmental impact. Environmental standards for the zone have been formulated to ensure that the purpose of the zone is achieved while also protecting the general environmental qualities of the zone and the specific functional requirements and the amenities of existing activities located in the zone and adjacent areas.

While it is recognised that a small range of commercial service activities might be required in the zone, controls have been adopted to ensure that these do not compromise the primary industrial purpose of the zone or conflict with the operational requirements of existing industries.

6.12.2 RESOURCE MANAGEMENT ISSUES

- The establishment of a range of medium industrial activities which potentially have a degree of adverse environmental impact.
- The control of any adverse effects of industrial activities with particular regard to the receiving environment and existing activities established in the zone.
- The maintenance and enhancement of amenity and environmental quality within the zone.

- The protection of amenity and environmental quality in adjacent areas.
- The provision and use of appropriate and satisfactory access.

6.12.3 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- To enable the establishment of a range of industrial activities which have some associated environmental risk
- To manage selected industrial activities in order to secure appropriate amenity values both within and beyond the zone.
- To manage selected industrial activities in order to avoid adverse effects on industries established within the zone and to secure appropriate amenity values both within and beyond the zone.
- To limit the establishment of non-industrial activities.
- To enable adequate and appropriate access between the zone and other parts of the District.

6.12.4 OUTCOMES

The principal outcome sought by the strategy is the functioning of a central node for medium industry which recognises specific objectives of environmental protection. The environmental controls relating to the Industrial 4 zone will permit a reasonable range of industrial activities while ensuring an appropriate level of amenity and environmental quality, both within and beyond the zone.

6.12.5 OBJECTIVES AND POLICIES

In addition to the Objectives and Policies identified in Part 6.6 the Objectives and Policies in Part 6.12.6 shall apply to the Industrial 4 zone.

The Objectives, Policies, Methods and Rules in Part 5B.4 of Section One of the District Plan shall also apply to Industrial 4 zoned land within the Drury South Structure Plan Area.

Objective

- 6.12.5.1** *To enable the establishment of a range of medium industrial activities including those which have a degree of environmental impact.*

Policies

- 6.12.6.1.1** To enable a range of industrial activities as Permitted and Discretionary Activities.
- 6.12.6.1.2** To limit the establishment of non-industrial activities which do not have a functional requirement to be located within the zone.

Objective

- 6.12.6.2** *To protect environmental quality and amenities within the industrial area and the amenities of adjoining activities.*

Policies

- 6.12.6.2.1** To impose controls which protect the environmental quality and amenities within the zone and the amenity of neighbouring properties.
- 6.12.6.2.2** To impose amenity controls at site boundaries.
- 6.12.6.2.3** To adopt controls on noise, vibration, air pollution, glare and soil and water contamination.
- 6.12.6.2.4** To require the establishment and maintenance of landscaped buffer areas between industrial activities and adjacent activities.
- 6.12.6.2.5** To impose controls on the development of industrial activities which may adversely affect existing activities within the zone.

6.12.7 RULES

6.12.7.1 Activity Status Tables

Table 1

Activity	Activity Status within the Industrial 4 Zone (Excluding Drury South Structure Plan Area)
Any residential activity that is ancillary to a permitted or discretionary activity where it complies with the requirements of Rule 6.15 and in accordance with the criteria set out in Rule 6.15.3.	Permitted
Any industrial activity or service station where it complies with the rules for permitted activities set out below	Permitted
Retail activities ancillary to a permitted activity on the same site provided that retail activities do not occupy more than 30% of the gross floor area of the industry and retail premises combined or 200 square metres, whichever is the lesser.	Permitted
Food manufacturing and associated warehouse and distribution activities in Hunua Road on Lot 1 DP 83521 CT 88C/92.	Permitted
Land and buildings used for recreation, entertainment and community purposes and ancillary residential accommodation located	Permitted

in Croskery Road on Lot 1 DP 79346.	
Concrete pipe and pre-cast manufacturing activities in Hunua Road on Lot 1 DP 131226, Lot 2 DP 131266 and Lot 1 DP 142775.	Permitted
Any industrial activity or service station where it complies with the rules for discretionary activity set out below.	Discretionary
Commercial activities.	Discretionary
Any building or lot used for any activity in Schedule 6A or 6B or employing a process listed in Schedule 6C or 6D	Discretionary

Table 2

	Activity Status within the Industrial 4 Zone Within Drury South Structure Plan Area Only
Any industrial activity (and ancillary offices) or service station, equipment hire yard or building supplies yard which complies with Rule 6.12.7.2.	Permitted
Any activity which is a permitted activity within the Reserve Zone on land which has been vested in the Council as a public reserve	Permitted
Any industrial activity (and ancillary offices) or service station, equipment hire yard or building supplies yard not complying with Rule 6.15 but complying with Rule 6.12.7.3 (2) and (3).	Discretionary
Activities involving Schedule 6A uses or Schedule 6C processes	Discretionary
The storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the Schedule	Discretionary
Any activity not provided for as a Permitted, Discretionary or Prohibited Activity.	Non-Complying
Any retail activity with a gross floor area in excess of 500m ²	Prohibited
Subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 (Note that for the purposes of this rule “development” means	Restricted Discretionary subject to rule 6.11.7.9

the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)	
Any permitted, controlled or restricted discretionary activity storing hazardous substances on land which is within the 100 year ARI modified floodplain	D
All activities including all associated buildings (but excluding car parking which is a permitted activity subject to compliance with Rule 6.15(24)) on land which is within the 100 year ARI modified floodplain	RD
Placement of fill on land that is within the 100 year ARI modified flood plain	RD
Construction of stormwater management devices or flood mitigation works within the 100 year ARI modified flood plain that are to be vested in the council, or otherwise approved by way of Stormwater Management Plan or Stormwater Discharge consent.	P
Stormwater management devices and flood mitigation works that are within the 100 year ARI modified flood plain that are not to be vested in council, or which have not been approved in a Stormwater Management Plan or Stormwater Discharge consent.	RD
Earthworks including fill and other landscape treatment that does not alter the configuration of an overland flow path	P
Fences located within or over an overland flow path that do not obstruct the overland flow path	P
Diverting the location/alignment or altering the capacity of any part of an overland flow path.	RD
Any buildings (including retaining walls but excluding fences) located within or over an overland flow path	RD
Piping of overland flow paths	RD

Refer to Rule 6.15.3 for the relevant Assessment Criteria for Discretionary Activities identified in the tables above.”

6.12.7.2 Standards and Terms for Permitted Activities

1. General Provisions

Every activity shall comply with the requirements of Rule 6.15.

2. Use of Buildings or Lot

In the Hunua Road Industrial 4 Zone no building or lot shall be used for any activity in Schedule 6A or 6B or employing a process listed in Schedule 6C or 6D. In the Drury South Structure Plan Area buildings or lots may be used for an activity in Schedule 6B and /or employ a process listed in Schedule 6D.

3. Hazardous Substances

No activity shall involve the storage or use of any hazardous substances in quantities exceeding the Level II thresholds in Schedule 6F.

6.12.7.3 Standards and Terms for Discretionary Activities

1. General Provisions

Application for a resource consent for a Discretionary Activity shall be made where it is proposed to vary the standards for Permitted Activities contained in Rule 6.15. An application for a Discretionary Activity may only be granted to vary those standards to the extent permitted in Table 6.2. All applications will be assessed in terms of the criteria contained in Rule 6.15.3.

2. Use of Buildings and Lots

Application for a resource consent for a Discretionary Activity shall be made where any building or lot is to be:

- a) Used for any activity in Schedule 6A or 6B **or** employing a process listed in Schedule 6C or 6D in the case of the Hunua Road Industrial 4 area; or
- b) Used for any activity in Schedule 6A **or** employ a process listed in Schedule 6C in the case of the Industrial 4 Zone in the Drury South Structure Plan Area.

3. Hazardous Substances

In the Hunua Road Industrial 4 Zone no activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the schedule. In the Industrial 4 Zone in the Drury South Structure Plan Area the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the Schedule are discretionary activities.

6.12.7.4 Applications

Rule 9.5 of Section One, *General*, of the District Plan and Part 12 of this Section set out the procedure to be followed for all controlled and Discretionary Activity applications.

6.12.7.5 Subdivision

For subdivision within the Industrial 4 zone, excluding land located in the Drury South Structure Plan Area, the rules contained within Part 9 shall apply.

For subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 in the Industrial 4 zone within the Drury South Structure Plan Area (refer to Part 5B.4 in Section One of the District Plan), Rules 6.11.7.9 and 6.11.7.10 shall apply. (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building).

6.13 QUARRY ZONE

6.13.1 INTRODUCTION

Quarrying is an activity which occurs at two principal locations within the District and the Quarry Zone is applied to these long established areas of aggregate extraction.

6.13.2 OVERVIEW

The provisions of the zone are designed to provide for the continuation of quarrying and associated uses in these areas subject to strict environmental controls on the operation of the quarry and the ultimate use of the lot. This is achieved through the provisions of the General Quarry Rule which requires the preparation of a Quarry Management Plan where any quarrying activity is undertaken.

Further, there is the ongoing possibility that quarrying may occur beyond the boundaries of the present Quarry Zone. Therefore, the General Quarrying Rule will have application throughout the District. Any quarrying activity will be subject to the provisions of the rule to ensure that while operations continue, nuisance elements are minimised and finally that restoration and final levels are co-ordinated through the Quarry Management Plans.

6.13.3 RESOURCE MANAGEMENT ISSUES

- The continuation of quarrying and protection of important resource areas as a significant economic activity in the District.
- The sustainable management of the landscape and landforms of the District.
- The avoidance and mitigation of any adverse effects of quarrying.
- The need to control the effects of particular activities associated with quarrying, such as blasting, vibration and noise.
- The need to ensure that the general environmental impacts and effects on amenity due to quarrying operations are minimised.
- The need to provide for site restoration and preparation for subsequent activities.
- The recognition of the need to minimise any adverse effects on water quality.
- The recognition and protection of cultural and heritage values of sites, buildings, places and areas.

6.13.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for this zone is:

- To enable continued quarrying activities within clearly defined management guidelines so that visual and noise amenity and natural environmental values are appropriately managed.

- To ensure that quarried areas are reinstated with vegetation so that the amenities of surrounding areas are maintained and enhanced.
- To place specific controls on those aspects of quarry operations which are likely to lead to detrimental effects.
- To ensure that any quarry operations do not result in the lowering of the water quality or quantity of natural water systems on the land or ultimately surrounding coastal waters.
- To require the production of a Quarry Management Plan showing re-instatement proposals for all areas subject to quarrying activities.

6.13.5 OUTCOMES

The principal outcome sought by the strategy is to ensure that any significant adverse effects of quarrying and mining activities on the surrounding areas are avoided or mitigated to have a minimal impact on surrounding areas.

6.13.6 OBJECTIVES AND POLICIES

Objectives

- 6.13.6.1** *To provide for the careful management and extraction of mineral resources and the restoration of exhausted quarries.*

Policies

- 6.13.6.1.1** To implement a comprehensive set of rules for quarrying and to provide for the establishment and construction of ancillary activities.
- 6.13.6.1.2** To require a Quarry Management Plan for all land within the zone and which outlines operational matters and which gives an indication of the proposed end-state of the land once quarrying has ceased.
- 6.13.6.1.3** To require all new quarry operations to indicate a potential end-use of the land before operations commence.

Objective

- 6.13.6.2** *To impose controls which protect the environmental quality and amenity of the quarry site and of neighbouring properties.*

Policies

- 6.13.6.2.1** To impose amenity controls at site boundaries.
- 6.13.6.2.2** To restrict hours during which explosives may be used in quarry operations.
- 6.13.6.2.3** To adopt controls designed to prevent or reduce vibration, dust, noise and soil and water contamination and degradation.
- 6.13.6.2.4** To require the establishment and maintenance of buffer areas between quarry operations and adjacent activities.

- 6.13.6.2.5** To require significant historic places and areas to be protected from quarry operations.

6.13.7 EXPLANATION

Mineral extraction is a temporary activity and restoration of a quarry is required to prepare the land for the establishment of subsequent activities. To this end, the provisions of this zone include a comprehensive set of rules for quarrying. The purpose of these rules is to ensure that, during the course of quarrying, adverse effects on amenity are minimised and that site restoration and final levels are properly planned and co-ordinated. Such planning is required through the preparation of Quarry Management Plans.

Quarry Management Plans are required to show the proposals for the operation and restoration of quarried areas. In particular, Quarry Management Plans are required to show and describe a number of operational and managerial aspects of a quarrying operation. These include the area to be quarried, the location of buildings and plant, areas for the stockpiling of over-burden and existing and final contour levels.

6.13.8 RULES

6.13.8.1 Permitted Activities

Any quarry activity or industrial activity and any activity ancillary to the Quarry activities shall be regarded as a permitted activity in the Quarry Zone where it complies with the rules for permitted activities set out below.

1. General Quarrying Rule

(a) Height of Buildings

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest Quarry Zone boundary provided that:

No building shall exceed a height of 24 metres. Any proposals to exceed this limitation shall be subject to assessment as a Discretionary Activity.

(b) Yards

(i) Quarrying Uses

No quarrying shall be carried out within 30 metres of each Quarry Zone boundary unless a resource consent for a Discretionary Activity is obtained. Such distance is to be measured at right angles to the Quarry Zone boundary or boundary to where the quarry is worked on an area within the Quarry Zone except the excavation may be undertaken in this yard where:

- Final levels will coincide with existing levels or proposed final levels on adjoining land; and
- The area within the Quarry Zone will be graded or batters formed which will ensure the stability of the land and that on adjoining land for such purposes to which it may be subsequently put.

(ii) Industrial and Commercial Uses Other than Quarrying

The following yards are required for uses other than quarrying.

Front yard – 30 metres provided that:

In the case of any administration building the minimum front yard requirement shall be 12 metres.

Side yard – 15 metres

Rear yard – 15 metres

Notes:

1. *Where any yard is affected by a building restriction yard that which has the greater dimension will apply.*

(c) Lot Coverage

Lot coverage shall not exceed 30% of lot area.

(d) Quarry Management Plan

Except for the 'Sutton Block' of the Drury Quarry the operators and owners of each quarry shall furnish a Quarry Management Plan to the Council for its retention provided that in the case of existing quarries where a quarry management plan has been submitted under any provision of an earlier requirement no further plan shall be required except where quarrying is proposed to be extended outside the area shown on that plan and the Council's consent to such an extension is necessary.

Where the Plan requires the Council's consent to quarrying operations the Council may grant or refuse its consent or require any changes to be made to the Quarry Management Plan or impose other conditions as it sees fit.

All quarrying and restoration shall be carried out in accordance with the Quarry Management Plan which shall include the following information in plan form and in explanatory material:

- (i) Demarcation of the area to be quarried;
- (ii) Existing contours;

- (iii) An indication of final contours and floor levels including the proposals for the co-ordination of final levels of adjoining land;
 - (iv) Proposed ultimate drainage of quarried lands and include any water consents that it may be necessary to obtain;
 - (v) An indication of the period over which quarrying will continue and of staged development;
 - (vi) Provision for the disposal and/or stockpiling of overburden, waste and quarried material, including the areas to be used for stockpiling;
 - (vii) Areas for stockpiling topsoil (where applicable);
 - (viii) Provision for screening unsightly features from public view and fencing dangerous or potentially dangerous features;
 - (ix) Description of methods to be employed to prevent contamination of air or natural water and to comply with the Noise and Vibration provisions of these rules;
 - (x) An indication of the route by which quarried material is to be removed from the lot;
 - (xi) Provision for the progressive restoration of the lot such that the land will be left in such condition as the Council considers suitable for the establishment of those uses to which that land may subsequently be put; and
 - (xii) Description of methods to be employed to avoid, remedy or mitigate any adverse effects of quarrying operations on identified significant places and areas.
- (dd) Quarry Management Plan for the Sutton Block of the Drury Quarry

The operators and owners of the Drury Quarry shall revise the existing Quarry Management Plan dated December 2001 to include provisions relating to the Sutton Block defined as the 66ha area rezoned as Quarry Zone and in particular as delineated on the survey plan “Proposed Quarry Zone Extension Survey Plan Stevenson” – dated 26 July 2007. The revised Quarry Management Plan shall be furnished to the Council for Council’s approval and retention prior to any quarrying activity starting on the ‘Sutton Block’. A copy of the revised Quarry Management Plan shall also be held on the site and copies shall be made available to members of the Community Liaison Group. All activities covered by the revised Quarry Management Plan must be undertaken in accordance with that Plan. Where required, revisions shall be made to the existing Drury Quarry Management Plan to ensure its integration and consistency with the revised Quarry Management Plan for the Sutton Block.

The operators and owners of the Drury Quarry shall establish a Community Liaison Group prior to submission of the draft revised Quarry Management Plan to the Council for its approval. The Group is to consist of representatives of the operators and owners, Papakura District Council, Auckland Regional Council, Franklin District Council, Tangata Whenua, and the community in the vicinity of the quarry.

The Community Liaison Group is to be consulted (and to meet, as required) on an ongoing and regular basis about matters associated with the operation of the Drury Quarry that affect the community (including regarding the compliance of quarry operations and activities with the District Plan and with the Quarry Management Plan, and to address any feedback or complaints relating to those operations and activities), and which are of mutual interest to the representative parties. The objective of the Community Liaison Group is to provide a forum where such matters can be discussed with a view to the resolution of issues raised and to achieve ongoing good relations and mutual trust between the quarry operator and owner and the local community.

A draft of the revised Quarry Management Plan shall be forwarded to the members of the Community Liaison Group for comment at least a month prior to being submitted to the Council for its approval. Any comments received from the Community Liaison Group shall be taken into account by the operators and owners of the Drury Quarry in finalising the revised Quarry Management Plan for submission to the Council for its approval and retention.

All quarrying and restoration work must be carried out in accordance with the revised Quarry Management Plan as approved by the Council which shall include the following information in plan form and in explanatory material:

- (i) Demarcation of the area to be quarried;
- (ii) Existing contours;
- (iii) An indication of final contours and floor levels including the proposals for the co-ordination of final levels of adjoining land;
- (iv) Proposed ultimate drainage of quarried lands and proof of consents for water takes, discharges and works in watercourses that it may be necessary to obtain;
- (v) An indication of the period over which quarrying will continue and the proposed staging of development;
- (vi) Provision for the disposal and/or stockpiling of overburden, waste and quarried material, including the areas to be used for such purposes;
- (vii) Areas for stockpiling topsoil (where applicable);

- (viii) Provision for screening unsightly features from public view (including from adjacent properties) and fencing dangerous or potentially dangerous features, including details concerning timing Staging of provision and arrangements for ongoing maintenance of such screening and fencing;
- (ix) Description of methods to be employed to:
 - Prevent contamination of air and proof of any required air discharge consents;
 - Prevent contamination of natural water;
 - Comply with the Noise and Vibration provisions of these rules Including a description of measures to be employed to address significant sources of noise.
- (x) An indication of the route by which quarried material is to be removed from the Sutton Block. This is to include a traffic impact assessment which demonstrates how traffic issues will be identified and solutions to these issues resolved;
- (xi) An indication of the proposed operational integration of the quarry extension area with the existing quarry;
- (xii) Provision for the progressive restoration of the Sutton Block such that the land will be left in such condition and to an appropriate contour as the Council considers suitable for the establishment of those uses to which that land may subsequently be put; and
- (xiii) Description of methods to be employed to avoid, remedy or mitigate any adverse effects of quarrying operations on identified significant places and areas, in particular those areas noted in “Drury Quarry Plan Change – Landscape Assessment” by LA4 Landscape Architects (14 March 2006), “Proposed Quarry Expansion, Stevenson’s Quarry, Drury – Archaeological Assessment” by Russell Foster and Associates ((for Stevenson Resources Ltd) February 2006), and “Characteristics of the Terrestrial Ecology of the Proposed Quarry Expansion Area” Bioresearches Consulting Biologists and Archaeologists ((for W Stevenson and Sons Ltd) February 2006).

Features within the extension area and its immediate environment that require protection are to be described and delineated and methods for long term protection stated, in particular:

- Ridgelines and their relationship to proposed extraction area
- Outstanding Natural Landscape Area Number 60
- Significant areas of vegetation
- Areas where vegetation will be protected

- Areas where vegetation will be removed
 - Areas to contain replacement planting
 - Areas of existing / proposed buffer screen planting
 - Management / maintenance of existing and proposed planting using ecologically appropriate species established prior to, or concurrently with, any quarrying
 - Details of any proposals to protect vegetation by covenant or otherwise
 - Details of how Ballard's Cone and its immediate environment will be protected in perpetuity prior to the commencement of quarrying as a significant archaeological site, waahi tapu, landscape feature, and geological feature
 - A 10 metre landscaped buffer zone is required around Ballard's Cone. In addition to the 10 metre buffer zone, a 30 metre buffer is required between any quarrying activities and the outer perimeter of the vegetative area of Ballard's Cone.
 - Sheer quarry faces are not to be constructed immediately against the Ballard's Cone area.
 - Details of the buffer zone creation and maintenance (also see vegetation notes above) including details of consultation with the Auckland Regional Council concerning the width of the buffer zone and the variety of plant species used.
 - Details of access and its maintenance to Ballard's Cone through rezoned area
 - Details of the proposed animal fencing, and its maintenance
 - Details of communication with local residents, Franklin District Council and the Auckland Regional Council on the Quarry Management Plan.
- (xiv) Description of the annual monitoring regime that will be undertaken to monitor the adverse effects of quarry operations, including, but not limited to, noise, traffic, and dust,
- (xv) Details concerning the Community Liaison Group (e.g. details relating to the Group's establishment and details concerning the continued operation of, and consultation/liaison with, the Group).

A Quarry Management Plan furnished under this rule must be reviewed within 5 years from the date that the Plan is approved by Council. The reviewed Quarry Management Plan shall be forwarded to the members of the Community Liaison Group for comment at least a month prior to being submitted to the Council for its approval and retention. Any comments received from the Community Liaison Group shall be taken into account by the operators and owners of the Drury Quarry in finalising the reviewed Quarry Management Plan for submission to the Council. The reviewed Quarry Management Plan must then be furnished to Council for Council approval and retention.

The operators and owners shall provide all monitoring information to the Council annually. This would be in the form of an annual “performance” report to Council, detailing how compliance has been achieved, especially in regard to noise, and how any issues have been resolved / mitigated. The annual performance report will also be provided to the members of the Community Liaison Group

Notes:

1. The reviewed Quarry Management Plan does need to be approved by Council and is to be provided as an updated version.
2. Nothing in this rule prevents the owners or operators of the quarry reviewing the Quarry Management Plan more frequently to address any change in industry best operational practice or changes in relevant standards or codes of practice

(e) Noise

Except for the Hunua Quarry, Aggregate Resource Protection Area, the L10 noise level as measured at or within 30 metres from any dwelling shall not exceed the following limits:

Monday to Friday between the hours of 0700 – 1800 and
Saturday between the hours of 0700 – 1600. 55 dBA

At all other times including Sundays and Public Holidays 45dBA.

The noise levels shall be measured and assessed in accordance with the requirements of the New Zealand Standard NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters Type 1.

Should the Council adopt instruments or standards that supersede these, then they will be used in place of the standards above.

(f) Noise – Hunua Quarry Aggregate Resource Protection Area

- (i) The L10 noise level measured at or within 30 metres from any occupied dwelling existing at 1 January 2001 shall not exceed the limits in (e) above.
- (ii) The L10 noise levels as measured at any point on the Quarry Effects Line as shown on District Plan Maps F7, F8, F9, G7, G8 and G9, shall not exceed the following limits:

Monday to Friday between the hours of 0700-1800 and
Saturday between the hours of 0700 – 1600 65 dBA

At all other times including Sundays and Public Holidays 45 dBA

The noise levels shall be measured and assessed in accordance with the requirements of the New Zealand Standard NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters Type 1.

Should the Council adopt instruments or standards that supersede these, then they will be used in place of the standards above.

(g) Vibration and Airblast

- (i) Except for the Hunua Quarry Aggregate Resource Protection Area, the noise created by the use of explosives measured at a notional boundary of 20 metres from any occupied dwelling shall either not exceed a peak overall sound pressure of 128dBL or alternatively a peak sound level of 122dBC.
- (ii) For the Hunua Quarry Aggregate Resource Protection Area, the noise created by the use of explosives measured at the notional boundary of 20 metres from any occupied dwelling existing as at 1 January 2001 shall not exceed a peak overall sound pressure of 128dBL peak.
- (iii) For the Hunua Quarry Aggregate Resource Protection Area, the noise created by the use of explosives measured at any point on the Quarry Effects Line as shown in 6.13.9 and on District Plan Maps F7, F8, F9, G7, G8 and G9, shall also not exceed a peak overall sound pressure of 133dBL peak (97.5% compliance) and a maximum of 140dBL peak (99% compliance).
- (iv) All blasting shall be restricted to between 9.00 a.m and 5.00 p.m Monday to Friday except where necessary because of safety reasons.
- (v) Blasting shall be confined to two occasions per day except where necessary for safety reasons.
- (vi) Where because of the irregular or infrequent nature of blasting starting of neighbouring tenants is likely than adequate public notification shall be given to those affected by this.
- (vii) Except for the Hunua Quarry Aggregate Resource Protection Area, when blasting the limit of particle velocity (peak particle velocity) on any foundation of an adjacent building not connected with the quarry site, shall not exceed 20mm/s for commercial buildings (97.5% compliance) or 5mm/s for

dwelling and buildings intended for domestic use (97.5% compliance) and a maximum of 10 mm/s (99% compliance).

(viii) For the Hunua Quarry Aggregate Resource Protection Area, when blasting the limit of particle velocity (peak particle velocity) shall not exceed the following limits:

- When measured on any foundation of an adjacent building not connected with the quarry site existing as at 1 January 2001; 20mm/s for commercial buildings (97.5% compliance) or 5mm/s for dwellings and buildings intended for domestic use (97.5% compliance) and a maximum of 10 mm/s (99% compliance).
- When measured at any point on the Quarry Effects Line as shown on District Plan Maps F7, F8, F9, G7, G8 and G9, 20 mm/s (97.5% compliance)

Peak particle velocity means the maximum particle velocity in any of three mutually perpendicular directions. The units are millimetres per second (mm/s).

Explanatory Note

Rule 6.13.8.1(f) requires the peak particle velocity on any foundation of an adjacent building outside the Hunua Quarry Aggregate Resource Protection Area meet the compliance level at that point. It is recognised that the person carrying out the monitoring might not have the right of access or the ability to monitor directly on the foundation. Measurement should normally be carried out at a suitable point(s) representative of the adjacent building and demonstrate that ground vibrations are below the levels required in the Rule at the building foundation.

(ix) Monitoring vibrations and air overpressure (air blast) Instruments to measure vibrations and air overpressure and methods of measurement shall comply with the Australian Standard AS2187.2 1993 applying measurement and assessment in a statistical manner.

Monitoring shall be sufficient to assess compliance with the Rule at all likely affected sites.

(h) Dust

Quarry owners and operators must ensure that adequate measures are taken to control the emission of dust from all parts of the site.

(i) Waste Disposal and Water and Soil Pollution

All tailings, overburden, waste and liquid and gaseous effluent shall be disposed of so as to minimise damage to property or disfigurement of the landscape, and to prevent pollution of any watercourse, drain, stream, creek, foreshore or underground water source.

(j) Removal of Topsoil

No topsoil shall be disposed of by sale or otherwise permanently removed from the quarry lot except as may be specified in the Quarry Management Plan and thereby approved by the Council.

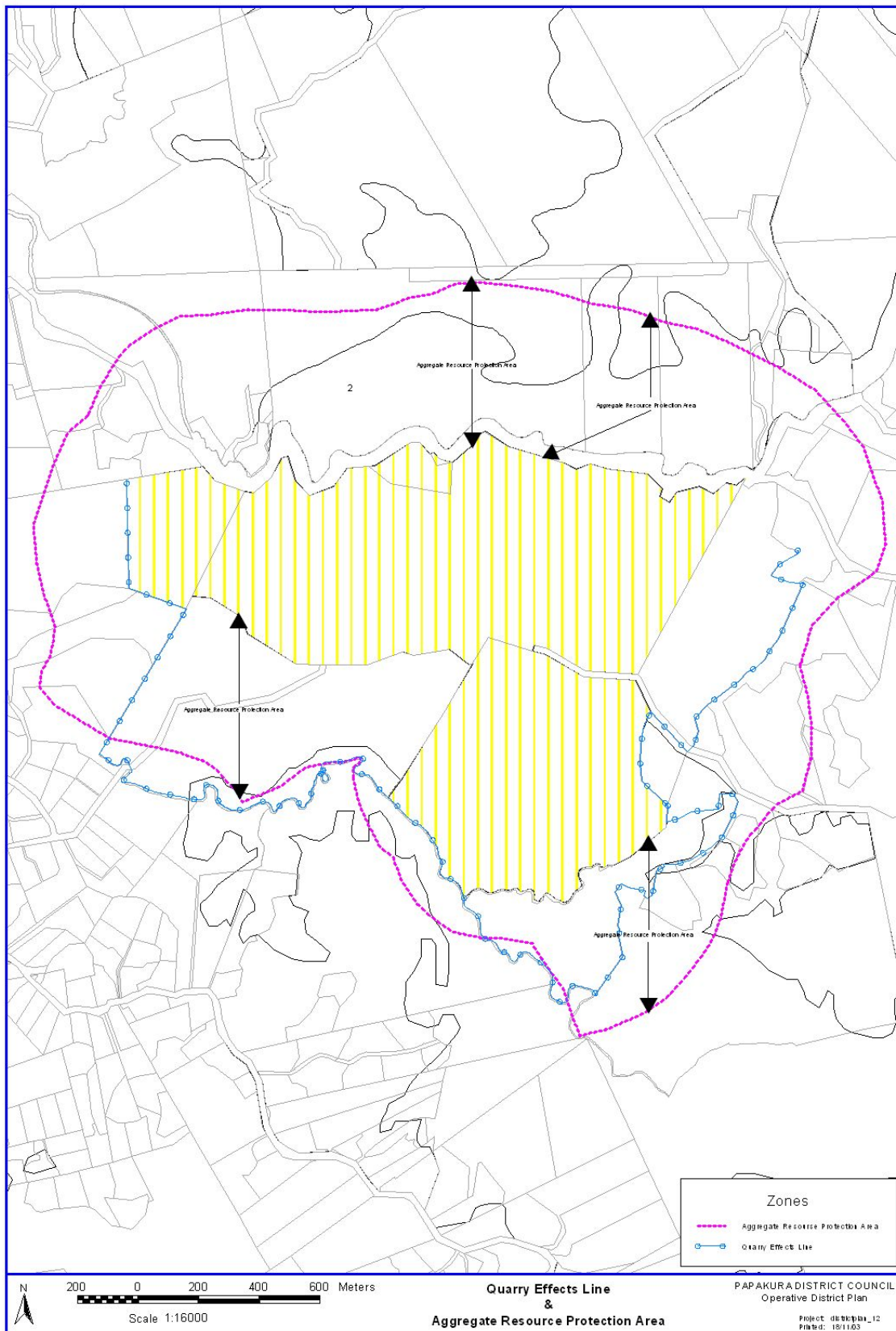
6.13.8.2 Applications

Part Rule 9.5 of Section One, *General*, of the District Plan and Part 13 of this Section set out the procedure to be following for all non-complying activity applications.

6.13.8.3 Subdivision

The rules for subdivision are contained in Part 9 of this Section of the Plan.

6.13.9 Quarry Effects Line (QEL)



6.14 ARDMORE AERODROME ZONE

6.14.1 INTRODUCTION

The Ardmore Aerodrome Zone makes provision for the aviation industry and related activities on the Aerodrome site. A small area is set aside for non-aviation activities until the land is required for aviation activities. The site is designated as “Aerodrome” in the District Plan. This designation is the requirement of the Airport Authority which controls the operation of the Aerodrome.

6.14.2 OVERVIEW

The establishment of this special zone for the Aerodrome results from the need both to enable and protect all aviation activities conducted within the NZS 6805:1992 noise footprints and CAA Rules and to regulate activities which are not part of the public work. The New Zealand Standard NZS6805:1992 *‘Airport Noise Management and Land Use Planning’* is concerned with “*land use planning and the management of aircraft noise in the vicinity of airport, or aerodrome, for the protection of community health and amenity values*” and is intended to be used “*to ensure communities living close to the airport are properly protected from the effects of aircraft noise whilst recognizing the need to be able to operate and airport efficiently*”. The NZS 6805:1992 sets out a methodology to establish noise contours, which both set maximum levels of aircraft noise exposure, given as a 24 hour daily sound exposure averaged over a three month period, and define the areas where land uses that would not be compatible with these noise levels are avoided or subject to appropriate noise attenuation. Subsequent to consultation with the local community and the Airport Authority the District Council has implemented noise contours around the Aerodrome, using this recommended methodology of NZS6805:1992.

To produce the noise contours in accordance with this NZ Standard, a projection of future airport operations is produced, based on but not limited to matters such as types of aircraft, flight frequencies by aircraft type, time of day, runway use and approach/ departure tracks, landing and take-off profiles, and trip lengths, variations in aircraft operations within a year (e.g. due to seasonal effects), runway capacity, and the Airport Authority’s plans for the Aerodrome.

The resulting noise contours and related rules of the District Plan require that aircraft noise levels do not exceed the stated maximum levels at each of the noise contours. The contours do not prescribe limitations on existing or future airport operations, and they are not applied to foreclose options for future growth of the regionally and nationally significant resource of the Aerodrome. Noise contours including Ex Military Jet Aircraft have been implemented to ensure that the Air Noise Boundary, Inner Control Boundary and the Outer Control Boundary reflect actual noise emissions allowing for effective monitoring to be undertaken.

Buildings and uses which are not part of the designated public work are subject to the provisions of the zone, and to the consent of the Airport Authority in terms of Section 176 of the Act.

The Ardmore Industrial Zone primarily provides for aviation activities associated with the operation of Ardmore Aerodrome. To ensure the long term viable

operation of the Aerodrome and make more efficient use of the land, a portion of land, approximately 15ha net (which excludes a future taxi way), on the western side of Ardmore Airport currently not required for aviation activities has been set aside for a range of non-aviation activities.

Subdivision is permitted within the zone. Recognition of the particular requirements of aircraft hangarage, on-site sewerage reticulation, stormwater disposal and bylaw standards needs to be given in any determination of leasehold or subdivision section size.

6.14.3 RESOURCE MANAGEMENT ISSUES

- The retention of a functioning aviation activity node of local and regional significance.
- The avoidance and mitigation of any adverse effects of activities within the zone.
- Ensuring sufficient land for aviation activities is available to meet the long-term needs of the Aerodrome.
- The more efficient use of underutilized land resource until such land is required for aviation purposes while avoiding conflict with aerodrome operations.
- The limitation of activities to those directly related to aviation, or providing services associated with aviation activities.
- The maintenance and, where possible, enhancement of amenity and environmental quality within the zone.
- The avoidance and mitigation of any adverse effects of activities on sensitive adjoining activities.
- The maintenance of amenity and environmental quality of the surrounding locality.

6.14.4 RESOURCE MANAGEMENT STRATEGY

The resource management strategy for the Ardmore Aerodrome zone is:

- To establish a framework of controls which secure the on-going operation and anticipated growth of the Aerodrome for aviation and aviation-related activities.
- To establish general environmental and noise controls to secure appropriate amenity within the zone and in surrounding areas.
- To avoid, remedy or mitigate potential adverse effects of activities sensitive to aircraft noise establishing or expanding in the areas of high and moderate aircraft noise
- To enable the more efficient use of specifically identified land for non-aviation purposes until required for aviation purposes.

6.14.5 OUTCOMES

The anticipated outcome of this strategy will be the operation and growth of a unique activity node which makes a significant contribution to the present well-being and future development of the District. The strategy will also result in the more efficient use of currently underutilized land within the Aerodrome until such land is required for future aviation activities. Through on-going monitoring and review by Ardmore Airport Ltd and the Council, 5ha of vacant land will be maintained within the Aerodrome to provide for future expansion of aviation activities. At the same time, the Aerodrome will function in recognition of NZS6805-1992 "Airport Noise Management and Land Use Planning" to achieve appropriate levels of local amenity and environmental quality. The strategy is aimed at the continuation of those special aviation-related activities which have become established within the zone in such a way that the activities are properly managed to secure amenity values both within and beyond the zone.

Land use and subdivision restrictions will avoid or minimise the establishment of new activities, or additions to existing activities, that are sensitive to aircraft noise within the noise contours for the Aerodrome without appropriate levels of noise attenuation (refer Section Two – Part 6.8.3 Ardmore Aerodrome Land Use Compatibility Planning and Section Three - Part 18 - Ardmore Aerodrome Land Use Compatibility Planning).

6.14.6 OBJECTIVES AND POLICIES

Objective

- 6.14.6.1** To ensure the long term efficient operation and growth of Ardmore Aerodrome.

Policies

- 6.14.6.1.1** To permit a wide range of aviation related activities within the zone including the bulk storage of aviation fuels and other aviation related hazardous substances.
- 6.14.6.1.2** To limit the establishment of non-aviation related activities, unless specifically provided for.
- 6.14.6.1.3** To enable non-aviation activities within an area identified as Precinct Area A (which excludes the area of the future taxi way) so the land resource can be utilized in a more flexible and efficient manner until required for aviation purposes.
- 6.14.6.1.4** To monitor and review annually the demand and availability of land within Ardmore Aerodrome for aviation-related activities so that land is protected for the retention of current and future expansion of aviation activities.

Objective

- 6.14.6.2** To recognize and protect the ongoing operation and anticipated growth of the regionally and nationally significant Aerodrome while

protecting the environmental qualities and amenity values of sensitive, adjoining rural and urban areas

Policies

- 6.14.6.2.1** To adopt the best practicable option in minimising the noise impact of the Aerodrome on surrounding land uses.
- 6.14.6.2.2** To manage future growth and development of the District and the Aerodrome in accordance with the approach promoted in New Zealand Standard 6805:1992 Airport Noise Management and Land Use Planning” (NZS 6805:1992).
- 6.14.6.2.3** To impose controls which protect the environmental quality and amenity of neighbouring properties
- 6.14.6.2.4** To impose amenity controls of site boundaries
- 6.14.6.2.5** To adopt controls on noise, vibration, air pollution, glare and soil and water contamination
- 6.14.6.2.6** To require the establishment and maintenance of buffer areas between industrial activities and adjacent activities
- 6.14.6.2.7** To limit the height and location of activities
- 6.14.6.2.8** To control the adverse effects of Ex-Military Jet Aircraft using the Aerodrome by limiting their activities in terms of maximum noise levels, operating hours and flight numbers
- 6.14.6.2.9** To ensure that land use and subdivision within noise contours does not compromise the safe and efficient operation of the existing regionally and nationally significant Aerodrome.

6.14.7 EXPLANATION

The Aerodrome is a significant general aviation facility and comprises a valuable economic and social asset to the District and therefore the region. For this reason, the Aerodrome should be enabled to continue functioning as a regional and national facility. The use of noise contours as a mechanism for controlling noise effects recognized the Aerodrome’s regional and national significance and the need to protect the operation and anticipated growth of the Aerodrome from the encroachment of incompatible activities and uses

Of necessity, such facilities are located in rural areas with the result that the activities related to an aerodrome often cause annoyance or disturbance to adjoining, non-aviation activities. The environmental effects of aviation are often in conflict with the expectations of rural and urban amenity. In areas where the accumulated effects of repeated annoyance from aircraft noise could lead to adverse environmental effects on public health and welfare, measures to prevent new activities sensitive to aircraft noise establishing may be necessary. The application of the principles for airport planning contained in NZS 6805-1992 “Airport Noise Management and Land Use Planning”, mean that rules with

additional land use restrictions on activities which are sensitive to aircraft noise (ASAN) within the areas defined by the Air Noise Boundary, Inner Control Boundary and Outer Control Boundary will apply (refer Section Two – Part 6.8.3 Ardmore Aerodrome Land Use Compatibility Planning and Section Three - Part 18 Ardmore Aerodrome Land Use Compatibility Planning).

The objectives and policies for the Ardmore Aerodrome Zone will enable the future functioning and growth of the aerodrome in accordance with best practicable options and NZS 6805:1992 while minimising adverse noise impacts on surrounding land uses.

They also specifically recognize the opportunity to utilize land within Ardmore Aerodrome Precinct A in a more efficient manner until such land is required for aviation purposes.

6.14.7 METHODS

There are four accepted methods available to control aviation activities:

- (a) Zoning and Rules;
- (b) Noise Management Plans;
- (c) Operational Requirements of Other Organisations
- (d) Designations

The District Plan through zoning, rules and designation can put in place provisions and standards to provide for the development of the Aerodrome and associated activities and to control adverse effects. Such controls, however, must be enforceable and must not conflict with operational requirements of other statutory organisations. Although the Aerodrome is designated under the District Plan and controlled by a requiring authority, it has been seen as more appropriate to control certain elements of the Aerodrome operations by way of zoning and rules. This enables the council to respond to any changes in aerodrome operations (such as the cessation of ex-military jet aircraft operations) and modify the noise contour and zone provisions if required.

Because of the safety issues involved, the activities of agencies such as the Ministry of Civil Aviation also have a bearing on the operations of the Aerodrome. Further, Council recognises that there are many aspects of aerodrome operations which are best controlled through a noise management plan as opposed to specific rules due to potential conflict with other regulations and the need to allow aspects of aerodrome operations to be continually modified and improved in response to industry changes and to achieve best practice noise management.

A combination of these various methods has been adopted as they represent the most effective means of achieving the objectives and policies for the Aerodrome. The designation requires compliance with the Ardmore Aerodrome Zone rules which allow for effective monitoring and enforcement, if necessary. Compliance with an on-going review of the Ardmore Aerodrome Noise Management Plan is a requirement in the District Plan. This ensures that the various flight related operational aspects of the Aerodrome are controlled and regulated while providing a process of enforceability through the Ardmore Airport Noise

Consultative Committee and through Council's statutory role to ensure general compliance with the Noise Management Plan. This combination of control methods has proven to be effective and efficient for the majority of New Zealand's large airports.

6.14.8 RULES

6.14.8.1 Permitted Activities

Any industrial activity shall be regarded as a permitted activity in the Ardmore Aerodrome zone where it complies with the rules for permitted activities set out below.

Note: Within Precinct A building development is required to provide specific engineering and/or geotechnical design report details as part of applications for building consent.

1. Use of Land and Buildings

- (a) Any part of the site and building may be used for Aviation Activities.
- (b) Within Precinct A, any part of the site and building may be used for non-aviation activities subject to the following:
 - Industrial activity shall not comprise any activity in Schedule 6A or 6B or employ any process listed in Schedule 6C and 6D.
 - Any Commercial or Retail activity shall be ancillary to the industrial activities located within Precinct Area A and shall be limited so that the individual or combined area of such activities do not occupy more than 30% of the gross floor area of the building or 200 square metres, whichever is the lesser.
 - No building shall be constructed in any area shown as a 'NO BUILD ZONE' on District Plan Maps C5 and D5
 - The total land area within Precinct A for non-aviation activities shall not exceed 15ha net (approximately).
 - No industrial and ancillary commercial / retail activity shall occur within Precinct A until improvements to the Airfield Road / Corsair Lane intersection have been implemented.

2. General Provisions

Activities not provided for by way of the Aerodrome Designation shall comply with the following:

Part 6, 6.15 – 3 (Air Pollution and Odour Control), 6.15 – 4 (Hazardous substances) and 6.15-5 (Bulk and Location Controls). For the purposes of Rule 6.15-5 the Ardmore Aerodrome Zone shall be deemed to be subject to the Bulk and Location Controls of the Industrial 1 Zone

Non-aviation activities within Precinct A shall comply with Part 6, Rule 6.15-2 (Glare), and 6.15-8 (Traffic).

Part 13, Rule 13.8
Part 15, Rule 15.8

6.14.8.2 Restricted Discretionary Activities

1. Buildings and the placement of fill within Precinct Area A and that land outside Precinct Area A covered by Designation 222 for Ardmore Airport Limited where the activity does not fall within the designated purpose.

Restricted discretionary activity consent will be required for any building or the placement of fill within Precinct Area A and within that land outside Precinct Area A covered by Designation 222 for Ardmore Airport Limited where the activity does not fall within the designated purpose.

This rule will cease to have effect for Precinct Area A on the date upon which a comprehensive regional stormwater discharge consent is implemented for Precinct Area A.

This rule will cease to have effect outside Precinct Area A on the date upon which a comprehensive regional stormwater discharge consent is implemented for that land outside Precinct Area A covered by Designation 222 for Ardmore Airport Limited.

Council will restrict the exercise of its discretion to the following:

- Stormwater and flooding effects on the environment
- Ground water recharge and any associated effects on geotechnical conditions.

Applications for restricted discretionary activity resource consent will be assessed against the following criteria:

- The extent to which the proposed building works or the placement of fill avoid, remedy or mitigate any stormwater or flooding effects on the environment.
- The extent to which any potential geotechnical instability effects associated with reduced ground water in peat soil conditions will be avoided, remedied or mitigated.

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications for a restricted discretionary activity resource consent under rule 6.14.9.2.1 will be considered without notification or the need to obtain approval from affected persons.

6.14.8.3 Discretionary Activities

With the exception of those activities permitted in Precinct Area A, any Commercial or Industrial activity which is not an Aviation Activity shall be

regarded as a discretionary activity in the Ardmore Aerodrome zone. Further, any such activity must comply with the rules for discretionary activities set out below.

1. *General Provisions*

Application must be made for a resource consent for a discretionary activity where it is proposed to vary the standards for permitted activities contained in Rule 6.15-3, 6.15-4 and 6.15-5. An application for a discretionary consent may only be granted to vary those standards to the extent permitted in Table 6.2 and will be assessed in terms of the criteria contained in Rule 6.15.2.

2. *Use of Buildings and Lots*

No building or lot shall be used for any activity in Schedule 6A or 6B **or** shall employ a process listed in Schedule 6C or 6D except as otherwise provided for by way of a resource consent.

3. *Hazardous Substances*

No activity shall involve the storage or use of hazardous substances listed in Schedule 6F in quantities in excess of those specified in Level II in the schedule **or** in quantities in excess of those specified in Level I of the schedule on lots partly or wholly within 75 metres of a residential zone or other residential activity.

6.14.9 ARDMORE AERODROME ZONE SOUND EMISSIONS

6.14.9.1 Sound Emissions – Air Noise Boundary /Inner Control Boundary and Outer Control Boundary

The Aerodrome shall be managed to ensure that noise emissions from Aircraft Movement shall not exceed Ldn 65 dBA outside the Air Noise Boundary and Ldn 55 dBA outside the Outer Control Boundary as shown on Maps C5-C7, D4-D7, E4 and E5 when calculated as stated in NZS6805:1992 Airport Noise Management and Land Use Planning as a 3 month rolling logarithmic average using the FAA Integrated Noise Model (INM) and records of actual aircraft operations.

The following operations are excluded from compliance with this rule:

- (a) Aircraft landing in an emergency;
- (b) Emergency flight operations; and
- (c) One Airshow per calendar year as defined under Rule 6.14.9.7.
- (d) Use of sealed runways 07/25 for maintenance purposes for seven days per calendar year.

Explanation

Council considers that it is important to ensure that the effects associated with aircraft operational noise are managed, as far as practicable, at the source of

these emissions. As described at 6.14.2 above, the noise contours define the locations at which the maximum sound exposure, expressed in L_{dn} dBA, must not be exceeded. This rule places a requirement on aircraft operations associated with the Aerodrome to comply with this limit specified at the Air Noise Boundary and Outer Control Boundary.

6.14.9.2 Maximum Noise Level from any Aircraft

Except for aircraft listed in (a) and (b) below, the maximum permissible noise level from any aircraft operating from the Aerodrome shall not exceed SEL 115 dBA at the measurement point specified as: on runway centre line; 1700 metres from commencement of the take-off roll.

- (a) Aircraft based at the Aerodrome on 1 July 2004. The Hawker Hunter aircraft based at the Aerodrome on 1 July 2004 will be permitted up to maximum of 58 movements per annum out of the limit of 180 movements per annum specified in Rule 6.14.9.4(b)
- (b) Aircraft brought to the Aerodrome for maintenance/restoration that have the potential to exceed the maximum noise level specified in 6.14.9.2 are permitted to operate for the sole purpose of undertaking essential flight checks and departure from the Aerodrome. Any such operations will not exceed a total of 16 takeoffs per annum. These takeoffs and subsequent landings are included in the total number of 180 Ex-military jet movements per annum specified in paragraph 6.14.9.4(b).

To confirm compliance with this rule, Council may request the Airport Authority to provide a certificate from a person with appropriate acoustic qualifications for aircraft with noise outputs that have the potential to exceed the maximum permissible noise level.

Such certificate shall be provided to Council within 6 weeks of the request and shall confirm that the aircraft complies with the requirements of Rule 6.14.9.2 above.

Explanation

To control the single event noise exposure to the local community Council considers that it is important to set a maximum permissible noise level for aircraft operating from the Aerodrome. The maximum SEL noise level is based on noise measurements of existing aircraft at the Aerodrome. However, any new aircraft operated from Ardmore must comply with the maximum SEL noise level.

This provision allows Council to request a certificate confirming compliance with the maximum permissible noise level.

6.14.9.3 Restricted Flight Hours

The following restricted flight hours apply to specific aircraft operations from Ardmore Aerodrome:

- (a) Circuit training and scheduled flights are not permitted between the hours of 10.00pm (extended to 10.30pm in daylight savings) and 7.00am New Zealand Local Time (NZLT) Monday – Saturday and between the hours of 8.00 pm Sunday night and 7.00pm Monday morning.
- (b) Ex Military Jet Aircraft operations are not permitted between the hours of 8.00pm and 7.00am New Zealand Local Time (NZLT).
- (c) Jet aircraft that do not meet the International Civil Aviation Organisation noise standard contained in ICAO Annex 16, Volume 1, Chapter 3 or the equivalent 'Stage 3' United States Federation Aviation Administration noise limits contained in CFR 14 Part 36, are not permitted to operate between the hours of 10.00pm and 7.00am New Zealand Local Time (NZLT)
- (d) Except as permitted by Rule 6.14.9.7 Aerobatic Flight over the Aerodrome shall be limited to a maximum of 12 hours per annum and shall be conducted between the hours of 9.00am to 4.00pm Monday to Saturday and 9.00am to 12.00 noon on Sunday New Zealand Local Time (NZLT).
- (e) Hover training practice shall only take place between the hours of 8.00am and 7.00pm Monday to Friday and 9.00am and 1.00pm on Saturdays New Zealand Local Time (NZLT) provided that hover training may take place on Saturdays between 1.00pm and 5.00pm NZLT and on Sundays between 9.00am NZLT and 4.00pm NZLT where the activity takes place no closer than 150 metres from any external boundary of the Aerodrome. Notwithstanding the above, no hover training practice shall take place on Public Holidays.
- (f) Variations to the restricted hours on night training under clause (a) of this rule may be approved under limited circumstances by the Ardmore Airport Noise Consultative Committee, but in any event, operation will not be permitted after 11.00m New Zealand Local Time (NZLT)

Explanation

This rule has been included after extensive consultation between the Airport Authority and local residents in order to minimise disturbance during noise sensitive hours. This rule together with Rules 6.14.9.1 and 6.14.9.2 and the Noise Management Plan will have the effect of minimising noise from aircraft during noise sensitive hours.

6.14.9.4 Ex-Military Jet Aircraft Movements

Except as permitted by Rule 6.14.9.7, Ex Military Jet Aircraft movements shall be restricted to:

- (a) 170 movements per calendar year averaged over a three year period; and
- (b) 180 movements in any one calendar year; and
- (c) 10 movements in any one seven day period.
- (d) No simultaneous or parallel take-offs

Explanation

The purpose of this rule is to safeguard against any potential for significant increases in annual and weekly Ex Military Jet Aircraft movements due to noise emission space becoming available within the Air Noise Boundary in the event of an unlikely significant reduction in General Aviation activity.

6.14.9.5 General Sound Emissions

- i) For a period of six (6) months from the date this rule becomes operative sound emissions from sources, other than Aircraft Movement, Aircraft Taxiing, Aircraft Engine Testing, and one Airshow per calendar year as defined under Rule 6.14.9.7, shall be restricted to the following limits set out in Table 1 measured at or within the boundary of any residential zone or at or within the notional boundary of any residential dwelling existing as at 19 September 2001 (and which is not under the ownership of the Airport Authority).

TABLE 1

Monday to Friday 0700 – 2200 Saturday 0700 – 1700	L ₁₀ 55 dBA except that a level of L ₁₀ 67 dBA will be permitted for a maximum period of 20 minutes in any one day
All other times	L ₁₀ 45 dBA
Additionally, every day 2200 – 0700	L _{max} 75 dBA

- ii) From the date 6 months after this rule becomes operative, sound emissions from sources other than Aircraft Movement, Aircraft Taxiing, Aircraft Engine Testing, and one Airshow per calendar year as defined under Rule 6.14.9.7 shall be restricted to the following limits set out in Table 2 measured at or within the boundary of any residential zone or at or within the notional boundary of any residential dwelling existing as at 19 September 2001 (and which is not under the ownership of the Airport Authority)

TABLE 2

Monday to Friday 0700 – 2200 Saturday 0700 – 1700	L ₁₀ 55 dBA
All other times	L ₁₀ 45 dBA
Additionally, every day 2200 – 0700	L _{max} 75 dBA

Notes to Tables 1 and 2

- Measurements shall be taken at or within the boundary of any residential zone or at or within the Notional Boundary of any residential dwelling.
- Measurement and assessment of noise shall be in accordance with the standards prescribed in NZS6801: 1991 Measurement of Sound and NZS 6802:1992 Assessment of Environmental Sound.
- The noise shall be measured using a sound level meter complying with the international standards IEC 651 (1979) Sound level meters

Type 1 and IEC 804 (1985) Integrating-averaging sound level meters
Type 1

Explanation

Given the level of activity within the Ardmore Aerodrome Zone associated, for example, with the servicing of aircraft, there is potential for adverse noise effects. The noise limits specified in Table 2 take effect 6 months after the provision becomes operative to provide a transitional period for those industries based at the Aerodrome to achieve compliance. The noise limits are based on the guidelines contained in New Zealand Standard 6802:1992 – Assessment of Environmental Noise. The provisions have been included to protect residents within close proximity to the Aerodrome from noise generated by activities other than those exceptions specified in the rule.

6.14.9.6 Engine Testing

- i) All aircraft engine testing undertaken within the Ardmore Aerodrome Zone shall be restricted to the following noise limits set out in Table 3 below measured at or within the boundary of any residential zone or at or within the notional boundary of any dwelling existing as at 19 September 2001 (and which is not under the ownership of the Airport Authority):

TABLE 3

7am - 10pm (7 day rolling average)	L _{eq} 55 dBA
10pm – 7am (7 night rolling average)	L _{eq} 45 dBA and L _{max} 75 dBA

- ii) Aircraft engine testing is required to be undertaken within the appropriate engine testing enclosure, where it is safe to do so.
- iii) Ten testing sessions per year undertaken between 9.00am and 4.00pm Monday to Friday are exempt from the requirements of Rules 6.14.9.6 (i) and (ii) (a session being a series of engine test events carried out on the same day with a total duration of no more than 20 minutes).

Explanation

This rule recognises that there is operational necessity for testing aircraft engines as a core function of the Aerodrome, while limiting the potential for adverse effects on the amenity of surrounding residences, particularly at night. The rule allows up to 10 tests per year during working hours for engines with particularly noisy characteristics.

6.14.9.7 Airshow

Notwithstanding anything to the contrary in Rule 6.14.9.2, one Airshow within the MBZ shall be permitted within any calendar year based on the following limitations:

- i) The flying programme for the Airshow shall be limited to a period of not more than 3 days plus 2 specified days' practice, with alternate days if unable to practice because of poor weather conditions.
- ii) The hours permitted for the Airshow and practices shall be between the hours as specified in Table 4:

Table 4

Monday to Thursday inclusive	0700 – 2000
Friday and Saturday	0700 – 2000 (except that one only of these days may extend to 2200)
Sunday	0700 – 1830

- iii) Practice for the Airshow shall be permitted only in the 2 weeks preceding the Airshow.
- iv) The noise and environmental aspects of the flying programme for the Airshow and Airshow practice ("the flying programme") shall be reviewed by Council, which may request changes necessary to avoid unreasonable noise exposure on the community.
- v) The flying programme shall be submitted to the Council no later than 90 days prior to the Airshow taking place. Both the Council and the Airport Authority are to consult with each other as to the noise issues and proposed changes to the flying programme. Comments are to be provided by Council within 10 working days of receipt of the proposed flying program.

Explanation

Annual Airshows at the Aerodrome are an integral part of the aerodrome operations and provide social and economic benefits to the local and wider community. The rule provides for annual Airshows at Ardmore to continue with limitations on the show duration and practice times and requires the Airport Authority and Council to work together to achieve best practice noise management.

6.14.9.8 Noise Management Plan

As from the date this rule becomes operative, the operation of the Aerodrome shall be in accordance with the current Ardmore Aerodrome Noise Management Plan. With the exception of those provisions contained in Appendix A of that Plan, the Ardmore Aerodrome Noise Management Plan shall be reviewed on a 12 monthly basis or as necessary to ensure Best Practicable Options in terms of noise management are achieved, in accordance with the document amendment procedures contained in that Plan.

Explanation

Council recognises that there are many aspects of aerodrome operations which are best controlled through a Noise Management Plan as opposed to specific rules due to potential conflict with other regulations and the need to allow aspects of Aerodrome operations to be continually modified and improved in response to industry changes and to achieve best practice noise management. The objectives of the Noise Management Plan are to:

- (a) Provide the basis for ongoing noise management and mitigation at the Aerodrome;
- (b) Establish the Ardmore Airport Noise Consultative Committee, as set out in the Noise Management Plan, which replaces the Environmental Working Group;
- (c) Define roles and responsibilities in relation to airport noise management;
- (d) Provide a repository of agreed noise abatement procedures;
- (e) Encourage the parties to work together co-operatively, sharing information and reaching decisions by consensus and agreement

6.14.9.9 Affected Dwellings

The Airport Authority shall, if so required by the owners of the Affected Dwellings defined in (ii) below, pay for any remedial or supplementary works that are considered necessary to ensure that the internal acoustic environment of habitable rooms in those dwellings does not exceed a maximum of L_{dn} 40 dBA with all external doors and windows closed as the result of aircraft movements represented in the Air Noise Boundary noise contour as shown on District Plan Maps.

Where compliance with the design level relies on doors and windows being closed, alternative approved mechanical ventilation in accordance with the Building Code shall be provided. This rule is subject to the following:

- i) Notice of such requirement must be given in writing to the Registered Office of the Airport Authority within 3 months of the receipt by the owners of written notice from the Airport Authority advising the owners of the operative date of this rule and the rights conferred by this rule.
- ii) The Affected Dwellings are deemed to be those existing habitable dwellings located within the L_{dn} 65dBA Air Noise Boundary contour as at 19 September 2001. In any case where any existing habitable dwelling is in the course of completion, extension or repair as at 19 September 2001, then the notice to the Airport Authority referred to above must be given within 3 months following the date on which the dwelling is certified as complete by the Council pursuant to the Building Act 2004, or the date of written notice from the Airport Authority advising the Owners of the operative date of this rule, whichever is the later.

- iii) For the purposes of this rule engineers with appropriate qualifications appointed by the Airport Authority and engineers with appropriate qualifications appointed by Council shall act as the certifiers for the purpose of determining the nature and extent of the remedial or supplementary works required pursuant to this rule and their determination shall bind the Airport Authority, the Council and the Owners respectively in relation to their various interests pursuant to this rule.

Subject to the foregoing, the obligations of the Airport Authority under this rule shall not extend to any subsequent structures, alterations or additions to any of the Affected Dwellings commenced after 19 September 2001.

Explanation

This rule has been included to allow those persons living within the Air Noise Boundary to seek compensation from the Airport Authority to ensure that the internal acoustic environment of habitable rooms in those dwellings does not exceed a maximum of L_{dn} 40 dBA with all external doors and windows closed.

6.14.9.10 Monitoring

The Airport Authority shall be responsible for monitoring and reporting of noise (without limiting Council's powers) associated with the Aerodrome and flight activity. Such monitoring shall include:

- i) Calculation of aircraft noise as stated in NZS6805: 1992 (s1.4.2.2) using the FAA Integrated Noise Model (INM) and records of actual aircraft operations and calculated as a 3 month rolling logarithmic average. The results of this calculation together with underlying inputs shall be reported to the Council annually. The INM Study is to be developed by a recognised user of the INM with strict adherence to the policies and procedures specified in the INM User's Guide. An executable version of the Study shall be provided to Council via CD-ROM or other suitable electronic means. The use of substitution or surrogate aircraft within the model will be notified in the reporting procedure and will be as agreed between the Airport Authority and Council experts. The INM model used to assess compliance is to the version used to develop the District Plan contours. The contours may be updated with later versions of the INM in future reviews of the District Plan. When the calculated 3 month average reaches L_{dn} 64.5 dBA, physical noise monitoring shall be carried out at reasonable intervals until such time as compliance with Rule 6.14.9.1 is demonstrated.
- ii) Physical noise monitoring shall be undertaken for a period of no less than one month within one year of the date of this rule becoming operative. Physical noise monitoring shall be undertaken for a period of no less than one month every two years following the initial physical noise monitoring. The results and underlying inputs of this monitoring shall be provided to the Council within 6 weeks of the monitoring being undertaken.

- iii) The recording of Ex Military Jet Aircraft movements on a monthly basis with any records kept to be provided to Council in collated form within 48 hours upon request by the Council.
- iv) The administration and logging of all engine testing activity, with records to be provided to Council in collated form within 48 hours upon request by the Council.
- v) Further such contingency monitoring as required by the Council if the Council becomes aware of significant changes to Aerodrome operations.

Noise from the following operations shall be excluded from the compliance calculations set out in i) to iii) above:

- a. Aircraft landing in an Emergency;
- b. Emergency Flight operations; and,
- c. One airshow per year as defined under Rule 6.14.9.7.

6.15 GENERAL REQUIREMENTS FOR INDUSTRIAL ZONES

Subject to Rule 6.15.3 the following rules shall apply to all permitted, controlled and restricted activities in the industrial zones and may be used as a guide in respect of applications for discretionary and non-complying activities.

- Landscape Design – See Part 13, Rule 13.8 and appendix 5B.4
- Parking and Loading – See Part 15, Rule 15.8
- 1. *Noise*

Except in relation to the Ardmore Aerodrome Zone:

- (a) Any use of land or buildings in an industrial zone shall be conducted and buildings shall be designed and laid out so as to ensure that the following noise levels
 - In Tables A and B, measured and assessed in accordance with the standards prescribed in NZS 6801:1991 Measurement of Sound and 6802:1991 Assessment of Environmental Sound, are not exceeded as a result of any activity involved in that use. The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979) Sound Level Meters Type 1 or other instruments or standards that the Council considers should supersede these.
 - In Takanini Structure Plan Area 6, Tables C and D, and (Tables E and D in the case of the Drury South Structure Plan Area) measured and assessed in accordance with the standards prescribed in NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Environmental Noise

- (b) The noise level (L_{10}) (or L_{Aeq} in the case of the Drury South Structure Plan Area) shall be measured on the nearest residential boundary and shall not exceed the limits set out in Table A (or Tables E and F in the case of the Drury South Structure Plan Area) except in Takanini Structure Plan Area 6 where the noise levels (L_{Aeq} and L_{AFmax}) shall be measured and assessed at any point on or within the nearest any residential boundary or at the notional boundary of any rural/residential property and shall not exceed the limits set out in Table C.
- (c) The noise standards in Tables A, B, C and D (or Tables E and F in the case of the Drury South Structure Plan Area) shall not apply to the construction or maintenance of buildings that have been approved by the Council.

Where construction noise is emanating from a site where construction is ancillary to the principal use, it shall meet the limits recommended in, and be measured and assessed in accordance with:

- New Zealand Standard NZS 6803P:1984 *The Measurement and Assessment of Noise from Construction Maintenance and Demolition Work*, or
 - In Takanini Structure Plan Area 6 and the Drury south Structure Plan area, noise arising from construction or demolition activities shall be measured and assessed in accordance with NZS6803:1999 Acoustics – Construction Noise and shall comply with the limits therein. Construction Work is defined in section 3.1 of the Standard or
 - Other instruments or standards that Council considers should supersede these.
- (d) Notwithstanding the noise standards in Tables A, B, C and D (or Tables E and F in the case of the Drury South Structure Plan Area) the Council may invoke the powers conferred on it under the relevant sections of the Health Act 1956 and the Resource Management Act 1991 or any subsequent legislation replacing this Act, to control any noise which has become an objectionable element or nuisance.
- (e) For all controlled, restricted discretionary, discretionary and non-complying activity applications within the Industrial 1 zone and in any other case where doubt arises as to the ability of an industry to comply with these controls, the applicant shall provide the Council with a certificate from a registered engineer with acoustical qualifications confirming that the activity will comply with the foregoing noise controls. In the case of a new activity, this information must be provided before the building is commenced.
- (f) The L_{10} noise level from the site owned and occupied by Humes Industries (NZ) Ltd at 68 Hunua Road, being Lot 2 DP 131226 and Lot 1 DP 142775 as measured on the boundary of that site on which concrete products are manufactured shall not exceed 70 dBA. The

noise level of 70 dBA shall apply to the site only so long as the activity conducted involves the manufacture of concrete products.

- (g) The noise levels in Table A shall not apply to the site owned and occupied by the East Tamaki Co-operative Dairy Co Ltd at 330 Great South Road, Manurewa, being Lot 2 DP 54771 and Lot 1 DP 128342. The Dairy Factory shall comply with the following:

Monday – Sunday between the hours 0700 – 2200	All other times
55dBA	45dBA
or the background noise level (L ₉₅) plus 5dBA; whichever is the greater	or the background noise level (L ₉₅) whichever is the greater

TABLE A	
The noise level (L ₁₀) shall be measured on the nearest residential boundary except for Takanini Structure Plan Area 6 which is subject to Table C and for Drury South Structure Plan Area which is subject to Table E:	
Monday – Friday between the hours 0700 – 2200	
Saturday 0700 – 1200	
L₁₀*	
Industrial 1	45 dBA
Industrial 2	50 dBA
Industrial 3	55 dBA
Industrial 4	55 dBA
All other times including public holidays	
L₁₀*	
Industrial 1	40dBA
Industrial 2	45 dBA
Industrial 3	50 dBA
Industrial 4	50 dBA

*Noise Level

TABLE B	
The noise level (L ₁₀) as measured at or within the boundary of a site zoned for an industrial purpose shall not exceed the following limits except for Takanini Structure Plan Area which is subject to Table D and for Drury South Structure Plan Area which is subject to Table F:	
Industrial 1	50 dBA
Industrial 2	50 dBA
Industrial 3	55 dBA
Industrial 4	55 dBA

- (h) Within the Takanini Structure Plan Area 6 only, the following tables apply

TABLE C (applies to Takanini Structure Plan Area 6 only)

The noise level measured at or within the boundary of any residential property or at the notional boundary of any rural/residential property shall not exceed the following levels:

Monday to Friday 0700 – 2200 & Saturday 0700 - 1200

Zone of noise-emitting site	Noise limit
Industrial 1	50dB LAeq
Industrial 3	50dB LAeq
At all other times including Public Holidays	
Zone of noise-emitting site	Noise limit
Industrial 1	40dB LAeq and 70dB LAFmax
Industrial 3	40dB LAeq and 70dB LAFmax

TABLE D (applies to Takanini Structure Plan Area 6 only)

The noise level arising from any activity measured at or within the boundary of any Industrial site shall not exceed the following levels:

Zone of receiving site	Noise limit
Industrial 1	55dB LAeq
Industrial 3	65dB LAeq

- (i) With respect to Studio Warehousing only except within Takanini Structure Plan Area 6:

- i. In circumstances where the source of the noise complaint is emanating from within the same building as the residential dwelling, the following noise levels shall apply:

Monday to Sunday between the hours of 0700 to 2200 (daytime)

L_{eq} 40 dBA

Monday to Sunday between the hours of 2200 – 0700 (night time) L_{eq} 30dBA

Indoor measurements are to be undertaken in accordance with section 26.5.1, 26.5.2 and 26.5.3 of NZS 6801: 1999 and shall be undertaken in rooms where the sound under investigation is of interest or causes a disturbance.

- ii. With respect to Studio Warehousing and residential activity in the Industrial 1 Zone in Takanini Structure Plan Area 6 only, the buildings shall be designed and constructed to comply with the following internal noise limits:
- iii. 35dB LAeq in bedrooms; and
- iv. 45dB LAeq in all other habitable rooms

Based on the L_{eq} noise level incident on the facade of the building being:

Frequency (Hz)	63	125	250	500	1000	2000	4000	dBA
dB	64	63	57	51	49	47	43	55

At the same time and under the same physical conditions as the internal noise levels are measured and assessed, all bedrooms and other habitable rooms will be adequately ventilated in accordance with the Building Code.

In assessing compliance with the ventilation requirements of the Building Code for the purposes of this rule, no source or means of ventilation shall be taken into account unless it is available at all times while achieving the internal noise levels required of this rule. For example, adjustable doors, windows or louvres may not be relied upon to meet the ventilation requirements of the Building Code if, in order to meet those requirements they must be adjusted such that the internal noise level exceeds the limit specified in parts (i) and (ii) of this rule.

- (j) Within the Drury South Structure Plan Area the following tables apply:

Table E

The noise level as measured at or within the notional boundary of any habitable dwelling outside the Drury South Structure Plan Area shall not exceed the following limits.

Time/Hours	LAeq	Lmax
0700 to 2200	50 dB	Not applicable
2200 to 0700	40 dB	70dBA

Table F

The noise level (Leq) as measured at or within the boundary of a site zoned for an industrial purpose shall not exceed the following limits:

Zone	Time/Hours	Leq	Lmax
Industrial 3	0700 to 2200	65 dBA	Not applicable
	2200 to 0700	55 dBA	75 dBA
Industrial 4	0700 to 2200	70 dBA	Not applicable
	2200 to 0700	65 dBA	Not applicable

- (k) Within the Drury South Structure Plan Area all new roads shall be designed and constructed so as to comply with the provisions of the New Zealand Standard NZS6806:2010 “Acoustics –Road Traffic Noise – New and Altered Roads”.

2. Glare

- (a) At no time between the hours of 0700 and 2200 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential or Rural.

- (b) At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:
 - An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a Residential or Rural Zone;
 - An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any adjacent boundary of any adjacent land used for residential purposes, except for those in the Business and Industrial Zones.
- (c) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. These measurements may be used to determine the added illuminance, if any, of such outdoor lighting.
- (d) The outdoor lighting on any site adjoining any site zoned Residential or adjacent to land in which there is a residential activity shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the residential or rural zoned sites.
- (e) No welding activity shall be undertaken on any industrial site unless the activity is screened from residential or rural zoned areas.
- (f) In the Drury South Structure Plan Area the upward waste light ratio (UWLR) from any luminaire must not be more than 3%. The UWLR is defined as: *“The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle”*.

3. *Air Pollution and Odour Control*

- (a) Where any doubt arises as to whether an industry is likely to use a process listed in Schedules 6C and 6D and those processes are not permitted or are listed as discretionary activities in the zone in which planning consent is sought, or if the activity is likely to produce odours beyond the site boundaries, then Council will require the applicant to obtain relevant expert evidence as to whether that industry will employ such a process or produce such odours.
- (b) In considering notified applications for industries utilising processes listed in Schedule 6D, the Council will seek advice from the Regional Council.
- (c) Advice Note:

In the event of a discernible odour or dust nuisance from any activity, such action shall be undertaken by the owner and/or occupier as may be necessary to avoid, remedy or mitigate the situation to the satisfaction of Council, in accordance with section 17 of the

Resource Management Act 1991 and in any case to ensure that existing activities within the zone do not suffer any adverse effects.

4. Hazardous Substances

The aim of these provisions is to prevent pollution of the ground and natural waters including aquifers, stormwater systems, waterways and harbours. Concentrations of hazardous or other polluting substances leaving sites in stormwater or other runoff shall not exceed the levels from time to time permitted, by the water right, for effluent from the Mangere Sewage Purification Works. Users of hazardous substances and other potential contaminants of water may be required to incorporate appropriate design measures.

These would be for all areas where hazardous substances could be spilled or washed off equipment and could include sealing, contouring, bonding, drainage to sealed catchment areas, installation of traps for grease and dirt, installation of separator pits, installation of inspection chambers on stormwater drains to ensure they are not used for waste disposal.

- (a) Before any industrial premises within 75 metres of a residential area or an institution of a residential character receives planning consent as a permitted or controlled activity, the intending developer, owner and occupier(s) of those premises shall be required to certify that they will not store or use, or permit to be stored or used within those premises any hazardous substances as specified in Schedule 6F.
- (b) If the persons mentioned in (a) above are not able to so certify, then they shall provide a statement giving details of the maximum quantities of any hazardous substance (as defined by this Plan) which may be used, produced or stored on the site at any time. This statement shall be used for the purpose of establishing whether the use is permitted and if so whether it is a predominant, controlled or conditional use of the subject site.
- (c) The land user is obliged to ensure that the information supplied is correct and current and that the quantities specified are not exceeded.
- (d) Any land user using, storing, disposing or transporting hazardous substances in quantities greater than Level 1 in Schedule 6F is required to produce a contingency plan at a level and of a type appropriate to the site to mitigate the potential effects of an incident. The following matters are to be included in the plan:
 - (1) A consideration of the site and nature of possible emergency events;
 - (2) Liaison with emergency services, other regulatory authorities and neighbours;
 - (3) Emergency shut-down procedures;
 - (4) The chemical and physical characteristics and hazards associated with products and processes;
 - (5) Procedures to minimise the impact on the environment.

5. *Bulk and Location Controls*

In the case of permitted, controlled and restricted discretionary activities, the following shall be the bulk and location controls for development, activities, and buildings in Industrial zones.

In the case of discretionary activities and subject to Rule 6.15.3, the following shall be used as a guide in respect of the bulk and location controls for development activities and buildings in Industrial zones.

Telecommunications masts, towers and aerials are exempt from the height limit and front yard controls. Satellite dishes are also exempt from height limit controls but not the front yard control.

Table 6.1 STANDARDS FOR PERMITTED, CONTROLLED AND RESTRICTED DISCRETIONARY ACTIVITIES					
	Front Yard	Rear Yard	Side Yard	Coastal Protection	Maximum Height
Industrial 1 (excluding Takanini Structure Plan Area 6)	7.5m	5m	5m	25m	9m
Industrial 1* (within Takanini Structure Plan Area 6)	7.5m***	5m**	5m**	25m	9m
Industrial 2	7.5m	5m	5m	25m	9m
Industrial 3* (excluding Drury South Structure Plan Area)	7.5 m	10 m	10 m	25 m	24 m
Industrial 3 (in Drury South Structure Plan Area)	7.5	10m	10m	N/A	15m
Industrial 4	7.5 m	10 m	10 m	25 m	24 m

* refer to Table 6.1A for additional controls relating to the Industrial 1 and 3 Zones (within Takanini Structure Plan Area 6)

** a side or rear yard of 10 metres is required where the site adjoins Public Reserve or land in the Reserve Zone or land in a residential zone

***a front yard of 10 metres is required where the site adjoins or faces land in a residential zone or land zoned for future development purposes.

TABLE 6.1A HEIGHT IN RELATION TO ROAD AND RESERVE BOUNDARY CONTROL WITHIN INDUSTRIAL 1 AND 3 ZONED LAND LOCATED WITHIN TAKANINI STRUCTURE PLAN AREA 6			
	South (facing Residential 8 zone only)	East (facing Porchester Road only) ¹	All Other Road and Reserve Frontages
Industrial 1	2m + 35°	2m + 45°	2m + 55°
Industrial 3	N/A	N/A	2m + 55°

Note:

1. The road boundary control applies from a proposed road widening (building line restriction)

TABLE 6.2 STANDARDS FOR DISCRETIONARY ACTIVITIES							
	NOISE	LANDSCAPING	YARDS				HEIGHT
			Front	Rear	Side	Coastal Protection	
Industrial 1 (excluding Takanini Structure Plan Area 6)	no discretion	20% of requirement for permitted activities	5	5	5	25	12m
Industrial 1 (within Takanini Structure Plan Area 6)	no discretion	20% of requirement for permitted activities	7.5*	5**	5**	25	12m (as restricted discretionary activity)
Industrial 2	no discretion	no discretion	5	5	5	25	12m
Industrial 3	no discretion	20% of requirement for permitted activities	5	8	8	25	30m
Industrial 4	no discretion	20% of requirement for permitted activities	5	8	8	25	30m

* a front yard of 10 metres is required where the site adjoins or faces land in a residential zone or land zoned for future development purposes.

**a side or rear yard of 10 metres is required where the site adjoins Public Reserve or land in the Reserve Zone or land in a residential zone

Provided that

- (a) A side and/or rear yard are only required where the side and/or rear boundary of the site adjoins land zoned for residential, reserve or future development purposes or for facilities which do present a fire hazard to meet the requirements of the fire service for fire fighting access and separation from facilities on neighbouring sites.
- (b) A coastal protection yard shall only be required where the site abuts the Mean High Water Spring Tide Mark on the Manukau Harbour.
- (c) With the exception of buildings within Takaknini Structure Plan Area 6, no part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest boundary of any residential, reserve or future development zone.

Telecommunications masts, towers, aerials and satellite dishes are exempt from this control.

- (d) Any front yard requirements shall be additional to any building lines specified.
- (e) The height and location of all buildings must comply with:
 - i. The provisions of Planning Map (The Ardmore Airport – height surfaces. District Plan, Section Three – *Urban*)
 - ii. The provisions of Diagram 10A in Section One, *General* of the District Plan.

6. *Landscaping and Visual Amenity Controls*

Upon the construction of, or alteration, or addition to any building, the requirements of this rule shall be complied with. All landscaping required by this rule shall give effect to the provisions in Part 13 and within Takanini Structure Plan Area 6, all landscaping plans shall give effect to the landscape concept plan in Appendix 16D.

Within Takanini Structure Plan Area 6 land being subdivided requires the preparation and implementation of a comprehensive landscape concept plan. At the time of land use consent, land within Takanini Structure Plan Area 6 for which such a plan has not been prepared shall require the preparation of a comprehensive landscape concept plan. This plan shall have regard to the following:

- As far as practical, demonstrate a comprehensive approach to those matters detailed in Section Three, Part 16, 6.15.6 as they relate to Landscaping and Visual Amenity Controls, including a schedule of preferred plant species proposed for use within future landscaped areas (e.g. yards) throughout the development.
- Where the interface is with the open space surrounding Papakura Stream, demonstrate a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form.
- Have regard to any landscape concept plans for adjoining land including Papakura District Council.

- The comprehensive landscape concept plan shall be prepared by a suitably qualified landscape architect and shall include a future maintenance plan.
- Location of main pedestrian entries and openings within industrial buildings to be located so as to be clearly visible from public streets, particular where a finer grain residential character exists on the other road side.

(a) Front Yard Landscaping for all Industrial Zones

Front yards shall be landscaped in the following manner.

- (i) A minimum of 50% of the area of the front yard shall be landscaped provided that for minor additions or alterations, where it is not reasonable or practicable to enforce the 50% requirements, only the general provisions of Part 13 shall be met. For service stations, a 2 metre frontage landscaping strip parallel with and contiguous to the road frontage shall be deemed to comply with this rule.
- (ii) Excluding the area required for vehicular and pedestrian access, a landscaped strip shall be provided adjoining and parallel with the front boundary and having a minimum width of 2 metres except that in the Drury South Structure Plan area the minimum width shall be 3 metres. This will be included as part of the 50% landscaping requirement for the front yard.
- (iii) Excluding the area required for vehicular and pedestrian access, all of that part of the front of a site affected by a building line for amenity purposes shall be landscaped.
- (iv) In the case of any service station development, Council will have regard to the visibility and on-site manoeuvring space criteria embodied in Rule 6.15.3.
- (v) Except as provided for in Rule 12 below (Front Yard Landscaping within Overland Flow Paths) within Takanini Structure Plan Area 6, and except as provided for in clause (vi) below within the Drury South Structure Plan Area. The front yard landscaping required by this Rule shall comprise ground cover trees and shrubs and shall incorporate at least one specimen tree for every 5 metres of site frontage, except on service station sites. Where existing trees are retained within the front yard these shall be credited towards these requirements.
- (vi) In the Drury South Structure Plan Area the front yard landscaping required by this Rule shall comprise a 3 metre wide continuous (except for those areas used for vehicle and pedestrian access) planting of multi-row phormium tenax (flax) planted at 1.5 metre centres in staggered rows on a grid **except** that this planting requirement shall not apply to sites within the Commercial Services Precinct or the Motorway Edge Precinct. Any required security fence throughout the Drury South Structure Plan area shall be setback a minimum of 3

metres from the front boundary and such fencing (whether in front yards or on rear or side boundaries) shall be 2 metre maximum height and shall not incorporate barbed or razor wire or an angled top. Fence posts and wire mesh are to be black coloured.

Note: any tree planting in the Drury South Structure Plan Area in the vicinity of electricity lines must comply with the Electricity (Hazards from Trees) Regulations 2003.

(b) Side and Rear Yard Landscaping for all Industrial Zones

- (i) Where a site and/or rear yard is required, a landscaped strip having a minimum width of 5 metres adjoining and parallel to the side and/or rear boundary of the site shall be provided except where this would impede fire fighting access, in which case the access shall be in addition to the landscaped strip provided that where a block wall, fence or screen of not less than 2 metres in height is to be erected on the boundary, the landscaped strip may be reduced to a minimum width of 3 metres.
- (ii) The landscaping required in (a) shall be designed to provide dense visual screen and a physical barrier between the uses on the industrial site and the boundary of the adjoining land zoned for residential, reserve or future development purposes.
- (iii) In the Drury South Structure Plan Area, notwithstanding that a side or rear yard is not required on sites not abutting a reserve by Rule 6.15(5), all side boundaries in the Industrial 3 zone and all side and rear boundaries in the Industrial 4 zone shall be planted with a row of either Leyland Cypress, Casuarina (sheoak) or Macrocarpa at 3 metre centres located 1.5 metres in from the side or rear boundary and buildings shall be setback from the relevant boundary by a minimum of 3.5 metres accordingly. This requirement shall not apply to sites within the Commercial Services Precinct or the Motorway Edge Precinct.
- (iv) Notwithstanding that a side and rear yard is not required on sites not abutting a reserve by rule 6.15(5), in the case of sites with side or rear boundaries which abut the Southern Motorway (State Highway 1) within the Motorway Edge Precinct of the Drury South Structure Plan Area all such boundaries shall be planted with a double row of Leyland Cypress with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings shall be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed / located to deflect noise arising from the Southern Motorway shall be fully screened by planting in views from the motorway.

Note: any tree planting in the Drury South Structure Plan Area in the vicinity of electricity lines must comply with the Electricity (Hazards from Trees) Regulations 2003.

(c) Coastal Protection Yard Landscaping for all Industrial Zones

Where a Coastal Protection Yard is required that yard shall be planted with grass, trees and shrubs.

(d) Visual Amenity Controls for all Industrial Zones

- i. Those parts of any industrial site which are or may be visible from any reserve, foreshore area, public road or from any residential area shall be maintained in as tidy a condition as is reasonably possible.
- ii. No industrial activity or storage of goods, materials, refuse or refuse containers of any kind shall be permitted on any Front, Side, Rear or Coastal Protection Yard.
- iii. Any outdoor storage or rubbish collection area visible from any residential or reserve zone or public road or foreshore area shall be screened from public view by landscaping and/or the erection of a fence, to the satisfaction of the Council.
- iv. In Takanini Structure Plan Area 6 only, all parking and loading spaces, accessways and manoeuvring areas shall be formed, drained and maintained with permanent seal or a paved all-weather dust free surface.
- v. Within the motorway Edge Precinct of the Drury South Structure plan Area no less than 30% of the net site area of each site is to be in permeable landscape area (including any on site storm water treatment). Where on site car parking adopts a layout fully conforming with the Fully Planted Permeable Carpark Design Layout detailed in Diagram 6 in Appendix 5B.4.B, the permeable landscape area may be reduced to no less than 20% of the site area.
- vi. Within the Commercial Services Precinct of the Drury South Structure Plan Area the ground floor of all buildings shall have a minimum floor to ceiling height of 4.5 metres to allow long term adaptive reuse of light industrial buildings for commercial services activities.
- vii. Within the Drury South Structure Plan area, in addition to and notwithstanding the rules relating to signs in Part 14 of the District Plan, the following requirements apply:
 - a) Roof signs including direct painting of signs onto the roof are not permitted;
 - b) There shall be no sandwich board signs;
 - c) There shall be no neon, flashing, strobe or moving signs;

- d) No more than one freestanding sign shall be located on any site to accommodate information relating to all businesses on site. Freestanding signs may be double-sided and must be between 3 and 4 metres in height and between 1.5 and 2 metres wide with signage limited to the upper 1-3 metres of the sign and the lower 2 metres left blank;
- e) In the motorway Edge Precinct, any signage and branding visible from the State Highway 1 (Southern Motorway) must comply with the requirements of the New Zealand Transport agency, must be affixed to the building and be limited to the Company name and/or logo. Any free standing signage identifying the location of business activities in this Precinct is limited to the spine road or other adjacent road frontage from which the site is accessed.

7. *Conservation of Landscape*

- (a) Subject to Rules 3.8.4 and 3.8.5 which require consent to a non-notified application, no alteration shall be made to any tree or bush or any physical feature which involves:
 - i. The destruction of, or irreparable damage to any native or exotic trees specified in Schedule 3E appended to Part 3, standing higher than 6 metres or having a trunk circumference of more than 0.5 metres when measured 0.5 metres from the ground.
 - ii. The destruction or irreparable damage to any tree, bush, plant or landscape specified in Schedule 3B to Part 3.
- (b) Rule 3.8 which relates to items listed for preservation and conservation in Schedules 3A and 3C also applies.

8. *Traffic*

The size and location of vehicle crossings shall be controlled according to sound traffic engineering principles particularly with reference to their position in relation to intersections and to available visibility along the roadway.

Vehicle crossings designed in accordance with “*Guidelines for Visibility at Driveways*” (RTS 6) published by Road and Traffic Standard Section, Land Transport Safety Authority, May 1993, will generally satisfy this Rule.

The following rules 6.15(9) - 6.15(14) apply to land within Takanini Structure Plan Area 6 only:

9. *Access Requirements for High Vehicle Generating Activities*

For the purpose of these criteria a high vehicle generating activity shall be any activity that generates more than 200 vehicle movements per day.

Any high vehicle generating activity shall be assessed against the following criteria:

- (a) The minimum separation distance of crossings from intersections shall be:

For a crossing providing for left turns only:

- 25 metres on any arterial frontage
- 15 metres on any collector or local road frontage

For a driveway providing for any right turns:

- 30 metres on any arterial frontages
- 25 metres on any collector or local road frontage

10. Multi-modal Transport Provisions

- (a) Parking areas provided for individual developments (excluding car parking buildings) shall provide stands to accommodate bicycles on the site at the following rates:
- i. 5 bicycles for car parks of 40 to 100 car parking spaces; and
 - ii. one additional bicycle per 20 car parking spaces over 100 spaces
- (b) Parking areas shall provide space specifically identified for motorcycle parking, as part of the overall parking space requirement, at the following rates:
- i. space for 3 motorcycles (one car space equivalent) in car parks of 20 to 100 spaces; and
 - ii. space for one additional motorcycle per 40 car spaces over 100 spaces

11. Stormwater

- (a) All development of sites is to provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.
- (b) A groundwater recharge pit providing temporary storage for stormwater runoff is required for all development sites underlain by the peat soil aquifer. Groundwater recharge pits are to be designed in accordance with the Code of Urban Subdivision and storage volume is to be provided between 1.5metres below ground level and 0.5metres below ground level. The groundwater recharge pits shall be designed to be capable of holding the first 15mm of stormwater runoff from the impervious surface areas of any proposed development. The contributing catchment for each individual recharge pit shall be limited to a maximum of 500m² to encourage an even spatial distribution of groundwater recharge across the site. The recharge pits shall be kept at least 3 metres away from the edge of any building foundations and at least 2 metres away from the site boundaries, unless a specific geotechnical investigation has indicated that the long term effects on the building foundations in close proximity are less than minor.

- (c) Overflow from the soakage system is to be provided for with a piped connection to the public stormwater drainage system.
- (d) The required volume of soakage pit in relation to the buildings and other impervious surface area for each development is shown in Figure 16.4 – Soakage Pit Requirements (Refer Rule 16.1.6.6).
- (e) No development shall preclude the achievement of the recommendations of an approved Catchment Management Plan or related Discharge Consent or be inconsistent with the Structure Plan (Appendix 16A).
- (f) Alternative soakage techniques from those identified in (a)-(e) above, (for example trenches) may be appropriate in certain circumstances. The specific technique(s) proposed and corresponding design parameters will be determined as part of a detailed site specific stormwater and/or geotechnical investigation.

12. Front Yard Landscaping within Overland Flow Paths

The following requirements apply to land zoned Industrial 1 or Industrial 3, which has been identified as containing an overland flowpath on the Structure Plan for Takanini Area 6:

Landscaping within the overland flowpath shall be undertaken in such a manner as to not impede the flow of stormwater. As such landscape planting in accordance with the recommended species in the following Table shall:

- Consist of grass or low lying shrubs which lie flat in flood conditions, and / or,
- Specimen trees with foliage a minimum of 0.5m above ground level at the time of planting.

Indicative species for swale/overland flowpath planting for Takanini 6A & 6B

(Based on ARC TP10 Design Guideline Manual & TP148 Riparian Zone Management Manual)

Botanical name	Common Name	Form	Location	Spacings	Size
Sedges/Grasses					
Carex lesssoniana	Rautahi	Rush or sedge	Flat	0.4m	PB2
Carex secta	Purei	Rush or sedge	Flat	1.0m	PB2
Carex virgata	Small swamp sedge	Rush or sedge	Flat	0.4m	PB2
Cortaderia fulvida	Toetoe	Large grass	Flat/Slope/Bank	1.0m	PB5
Cyperus ustulatus	Giant umbrella sedge	Rush or sedge	Flat, swampy areas	1.0m	PB2
Trees/Shrubs					
Carpodetus serratus	Putaputaweta	Tree	Slope/Bank	=	PB95
Coprosma repens	Shining karamu	Shrub	Slope/Bank	1.5m	PB5
Cordyline australis	Cabbage tree	Small tree	Slope/Bank	=	PB28
Melicytus ramiflorus	Mahoe	Tree	Slope/Bank	=	PB95
Phormium cookianum	Mountain flax	Shrub	Slope/Bank	0.5m	PB5

Note:.

Grasses and sedges should be mass planted in swathes or groups of 5 and 7.
Trees and large shrubs need a minimum of 1m³ soil in which to grow.

13. *Geotechnical matters*

All development shall be accompanied by a site specific Geotechnical Investigation Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the land will be suitable for development of the proposed building(s).

The Geotechnical Investigation Report shall:

- (a) Make recommendations for future site development in respect of the following matters:
 - 1. Consolidation settlement
 - 2. Differential settlement
 - 3. Foundation bearing pressure
 - 4. Maintaining groundwater equilibrium
 - 5. Service lines.
- (b) Include a site specific groundwater recharge system design prepared by a suitably qualified Stormwater Engineer; and
- (c) Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.
- (d) Measures or works necessary to guarantee the long term geotechnical stability of the site.

14 *Servicing of Infrastructure*

All development shall be able to be adequately serviced for stormwater, wastewater, water supply and utilities.

The following rules 6.15(15) - 6.15(26) apply to land within the Drury South Structure Plan Area only:

15 *Multi-modal Transport Requirements within the Drury South Structure Plan Area*

- (a) Activities which are required by the district plan to provide car parking areas shall also provide stands, racks or rooms to accommodate bicycles on the site at the following minimum rates:
 - (i) Provision for 2 bicycles for car parking areas of 20 to 50 car parking spaces; and
 - (ii) Provision for 1 additional bicycle per 20 car parking spaces in car parking areas over 50 car parking spaces.
- (b) Where bicycle stands, racks or rooms are provided in accordance with clause (a) a reduction of the car parking requirements of this

district plan at the rate of 1 car parking space for every 10 bicycles accommodated in stands, racks or rooms, provided that the reduction is only available in respect of the minimum rates of bicycle parking specified in clause (a), is permitted.

- (c) Activities which are required by the district plan to provide car parking areas shall also provide space specifically identified for motorcycle parking, as part of the overall parking space requirement, at the following minimum rates:
 - (i) 2 motorcycle parking spaces in car parking areas of 20 to 50 car parking spaces; and
 - (ii) 1 additional motorcycle parking space per 20 car parking spaces in car parking areas over 50 car parking spaces.
- (d) Where motorcycle parking areas are provided in accordance with clause (c) a reduction of the car parking requirements of this district plan at the rate of 1 car parking space for every 3 motorcycle parking spaces, provided that the reduction is only available in respect of the minimum rates of motorcycle parking specified in clause (c), is permitted.
- (e) Activities which are required by the district plan to provide car parking areas shall specifically identify those spaces closest to the building entrance for vehicles used for car or van pooling, as part of the overall parking space requirement, at the following rates:
 - (i) 2 identified car or van pooling spaces in car parking areas of 20 to 40 car parking spaces; and
 - (ii) 2 additional identified car or van pooling spaces per 20 car parking spaces in car parking areas over 40 car parking spaces.

16. *Special Parking Requirements In Drury South Structure Plan Area*

Notwithstanding the provisions of Schedule 15 in Part 15 of Section 3 of the District Plan the following special parking requirements apply to the Drury South Structure Plan Area in place of those requirements:

- (a) Building Supplies Yard, Warehouses, Storage Yards, Trucking and Carrier Depots:**
 - (i) 1 car parking space per 100m² gross floor area of buildings; plus
 - (ii) 1 car parking space per 500m² of outdoor space used for the activity.
- (b) Equipment Hire Yards:**
 - (i) 1 car parking space for every 20m² of gross floor area of buildings; plus

- (ii) 1 car parking space per 100m² of outdoor space used for the activity.

(c) Commercial Activities

- (i) 1 car parking space for every 40m² of gross floor area of buildings.

(d) Gyms and Fitness Centres:

- (i) 1 car parking space for every person employed; plus
- (ii) 1 car parking space for every 40 m² of gross floor area of buildings.

(e) Industrial Premises:

- (i) 1 car parking space per 45m² of gross floor area of buildings; plus
- (ii) 1 car parking space per 100m² of outdoor space used for the activity.

Otherwise, the provisions of Schedule 15 in Part 15 of Section 3 of the District Plan apply to the Drury South Structure Plan Area.

17. *Roof Glare, Solar Gain and Stormwater Contaminant Controls within the Drury South Structure Plan Area*

All buildings within the Drury South Structure Plan Area are to have light (earthen) coloured painted roofs finished with a non-reflective surface to minimise solar gain, energy use and glare and shall avoid the use of unpainted zinc or copper roofing or spouting materials to minimise contaminant runoff.

18. *Vibration Controls in Drury South Structure Plan Area*

In the Drury South Structure Plan Area no activity (other than the use of roads) shall be permitted to create vibration levels which affect occupants of adjacent buildings by exceeding the provisions of Table C.1 of International Standards Organisation ISO 10137:2007 “Bases for design of structures - Serviceability of buildings and walkways against vibrations”.

Development in the 100 year ARI modified Flood Plain

19. *Any land modification to form the 100 year ARI modified flood plain must, in addition to any other standards:*

- (i) Not reduce flood storage capacity in the Structure Plan Area;
- (ii) Not change the flood characteristics upstream or downstream of the Structure Plan Area for all flood events from the 2 year and up to the 100 year ARI flood event in ways that result in:

- a) loss of flood storage;
 - b) an increase in peak flood levels.
20. *No buildings or structures (other than lighting associated with carparks and yards) shall be built within the 100 year ARI modified flood plain. The only structures that may be placed within the modified flood plain are those associated with infrastructure that cannot be located elsewhere. Such infrastructure shall be designed to be resilient to the effects of flooding.*
21. *Fences within the 100 year ARI modified flood plain shall be open structures such as post and wire fences, wire mesh fence, pooltype fences where at least 90% of the surface area of the fence is open, not a solid structure.*
22. *Stored goods and materials in the 100 year ARI modified flood plain shall not impede flood flows. Where capable of creating a safety hazard by being shifted by floodwaters, the stored goods and material are contained and secured in order to minimise movement in times of flood; and be stored in watertight vessels if they are hazardous substances.*

Overland flow paths

23. *Earthworks within or adjacent to an overland flow path must maintain the same entry and exit point of storm flows at the site boundaries, and the volume and velocity of water flow is not altered at the exit point.*
24. *Fences across overland flow paths must:*
- (i) Provide an opening equivalent to twice the area required to convey the 100 year ARI flow of the overland flood path; and
 - (ii) The opening shall be constructed to minimise the chances of blockage of the overland flow path.
25. *Access to Spine Road in Drury South Structure Plan Area*
- Where any site with frontage to or from the Spine Road shown on the Drury South Structure Plan (Figure 5B4) also has frontage to another road shown on that Structure Plan, vehicle access to or from the Spine Road will be subject to obtaining a resource consent as a restricted discretionary activity which will include assessment of the following matters:
- a. Any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
 - i. The number of other access points to or from the Spine Road in the vicinity of the proposed access;
 - ii. Whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
 - iii. Visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;

- iv. Existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;
 - v. Existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the District Plan; and
 - vi. Existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
- b. Whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Spine Road where the sites in question are held in the same ownership.

6.15.1 CONTROLLED ACTIVITY ASSESSMENT CRITERIA

In considering any application for a controlled activity, the Council will have regard to the matters set out in Rule 9.5 in Section One, *General*, of the District Plan and Part 12 of this Section and shall be satisfied that the objectives and policies set out in this part of the Plan and the relevant zone statements are met. In addition, the application shall be assessed against the following criteria:

- (a) Whether the design and external appearance of all buildings is sensitive in terms of scale, form and harmony with the amenities of the adjoining neighbourhood.
- (b) Whether the development itself is well-designed in terms of the relationship between building and other site elements such as parking, landscaping and storage areas;
- (c) Whether the degree of visual separation achieved by careful landscape design provides for the protection of privacy on adjoining residential sites;
- (d) Whether the design of industrial buildings ensures that large doors and windows are placed to avoid noise and dust nuisance to adjoining sensitive non-industrial areas; and
- (e) Whether site layout ensures that parking areas, loading docks and access drives are located so as to minimise noise nuisance and visual detracting to adjoining sensitive non-industrial areas.
- (f) The size and location of vehicle crossings shall be controlled according to sound traffic engineering principles, particularly with reference to their position in relation to intersections and to available visibility along the roadway.

Vehicle crossings designed in accordance with “*Guidelines for Visibility at Driveways*” (RTS 6) published by Road and Traffic Standard Section, Land Transport Safety Authority, May 1993, will generally satisfy this Rule.

In addition to the above Council may exercise control over the following criteria (Takanini Structure Plan Area 6 only):

- (g) Whether the hours of operation of the activity will be compatible with the amenity values of any adjoining land zoned for Residential purposes.
- (h) Whether the landscaping is complementary with any approved landscape concept plan and existing or proposed landscaping on adjacent reserves.
- (i) Whether proposed screening (whether in the form of planting, fencing or otherwise) adds positively to the overall amenity of the area in which it is located and, in doing so achieves the following:
 - Does not detract from local safety by impeding views along public roads or walkways
 - Is able to be maintained such that the ongoing quality of the environment is retained
 - Where appropriate, adds value to local bio diversity
- (j) Whether building orientation, roof pitch / orientation and/or proposed external colour scheme are proposed in such a way so as to minimise the bulk of the building when viewed from residential areas and public reserves. In particular, large blank facades should be orientated away from residential areas; roof pitch should be orientated so as to slope towards residential areas (where practical); and use of recessive colours consistent with surrounding vegetation.
- (k) Whether building/s on sites zoned Industrial 1 which adjoin or face land zoned Reserve are sited and designed to:
 - Provide informal surveillance of streets and public spaces
 - Orientate the building/s, windows and doors towards the reserve area
 - Avoid solid blank walls facing the reserve area

In the case of the Motorway Edge Precinct and the Commercial Service Precinct within the Drury South Structure Plan Area (Part 5B.4 in Section One of the District Plan) the Council will, in addition to the criteria set out in (a) to (f) above, assess the application against the criteria set out for those precincts in Appendix 5B.4.B in Section One of the District Plan and will, in the case of sites adjoining the Strategic Freight Network shown on the District Plan maps, assess:

- The extent to which proposed vehicle access to sites would conflict with safety and efficiency of the Strategic Freight Network; and
- The extent to which premises offering food and beverages, health professional rooms and childcare centres (being permitted activities which may be sensitive to heavy commercial vehicle traffic noise) have been designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.

6.15.2 RESTRICTED DISCRETIONARY ACTIVITY ASSESSMENT CRITERIA

6.15.2.1 Restricted Discretionary Activity Assessment Criteria for Restricted Access to Road Network (applies to Takanini Structure Plan Area 6 only)

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (i) Sight Distance
- (ii) Effect on Intersections
- (ii) Effect on Operation of Rooding Network
- (iv) Internal Conflicts On Site
- (v) Impact on Utility Services

These matters shall be assessed in terms of the following criteria:

1. Sight Distance

- (a) Whether vehicle crossings are located near curves or crests where sight distance is restricted or at locations where drivers will not have good vision of approaching traffic when entering or leaving the crossing.
- (b) Whether there is sufficient visibility to allow a driver entering or leaving the site to select a gap to cross or join the traffic stream without necessitating a major speed adjustment by the through traffic. These criteria will be assessed by reference to the document “RTS-6 Guidelines for Visibility at Driveways” published by Land Transport New Zealand; or the Austroads publications from which RTS-6 was derived.

2. Effect on Intersections

Whether traffic to or from an activity will adversely affect the safe or efficient operation of any nearby intersection or break in a median. Whether the relationship of vehicle crossings and pedestrian paths to the proposed or planned nearby intersection design is likely to result in unsafe or illegal traffic movements.

3. Effect on Operation of Rooding Network

- (a) Whether turning traffic can safely exit and enter the site without obstructing other traffic on the road network or creating a traffic hazard.
- (b) Whether the on-road or on-site queuing space is sufficient to enter the site without adversely impacting on traffic or pedestrians on the adjoining road network.
- (c) Whether the design of access is contrary to any criteria contained within the Code of Urban Subdivision.

4. Internal Conflicts on Site

Whether the internal circulation and carparking layout and exits and entries are designed to avoid traffic conflict that may result in congestion on the adjoining roads.

5. Impact on Utility Services

Whether the access design will have any effect on utility services.

Except as provided for by Section 95A(2)(b) and (4) of the Resource Management Act 1991 applications will be considered without notification or the need to obtain approval from affected persons.

6.15.2.2 Restricted Discretionary Activity Assessment Criteria for Mahia Branch Sewer Line (applies to Takanini Structure Plan Area 6 only)

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- (i) Subdivision design
- (ii) Location of building platforms
- (iii) Location of proposed tree planting and other landscaping
- (iv) Geotechnical conditions

Any part of a lot or activity not complying with the Network Utility Yard shall be assessed in terms of the following criteria:

- a) Subdivision design: Whether the subdivision design, including the layout of lots and the location of roads, service lanes, and reserves, recognises and provides for the construction, operation or future maintenance of the network utility the yard is intended to protect. Note: this will normally be effected by easement on the title to the land through which the network utility passes.
- b) Location of building platforms: Whether the horizontal separation between the outer walls of the building, the building platforms and curtilage to the building is sufficient to enable the construction, operation or future maintenance of the network utility the yard is intended to protect.
- c) Location of proposed tree planting and other landscaping: The extent to which the separation between the location of proposed trees or other landscaping and the network utility is sufficient to enable the construction, operation or future maintenance of the network utility the yard is intended to protect, taking into account the likely mature size and spread or drip line of the roots of the trees, whether they have the potential to interfere with the utility, and whether it would be more appropriate if they were located elsewhere.
- d) Geotechnical conditions: Whether the proposed activity has the potential to affect the geotechnical conditions of land within the network utility yard to the extent that it compromises the ability to construct, operate or maintain the network utility the yard is intended to protect, taking into account the

potential for ground instability, settlement and altering groundwater recharge.

NOTE 1

When proposing a new lot or building part or all of which will be located within a Network Utility Yard that relates to a wastewater line, consultation with Watercare Services Ltd. (or its successor) is advised. Evidence of consultation with and support or comments from Watercare Services Ltd (or its successor) should be included in the subdivision or resource consent application. Once constructed, the provisions of section 39 of the Auckland Metropolitan Drainage Act 1960 will apply.

NOTE 2

In granting consent to an application assessed under these criteria, Council may, for the purposes of enabling the construction, operation or maintenance of the network utility, attach conditions which:

- Require an easement or other appropriate notation to be shown on the title to any lot; or
- Attach a condition of resource consent the effect of which is to require part or all of a lot to be set aside.

6.15.2.3 Restricted Discretionary Activity Assessment Criteria for Subdivision (Takanini Structure Plan Area 6 only)

Applications for Restricted Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters.

1. Code of Urban Subdivision

The extent to which the subdivision is in accordance with the Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan).

2. Geotechnical

The extent to which the subdivided lots are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.

3. Servicing

The extent to which sites can be adequately serviced for stormwater, wastewater, water supply and utilities.

This includes whether the stormwater pond identified on the Structure Plan for Area 6 (refer Section Three, Part 16, Appendix 16A of the Plan) has been established and whether the subdivision provides for the overland flowpaths identified on the Structure Plan.

4. Design and Layout

The extent to which the subdivision design and layout complies with and gives effect to the elements identified on the Structure Plan in Appendix 16A

The extent to which the proposed subdivision complies with the landscape concept plan in Appendix 16E and takes into account the overland flowpath requirements, so as not to impede the flow of stormwater (refer rule 6.15(12)). This shall be demonstrated by a comprehensive landscape concept plan provided at the time of subdivision detailing plant species, size, spacing and location.

In addition, the comprehensive landscape concept plan shall have regard to the following:

- As far as practical, demonstrate a comprehensive approach to those matters detailed in Section Three, Part 16, 6.15.6 as they relate to Landscaping and Visual Amenity Controls, including a schedule of preferred plant species proposed for use within future landscaped areas (e.g. yards) throughout the subdivision.
- The extent to which existing trees are incorporated into any proposed development or subdivision to either enhance the amenity of the site and/or not compromise the amenity of the surrounding area.
- Where the interface is with the open space surrounding Papakura Stream, demonstrate a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form.
- Have regard to any landscape concept plans for adjoining land including Papakura District Council

The comprehensive landscape concept plan shall be prepared by a suitably qualified landscape architect and shall include a future maintenance plan.

Where subdivision includes establishment of public realm (e.g. public roads, open spaces) the comprehensive landscape concept plan shall address the following matters:

- Provision of footpaths on each side of any proposed street, connecting with wider walking and cycling networks;
- Provision of cycle lanes where provided for as part of the Papakura Walking and Cycle Network;
- Provision of street lighting;
- Provision of trees and other vegetation within the public realm, which assist to add definition and amenity value to the area;
- Location of main pedestrian entries and openings within industrial buildings to be located so as to be clearly visible from public streets, particular where a finer grain residential character exists on the other road side.

5. Stormwater Catchment Management Plan

The extent to which the subdivision is consistent with the recommendations of an approved Stormwater Catchment Management Plan, or an approved Discharge Consent.

6. Remediation of Soil Contamination

- (a) Whether contaminated soil has been found.
- (b) In instances where contaminants have been found, whether appropriate remedial works can be undertaken to deal satisfactorily with any potential adverse effects in relation to human health.
- (c) Whether mitigation measures can be adopted to deal with any potential effects of undertaking remedial works.

6.15.2.4 Restricted Discretionary Activity Assessment Criteria for modification of Overland Flowpaths within the Takanini Structure Plan Area 6A/6B as part of a comprehensive development proposal involving site specific stormwater design.

Council has restricted the exercise of its discretion to the following matters, and may impose any conditions of consent in relation to these:

- (a) The capability of the proposed overland flowpaths to adequately accommodate the 1% AEP peak flows in accordance with the general intent of the Structure Plan and/or Catchment Management Plan and if the general alignments and gradients of the overland flow paths have been followed;
- (b) If the proposed overland flowpaths are the best practicable option;
- (c) If the proposed modification(s) to the indicative overland flow paths will have less than minor impact on the downstream and upstream properties in terms of increased flood hazards and erosion potential;
- (d) The ability of sites in the upstream and downstream catchment to continue to provide for the overland flow paths in terms of reasonable engineering efforts, constructability and ease of maintenance and operation of the overland flow paths;
- (e) The potential for blockage and encroachment into the overland flow paths by other permitted land use activities at the properties; and
- (f) If the proposed modifications to the general alignment of the overland flow paths will be limited within the boundaries of properties included in a specific resource consent application.

All aspects of proposed overland flowpath modification shall be assessed in terms of the following criteria:

- (i) The extent to which the establishment and operation of the proposed overland flowpaths will prevent the operation of existing (and future) flowpaths within the catchment; and

- (ii) The extent to which the modified overland flowpath(s) result in reduction in actual or potential offsite flooding/hazard effects, improved maintenance access and safety outcomes.

6.15.2.5 Restricted Discretionary Activity Assessment Criteria for Building Height (within Takanini Structure Plan Area 6 only)

Applications for Restricted Discretionary Activity Resource Consent for Building Height will be assessed in terms of the following matters:

1. Residential and Public Amenity

The extent to which the additional height adversely effects or otherwise reduces amenity values associated with residential areas. Consideration shall be given to:

- (a) Residential privacy of adjoining residential sites
- (b) Whether the scale of the building is overly dominant in relation to adjoining residential sites
- (c) Whether the proposed buildings dominates the views of adjoining residential sites
- (d) Shading effects of the proposed building on adjoining residential sites
- (e) The potential for the building to be screened to reduce any of the effects listed above (any proposed screening should be achievable in the short term, i.e. 3-5 years)
- (f) The potential for other mitigating measures, such as building and or roof pitch orientation, and the use of recessive colours to reduce dominance

6.15.2.6 Restricted Discretionary Activity Assessment Criteria for Subdivision (Drury South Structure Plan Area only)

Applications for Restricted Discretionary Activity Resource Consent for subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 will be assessed in terms of the following matters (Note that for the purposes of this rule “development” means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building):

- 1.** The relevant Auckland Council and Auckland Transport Development Codes or Codes of Practice. The extent to which the subdivision or development is in accordance with the relevant Auckland Council and Auckland Transport Development Codes or Codes of Practice.
- 2. Geotechnical**

The extent to which the subdivided lots or the land on which the development is to be undertaken are geotechnically suitable for the development of a permitted activity or an activity for which resource

consent has been obtained. This may include an assessment of the following:

- (a) The acceptability of any proposed fill materials.
- (b) Stability in areas of deep cut particularly adjacent to the boundaries of the DSSP area.
- (c) Settlement and stability issues associated with the Hingaia and Maketu streams.
- (d) Time dependent settlement.
- (e) Ground seismicity and buffer zone.
- (f) Liquefaction.
- (g) Any new information available on ground shaking and liquefaction.

3. Servicing and Development Sequencing

The extent to which subdivision and development occurs in a logical and sequential manner in relation to:

- (a) The implementation of improvements and/or upgrades to the roading network;
- (b) The establishment of the stormwater management areas identified on the Structure Plan in Part 5B.4 Section 1 of the Plan) and catchment wide stormwater management devices as identified in the relevant Network Discharge Consent and/or Stormwater Management Plan required by 6.15.2.6.5;
- (c) The provision for overland flowpaths identified an approved Discharge Consent and/or Stormwater Management Plan required by 6.15.2.6.5; and
- (d) The provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets.

4. Design and Layout

The extent to which the subdivision design and layout complies with and gives effect to the objectives and policies identified on the Drury South Structure Plan in Part 5B.4 Section 1 of the District Plan and the assessment criteria set out in Appendix 5B.4.A.

5. Earthworks

Any application for subdivision or development shall be accompanied by detailed earthworks plans. Such plans shall:

- (a) Describe the nature and scale of the proposed earthworks, such as the extent of cut and / or fill, sources of fill and how the cut and fill is to be transported; and
- (b) Describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period.

- (c) Provide detailed design of the modified flood plain, as to be contained within the Stormwater Management Area,

The Council will assess the extent to which the earthworks required by the subdivision or development:

- (a) Generate adverse effects on land stability, existing underground infrastructure facilities (such as the Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality;
- (b) Have adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation; and
- (c) Have adverse effects on traffic management within the area or create damage danger or nuisance to surrounding residents or the Ramarama School.
- (d) Consideration of opportunities to recharge the aquifer using treated stormwater where permeable soils are available.
- (e) Earthworks and the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors.
- (f) Where retaining walls are required, whether they are screened from public view
- (g) Provides and maintains continuity of overland flow paths both within the site, as well as upstream and down stream; and where overland flow paths are diverted and/or altered how:
 - Potential effects on other properties from the diversion or alteration is avoided or mitigated.
 - Effects from scouring and erosion are mitigated
 - Further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council
- (h) If located in the 100 year ARI modified flood plain, including formation of stormwater management devices such as wetlands and/or for necessary infrastructure (including associated landscaping and accessways), whether:
 - The design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbate flood risk upstream or downstream of the site and how such effects can be avoided
 - The design of the device or mitigation works is resilient to damage from the full range of flood events
 - Access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route.

Note: Rule 2.10.1 (Earthworks), in Section 3 of the Papakura District Plan also apply.

6. Remediation of Soil Contamination

Any application for subdivision or development shall be accompanied by a detailed assessment of whether soil contamination is present. The Council will assess the extent to which:

- (a) Contaminated soil has been found; and
- (b) In instances where contaminants have been found, whether appropriate remedial works can be undertaken to deal satisfactorily with any potential adverse effects in relation to human health; and
- (c) Whether mitigation measures can be adopted to deal with any potential effects of undertaking remedial works.

7. Proximity to National Grid Transmission Lines (refer Planning Maps).

Subdivision of land which creates new allotments or any development of land preceding subdivision within an area measured 32 metres either side of the centre line of a National Grid Transmission Line” (either as shown on the Planning Maps or as subsequently relocated) designed to operate at or above 110kV will be assessed in terms of the following criteria:

- i) Subdivision design: The degree to which subdivision design, including the location of roads and reserves, recognises and provides for existing National Grid Transmission Lines so that reasonable access to the lines is maintained.
- ii) Location of building platforms: Whether building platforms are identified that provide a 12m setback from the centreline and outer edge of National Grid structures; and buildings and structures (excluding network utilities) are located to ensure compliance with NZECP34.
- iii) Location and choice of proposed tree planting: whether the location of trees and choice of tree species take into account whether compliance with the Electricity (Hazards from Trees) Regulations can be achieved.
- iv) Extent and mode of earthworks: whether there will be effects on the stability of support structures and whether NZECP 34:2001 can be complied with.

Note: Consultation with Transpower New Zealand Ltd is required when considering construction within 32 metres of a National Grid Transmission line. Compliance with the *New Zealand Electrical Code of Practice for Electrical Safe Distances* NZECP 34: 2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Any vegetation to be planted within the Transmission corridors should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

8. Transportation Network Development Requirements

In the case of any subdivision (or development preceding subdivision) within the Drury South Structure Plan Area, the Council will assess the

extent to which the following transportation network requirements are met and may refuse consent or apply conditions to the consent to ensure the requirements are achieved:

- (a) Whether the subdivision or development will result in the central 'Spine Road' being progressively constructed southwards from the Quarry Road bridge over State Highway 1;
- (b) Whether the following road projects indicatively shown on Figure 5B.4.A will be completed before any buildings within the Drury South Structure Plan Area are occupied:
 - (i) The realignment of existing Quarry Road onto the alignment of the 'Spine Road' from the State Highway 1 over-bridge to the southern extent of the first stage of subdivision;
 - (ii) The upgrading of the existing Quarry Road/Great South Road intersection;
 - (iii) The provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South Road/State Highway 22 (Karaka Road) intersection; and
 - (iv) Under the scenario where development of the Drury South Structure Plan Area proceeds in advance of the Mill Road Corridor Project, the upgrading of the right turn bay on Waihoehoe Road at the Waihoehoe Road / Fitzgerald Road intersection.
- (c) Whether a new dedicated pedestrian path and cycleway has been constructed between the existing Drury township and the Drury South Structure Plan area before development and occupation of more than 25 hectares of Industrial zoned land within the Drury South Structure Plan area occurs.
- (d) Whether Ramarama Road, at the northern boundary of the Drury South Structure Plan area, will be closed to all vehicular traffic by the time 58 hectares of the developable area in the Ramarama Road Transport Area defined on Figure 5B.4.A. has been subdivided or developed.
- (e) Whether the Link Road from the Spine Road to Fitzgerald Road shown on Figure 5B.4.A is provided and shoulder widening, intersection treatments and localised widening works within the existing road reserve on Fitzgerald Road between the Link Road and Waihoehoe Road is undertaken before Ramarama Road is closed at the northern boundary of the Structure Plan Area;
- (f) Whether the 'Avenue' Road and the portion of the Spine Road shown on Figure 5B.4.A is provided as the adjacent Commercial Service Precinct is developed;
- (g) Whether Ramarama Road, at the southern boundary of the Drury South Structure Plan area, is closed to all vehicular traffic by the time 89 hectares of Industrial zoned land within the Drury South Structure Plan area has been subdivided or developed;
- (h) Whether the southern portion of the Spine Road that connects to Ararimu Road is constructed before:

- (i) Ramarama Road is closed at the southern boundary of the Drury South Structure Plan area; or
- (ii) Any development of the Drury South Structure Plan area south of the New Quarry Access Road shown on Figure 5B.4.A occurs;
- (i) Whether State Highway 1 Ramarama Interchange is capable of accommodating the traffic from the subdivided and developed portion of the Drury South Structure Plan area including the predicted traffic from the land which is the subject of the application.

To enable assessment of this criterion, applications for subdivision or development must include a traffic assessment of the effects of the subdivision or development on the interchange prepared by a qualified and experienced traffic engineer.

Advice note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to accommodate the predicted increase in traffic.

9. Ecology

In respect of any new areas of planting in stormwater management and wetland areas the following shall be provided:

- (a) A weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments.
- (b) A herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.

In respect of those new areas of planting in stormwater management and wetland areas, the Council will assess the extent to which

- (a) Plants are eco-sourced as close as possible to the developed area
- (b) The mechanisms proposed to ensure the management and mitigation/ rehabilitation plans are implemented

In respect of the southern boundary of the Drury South Structure Plan Area to the east of Davies Road, whether an ecological corridor of 30 meters in width is planted with suitable tree species at the time of subdivision of the adjoining industrial zoned land. This planted corridor is intended to provide a link between the southern buffer in the Structure Plan area and bush areas in Quarry Zone.

10. Counties Power 110 kV Sub-transmission Lines

Whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power.

11. Stormwater Management

Any application for subdivision or development preceding subdivision shall be accompanied by detailed stormwater management report and plans. Such report and plans shall:

- (a) Describe how the plans comply with the conditions of any relevant Network Discharge Consent or other relevant Discharge Consent
- (b) Identify overland flow paths;
- (c) Describe the nature and extent of any stormwater management devices are to be delivered if they are on land outside the application site;
- (d) Describe, if stormwater management devices are to be located within the modified 100 year ARI floodplain, how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities;
- (e) Describe, where streams are to be diverted and/or recreated as identified on the structure plan map, how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate the proposed long section and cross sections; how the new stream banks are to be stabilised; how pool – riffles - run sequences are to be formed and how stormwater outlets are controlled;

The Council will assess the extent to which the stormwater management plan and works proposed as part of the subdivision or development:

- (a) Comply with any approved Network Discharge Consent *or other relevant discharge consent*
- (aa) Achieve the objective of ensuring that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the two year and up to the 100 year ARI flood event downstream and upstream of the Structure Plan Area.
- (b) Are effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices;
- (c) Can effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices;
- (d) Provide for overland flowpaths;
- (e) Require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to be released when the works are completed and the stormwater management areas and their devices are vested in Council.

Note: Rule 2.10.4.1 (Filling in Areas that are Subject to Flooding) and Rule 2.10.4.2 (Buildings or Structures in Areas Subject to Flooding) in Section 3 of the Papakura District Plan also apply.

6.15.2.7 Restricted Discretionary Activity Assessment Criteria for All earthworks within 12 metres of the centreline of a National Grid Transmission line and 12 metres from the outer edge of a National Grid Transmission Line support structure (Drury South Structure Plan Area only)

Applications for Restricted Discretionary Activity Resource Consent for subdivision or any development of land which precedes a subdivision undertaken under Rule 6.11.7.9 will be assessed in terms of the following matters

- (a) Whether there will be effects on the stability of support structures.
- (b) Whether the minimum vertical clearance distances between the ground and conductors outlined in NZECP 34:2001 is complied with.

6.15.3 DISCRETIONARY ACTIVITY ASSESSMENT CRITERIA

In deciding whether to grant or refuse consent to an application for a discretionary activity and in imposing conditions if consent is granted, the Council shall have regard to the matters set out in the Act and be satisfied that the objectives and policies of the District Plan and the relevant Zone Statements are met. In addition, the General Rules listed under each zone may be used as a guide in assessing the extent to which an application meets the following criteria.

6.15.3.1 General Criteria (with the exception of activities within Takanini Structure Plan Area 6, which follow)

The Council shall be satisfied that:

- (a) The traffic management implications of the proposed use make it suitable for the proposed site. Factors to be considered may include the volume of traffic likely to be attracted, times of peak traffic generation, potential traffic conflict and proximity to major intersections;
- (b) The proposed activity will not adversely affect adjacent permitted activities or restrict their activities or detract from their amenities.
- (c) The proposed activities will not be hazardous to the health and safety of the occupants and users of adjacent sensitive industrial and non-industrial uses;
- (d) Any potentially offensive or noxious elements of the proposed use can be satisfactorily controlled by special purpose conditions.
- (e) Any proposed activities which produce air pollution, odours, or dust emissions, can be controlled by special conditions so as to avoid, remedy or mitigate any adverse environmental effects.

Within Takanini Structure Plan Area 6 only

- (f) General
Whether the site size, shape factor and topography can accommodate :
the activity, plus off-street carparking, planting and other requirements.
- (g) Building Design and Configuration:
 - (i) Where an activity involves buildings with frontage to an industrial or commercial road, whether development presents an attractive appearance to passers by and in particular:
 - Large featureless building facades facing roads shall be avoided;
 - Any plant or machinery relating to the activity should not be placed at the front of the building.
 - Activities of an industrial or service nature should be located away from the front of the building and preference given to offices and public entries.
 - (ii) Residential accommodation should be in a form which minimises conflict with other activities whether on the site or on adjacent sites, which ensures the convenience of the occupants and which gives residential users a reasonable degree of visual and aural privacy.
 - (iii) Whether buildings are designed and located to minimise adverse effects, including noise, dust, fumes and loss of amenity to adjoining activities.
 - (iv) Whether the proposal gives effect to the Landscape Concept Plan in Appendix 16D or to an approved landscape concept plan for subdivision.
- (h) Vehicle Provisions
 - (i) Whether access is designed and located to allow safe and efficient movement to and from the adjacent road network, especially in relation to heavy vehicles.
 - (ii) Whether internal vehicular layout is designed in order to minimise conflicts between pedestrians, vehicles and service accesses.
 - (iii) Whether the volumes of traffic likely to be generated by the activity, including the times of peak traffic generation; will result in a significant adverse effect on the adjacent road network.
- (i) Landscaping
 - (i) Whether proposed landscaping mitigates the impacts of development on the amenity values of the surrounding neighbourhood, reserve areas and on the adjacent road network.
 - (ii) Whether appropriate setbacks and/or screening in the form of planting is provided where the nature and appearance of the activity or building makes it desirable.

- (iii) In addition, a comprehensive landscape concept plan shall be required which has regard to the following:
- As far as practical, demonstrate a comprehensive approach to those matters detailed in Section Three, Part 16, 6.15.6 as they relate to Landscaping and Visual Amenity Controls, including a schedule of preferred plant species proposed for use within future landscaped areas (e.g. yards) throughout the development or subdivision.
 - Where the interface is with the open space surrounding Papakura Stream, demonstrate a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form.
 - Have regard to any landscape concept plans for adjoining land including Papakura District Council

The comprehensive landscape concept plan shall be prepared by a suitably qualified landscape architect and shall include a future maintenance plan.

Where a subdivision includes establishment of public realm (e.g. public roads, open spaces) the comprehensive landscape concept plan shall address the following matters:

- Provision of footpaths on each side of any proposed street, connecting with wider walking and cycling networks;
- Provision of cycle lanes where provided for as part of the Papakura Walking and Cycle Network;
- Provision of street lighting;
- Provision of trees and other vegetation within the public realm, which assist to add definition and amenity value to the area;
- Location of main pedestrian entries and openings within industrial buildings to be located so as to be clearly visible from public streets, particular where a finer grain residential character exists on the other road side.

(j) Industrial Activities - Hazards

Whether potential risks to the environment and to the health and safety of people in the locality arising from industrial facilities and operations have been identified and can be suitably managed.

(k) Non-Industrial Activities

- (i) Whether adequate measures can be implemented as part of the activity to minimise adverse effects arising from neighbouring industrial activities.
- (ii) Whether the activity is of a nature which is not sensitive to potential impacts from neighbouring industrial activities.

- (iii) Whether the amount or type of traffic generated by the activity may compromise industrial access in the locality or impact on the traffic efficiency of major arterial roads.
 - (iv) Whether the activity complements the industrial area, and is not more appropriately located elsewhere within the District.
- (l) Residential Amenity
 - (i) Whether the hours of operation of an activity have no more than minor adverse effects on a Residential Zone.
 - (ii) Whether the use of setbacks, plantings and other separation features ensure that the effects of activities on the neighbouring environment and on adjacent residential amenity values can be avoided, remedied or mitigated.
 - (iii) Whether the activity is of a nature which is likely to give rise to a potential risk of significant adverse effects on the environment.
- (m) Geotechnical

Whether adequate provision is made in the design and location of buildings to avoid or mitigate potential adverse effects arising from the sites geotechnical conditions.
- (n) Servicing of Infrastructure

Whether the proposed development can be adequately serviced for stormwater, wastewater, water supply and utilities.
- (o) Future Infrastructure - Mahia Branch Sewer Line

All Discretionary Activities shall have regards to the matters raised in 6.15.2.2

6.15.3.2 Specific Activity Criteria

In addition to Rule 6.15.3.1, the following criteria shall be used in assessing the specific activities listed below.

1. Storage and Use of Hazardous Substances

In considering discretionary activity applications for the storage and use of hazardous substances, in addition to the above criteria, the following shall be taken into account where they are relevant:

- (a) Safety separation distances between a hazardous source and a sensitive activity such as a residential use or an institution of a residential character;
- (b) Restrictions on the use of adjoining land which will be imposed by the use of hazardous substances;

- (c) The combined potential impact of a number of hazardous sources;
- (d) The suitability of the site, its accessibility and the design of the installation in terms of possible hazardous occurrences and their consequences;
- (e) The adequacy of precautionary measures and emergency procedures, and the availability of fire fighting services and water supply.
- (f) Traffic volume generated by the use and the suitability of routes used to transport the hazardous substance(s) to and from the site; and
- (g) For gases and liquefied gases in pressure storage, the gas dispersion properties of the site and the surrounding locality.
- (h) Compliance with the relevant statutory requirements will be required.

2. *LPG Installations*

In considering notified applications to establish LPG installations, in addition to the above criteria, regard shall be given to the following particular matters:

- (a) The size, design and layout and location of the proposed installation;
- (b) The proximity of residential zones and/or residential areas, particularly schools, hospitals and like institutions;
- (c) The topography of the site and surrounding area;
- (d) The nature of the existing and likely future uses in the surrounding area; and
- (e) The likely route or routes through the District and adjoining districts of road tankers refilling the installation;
- (f) Compliance with the relevant statutory requirements will be required.

3. *Service Stations*

The layout of service stations should allow all vehicles to safely and comfortably manoeuvre onto, from and within, the site, should be designed to permit safe and easy access to the site and should prevent on-street congestion and conflict with pedestrians.

Standards will be applied in a flexible manner to allow for the practical requirements of individual cases. For new stations a higher standard is expected and for existing stations, changes which assist towards attaining the above objectives are encouraged.

On roads with solid central medians or where solid central medians are introduced for traffic safety and traffic management purposes, openings in the median may be permitted only if the effect of such median opening

shall be such that safety and the movement of traffic on the road network is not impaired.

Vehicle crossings may be located within the aforementioned zones when it can be demonstrated that traffic safety and the movement of traffic on the road network is not detrimentally impaired.

With respect to intersections, the distance from an intersection is measured from the intersection of two projected kerb lines where a kerb radius is less than 4.5 metres and from the tangent point of the kerb line curve in all other cases.

- (a) For intersections controlled by traffic signals or a roundabout, within 30 metres of an intersection.
- (b) On arterial or principal roads common within 30 metres of an intersection.
- (c) On secondary roads within 9 metres of an intersection.

Special Requirements:

- (d) Service stations shall not be located near curves or crests or at any location where visibility is restricted to less than the following standards.

85 percentile speed (km/hr)	50 or below	60	70	80	90	100	110
Required sight distance (m)		75	100	150	200	250	300

Visibility along the road shall be measured from a point 1.1 metres above the road centre-line opposite each proposed entrance, in both directions, to points 1.1 metres above the road centre-line. Visibility for exiting traffic shall be measured from a point 1.1 metres above each proposed exit, 2.0 metres from the kerbline, to a point 1.1 metres above the road centre-line.

- (e) Vehicle crossings shall cross the footpath at an angle of between 45° and 90°. Vehicle crossings for two-directional traffic shall be between 6 metres and 9 metres in width and crossings for single-direction traffic shall be between 3.5 metres and 6 metres in width, *provided that* crossings for single-direction traffic may be increased to a maximum of 9 metres width if they are required to be used for access to bulk delivery fill points.

All vehicle crossing widths are to be measured at the footpath, *provided that* in instances where there is no footpath, vehicle crossing width shall be measured at the boundary.

- (f) Sites with frontage to one or more arterials shall have not less than 40 metres frontage to each (distances to be measured from projected road boundaries).

- (g) Fuel pumps and other reselling devices shall be located a minimum of 12 metres from the mid-point of the property boundary edge of any vehicle crossing to the site (the property boundary having been adjusted for any proposed road widening).
- (h) Manoeuvre areas to bulk delivery fill points shall comply with the minimum radius tracking curve for the 90 Percentile Semi Trailer (refer Diagram 15D).
- (i) Manoeuvre areas to fuel pumps and other fuel reselling devices shall comply with the minimum radius tracking curve for the 90 percentile car (refer Diagram 15B).
- (j) The minimum width of all two directional manoeuvre aisles on site shall be 6 metres. The minimum for single directional aisles shall be 4.5 metres.
- (k) Vehicles waiting for services at car wash, air hose and other on-site facilities should not obstruct the normal paths of vehicles through the site or project onto the road reserve.
- (l) Underground storage facilities must comply with the Code of Practice for the design, installation and operation of Underground Petroleum Storage Systems.

4. Truckstops

The following requirements shall be used as assessment criteria for Truckstops.

- (a) Truckstops shall not be located near curves or crests where sight distance along the road is restricted or at locations where drivers will not have good vision of approaching traffic when entering or leaving the truckstop. There shall be sufficient visibility along the road to allow a driver entering or leaving to select a gap to cross or join the traffic stream without necessitating a major speed adjustment by the through traffic.

This requirement will be deemed to have been met by compliance with the following table:

85 percentile speed (km/hr)	50 or below	60	70	80	90	100	110
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Required sight distance (m)	75	100	150	200	250	300	300+
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Visibility along the road shall be measured from a point 1.1 metres above the road centre-line opposite each proposed entrance, in both directions, to points 1.1 metres above the road centre-line. Visibility for exiting traffic shall be measured from a point 1.1 metres above

each proposed exit, 2.0 metres from the kerbside, to points 1.1 metres above the road centre-line.

- (b) Vehicle crossings shall cross the footpath at an angle of between 40° and 90° and shall have a minimum width of 12 metres, also measured at the footpath. Where there is no footpath, all angle widths are to be measured at the boundary.
- (c) Each crossing shall be so designed that left-turning vehicles entering and leaving the site can do so within the confines of the nearside traffic lane.
- (d) Each site shall have a minimum frontage of 50 metres to any road that it fronts (distances to be measured from projected road boundaries).
- (e) Fuel pumps shall be located a minimum of 20 metres from the mid-point of the property boundary edge of any vehicle crossing to the site (the property boundary having been adjusted for any proposed road widening).
- (f) Manoeuvre areas to fuel pumps and bulk delivery fill points shall comply with the minimum radius tracking curve for the 90 Percentile Semi-Trailer (refer Diagram 15D).
- (g) Underground storage facilities must comply with the Code of Practice for the design, installation and operation of Underground Petroleum Storage Systems.

5. *Residential Activity Criteria*

Residential accommodation shall be designed in such a manner as to comply with the following internal noise limits:

Ldn	45dBA
Lmax	55dBA

6. *Studio Warehousing*

In considering discretionary activity applications for studio warehousing developments the following shall be taken into account:

- (a) Shape factor and building design
 - (i) The area of the unit to be used for residential purposes should be proportionally less than the warehouse/office component.
 - (ii) The warehouse/office component should be of a size and shape that is adequate for operation, movement and storage functions, and the warehouse component should have a minimum stud height of 3 metres.
 - (iii) Bedrooms, to a maximum of two, shall comply with NZBC Clause G7 Natural Light including visual awareness of the outside environment.

- (iv) Adequate deck or outdoor living space should be provided in a location that is physically and functionally integrated with the residential component of the unit.
 - (v) Residential storage space of at least 6m² per unit should be provided.
 - (vi) The residential component should be distinct from the warehouse/office component.
 - (vii) The exterior of the buildings should be of a design such that a high level of visual amenity is achieved.
- (b) Shape Factor – Lot Layout
 - (i) The Lot size should be of sufficient size to ensure the development provides the above features.
 - (ii) The effects of the development should be contained within the site.
 - (iii) Access, loading and manoeuvring should be designed to minimise conflict between heavy vehicle and automobile traffic.
 - (iv) Landscaping should include provision for mature trees and should be provided to soften the building and hard surfaces.

SCHEDULE 6A

Industries and Processes Requiring Maximum Segregation from Other Uses because of Offensive, Noxious or Dangerous Elements.

Group 1

Offensive trades based on the Third Schedule of the Health Act 1956 and which may also use a process listed under the former Part A of the Second Schedule to the Clean Air Act 1972.

- *Blood or offal treating*
- *Bone boiling or crushing*
- *Dag crushing*
- *Fellmongering*
- *Seafood cleaning, curing, processing*
- *Flax pulping*
- *Flock manufacturing or teasing of textile materials for any purpose*
- *Gut scraping and treating*
- *Waste and refuse treatment and disposal*
- *Septic tank de-sludging and disposal of sludge*
- *Storage, drying or preserving of bones, hides, hoofs, horns or skins*
- *Tallow melting*
- *Tanning*
- *Wood pulping*

Group 2

Noxious industries which use a process, listed under Part A of the Second Schedule to the Clean Air Act 1972.

- *Abattoirs and slaughterhouses*
- *Alkali-waste works*
- *Animal, bird and fish food manufactured from meat or fish by-products*
- *Arsenic works and production*
- *Asbestos manufacture and asbestos product manufacture*
- *Asphalt or bitumen by-products manufacture, refining, storage or mixing*
- *Briquette manufacture*
- *Celluloid manufacture*
- *Cement manufacture, packaging and bag cleaning*
- *Detergent and bleaching powder manufacture*
- *Fertiliser manufacture and packing*
- *Galvanising plating and anodising of metal*
- *Gas (acetylene, ammonia, coal, chloride, oxygen or sulphur-dioxide) manufacture and/or bulk storage and/or treatment of by-products*
- *Herbicide and insecticide manufacture*
- *Lime manufacture, packing and bag cleaning*
- *Leather tanning*
- *Meat works (killing and freezing of meat for human consumption)*
- *Oil boiling, distillation and refining*
- *Plaster of Paris manufacture*

- *Pulp and paper work*
- *PVC manufacture*
- *Sand, grit and shot blasting of metal*
- *Sulphuric, nitric and hydrochloric acid works*
- *Steel Mills*
- *Stockyards*
- *Turpentine manufacture*
- *Bulk storage (i.e more than 100,000 litres) and associated filling, blending and distribution of any Class 3 flammable liquid listed under the schedule to the Dangerous Goods Act 1974, but excluding the bulk storage and associated use of ethyl alcohol where it is to be used as a beverage. Also excluding petrol and diesel in ground storage up to 150,000 litres.*

Group 3

- *Aeroplane assembly, overhauling, repairing and testing*
- *Candle manufacture*
- *Explosive, ammunition and fireworks manufacture*
- *Fluoride works*
- *Irradiation plant*
- *Lamp black manufacture*
- *Lead manufacture*
- *Plastics manufacture*
- *Quarrying/mining*

SCHEDULE 6B

Industries and Processes Which May Require Some Segregation Because of Possible Objectionable Elements such as Smell, Vibration, Dust or Unsightliness

- *Adhesive manufacture, but not including water based products*
- *Boat building and repairing*
- *Boat and car painting and spraying unless carried out entirely inside a building*
- *Container depots*
- *Dried animal, bird and fish food manufacture*
- *Flour milling*
- *Fibreglass product manufacture*
- *Grain milling, threshing, crushing and storage*
- *Gypsum manufacture, processing and the manufacture of gypsum products*
- *Linoleum manufacture*
- *Metal products manufacture involving moulding and extrusion processes*
- *Outdoor bark product manufacture*
- *Outdoor coal, firewood and solid fuel depots*
- *Paint, varnish, lacquer, stains, sealers and trench polish manufacture*
- *Plywood manufacture*
- *Poultry processing*
- *Railway goods yards*
- *Recovery works for ferrous and non-ferrous metals*
- *Refuse transfer stations*
- *Rolling mills*
- *Saw milling, timber treating plants, timber milling, recutting mills, post splitting and sleeper and prop cutting*
- *Smelting, alloying, refining and casting of ferrous and non-ferrous materials*
- *Stone and shell crushing*
- *Stone cutting or dressing*
- *Tar storage*
- *Veneer manufacture*
- *Wallboard manufacture*
- *Wire and wire products manufacture*
- *Vinegar manufacture*

SCHEDULE 6C

Processes Potentially Capable of Producing a High Degree of Air Pollution (This list is the same as Part A of the Second Schedule to the Clean Air Act 1972, as amended, as at March 1989).

1. *Any combustion processes (not being combustion processes for the drying of grain) involving fuel burning equipment, including flaring or incineration or trade wastes or refuse, which singly or together can be used to burn any combustible matter.*
 - (a) *At a rate of heat release exceeding 50 MW; or*
 - (b) *At a rate exceeding 100 kg an hour where pathological material, garbage, refuse, sewage sludge or trade wastes are incinerated; or*
 - (c) *At a rate of heat release exceeding 500 KW where the products of combustion are used,*
To stove enamel, or
 - (i) *To bake or dry any substance that on heating releases dust or other air pollutants; or*
 - (ii) *To maintain reducing conditions in any manufacturing process,*
or
 - (d) *At a rate, where the combustible matter is a combination of combustible materials which contains sulphur or arsenically treated wood or rubber or oil sludge or pitch or paint residue, that will incinerate in excess of 100 kg an hour of,*
 - (i) *Sulphur, or*
 - (ii) *Arsenically treated wood; or*
 - (iii) *Rubber; or*
 - (iv) *Oil sludge, or*
 - (v) *Pitch; or*
 - (vi) *Paint residues; or*
 - (e) *At a rate, where the combustible matter is a combination of combustible materials which contain chemicals, plastics, or fibre in which fluorine, chlorine, phosphorus, or nitrogen has been chemically combined that will incinerate in excess of 25kg an hour of such chemicals, plastics or fibre.*
2. *Any industrial chemical processes, excluding electro-plating processes, having as a product, or by-product or emission any substance that can cause air pollution, including any processes used in:*
 - (a) *Bodying of natural oils or manufacture or reaction of monomers for production of synthetic resins, varnishes, and plastics; or*

- (b) *Production of soap, grease, detergents and surface active agents; or*
 - (c) *Synthesis or extracting of organic chemicals, including formulation of insecticides, weedicides, plant hormones, and like toxic or offensive organic compounds; or*
 - (d) *Production of inorganic chemicals, including concentration of acids and anhydrides, ammonia and alkalis; or*
 - (e) *Production of phosphatic or nitrogenous synthetic fertilisers, including granulation of single or mixed fertilisers; or*
 - (f) *Any chemical manufacturing processes using or producing chlorine and any industrial processes using chlorine but only for other than water sterilisation and at rates exceeding 5kg an hour, or*
 - (g) *Separation or concentration of any radioactive substance.*
- 3. *Any animal or plant matter processes having singly or together a raw material capacity in excess of:*
 - (a) *A 0.5 of a tonne an hour, and being processes for rendering or reduction or drying through application of heat to animal matter (including leathers, blood, bone, hoof, skin, offal, whole fish and fish heads and guts and like parts, and organic manures); or*
 - (b) *5 tonnes an hour, and being processes for deep fat frying, oil frying, curing by smoking, roasting of berries or grains, or where organic matter including wood is subject to such temperatures or conditions that there is partial distillation or pyrolysis; or*
 - (c) *2 tonnes an hour, and being processes for drying milk or milk products.*
- 4. *Any processes involving the extraction from the surface of the ground or from an open pit of minerals (including coal, coke and carbon), or the size reduction and screening of such minerals, or the storage outside and above the ground of such minerals, or the drying or heating of minerals that on heating release dust or any air pollutant, being processes which, singly or together*
 - (a) *Have or require:*
 - (i) *An open cast extraction capacity in excess of 100 tonnes an hour; or*
 - (ii) *A size reduction and screening capacity in excess of 200 tonnes an hour; or*
 - (iii) *A storage capacity in excess of 10,000 tonnes; or*
 - (iv) *A rate of heat release in excess of 2000 KW, or*
 - (b) *Are part of a manufacturing process for Portland or similar cements and pozzolanic materials; or*

- (c) *Are part of a manufacturing process for sintering, calcining, or roasting of metal ores in preparation for smelting or for burning of calcium or calcium-magnesium carbonates to produce calcium or magnesium oxides or hydroxides, or the expansion or exfoliation of minerals, or the dehydration of gypsum; or*
 - (d) *Are part of a manufacturing process for making hot-mix asphalt paving mixes; or*
 - (e) *Are a part of a manufacturing process for making glass or frit from raw materials or main mineral wool or glass fibre, including application of any surface coating to the fibres.*
- 5. *Any industrial metallurgical process, including associated foundry practices, which involve:*
 - (a) *The extraction, including electro-chemical methods of reduction of any metal or metal alloy from its ore, oxide, or other compound, or*
 - (b) *The making of steel or the refining of any metal or modification of any alloy in the molten state by blowing with air, oxygen or oxygen enriched air, or chlorine or other gases, or by addition of reactive chemicals or volatile fluxes and the use of oxygen lancing in scarfing and similar operations; or*
 - (c) *The manufacture of silicon or ferrosilicon or of metal powders or of alloys rich in any metals specified or described in clauses 1 to 3 of Schedule 6E, or*
 - (d) *The melting of any metal or metal alloy, including secondary melting and the sweating of scrap metal, where the aggregated melting capacity exceeds 1 tonne an hour; or*
 - (e) *Hot dip galvanising or other processes for the protection of surfaces by metal coating using fluxes.*
- 6. *Any industrial carbonizing or gasification processes in which natural gas, petroleum oil, shale, coal, wood, or other carbonaceous material is subject to*
 - (a) *Pyrolysis, carbonization, or destructive distillation, the solid liquid or gaseous products being recovered; or*
 - (b) *Gasification by partial combustion with air or oxygen or reaction with steam.*
- 7. *Any process (not being the purification by distillation of dry-cleaning solvents at retail outlets) for the refining, purification, or reforming of hydrocarbons in or derived from natural gas, petroleum, shale, coal, wood, or other organic substances, and including:*
 - (a) *Hydrocarbon separation or recovery by distillation or absorption and desorption or removal of carbon dioxide or condensable hydrocarbons from natural or manufactured gas; or*

- (b) *Reforming, including viscosity breaking by thermal and catalytic cracking and hydrogenation and alkylation and like processes, including preparation of ethylene or other feed stock for chemical synthesis, or*
 - (c) *Refining to reduce sulphur or to improve other qualities with the aid of any substance specified in Schedule 6E or by air blowing.*
- 8. *Any industrial wood pulp or particle board processes in which:*
 - (a) *Wood or other cellulose material is cooked with chemical solutions to dissolve lignin and the associated processes of bleaching and chemical and by-product recovery; or*
 - (b) *Hardboard or particle board or wood pulp are made by processes involving emission of air pollutants.*
- 9. *Any use of geothermal steam at a rate of heat release exceeding 5MW.*
- 10. *Any industrial or trade processes involving the use of,*
 - (a) *Di-isocyanates at a rate exceeding 100kg an hour; or*
 - (b) *Organic plasticisers at a rate exceeding 100kg an hour.*
- 11. *Any process:*
 - (a) *Which involves the production of compost from raw materials that contain municipal or domestic refuse and which has on the premises at any time a volume of compost and a raw materials capacity exceeding 10 tonnes per day; or*
 - (b) *Which involves the production of compost from raw materials that do not contain municipal or domestic refuse and which has on the premises at any time a volume of compost and raw materials exceeding 750 cubic metres.*
- 12. *Any fellmongery processes involving:*
 - (a) *The use of sulphides; or*
 - (b) *The treatment of fellmongery liquid wastes containing sulphides*

SCHEDULE 6D

Processes Potentially Capable of Producing a Moderate degree of Air Pollution.

This list is the same as Part B of the Second Schedule to the Clean Air Act 1972, as amended, as at March 1989)

1. *Any combustion processes involving fuel burning equipment, including flaring or incineration of trade wastes or refuse not otherwise specified or described in this Schedule but which singly or together can be used to burn combustible matter:*
 - (a) *For any purposes at a rate of heat release exceeding 5MW; or*
 - (b) *For the purpose of:*
 - (i) *The recovery of metals from insulated cable, motor vehicles, or any other mixture or combinations of metals and combustibles;*
or
 - (ii) *The cleaning of drums or containers; or*
 - (iii) *Frost protection on more than one occasion in any period of 12 months by the use of fire pots*
 - (c) *At a rate not exceeding 100kg an hour where pathological material, garbage, refuse or trade wastes are incinerated; or*
 - (d) *At a rate, where the combustible matter is a combination of combustible materials which contain sulphur or arsenically treated wood or rubber or oil sludge or pitch or paint residues, that will incinerate in excess of 25kg an hour but not in excess of 100kg an hour of:*
 - (i) *Sulphur, or*
 - (ii) *Arsenically treated wood, or*
 - (iii) *Rubber, or*
 - (iv) *Oil sludge, or*
 - (v) *Pitch; or*
 - (vi) *Paint residues; or*
 - (e) *At a rate, where the combustible matter is a combination of combustible materials which contain chemicals, plastics, or fibre in which fluorine, chlorine, phosphorus, or nitrogen has been chemically combined, that will incinerate in excess of 5kg an hour but not in excess of 25kg an hour of such chemicals, plastics or fibre.*
2. *Any industrial or trade processes (not otherwise specified or described in Schedule 6C or 6D) for the blending, packaging or handling of air polluting substances specified in Schedule 6E including grain elevators or seed dressing plant but not processes solely concerned with retail distribution or with distribution of fuels.*
3. *Any industrial or trade animal or plant matter processes:*

- (a) *Described in clause 3(a) of Schedule 6C but having a raw material capacity not in excess of 0.5 of a tonne per hour; or*
 - (b) *Described in clause 3(b) of Schedule 6C but having a raw material capacity in excess of 250kg an hour but not in excess of 5 tonnes an hour; or*
 - (c) *Described in clause 3(c) of Schedule 6C but having a raw material capacity not in excess of 2 tonnes an hour.*
- 4. *Any industrial or trade mineral processes described in clause 4(a) of Schedule 6C but having or requiring:*
 - (a) *An opencast extraction capacity in excess of 5 tonnes an hour but not in excess of 100 tonnes an hour, or*
 - (b) *A size reduction and screening capacity in excess of 5 tonnes an hour but not in excess of 200 tonnes an hour, or*
 - (c) *A storage capacity in excess of 500 tonnes but not in excess of 10,000 tonnes; or*
 - (d) *A rate of heat release less than 2000 kW*
- 5. *Any industrial or trade processes for manufacture of flock or for the teasing of textiles or shredding of paper or for cleaning sacks or crushing or separating dags from wool.*
- 6. *Any industrial or trade process which is not otherwise specified or described in this Schedule and which involves any abrasive blasting.*
- 7. *Any industrial or trade process using Di-isocyanates at a rate not exceeding 100kg an hour.*
- 8. *Any process of wool scouring.*
- 9. *Any process:*
 - (a) *Which involves the production of compost from raw materials that contain municipal or domestic refuse and which has a raw materials capacity not exceeding 10 tonnes per day, or*
 - (b) *Which involves the production of compost (except silage) from raw materials that do not contain municipal or domestic refuse and which has on the premises a volume of compost and raw materials exceeding 100 cubic metres but not exceeding 750 cubic metres.*
- 10. *The drying of up to 2 tonnes per hour finished product of dried milk powder (Schedule 6D) is a conditional use in the Industrial 2 zone subject to licensing by the local authority.*

SCHEDULE 6E

Classes of Specified Air Pollutants (This list is the same as the First Schedule to the Clean Air Act 1972, as amended as at March 1989)

1. *Radioactive, carcinogenic, teratogenic or mutagenic substances.*
2. *Antimony, arsenic, beryllium, cadmium, lead, mercury, thallium, selenium, uranium and their compounds.*
3. *Boron, chromium, cobalt, copper, magnesium, manganese, nickel, potassium, sodium, tellurium, tin, vanadium, zinc and their compounds.*
4. *Dust containing asbestos, quartz or other of the pneumoconioses inducing or asthmagenic substances.*
5. *Dusts and fumes containing metallic elements; and dusts and fumes containing organic and inorganic materials including fertilisers, cement, coal, coke, carbon, soot, tars, wood, fibres and pathogenic substances.*
6. *Sulphur, sulphur oxides and sulphur oxyacids, carbon di-sulphide, hydrogen sulphide, di-sulphides, poly-sulphides, mercaptans and other acidic, toxic or odorous sulphur compounds.*
7. *Nitrogen oxides, nitric acid, ammonia and hydrazine and their compounds, volatile amines, cyanides, cyanates, di-isocyanates or other toxic or odorous compounds of nitrogen.*
8. *Fluorine, chlorine, bromine, iodine and their compounds.*
9. *Phosphorus and its oxides, acids and organic compounds.*
10. *Alkyl, carbonyl and other toxic organo-metal compounds.*
11. *Hydrocarbons and their partially oxidised or halogenated derivatives, particularly acrolein, esters of acrylic acid, formaldehyde and volatile carboxylic acids and anhydrides and industrial solvents.*
12. *Ozone, carbon monoxide.*

SCHEDULE 6F

HAZARDOUS SUBSTANCE QUANTITY THRESHOLDS

In terms of amount stored on a lot at any one time

QUANTITY SUBSTANCE	PROPERTIES	QUANTITY	
		LEVEL I	LEVEL II
Acetonecyanohydrin	2,f,l	500kg	5t
Acetylene	3,f,g	1t	10t
Acrolein	2,f,l	500kg	5t
Acrylamide	2,s	200kg	2t
Acrylonitrile	2,l	2t	20t
Aldicarb	1,s	10kg	100kg
Allyl alcohol	2,f,l	2t	20t
Allyl amine	2,f,l	2t	20t
Ammonia	2,l or g	2t	20t
Ammonium nitrate	3,o,s	25t	250t
Arsenic (III) compounds	1,s or l	10kg	100kg
Arsenic (V) compounds	1,s or l	50kg	500kg
Azide (barium or lead)	4,s	100kg	1t
Azinphos ethyl	1,s	10kg	100kg
Azinphos methyl	1,s	10kg	100kg
Azocyclotin	1,s	10kg	100kg
Benzidine	1,s	1kg	1kg
Beryllium (powder, compounds)	1,s,e,d	10kg	10kg
Bromine	2,g	200kg	2t
Cadmium salts	2,s	50kg	500kg
Carbofuran	1,s	10kg	100kg
Carbon disulphide	2,l	100kg	1t
Carbophenothion	1,l	10kg	100kg
Cellulose nitrate (containing > 12.6% N)	4,s	1t	10t
Chlorine	2,g	100kg	1t
Class 3a flammable liquid – petrol in above ground tanks	5	2,000l	20,000l
Class 3b flammable liquid – kerosene – in above ground tanks	5	4,000l	40,000l
Class 3c flammable liquid – diesel – in above ground tanks	5	10,000l	100,000l
CNG	5	2,000l	20,000l (H ² O equiv)
Cobalt (powder, compounds)	1,s	10kg	100kg
Cycloheximide	1,s	10kg	100kg
Dialifos	4,s	10kg	100kg

QUANTITY SUBSTANCE	PROPERTIES	QUANTITY	
		LEVEL I	LEVEL II
Dimethylearbamoyl chloride	1,l	1kg	1kg
Dimethylphosphoramidocyanidic acid	1,l	10kg	100kg
Diphacinone	1,s	10kg	100kg
Disulphoton	1,l	10kg	100kg
Epichlorhydrin	3,t,f,e,g	500kg	5t
EPN (O-ethyl-O-p-nitrophenyl phenyl phosphorothioate)	1,s	10kg	100kg
Ethylene	3,f,g	500kg	5t
Ethyleneimine	2,f,l	200kg	2t
Ethylene oxide	3,t,f,g	500kg	5t
Ethyl nitrate	3,t,l	500kg	5t
Explosives (not listed elsewhere)	4	500kg	5t (TNT equiv)
Fensulphothion	1,l	10kg	100kg
Fluoroacetic acid, salts (1080 poison)	1,s	1kg	1kg
Fluorine	1,g	10kg	100kg
Formaldehyde (> 90% concentration)	2,f,g	200kg	2t
Formaldehyde (> 45% concentration)	2,l	2.5t	25t
Glycolonitrile (Hydroxyacetonitrile)	1,e,l	10kg	100kg
Hexamethylophosphoramide	1,l	1kg	1kg
Hydrazine	3,t,f,l	500kg	5t
Hydrogen	3,f,g	250kg	2.5t
Hydrogen chloride (liquified)	2,g	1t	10t
Hydrogen cyanide, acid, salts	1,f,g,l or s	50kg	500kg
Hydrogen fluoride	2,g	200kg	2t
Hydrogen peroxide	3,l	500l	5000l
Hydrogen selenide	1,f,g	1kg	10kg
Hydrogen sulphide	2,f,g	200kg	2t
LPG	5,l	4000l (2 tonnes)	16000l (7.5 tonnes)
Mercaptans	2,f,g or l	50kg	500kg
Mercury, salts	2,4,s	50kg	500kg
Methyl bromide (Bromomethane)	2,g	200kg	2t
4,4' –Methylenebis (2-chloroaniline	1,l	10kg	100kg
Methyl isocyanate	1,f,g	5kg	50kg
Mevinphos	1,e or l	10kg	100kg
2-Naphthylamine	1,s	1kg	1kg
Nickel (powders, compounds)	1,s	25kg	250kg
Nitrogen dioxide	2,g	500kg	5t
Organic peroxides (individually or cumulatively)	3,o,f,l	50kg	500kg
Oxygen (liquid)	3,o,g	2,000l	20,000l

QUANTITY SUBSTANCE	QUANTITY		
	PROPERTIES	LEVEL I	LEVEL II
Parathion	1,l	10kg	100kg
Parathion methyl	1,l	10kg	100kg
Pentaborane	1,f,l	10kg	100kg
Phorate	1,l	10kg	100kg
Phosgene	1,g	10kg	100kg
Phosphamidon	1,l	10kg	100kg
Phosphorus	3,f,s	100kg	1t
Promurit	1,s	10kg	10kg
Propylene oxide	3,t,f,g	500kg	5t
Radioactive substances#		100bec/g	(any activity)
Selenium hexafluoride	1,g	10kg	10kg
Sodium chlorate	3,o,s	2.5t	25t
Sodium selenate	2,s	100kg	1t
Sodium selenite	1,s	10kg	100kg
Sulphur dioxide	2,g	1t	10t
Thallium, salts	2,s	50kg	500kg
Tellurium hexafluoride	1,g	10kg	10kg
Terbufos	1,s	10kg	100kg
2,3,7,8 – Tetrachlorodibenzo-p-dioxin (TCDD)	1,s	100g	100g
Tetraethyl lead	1,s	200kg	2t
Tetramethyl lead	1,s	200kg	2t
Tetramethylene disulphotetramine	1,s	1kg	1kg
Toluene diisocyanate, 2,4 or 2,6	1,l	50l	
Trichloromethane sulphonyl chloride	1,l	10kg	100kg
Triethylenemelamine	1,s	10kg	10kg
Vanadium, salts	2,s	50kg	500kg
Warfarin	1,s	25kg	250kg

Abbreviations

1. Very toxic
2. Toxic
3. Highly reactive
4. Explosive
5. Highly flammable

- d dust
e explosive
f flammable
g gas
l liquid
o strong oxidiser or support of combustion
s solid
t toxic
* fertiliser grade

Quantities

- g = gram
kg = kilogram
t = tonne
l = litre

Note: # No radioactive material with a level of activity in excess of 1 peta becquerel

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