



12.8.5

SPECIAL 5 (PARTICLE BOARD) ZONE

12.8.5.1

Zone Issues, Objectives, Policies and Description

12.8.5.1.1

Issues

Refer to section 12.2.

12.8.5.1.2

Objectives

Objective

12.8.5.1.2.1

To enable the operation of a particle board mill.

Objective

12.8.5.1.2.2

To avoid, remedy or mitigate the adverse effects of activities recurring on the particle board site on adjoining sites.

Objectives from other chapters

Readers should note that Objectives from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

12.8.5.1.3

Policies

Policy

12.8.5.1.3.1

Activities within the Zone should be sited and designed so that adverse effects on the amenity values of adjoining sites are avoided, remedied and mitigated.

(This policy seeks to achieve Objective 12.8.5.1.2.2)

Policy

12.8.5.1.3.2

Activities within the Zone should be sited, designed and operated to avoid, remedy or mitigate adverse noise effects on adjoining areas.

(This policy seeks to achieve Objective 12.8.5.1.2.2)

Policy

12.8.5.1.3.3

Activities within the zone should be sited, designed and operated to avoid adverse effects on public health.

Policy

12.8.5.1.3.4

Policies from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing



Explanation and Reasons

This explanation and reasons relate to Policies 12.8.5.1.3.1 and 12.8.5.1.3.3.

These policies are intended to ensure that the amenity values of adjoining sites are not adversely affected. In particular it is important that noise does not have adverse effects on adjoining activities.

12.8.5.1.4

Description

This Zone applies to the substantial factory in Access Road, Kumeu, engaged in the manufacture of 'particle board'. The majority of the land surrounding the factory is in rural use with some residences in close proximity, although "countryside living" typing activity is also occurring on land near the plant. It is important that the operation and form of the factory complex takes this into account. Accordingly, special Development Controls and Performance Standards are included in this Zone, to promote compatibility with the surrounding area and to protect environmental quality and amenity values.

Rule 12.8.5.2

Activity Rules

Rule 12.8.5.2.1

Activities in the Special 5 (Particle Board) Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.5.2.2 shall comply with Rule 12.8.5.3 Development Controls and Performance Standards, and any other relevant Rule in the Plan.
- (b) All Discretionary Activities in the Activity Table in Rule 12.8.5.2.2 will be assessed against the criteria set out in 12.8.5.6. Discretionary Activities: Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters in section 104 of the Act.

Rule 12.8.5.2.2
Activity Table

Activity Table

In the following table:

- P = Permitted Activity**
- D = Discretionary Activity**
- NC = Non-complying Activity**

Note: Words in Capitals are defined in *Chapter 3 - Definitions*

ACTIVITY	ACTIVITY STATUS
Any Permitted Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.5.3.	D
Any activity not listed in this Activity Table	NC



The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for permitted Activities.	P
The DEMOLITION or removal of BUILDINGS, except those protected by a Rule in this Plan.	P
FARMING and FORESTRY	P
The manufacture of 'particle board' and ancillary activities, provided that: (a) the two production lines now existing on the site shall remain as the only two 'particle board' production lines, and (b) any buildings on the site, other than permitted accessory buildings, shall be limited to those that are required for the storing of waste materials, the storing of the finished product, the storing of materials used in the production of particle board, or the housing of plant and machinery used in the manufacture of particle board on the two production lines already referred to.	P
District Wide Activities	<i>See Chapter 16 - General Rules</i>
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	<i>See Chapter 18 - Urban Land Modification and Vegetation Protection</i>
Transport Activities	<i>See Chapter 21 - Transportation and Access</i>
Use and Storage of HAZARDOUS SUBSTANCES	<i>See Chapter 20 - Hazardous Substances and Contaminated Sites</i>
UTILITIES	<i>See Chapter 19 - Utilities</i>





Rule 12.8.5.3

Development Controls and Performance Standards

Rule 12.8.5.3.1
Yards

Yards

The following minimum yards shall apply:

- (a) Front Yard - 75 m
- (b) Northern and Western Yard - 30 m
- (c) Eastern Yard - No yard requirement.

Provided that, where the Zone boundary does not coincide with the site boundary, the Zone boundary shall be deemed to be the site boundary. See Appendix 12A.

Rule 12.8.5.3.2
Use of Yards

Use of Yards

Yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps, except that eaves may overhang any yard by not more than 0.3 metres.

Rule 12.8.5.3.3
Landscaping and Appearance of the Site

Landscaping and Appearance of the Site

No materials or rubbish shall be stored in such a manner as to be obtrusively visible from Access Road.

Explanation and Reasons

This explanation and reasons relates to Rules 12.8.5.3.1 to 12.8.5.3.3.

These Rules are intended to ensure that the amenity values of adjoining sites are not adversely affected, by keeping development a considerable distance from the site boundaries, and ensuring that activities do not occur within the yards.

Rule 12.8.5.3.4
Maximum Noise Levels

Maximum Noise Levels

- (a) The noise level from any activity shall not exceed the levels specified in Table 1 when measured within the notional boundary of any site in any area Zoned Rural or Future Urban, or at the boundary of any land Zoned Residential existing at 28 November 2000.

Monday to Saturday 0700-1800	Monday to Saturday 1800-2200	Monday to Sunday 2200-0700	Sundays and Public Holidays 0700- 2200
55 dBA (L ₁₀)	50 dBA (L ₁₀)	45 dBA (L ₁₀) 75 dBA (L _{max})	50 dBA (L ₁₀)

- (b) The above noise level shall be measured in accordance with *New Zealand Standard NZS 6801:1999 "Measurement of Sound"* and assessed in accordance with *New Zealand Standard NZS 6802:1991 "Assessment of Environmental Sound"*.



Rule 12.8.5.3.5
Rules in Other Chapters of the Plan

Explanation and Reasons

This Rule is to ensure that noise from the activity does not have an adverse effect on adjoining activities.

Rules in Other Chapters of the Plan

Relevant rules in other chapters of the Plan shall also be complied with.

- Chapter 16 - General Rules except Rule 16.9 Noise*
- Chapter 17 - Cultural Heritage*
- Chapter 18 - Urban Land Modification and Vegetation Protection*
- Chapter 19 - Utilities*
- Chapter 20 - Hazardous Substances and Contaminated Sites*
- Chapter 21 - Transportation and Access*
- Chapter 22 - Financial Contributions and Works*
- Chapter 23 - Subdivision and Servicing*

Rule 12.8.5.4

Controlled Activities: Matters for Control and Assessment Criteria

There are no Controlled Activities in this Zone.

Rule 12.8.5.5

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

There are no Restricted Discretionary Activities in this Zone.

12.8.5.6

Discretionary Activities: Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 5 Zone, the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act:

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.5.7

Subdivision

The subdivision of land in this Zone is a Non-complying Activity.