

SECTION 9 : INDUSTRIAL RESOURCE AREA

Note: Refer to Section 6 for Issues, Methods of Implementation, and Environmental Results Anticipated.

9.1 OBJECTIVES

The objectives contained in this section are specific to the Industrial Resource Area. The objectives contained in the following sections, particularly Section 6, are also relevant to the subdivision, use, development and protection of land in the Industrial Resource Area:

- Section 3.3 (Manawhenua)
- Section 6.3 (Urban Areas)
- Section 12.3 (District Wide Issues)
- Section 13.3 (Infrastructure, Energy and Utilities)
- Section 15.3 (Financial Contributions)
- Section 16.3 (Subdivision)
- Section 17.3 (Hazards)

9.1.1 Objective - Protection of Amenity Values

To manage industrial activities to ensure that:

- (a) Adverse effects on other land uses are avoided, remedied or mitigated, and
- (b) Amenity values of neighbouring resource areas are maintained.

Cross Reference
Issues 6.2.1, 6.2.8
Policies 9.2.2,
9.2.3, 9.2.4

9.1.2 Objective - Management of the Effects of Industrial Activities

To manage industrial activities within the Industrial Resource Area to ensure that:

- (a) A reasonable working environment for other industrial activities is maintained, and
- (b) The sustainable management of network utility services including roading is promoted, while
- (c) Enabling the operation of a wide range of activities.

Cross Reference
Issues 6.2.1, 6.2.8
Policies 9.2.1 to
9.2.5

9.2 POLICIES

The policies contained in this section are specific to the Industrial Resource Area. The policies contained in the following sections are also relevant to the subdivision, use, development and protection of land in the Industrial Resource Area:

- Section 3.4 (Manawhenua)
- Section 6.4 (Urban Areas)
- Section 12.4 (District Wide Issues)
- Section 13.4 (Infrastructure, Energy and Utilities)
- Section 15.4 (Financial Contributions)
- Section 16.4 (Subdivision)
- Section 17.4 (Hazards)

9.2.1 Policy - Provision for Industrial Activities

To provide for the location of industrial activities to avoid, remedy or mitigate adverse effects on other land use activities.

Cross Reference
Objectives 9.1.1,
9.1.2
Rules 9.3.1, 9.3.6

Explanation

Those areas that were zoned industrial under earlier planning instruments generally have a lower standard of amenity than other areas of the District due to the effects that industrial activities generate. Given that these areas already exist, it is appropriate to continue to provide for a concentration of industrial activities within these areas and to provide for future growth and expansion.

9.2.2 Policy - Maintenance of Visual Amenity Values

To avoid, remedy or mitigate the adverse visual appearance that some industrial areas and activities can have by:

- (a) **Ensuring appropriate separation and screening from adjacent resource areas.**
- (b) **Ensuring that the bulk and location of buildings does not dominate adjacent resource areas.**
- (c) **Reducing the visual intrusion of signs.**

Cross Reference
Objectives 9.1.1,
9.1.2
Rule 9.3.6

Explanation

While these areas have been specifically identified as Industrial Resource Areas on the basis of their existing amenity values, activities operating within these areas must be managed to ensure that they do not have an adverse visual impact on activities located in neighbouring resource areas.

9.2.3 Policy - Adverse Effects

To ensure industrial activities are managed so that:

- (a) **Waste products are disposed of adequately, and**
- (b) **The effects of noise, odour, dust, lightspill and electrical interference on neighbouring areas are avoided, remedied or mitigated, and**
- (c) **The community's safety and wellbeing is safeguarded from the effects of noxious or objectionable processes.**

Cross Reference
Objectives 9.1.1,
9.1.2
Rule 9.3.4

Explanation

The processes involved in industrial activity often generate waste,

noise, odour and the like, or contain noxious elements. Such effects must be controlled regardless of their location.

9.2.4 Policy - Maintenance of Industrial Resource Area

To ensure that activities which locate within the Industrial Resource Area that may be sensitive to lower standards of environmental quality recognise the prevailing environmental characteristics of the Industrial Resource Area.

Cross Reference
Objective 9.1.2
Rule 9.3.6(ii) and
(iii)(b)

Explanation

The effects based regime under the Resource Management Act has the potential to create a situation where a relatively sensitive activity such as, for example, a residential activity, can locate in an area of low environmental standard such as an industrial area because it meets the minimum performance standards of the area. The sensitive activity can be adversely affected by other activities in the area even though they comply with the relevant standards. This has the potential to create conflict. Consequently it is appropriate that non-industrial activities locating within the Industrial Resource Area ensure that they are designed to incorporate measures that will mitigate any effects that may otherwise adversely affect them.

9.2.5 Policy – Infrastructure

To ensure that industrial activities avoid, remedy or mitigate adverse effects on infrastructure by:

- (a) Providing appropriate access and facilities for the loading and manoeuvring of vehicles.**
- (b) Maintaining and enhancing the safe and efficient operation of the roading network.**
- (c) Contributing a fair and reasonable proportion to any upgrading or development of infrastructure that may be required as a result of the activity.**

Cross Reference
Objective 9.1.2
Rule 9.3.2

Explanation

Industrial activities often need a high level of services such as water and energy. Development of such activities must ensure that services can be sustainably managed. Industrial activities can also generate high numbers of trade vehicles to their site. This can have implications for the safe and efficient operation of the roading network.

9.3 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

See also Sections 3 and 14 – Manawhenua and Heritage Buildings, Places, Sites, Objects and Trees.

9.3.1 PERMITTED ACTIVITIES

(i) Compliance with Standards

Any activity that is not listed as either a controlled, discretionary (restricted) or discretionary activity and that complies with the rules and standards set out in Sections 12 to 15 of the Plan, and the standards set out in Section 9.3.6 is a permitted activity.

*Cross Reference
Policies 9.2.1,
9.2.2, 9.2.3*

Reason

The Industrial Resource Areas are areas within which environmental standards are set at a lower level than in other resource areas. The standards set out in Section 9.3.6 will ensure that existing amenity values are maintained and adjoining resource areas are not adversely affected. These standards relate to the following matters:

1. Retail activity
2. Bulk and location of buildings
3. Noise
4. Screening
5. Signs
6. Off road loading
7. Carparking
8. Lightspill

Note: Sections 12 to 15 contain a number of general rules that apply across the district. Section 12 addresses access, parking, noise, signs and lightspill. Section 13 addresses the development of infrastructure, energy production facilities and utilities while Section 14 addresses general heritage issues. Section 15 deals with matters relating to financial contributions. Section 16 that relates to subdivision and Section 17 that relates to hazards contain general provisions to complement Resource Area rules. Section 18 contains the definitions of terms used throughout this plan.

(ii) Scheduled Activities and Existing Community Facilities

Any scheduled activity identified in Clause 19.3.1 of Schedule 19.3 and identified as a scheduled activity on the planning maps and any other community facility lawfully established prior to notification of this plan is a permitted activity.

Reason

See reference at Section 1.2.9 of this Plan (page 1:12)

9.3.2 CONTROLLED ACTIVITIES

*Cross Reference
Policies 9.2.1,
9.2.5*

(i) Subdivision

Subdivision in the Industrial Resource Area shall be a controlled activity.

Council shall exercise its control in respect of the following matters:

1. The location, design and construction of access and its adequacy for the intended use of the subdivision.
2. Earthworks necessary to prepare the site for development, occupation and/or use.
3. Subdivisional design including the shape and arrangement of allotments to:
4. Facilitate convenient, safe and efficient access.
5. Mitigate adverse effects on adjoining resource areas, and areas of public open space.
6. With respect to unreticulated areas, the size of the allotment and its ability to effectively dispose of effluent within the site.
Note: this may involve consents from the Otago Regional Council.
7. The provision of or contribution to the open space and recreational needs of the community.
8. The provision of adequate network utility services (including roading) and in particular, the location, design and construction of these services.
9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
10. Any amalgamations and easements that are appropriate.
11. Any other matter identified in section 220 of the Act.

Note: see Section 16.7 General Standards (pg 16:14) for the standards that are likely to be imposed as conditions of consent.

Any application made under this rule will generally not be notified or require the written approval of affected persons except that where a State highway is affected the written comment of Transit New Zealand will be required.

Reason

The adverse effects of subdivision can generally be overcome by appropriate conditions and standards. Provided these are met, consent cannot be refused under controlled activity status.

(ii) Scheduled Activities and Existing Community Facilities

Any extension, upgrade or expansion that changes the character or increases the intensity or scale of the effects of a use that has status as a scheduled activity identified in Clause 19.3.1 of Schedule 19.3 and identified as a scheduled activity on the planning maps or any other community facility lawfully established prior to the notification of this plan is a controlled activity.

Council shall restrict the exercise of its control to the following matters:

1. The provision of access, parking, loading and manoeuvring areas.
2. The size, design and location of any signs.
3. Methods to avoid, remedy or mitigate effects on existing activities including the provisions of screening, landscaping

- and noise control.
4. Impact on landscape values.

9.3.2(ii) (cont'd)

Any application made under this rule will generally not be notified where the written consent of affected parties is received.

9.3.3 DISCRETIONARY (RESTRICTED) ACTIVITIES

*Cross Reference
Policies 9.2.2,
9.2.5*

Any activity that fails to comply with the standards set out in Rule 9.3.6 shall be a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters:

1. The effect on the safe and efficient operation of the roading network.
2. The effect on the health, safety and convenience of people and communities.
3. The effect on amenity values of adjoining properties and adjoining resource areas.
4. For sites adjacent to the Chafer Beetle Nature Reserve (Lot 1, DP18203) the effects of shading on the reserve.
5. The effect on network utility services.

Any application made under this rule will generally not be notified where the written approval of affected persons is received.

Reason

Failure to conform with these standards results in discretionary (restricted) activity status to enable Council to assess these activities in terms of section 105 of the Act. Council has flexibility in terms of whether to notify any application made under these rules. In some instances discretionary (restricted) activities will only have a minor effect and do not justify notification. Applicants have greater certainty in that attention can be focused upon the matters identified for consideration. This in turn will increase efficiency in processing such applications.

9.3.4 DISCRETIONARY ACTIVITIES

*Cross Reference
Policies 9.2.3,
17.4.5 (pg 17:6)*

Any activity that requires an offensive trade licence under the Health Act 1956 and/or any activity that requires a permit in terms of the Crown Minerals Act 1991 shall be a discretionary activity.

Reason

These activities have the potential to generate significant adverse effects that need assessment through the resource consent process.

9.3.5 NON-COMPLYING ACTIVITIES

*Cross Reference
Policy 9.2.1; Rule
9.3.6 (ix)*

(i) Access and Roding – Cromwell Industrial Extension

Any activity that fails to comply with Rule 9.3.6 (ix) is a non-complying activity

9.3.5 STANDARDS

*Cross Reference
Policy 9.2.2*

The following standards relate specifically to activities which occur within the Industrial Resource Area. There are other rules and standards contained in Sections 12, 13, 14, 15 and 16 of this plan which may also apply to activities which occur in the Industrial Resource Area.

(i) Retail Activity

Retail activity (excluding retail activity at a service station) shall be ancillary to and form an integrated and complementary part of any industrial activity and shall not occupy more than 10% of the gross floor space of the building or 50m², whichever is the greater.

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

Reason

Retail activity not ancillary to industry would have the potential effect of attracting large numbers of the public to these areas. The prevailing amenity values of these areas are not conducive to this type of activity. Road standards and access to these areas are not conducive to the steady flow of traffic associated with retail activities; they are generally not conveniently located, footpaths and street furniture is lacking, noise, dust and odours are often generated that are not conducive to a pleasant shopping environment, buildings are generally large and not aesthetically pleasant. Furthermore, high levels of car traffic may conflict with the manoeuvring heavy vehicles that service these areas.

(ii) Bulk and Location of Buildings

Front yards

No front yards are required

Except when the property has road frontage that is adjacent to the Cromwell Chafer Beetle Nature Reserve where a front yard setback of 5 metres is required.

Note: See also Rule 12.7.7

Side and Rear Yards

Rear and side yards of 5 metres shall be provided where a site adjoins a Residential or Business Resource Area or any area of public open space, without the intervention of a road.

Height

The maximum height for buildings shall be 1.5 times the distance from the boundary of any adjacent Resource Area or 10 metres whichever is the lesser.

Reason

Council considers that yards are only necessary in the Industrial Resource Area where the site adjoins a sensitive environment such as Residential or Business Resource Area or public open space. Yard and height requirements in these circumstances will minimise adverse effects on adjoining properties.

(iii) Noise

(a) All activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within any Industrial Resource Area,

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

Cross Reference
Policies 9.2.2,
9.2.4
Breach:
discretionary
(restricted)

On any day 7:00am - 10:00pm 65dBA L₁₀
10:00pm - 7:00am the following day 45dBA L₁₀
85dBA L_{max}

*activity see Rule
9.3.3*

Provided that the following noise limits shall not be exceeded at any point within the Residential Resource Area:

9.3.6(iii)(a)
(cont'd)

On any day 7:00am - 10:00pm 55dBA L₁₀
10:00pm - 7:00am the following day 45dBA L₁₀
70dBA L_{max}

Provided that the above noise limits shall not apply to any temporary activity (as defined).

- (b) Where any new activity locates within any part of the Industrial Resource Area and that activity includes any noise sensitive activity, the activity or any building associated with the noise sensitive activity shall be sited, oriented and constructed so as to ensure that habitable spaces within the building shall be adequately isolated from any noise source on another site. Adequate sound isolation shall be achieved by siting and constructing the building to achieve an indoor design sound level of 45 dBA L_{max} within any habitable room where the exterior noise source is within any Industrial Resource Area. The indoor design level shall be achieved with windows and doors open unless adequate alternative ventilation means is provided, used, and maintained in operating order.

Reason

The noise standards selected reflect the traditional and accepted noise levels permitted in the District. It was also considered appropriate that non-industrial activities which locate in the Industrial Area should be required to take steps to mitigate the effects of any noise generated by industrial activities in the area.

(iv) **Screening**

- (a) All site boundaries adjacent to Residential or Business Resource Areas, shall have a solid fence of not less than 2 metres in height.

Cross Reference
*Policies 9.2.2,
9.2.4*

Such fencing shall be erected to adequately mitigate:

1. Any adverse visual effects of the site or activity.
2. Any adverse effects of noise, dust or lightspill emitted from the site.

Breach:
*discretionary
(restricted)
activity see Rule
9.3.3*

PROVIDED THAT

- a. Any fencing shall not impede visibility on roads or at access points and intersections.
 - b. All fencing shall be maintained, at all times, in a tidy condition.
- (b) The perimeter of any open space (excluding carparking or service courts) associated with any residential activity adjacent to any industrial or trade premises shall be screened in a manner that mitigates the visual impact of any adjoining activity.

9.3.6(iv)
(cont'd)

- (c) On all site boundaries adjacent to State Highway 6 a landscaped strip of not less than 10 metres in width shall be provided. The strip shall not be paved or have any structures erected on it (including fences) and shall create the opportunity for landscaping to provide visual enhancement or screening. Landscaping shall not impede traffic visibility or shade State Highway 6 and shall be maintained in a healthy and tidy condition at all times. Provision shall be made for the landscaped strip on the plan of subdivision for Lot 2 DP 346988 and landscaping shall be established along the entire landscaped strip at the time of subdivision. The retention and future maintenance of the landscaping in the landscaped strip shall be provided for as a condition of subdivision consent that is to be subject to a consent notice.

Reason

Industrial and trade premises can have adverse visual effects on the amenity values of the District. The provision of landscaping can soften the visual impact of these buildings. Council also considers it appropriate to require residential activities which locate within the industrial resource area to screen their own property from adverse visual effects of adjoining activities.

(v) **Signs**

Signs shall conform with the following standards:

- (a) No sign shall be erected or painted on a building in a position that is higher than the road facade of that part of the building upon which the sign is placed or affixed.
- (b) Any sign suspended under a verandah shall have a minimum clearance of 2.5 metres from the footpath.
- (c) Signs shall have a minimum clearance of 450mm from the kerb line.
- (d) Free standing signs shall comply with the following:
- i) Not more than three freestanding signs shall be erected per site except as provided for in (v) and (vi) below.
 - ii) One double sided sign with a maximum height of 7.5 metres and a maximum area of 14m² per side and two smaller double sided signs with a maximum height of 2.5 metres are permitted.
 - iii) Signs shall be located completely within the site to which the sign relates.
 - iv) Notwithstanding (a) above a freestanding sign may be higher than the highest point of the roof.
 - v) Freestanding signs are permitted for the purpose of directing traffic within the site provided that they:
 - Do not exceed 1 metre in height.
 - Do not exceed 0.5m² in area.
 - Are limited to directional arrows and “entry” or “exit” or similar technology.
 - Are located completely within the site.
 - vi) One information sign not exceeding 2.8m² in area associated with any on-site carwash facility is permitted.
- (e) Signs may be illuminated but shall not be moving or flashing.

Cross Reference
Policy 9.2.2

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

- (f) Signs shall not obscure driver visibility to and from access ways.

9.3.6(v)
(cont'd)

Reason

These standards will ensure the amenity values of adjoining resource areas are not adversely affected by signs associated with industrial activities.

(vi) **Off Road Loading**

Off road loading facilities shall be provided for each site, in accordance with Rule 12.7.3 page 12:17 provided that off road loading facilities together with access and turning space shall be designed so that it is not necessary to reverse vehicles either onto or off the following roads;

1. Boundary Road, Alexandra
2. Barry Avenue, Cromwell
3. McNulty Road, Cromwell
4. All State highways

Cross Reference
Policy 9.2.2

Breach:
discretionary
(restricted)
activity see Rule
9.3.3

The area and layout required shall conform with the standards contained in Figure 12.8 on page 12:32 for a 90 percentile design truck.

Reason

The provision of off road loading facilities will minimise conflict between the roading network and adjacent land uses.

(vii) **Carparking**

Refer to Rule 12.7.2 page 12:16.

Cross Reference
Policy 9.2.2

Breach vii & viii:
discretionary
(restricted)
activity see Rule
9.3.3

(viii) **Lightspill**

Refer to Rule 12.7.6 page 12:23.

Cross Reference
Policy 9.2.2

(ix) **Access and Roding – Cromwell Industrial Extension**

(a) Vehicle access to properties in the Cromwell Industrial Extension is to be from existing or future legal roads constructed in accordance with the Indicative Roding Structure Plan-Cromwell Industrial Extension in Schedule 19.23, and constructed in accordance with Rule 12.7.1, on page 12:13 provided that there shall be no direct property access to the following roads:

1. Bannockburn Road
2. State Highway 6

(b) Any new road intersection with Bannockburn Road from the Cromwell Industrial Extension shall be constructed to a standard suitable for light vehicle only.

(c) A legal road adjoining the Cromwell Chafer Beetle Nature Reserve shall have a minimum width of 20m.

(d) Any subdivision involving the formation of the legal road adjoining the Cromwell Chafer Beetle Nature Reserve shall (Lot 1, DP18203) include a landscape and street

Cross Reference
Policy 9.2.1

Breach ix: non-complying activity
see Rule 9.3.5

- lighting plan. The plan shall include the following:
- (e) The legal road along the boundary with the Cromwell Chafer Beetle Nature Reserve (Lot 1, DP18203) shall include a 5.0m wider buffer of dense indigenous vegetation within the road reserve comprising a combination of plants arranged with the lower (ground plants) next to the boundary, followed by taller plants (tussocks), and the tallest (trees and shrubs) adjacent to the physical road.

The plants shall be chosen from the following:

- (i) Ground Plants
- *Raoulia australis* and *R. hookeri* (Scab weed)
 - *Scleranthus uniflorus* ('Knewel')
 - *Epilobium* spp. (willowherbs)
 - *Luzula celata* (woodrush)
- (ii) Taller
- *Poa cita* (silver tussock)
 - *Poa colensoi*
 - *Carex breviculmis*
 - *Celmisia gracilentia*
- (iii) Shrubs & trees
- Kanuka
 - *Sophora microphylla* (Sth Island Kowhai)
 - *Olearia* (tree daisy)
 - *Coprosma propinqua*

Reasons

Restricting property access will minimise the impact of heavy vehicles on the safety and efficiency of the roading network.

Providing for a road along the boundary with the Chafer Beetle Nature Reserve will create a buffer between industrial activities and associated structures, minimising the likelihood of potential shading effects.

Dense planting of indigenous vegetation along the boundary with the Chafer Beetle Nature Reserve will assist in minimising potential edge effects associated with run-off that may result in changes to habitat.

Lighting controls will minimise the effects of artificial lighting on the Cromwell Chafer Beetle Nature Reserve.