

4.4. INDUSTRIAL RESOURCE AREA

4.4.1. OVERVIEW

The Industrial Resource Areas of the District have been identified on the basis of their existing amenity values. These areas tend to be dominated by large purpose built buildings with little visual appeal, the activities within which often create noise, smell, use or store hazardous substances or generate hazardous wastes. Heavy vehicles are normally used to transport materials and products to and from the areas. Consequently, more sensitive activities such as residential or retail activities generally do not locate in these areas.

In the majority of Industrial Resource Areas Council has made provision for the expansion of existing activities. This provides some certainty for existing operations while identifying to the general public those areas where they can expect a lower environmental quality.

4.4.2. THE ISSUES

- **Industrial activities often generate significant adverse environmental impacts that are not compatible with residential or commercial activities.**

Explanation

Many industrial processes even with the most modern technology can create some unpleasant effects, not appreciated by neighbours. The approach in the past has been to separate this type of activity from those which are more sensitive.

- **Industrial buildings are generally purpose built and can adversely effect visual amenity.**

Explanation

Industrial buildings are built for a specific purpose, without a great deal of consideration to their visual appearance. Often they are large buildings clad with plain sheet material (e.g. cement fibre panels, corrugated or sheet metal panels) with little attempt at screening.

- **Industrial activities normally generate a high level of heavy vehicle traffic which can have an adverse effect on other activities.**

Explanation

Heavy vehicles normally used to transport materials and products to and within industrial areas are not compatible with residential neighbourhoods or activities.

- **Some industrial processes generate a high level of waste, that is often hazardous.**

Explanation

The noxious and hazardous waste of some industrial activities cannot be dealt with by Councils normal waste systems and require alternative and costly, measures for adequate disposal.

4.4.3. OBJECTIVES AND POLICIES

OBJECTIVE IND.1

To manage the industrial resource areas so that industrial activities do not adversely effect the amenity values of adjoining resource areas.

OBJECTIVE IND.2

To manage the Industrial Resource Area so that industrial activities are not constrained or limited by the operation of activities that require a higher level of amenity and environmental quality than industrial activities.

POLICY IND.1

To ensure that the adverse effects that industrial activities can have on neighbouring resource areas are avoided, remedied or mitigated.

Explanation

To minimise adverse effects of industrial activities performance standards have been developed, not only for the industrial areas themselves, but also for industrial areas which adjoin residential, commercial and recreational areas.

(Refer Rule IND.3 and 4)

POLICY IND.2

To avoid the noxious or dangerous effects that some industrial activities generate.

Explanation

Council considers that noxious or dangerous effects are generally not compatible with any activity and should therefore be strictly controlled.

(Refer Rule IND.3)

POLICY IND.3

To ensure the mitigation of the adverse effects of signs in industrial areas.

Explanation

Attracting passing traffic is less significant in an industrial area, with the main purpose being for identification purposes. However signs in the industrial area can still have adverse effects on the amenities by creating an untidy appearance and distracting motorists creating an adverse effect on the immediate environment.

(Refer Rule IND.4(3))

POLICY IND.4

To ensure activities that require a high level of amenity and environmental quality avoid reverse sensitivity effects on industrial activities.

Explanation

Industrial activities can generate adverse effects on the environment because of discharges to air and land, 24 hour operation, noisy processes and heavy traffic generation.

These effects are incompatible with more sensitive activities such as dwellings, accommodation facilities, health and education facilities. Allowing such activities to establish in the industrial zone inevitably leads to an expectation of a higher amenity standard being maintained. This leads to pressure on existing industrial activities and reduces certainty for future developments. Allowing this to occur leads to an inefficient use of natural and physical resources within the zone.

4.4.4. RULES

RULE IND.1 GENERAL SECTION

All activities shall comply with the rules contained in Section 3 of this Plan.

Note in particular:

- 3.3 Transportation.**
- 3.7 Subdivision**
- 3.8 Financial and Reserve Requirements**
- 3.11 Other Environmental Issues**
- 3.12 Signs**
- 3.13 Noise**

RULE IND.2 PERMITTED ACTIVITIES

Any activity that conforms with the rules contained in Rule IND.4 Performance Standards (except as provided in Rule IND.3) is a permitted activity.

REASON

The performance standards of Rule IND.4 is intended to avoid, minimise or mitigate adverse effects of any activity.

RULE IND.3 DISCRETIONARY ACTIVITIES

The following activities are discretionary activities:

- (a) Any activity that requires a license as an offensive trade within the meaning of the third schedule of the Health Act 1956.
- (b) Residential activities except where ancillary to an industrial activity.
- (c) Commercial service activities.
- (d) Community support activities. For the purpose of this rule, "emergency service facilities as defined in Section 5 of this Plan are not considered community support activities.

REASON

Council considers that all noxious activities should require a resource consent to ensure that all potential effects are considered. Licences under the Health Act are more concerned with health and safety aspects as opposed to environmental effects. Requiring a resource consent process for noxious activities enables the environmental effects to be dealt with.

Residential, commercial service and community support activities generally expect a high level of amenity, which is not compatible with the effects generated by industrial activities. Allowing such activities can lead to significant conflict which puts unreasonable pressure on the legitimate operation of existing and future industrial activities within the zone.

RULE IND.4 PERFORMANCE STANDARDS

1. BULK AND LOCATION

- (a) A front yard of 5 metres shall be provided where the site adjoins a State Highway or a Regional Arterial Route.
- (b) Rear and side yards of 4.5 metres shall be provided where a site adjoins any Urban, Transitional or Rural Settlement Resource Area without intervention of a road.
- (c) The maximum height for buildings and structures in the area shall be 12 metres provided that where the site adjoins an Urban, Transitional or Rural Settlement Resource Area, Rule URB 4 (2) shall apply. For the purpose of this rule, chimneys and stacks with a diameter of 2.5 metres or less are exempt from the height restriction; Fire Station hose drying towers up to a maximum height of 15 metres and maximum width of 1.5 metres; and radio and television aerials up to a maximum of 3.0 metres in height above the building to which it is attached, are exempt from the height restriction.
- (d) Non-compliance with this requirement shall be considered as restricted discretionary activities. Council shall restrict the exercise of its discretion to the operational requirements of the industry concerned, and the effect on adjoining activities and transport corridors.
- (e) The requirements of Rule WAT.3 for the Urban Resource Area - are to be complied with.

REASON

Yards are only required where the site adjoins a major transportation route or a more sensitive environment such as the Urban Resource Area.

Yard requirements in these circumstances will minimise adverse effects on such properties.

Chimneys are exempt from height restrictions because they have minimal effect in terms of shading and privacy etc. The operational requirements of many industries are such that chimneys of adequate height are required to ensure that discharges to air are appropriately dispersed.

2. NOISE

- (a) The provisions of Section 3.13 shall apply unless otherwise stated by this Rule.
- (b) Corrected noise level, shall not exceed the following limits:

At the boundary of any Residential activity within the Urban, Transitional or Rural Settlement Resource Area

Weekdays and Weekends

7am - 10pm L10 55dBA

10 pm - 7 am L10 45dBA

PROVIDED THAT where a residential activity or a noise sensitive non-residential activity locates with the Industrial Resource Area, it shall be the responsibility of the developer of the newly located activity to ensure that the buildings associated with that activity are designed in such a manner that the noise levels listed here are met within those buildings.

At the boundary of any site within the Industrial Resource Area, and any non-residential activity within the Urban, Transitional or Rural Settlement Resource Area

At all times L10 65dBA

At the boundary of any site within the Rural Resource Area

- as provided for in Rule RRA.10.

REASON

When industrial activities adjoin more sensitive activities, limits are lower to reduce any adverse effects.

3. SIGNS

Signs shall conform with the following.

- (a) One sign per road frontage for industrial buildings or where no buildings exist on the site, one sign per road frontage. In the case of a multi-occupancy building one directory type sign is permitted per road frontage.
- (b) Illuminated signs are permitted provided that no signs are flashing.
- (c) No sign shall exceed the following dimensions:
 - (i) For horizontal signs - the length of the building frontage and a width of 1.2 metres.
 - (ii) For vertical signs - the height of the building frontage and a width of 1.2 metres.
 - (iii) For pole signs - an area of 3m² not exceeding 6 metres in height, with a separation distance of 10 metres between such signs.
 - (iv) Directory Signs - the height of the building it refers to, with a width of no more than 3 metres.

Any activity that exceeds these standards shall be considered as a restricted discretionary activity. Council shall restrict the exercise of its discretion to the effect on amenity values and the effect on the safe and efficient operation of the roading network.

REASON

These standards will ensure that signage is presented in a tidy manner and will not constitute a traffic hazard.

4. SERVICING AND FINANCIAL CONTRIBUTIONS

The development of any site and the provision of all network utility services to the boundary of the site is the responsibility of the developer and shall be undertaken in accordance with the relevant provisions of Section 3.7 Subdivision and Section 3.8 Financial and Reserve Contributions.

Where any development takes place in an unreticulated area, the site shall be capable of effective disposal of effluent safely within the site

PROVIDED THAT

for sites less than 4,000m² or where the activity on the site will generate quantities of effluent in excess of three household units or the equivalent thereof regardless of area, Council shall require a certificate from Council's Environmental Health Officer or from a person professionally qualified in effluent disposal that effluent can be safely disposed of within the site.

The discharge of contaminants including trade wastes in unreticulated areas must also be in accordance with the requirements of the Otago Regional Council. Consent may be required from the Regional Council regardless of compliance with this rule

REASON

Effluent can have significant environmental effects in terms of odour, contamination of water supplies, and other health hazards. As no minimum site sizes have been set, the size of any sites in unreticulated area will be determined by the sites ability to dispose of effluent effectively.

5. STORAGE

Any area used for or proposed to be used for storage purposes that is not enclosed or partly enclosed by a covered building shall be screened from the view of any public road, reserve, other public land, or any other adjacent site boundary or resource area boundary.

Such screening shall be erected or planted to a suitable height and density so as to mitigate adverse visual effects and dust effects that have the potential to occur and shall not impede visibility on adjacent roads provided that no waste material, including animal waste shall be stored, stockpiled, or disposed of in a manner that attracts or increases habitats for flies, rodents, vermin or insects and birds.

REASON

Storage of materials can have adverse effects on adjoining properties particularly in terms of visual amenity values and the attraction of vermin etc.

6. LANDSCAPING

All sites adjoining public roads, reserves or other public land, or adjacent resource areas shall be screened from the view of those sites. Such screening shall be erected or planted to a suitable height and density so as to mitigate the adverse visual effects that have the potential to occur and shall not impede visibility on adjacent roads. Any such screening shall be appropriately maintained.

REASON

Industrial sites can have adverse effects on the visual amenity values of the District.

7. EARTHWORKS

Earthworks not required for construction of a building for which a building consent has been issued that exceed the following:

- (a) An excavation depth or fill height exceeding 3 metres, or
- (b) the removal or the depositing of material exceeding 250 m³, or
- (c) an area of earthworks exceeding 1000 m², or

(d) involve the use of explosives
are a restricted discretionary activity.

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

- The effects of noise and dust emission;
- The effects of any blasting required;
- The extent, timing and duration of bare ground;
- The location, timing of construction, design and density of the earthworks;
- The control of run-off;
- The disposal and stabilisation of waste material or fill;
- The effects on waterbodies;
- The effects on slope stability;
- Measures to avoid, remedy or mitigate adverse visual effects;
- The effects of traffic generated by the activity.
- The effects on stormwater flows
- The need to protect survey marks
- The effects on structure supports, including structures on other properties
- The effects on infrastructure and utility services (including stormwater systems, and manhole or service covers) in particular the retention of appropriate cover, the retention of practical access to them and the recognition of loading weights.

This rule does not apply to earthworks associated with the construction of utility services and roads (including works within road reserves for footpaths, drainage systems etc.) authorised by this plan or appropriate resource consents.

Any application under this rule will generally not be notified or served. Where any neighbouring property owners are considered to be affected by any application, the notice of the application will be served on them unless all persons who may adversely affected have given their written approval to the application

REASON

Earthworks in urban areas can have a significant adverse effect on neighbouring properties, stormwater flows, utilities and infrastructure. These effects can include noise, vibration and dust emissions from blasting and traffic generation and potential effects on stability and water quality. Council has developed a tiered approach to the control of earthworks. Only large-scale earthworks exceeding the limits set out above will require assessment through the resource consent process. Small-scale earthworks involving less than an area of 500m² and 25m³ do not require any authorization. Earthworks of a scale greater than this but less than the levels listed above will require an earthwork permit under Councils Bylaw.

4.4.5. OTHER METHODS

METHOD IND.1 MONITORING

To assess the effectiveness of these policies and rules Council shall analyse complaints received.

REASONS

Complaints received are a ready guide as to how effective Council's objectives and policies are in maintaining amenity standards.

4.4.6. ANTICIPATED ENVIRONMENTAL RESULTS

1. Adverse effects on properties adjoining Industrial Resource Areas will be reduced.
2. A density of development in unreticulated areas that would avoid or mitigate contamination of groundwater.
3. No conflict is experienced between industrial activities and non-industrial activities within the zone.