
SECTION 6: INDUSTRIAL ZONE

6.01 CATEGORIES OF ACTIVITIES

6.01.1 PERMITTED ACTIVITIES

The following activities are permitted if they fully comply with the performance standards set out or referred to in Section 6.02.1 - 6.02.9 of the Plan and are not listed in Sections 6.01.2, 6.01.3, 6.01.4, 6.01.5 or 6.01.6:

- (a) Industrial Activities (subject to paragraph 6.01.1(i) below).
- (b) Community Activities and Essential Services.
- (c) Retail and Commercial Activities.
- (d) Residential Activities accessory to an Industrial Activity.
- (e) Farming and Intensive Farming
- (f) Directional Signs including on-site directional signs.
- (g) Signs indicating that a site is the subject of a resource consent application.
- (h) Temporary Military Training Activities
- (i) Signs, other than those provided for as a Discretionary Activity and those of a moving, flashing, animated or reflective kind adjacent to the state highway system.
- (j) Activities and facilities associated only with the bakery and the manufacture of yeast products in Manaia, within the proposed building envelopes and areas of future development as shown on the Concept Plan (Industrial Zone Map 1) contained in this section.
- (k) Motor vehicle premises.

6.01.2 CONTROLLED ACTIVITIES

The following activities are controlled activities if they comply with the performance standards set out in section 6.03 of the Plan:

- (a) Temporary Military Training Activities which do not meet one or all of the performance standards for permitted activities.

Matters over which the Council may impose conditions:

- (i) Earthworks
- (ii) Heavy vehicle movements and traffic safety
- (iii) Duration of the activity
- (iv) Amenity values

6.01.3 LIMITED DISCRETIONARY ACTIVITIES

- (a) The erection or placement of any industrial building which is between 3 and 4 metres in height plus the distance between that part of the structure being measured and the nearest Residential or Rural Zone boundary.

Matters over which Council retains discretion:

- (i) Provision of amenities
- (ii) Height
- (iii) Appearance
- (iv) Financial Contributions

- (b) Any new vehicle access to a site, or road, which does not comply with the standards set out in section 9 of this Plan.

Matters over which Council retains discretion:

- (i) Dimensional standards of accessways
- (ii) Separation distances between crossings and/or between intersections
- (iii) Design speeds and pavement widths
- (iv) Financial Contributions

- (c) Any activity which may generate unusual heavy vehicle traffic.

Matters over which Council retains discretion:

- (i) Need for Bylaws to provide for a route or routes of any associated heavy vehicle traffic
- (ii) Times that heavy vehicle traffic may use the district roading system (other than State Highways)
- (iii) Financial Contributions

- (d) Relocated buildings

Matters over which Council retains a discretion:

- (i) Compliance with performance standards for permitted activities
- (ii) External upgrading and painting
- (iii) Financial contributions including bonds for completion of work

- (e) Signs which do not comply with one or more of the performance standards for permitted activities

Matters over which Council retains a discretion:

- (i) Location of the sign either on or off site
- (ii) Mounting, wording, shape and lighting of the sign
- (iii) Potential effects on traffic safety
- (iv) Operational requirements of the activity
- (v) Visual effects of the sign
- (vi) Amenity values of the locality

- (f) Signs of a moving, flashing, animated or reflective kind adjacent to the state highway system.

Matters over which Council retains a discretion:

- (i) Size, location and appearance
- (ii) Mounting of the sign
- (iii) Potential effects on traffic safety

6.01.4 **DISCRETIONARY ACTIVITIES**

- (a) Any activity other than an activity listed in Sections 6.01.5 or 6.01.6 below which cannot meet the performance standards set out or referred to in Section 6.02 below and which has not been granted a resource consent as a controlled activity.
- (b) All free standing signs located within the boundary of a legal road.
- (c) Any retail activity which exceeds 100 square metres and is not designed solely to cater for the needs of other industries or does not exclusively sell products manufactured or processed on the site.

NOTE: Council may impose Financial Contributions in accordance with Section 16.

6.01.5 **NON-COMPLYING ACTIVITIES**

- (a) Extractive Industry.

NOTE: Council may impose Financial Contributions in accordance with Section 16.

6.01.6 **PROHIBITED ACTIVITIES**

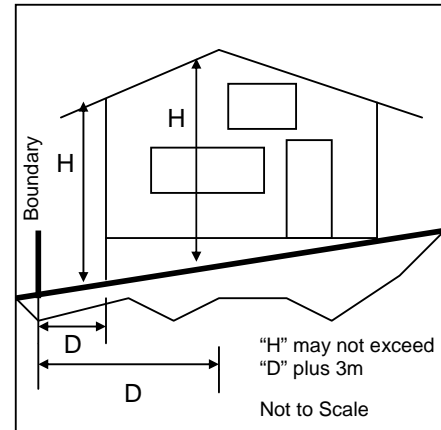
None.

6.02 PERMITTED ACTIVITY PERFORMANCE STANDARDS

The following performance standards must be complied with:

6.02.1 Bulk and Location All activities

1. No part of any building may extend above the natural ground level at the nearest rural or residential zone boundary by more than 3 metres plus the horizontal distance between that part of the building being measured and the nearest rural or residential boundary.
2. No outdoor storage area, parking lot or structure (other than a fence) shall be located within 3 metres of a Residential or Rural Zone, or a public road.
3. No retail activity, other than restaurants and takeaway food outlets, shall exceed 100 square metres gross floor area unless it is designed solely to cater for the needs of other industries or it sells only products manufactured or processed on the site and ancillary products.
4. No part of any structure, vehicle parking area, or material or product storage area shall be located closer than 60m from the boundary with the state highway between the southern end of Wallscourt Place and the deviation of the rail line south of Ohangai Road.



6.02.2 Environmental Standards

All Activities

1. No liquid wastes shall be discharged to any sewer unless this complies with an agreement between Council and the discharger of the liquid waste.
2. All wastes generated from the industrial activity shall be minimised, recycled or decontaminated wherever practicable. Remaining wastes shall be disposed of to an approved landfill or permanent storage facility, or by an approved incineration facility.
3. All exterior light fittings shall be designed, located and installed so that no light passes from the illumination source directly into a dwelling unit.
4. No activity other than a public street light shall emit objectionable spills of light which creates a nuisance for dwelling units.
5. No building or fence shall be clad in a material which reflects sunlight in a manner which causes nuisance beyond the boundary of the site.

6.02.3 **Access**

All Activities

1. All sites shall have legal and practical access to a formed road.
2. All access, including rights-of-way shall be formed to an all-weather standard.
3. All access, including rights-of-way, shall comply with the provisions of section 9 of this Plan.

6.02.4 **Character and Amenity**

All Activities

1. Any outdoor storage adjoining or visible from any site in a Residential or Rural Zone or adjoining any public place (including a public road), shall be screened from view.
2. Landscaping (including trees) shall be required in any yard along street frontages.
3. Where a parking lot contains more than four spaces, it shall be designed, contoured and landscaped so that it is screened from any adjacent residential activity that is in a Residential or Rural Zone.
4. Landscaping (including low stature planting adjacent to the road reserve) shall be required in the 60m yard adjacent to the boundary with the State Highway between the southern end of Wallscourt Place and the deviation of the rail line south of Ohangai Road.

6.02.5 **Living Environment Standards**

Residential Activities

1. Every dwelling unit, not including accessory buildings, shall be sufficiently insulated to ensure that with windows closed the noise level from all exterior sources will remain at all times below 40dBA (L10) within the dwelling unit.
2. Every dwelling unit, not including accessory buildings, shall have at least indirect access to private outdoor open space.
3. Every dwelling unit shall be oriented so that its main living area does not look directly into the main living area of another dwelling unit where there is less than 10 metres between main living areas.

6.02.6 **Financial Contributions**

All Activities

1. Financial Contributions must be paid in accordance with Section 16.

6.02.7 **Temporary Military Training Activities – Performance Standards**

Temporary Military Training Activities shall comply with the following performance standards:

- (i) The written consent of the owner of the property must have been obtained prior to the activity commencing
- (ii) No permanent structures shall be constructed
- (iii) No earthworks (permanent or mechanical) shall be carried out unless provided for in this plan
- (iv) Flying activity must be in compliance with civil aviation regulations or in agreement with the local controlling authority
- (v) The activity must not exceed a period of 31 days
- (vi) Notice is required to be given to the Council of the date of commencement of the activity
- (vii) Three days notice be required to be given to the Council where the temporary military exercise involves more than 50 people.

6.02.8 **Rules for Signs (other than for Directional Signs)**

- 1. All signs shall be located wholly within the property to which the sign relates.
- 2. For residential activities, one identification sign, not exceeding 0.25 square metres in size shall be allowed per site.
- 3. For non-residential activities, signs can comprise any of the following:
 - (i) One free standing sign per street frontage up to 7 metres in height
 - (ii) Signs attached to buildings on the site where signs do not exceed the height of the building profile
 - (iii) Any sign contained within the limits of the veranda fascia
 - (iv) Under veranda signs subject to a minimum height clearance of 2.5 metres to the ground.
- 4. Where signs are intended to be viewed from a moving vehicle such signs shall be located so they are fully visible to motorists for 80 metres in a 50 kph speed zone, and 180 metres in a 70 kph speed zone.
- 5. Signs advertising the sale of the property on which the sign is located or identifying a contractor working on that site, and erected for less than 6 months, shall not exceed 0.6 square metres in area;
- 6. Signs used for electioneering purposes or announcing community events shall be erected no earlier than 6 months before the election or event and be removed within 7 days of the event concluding, unless otherwise required by statute.

7. Signs advertising the existence of a key tourist attraction that is not on the site where the sign is located shall have the written support of a recognised local tourist promotion organisation such as Information South Taranaki or Tourism Taranaki with regard to its design and location.
8. Signs not located within the site to which they relate shall be located as follows:
 - (i) It shall not obstruct or reduce the conspicuity of directional signs
 - (ii) It shall be located as far as practicable from known accident locations with an accident record above twice the national average
 - (iii) It shall be placed at least 15 metres from any directional sign
 - (iv) It shall be erected at right angles to the road
 - (v) It shall not obstruct driver visibility along the road and at intersections and entrances
 - (vi) The total area of the sign shall not exceed 3 square metres or 4.5 metres above ground level
 - (vii) The sign shall not contain more than 6 words and /or symbols provided the lettering is not greater than 300mm or less than 100mm in height.
 - (viii) The sign shall not be illuminated

6.02.9 Hawera Airport Protection Area – Performance Standards

1. No building, structure, mast, pole, wire, tree or other object or growth shall penetrate the flight path protection plane, or transitional side slopes, or the horizontal surface as shown on plan AL 42465, and illustrated on the district planning maps (refer to Diagrams 1 – 3 in Appendix I).
2. No road or railway shall be built above or within 4.6 metres vertically of the flight path protection plane, or transitional sides slopes, or the horizontal surface as shown on plan AL 42465, and illustrated on the district planning maps (refer to Diagrams 1 – 3 in Appendix I).

6.02.10 General District Wide Performance Standards

Subdivision (See Section 8)
Parking & Transportation (See Section 9)
Noise (See Section 10)
Hazardous Substances (See Section 11)
Natural Hazards (See Section 12)

NOTE: See also:
Designations (See Section 13)
Utilities & Services (See Section 14)
Heritage Protection (See Section 15)

Financial Contributions (See Section 16)

6.03 CONTROLLED ACTIVITIES - PERFORMANCE STANDARDS

6.03.1 Temporary Military Training Activities:

- (i) The written consent of the owner must have been obtained prior to the activity commencing
- (ii) No permanent structures shall be constructed
- (iii) Flying activity must be in accordance with civil aviation regulations or in agreement with the controlling authority.

**6.04 LIMITED DISCRETIONARY AND DISCRETIONARY ACTIVITIES
– PERFORMANCE STANDARDS**

6.04.1 All activities listed in sections 6.01.3 and 6.01.4 shall conform, as far as practicable, with the performance standards set out in sections 6.02 and 6.03.

