

3.1 ISSUES

- **Large scale industrial complexes and associated adverse environmental effects.**

Within Carterton District there are a few large sites either currently occupied by large scale industrial activities or currently vacant sites previously occupied by large scale industry. These sites are located to the north of the District along State Highway Number 2 and adjacent to the railway. Some sites are close to the boundary with Masterton District Council.

Traditionally these sites have been occupied by large scale industrial activities some of which use and/or generate hazardous substances. These activities create a number of adverse effects related to transport, visual impact, hours of activity and the general social, economic and cultural wellbeing of people and communities. In order to avoid, remedy or mitigate these effects on other activities, co-location of larger scale industrial activities is appropriate.

These large scale industries may carry out hazardous activities or use hazardous substances. In addition they rely on ready access to a good transport network. The industries have ready access to both rail and road from this area.

The sites are surrounded by a rural area and several are close to the Waingawa River and generally front the State Highway. The general effects of any industrial activity on the amenity of these adjoining activities needs to be dealt with.

3.2 OBJECTIVE

- 3.2.1 Manage large scale industrial activities, and other activities, so as to avoid, remedy or mitigate any adverse effects on the environment.**

3.3 POLICIES

- 3.3.1 Avoid, remedy or mitigate the risk to established settlements from the use, transportation and storage of hazardous substances within the industrial area.**

Explanation:

In order to minimise the risk to the surrounding environment it is important the likely impact is reduced. This can be achieved through limiting the number of people who are within close proximity of the sites.

3.3.2 Manage large scale industrial and other activities so as to avoid, remedy or mitigate any adverse effects on the environment.*Explanation:*

The sites are adjacent to a major river, the rural area and front the State Highway. Adequate buffers are a means of ensuring the amenity of these areas is retained while reasonably ensuring the development can operate. In addition amenity standards can be maintained through the use of planting, control of the location of parking and access, noise reduction mechanisms, and sunlight protection for adjoining activities through setbacks. Any distractions to state highway traffic can be avoided, remedied or mitigated.

3.4 METHODS**3.4.1 District Plan**

- (a) Zoning to identify the geographic extent of the rural industrial environment. There is one overall rural industrial zone which establishes minimum standards to protect the general amenity of the rural industrial environment.
- (b) To identify those activities which are permitted subject to compliance with conditions contained in the Plan.
- (c) Where an activity is identified as permitted but does not meet the relevant performance standards, or is not identified as permitted, the activity will be dealt with through the resource consent process.

Reasons

In order to provide adequate certainty for the community, landowners and developers the rural industrial environment has been defined. Rules are necessary to manage the potential adverse effects of rural industrial activities.

A common set of rules applies to all rural industrial land using performance conditions and standards to avoid, remedy or mitigate nuisance and hazards for neighbouring residents and activities.

3.4.2 Other Mechanisms

- (a) Regional rules deal with discharges to land, air and water.
- (b) Liaison with the Wellington Regional Council to deal with issues related to water quality in the Waingawa River.
- (c) Liaison with the Masterton District Council to deal with cross boundary issues such as noise and odour and cross boundary services.

Note: Resource consents may be required from the Wellington Regional Council for any activities involving soil disturbance.

Reasons

The Regional Council deals with any consents required for discharges to land, air and water. In these instances any person should contact the Wellington Regional Council. The Regional Council deals with the quality of water and the District Council will assist the Regional Council as appropriate to ensure the quality of water in the Waingawa River is acceptable.

Issues such as noise and odour will potentially affect both districts and will need to be dealt with in a co-ordinated manner.

3.5 ANTICIPATED ENVIRONMENTAL RESULTS

The implementation of the policies and methods is expected to result in the following outcomes:

- (a) The preservation of the amenity of surrounding environments.
- (b) Avoidance of adverse effects on the safety of State Highway traffic.
- (c) Avoidance of nuisance effects created through incompatible activities.

3.6 DISTRICT RULES

(Check whether the requirements of Part B, District Provisions apply to the proposed activity).

3.6.1 PERMITTED ACTIVITIES

The following activities are permitted in the rural industrial zone provided they comply with all conditions and the payment of any financial contributions and are not identified as controlled or discretionary.

- (a) Any industry.
- (b) Accessory buildings or ancillary activities for any permitted industry.
- (c) Subdivision -
 - of different floors or levels of a building, or different parts of a floor or level of a building, or
 - of land for the purpose of:
 - containing a utility structure or special public purpose, or
 - making a boundary adjustment that will not create additional building lots or change the use of the land.
- (d) Temporary activities.

Explanation:

The types of subdivisions identified above are minor in effect.

3.6.2 Conditions for permitted activities

3.6.2.1 (a) Setback in relation to Adjacent Site Boundaries

Setback (Front):	Setback (Rear):	Setback (Sides):

8 metres	8 metres	3 metres
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In addition the following conditions apply:

- (b) Any building or structure shall be setback 20 metres from the legal boundary of the State Highway.
- (c) Any building, structure or earthworks shall be setback at least 10 metres from any body of surface water and 20 metres from any significant bodies of surface water identified in Appendix 7A except any effluent disposal system shall be setback 20 metres from any body of surface water. This setback will not apply to below ground telecommunication or electricity lines and cables.
- (d) Any building in which people are employed shall be setback at least 40 metres from high voltage transmission lines 110KV or over.
- (e) Any building, structure or deposition of materials shall not obscure the sight distances from any road to a rail level crossing as shown in figure 15.5 in Chapter 15, Transport.
- (f) Any dwelling associated with an industrial activity shall be setback at least 150 metres from any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area, excluding waste disposal areas associated with domestic septic tanks, on an adjacent site.
- (g) Any industrial building or structure shall be setback 50 metres from any existing residential dwelling in the rural environment zone.

3.6.2.2 Height

The maximum height is 20 metres.

Note: the following structures are excluded from the calculation of height -

- chimneys, flues and minor decorative features
- telecommunication antennas (provided they do not exceed the diameters specified in 16.6.2.2(e))
- flag poles

- televisions and radio antennas
- solar heating devices
- gable end roof (by no more than one third of the gable height)

3.6.2.3 Odour

No activity shall result in an objectionable odour being able to be detected at the boundary of any adjoining property.

For the purpose of this condition an objectionable odour is defined as that which can be detected and is defined as objectionable in terms of the FIDOL factors - frequency, intensity, duration, offensiveness and location - by one or more observers; including at least one Council Officer.

3.6.2.4 Lighting and Glare

Light emissions measured from any site shall not exceed a measurement of 8 lux (lumens per square metre) measured 1.5 metres above ground level at the site boundary.

All external lighting shall be directed or shaded so as to avoid any glare nuisance for nearby residential properties and roads.

3.6.2.5 Advertising and Signs

- (a) Any permanent sign shall be permitted provided it is located on the site on which the advertised activity occurs and that -
 - (i) No sign may be erected in such a manner that it creates a hazard to vehicle or pedestrian traffic.
 - (ii) Signs must be stationary and not incorporate any flashing illumination.
 - (iii) Signs shall not exceed 4m² in area and not be higher than 4 metres above ground level.
 - (iv) Signs shall not be located on any public road or other public place.

- (v) Signs for controlling, directing, or managing traffic (including road names) can be located anywhere provided they are erected by the appropriate authority or its authorised agent.
 - (vi) Signs shall;
 - not reduce the visibility of any official traffic sign or signal;
 - not be illuminated unless the premises are open for business.
- (b) Any temporary sign shall be permitted provided that -
- (i) No sign may be erected in such a manner that it creates a hazard to vehicle or pedestrian traffic.
 - (ii) Signs must be stationary and not incorporate any flashing illumination.
 - (iii) Signs shall not be located on any public road or other public place.
 - (iv) Any sign advertising forthcoming cultural, religious or sporting events or other events for similar purposes provided that the sign shall not be displayed for not more than 21 days before and shall be removed within 7 days after the date of the event.
 - (v) Any sign not exceeding 3m² in face area for General or Local Body Elections provides that any sign shall not be displayed for more than 2 months before and shall be removed within 7 days after the close of the election.
 - (vi) Any temporary sign (those advertising one off events) and their fixtures including signs advertising the sale of real estate provided they are removed within 48 hours of the activity to which the sign relates ceases.
 - (vii) Signs shall;
 - not reduce the visibility of any official traffic sign or signal;
 - not be illuminated unless the premises are open for business.

These requirements are complementary to, and not in substitution for, any Bylaw the Council administers in respect of signs. Where the provisions of this Plan are inconsistent with the provisions of any Bylaw, the provisions of this Plan shall prevail.

3.6.2.6 Noise

The following noise levels apply within the rural industrial area:

- (a) No activities, except audible bird scaring devices, recreational hunting and pest control, and temporary activities may generate noise which exceeds the following limits measured at the boundary of any site zoned rural environment -
- | | |
|------------------------------|------------------|
| 55 dB(A) L10 | 7am to 7pm daily |
| 45 dB(A) L10 and 75dB(A)LMax | 7pm to 7am daily |
- (b) Construction noise
Noise for construction and demolition activities shall not exceed the recommended upper limits for construction noise as set out in New Zealand Standard 6803P "The Measurement and Assessment of Noise from Construction Maintenance and Demolition Work.
- (c) Any audible bird scaring device (including guns) must comply with the following:
- Operate between 7 am and 8pm only;
 - A maximum of 6 events per hour where an event is defined in a cluster of up to three shots from gas operated devices or three multiple shots from firearms, in rapid succession where:
 - The sound emitted at the notional boundary of any adjoining rural dwelling shall not exceed 85dBC peak (or unweighted) level, whichever is the least.
- (d) All noise levels shall be measured in accordance with NZS 6801: "Measurement of Sound - Methods of Measuring Noise: 1991", and assessed in accordance with NZS 6802:1991 " Assessment of Environmental Sound - Assessment of Noise in the Environment: 1991", or in accordance with any subsequent New Zealand Standards that concern the measurement and assessment of noise in the environment.

- (e) Where NZS 6802:1991 does not include the type of noise in question, the appropriate standard or regulation, the scope of which includes the type of noise, shall be used.

Note: Vehicles driven on a road are excluded from the permitted activity conditions for noise.

3.6.2.7 Earthworks

- (a) Any activity may alter the existing ground level by up to 2.5 metres measured vertically.
- (b) Any activity may involve the disturbance of up to 1000 cubic metres of earth.
- (c) No earthworks shall be undertaken within 5 meters of any body of surface water.
- (d) No earthworks shall be undertaken on any natural hazard area or natural environment features or areas.

These requirements do not apply to road, bridge and culvert maintenance and replacement carried out on existing roads.

3.6.2.8 Front Yard

- (a) All front yard space shall be developed with appropriate landscape treatment in consultation with Council.
- (b) Council may require that appropriate landscape treatment be effected within a specified period and may require the deposit of a bond of appropriate amount to provide for such work. **(Refer Chapter 8, Financial Contributions).**

3.6.2.9 Effluent Disposal

Any oxidation pond, effluent holding pond or waste disposal area, excluding waste disposal areas associated with domestic septic tanks, shall be set back a minimum of 150 metres from any dwelling on any adjoining property and 50

metres from the boundary of any adjoining property.

Note: the Wellington Regional Council will need to be contacted regarding requirements for any consents for discharges to air, land or water.

3.6.2.10 Natural Hazards

Provision shall be made for dealing with natural hazards in accordance with Chapter 10, Natural Hazards.

3.6.2.11 Outdoor Storage and Parking

Any outdoor storage areas or group of four or more parking spaces which adjoin or face the residential zone, or are visible from a public road shall be screened, including by landscape planting so as to provide a visual barrier to these areas.

3.6.2.12 Water Supply

Provision shall be made for water supply in accordance with Chapter 9, Subdivision and Development.

3.6.2.13 Sewage

Provision shall be made for sewage disposal in accordance with Chapter 9, Subdivision and Development.

3.6.2.14 Hazardous Substances and Waste Management

Provision shall be made for hazardous substances in accordance with Chapter 11, Hazardous Substances and Waste Management.

3.6.2.15 Surfacewater Disposal

Provision shall be made for the collection, treatment and disposal of surfacewater runoff in accordance with Chapter 9, Subdivision and Development.

3.6.2.16 Vehicle Access

All activities shall be provided with practicable vehicle access from a public road in accordance with Appendix 15A in Chapter 15, Transport.

3.6.2.17 Vehicle Parking, Manoeuvring and Loading

Each activity shall be provided with vehicle parking, vehicle manoeuvring and loading facilities as specified in Appendix 15A in Chapter 15, Transport.

3.6.2.18 Safety and Visibility at Road and Rail Intersections

- (a) No activity shall erect any structure, or deposit any materials, or plant any tree that would obscure the sight distances from any road to rail crossing as shown in Figure 15.5 in Chapter 15, Transport.
- (b) Where any vehicle access crosses a rail level crossing, it shall be formed at the same level as the level crossing for 20 metres either side of the level crossing.

Explanation:

The plan provisions ensure that amenity standards are retained but that they are appropriate to the nature of large scale industrial activities. Some conditions relate to nuisance type effects and the rules are designed to avoid, remedy or mitigate these matters by limiting the effects to the industrial area for example, odour and noise. The rural industrial area is surrounded by rural activities and is close to the State Highway and amenity standards need to account for these matters through setback provisions.

3.6.3 Conditions Relating to Permitted Temporary Activities

3.6.3.1 No permanent structures may be constructed.

3.6.3.2 Except where specified, temporary activities shall comply with the relevant permitted activity conditions.

3.6.3.3 Duration of the activity to be limited as follows:

- **Activities ancillary to building and construction limited to the duration of the project or for a period not exceeding 12 months whichever is the lesser;**
- **Temporary military activities to a period not exceeding 31 days.**

Explanation:

Specific provisions have been included for the temporary use of land or structures as there are many activities of a temporary nature which occur throughout the district at different times for different purposes. The community accepts a slightly wider margin of tolerance of the effects of temporary activities due to their infrequent occurrence, short duration or necessity of the function. However some limitations are required beyond which consent may be required to assess and mitigate any adverse effects.

3.6.4 CONTROLLED ACTIVITIES

- (a) Subdivision except:
- where it fronts the State Highway; or
 - is referred to in Part B, District Plan Provisions
- (b) Relocated/Reconstructed Buildings

3.6.5 Standards and Terms and Controlled Matters

3.6.5.1 Subdivision except:

- where it fronts the State Highway; or
- is referred to in Part B, District Provisions

Standards and Terms:

- (a) The permitted activity conditions which apply to subdivision (refer Chapter 9, Subdivision & Development) are as follows:
- Earthwork and Foundation Development
 - Approval Required Before Commencement of Work
 - Connection to Existing Streets and Services
 - Easements for Access or Services
 - Maintenance
 - Damage to Existing Streets, Services and Property
 - Certificates on Plan
 - Testing
 - Bonds for Uncompleted Works
 - Provision for Road Access and Future Road Pattern in the Urban area
 - Road Names and Road Signs
 - Easements

[Refer to Chapter 8, Financial Contributions for the payment of any financial contributions.]

(b) Lot size

The minimum lot size is 0.4 hectares provided that access strips or access lots to rear lots shall be excluded from the calculations of minimum site area

(c) Water supply

Whether each lot has an adequate potable and industrial water supply. Wellington Regional Council will need to be contacted if a bore/well is to be constructed, and may need to be contacted if water is to be taken from waterbodies

(d) Sewage

Whether each lot can be serviced by a piped urban system or a fully self contained system for on-site treatment and disposal (A report shall be prepared which outlines how this requirement will be satisfied to accompany an application.)

[Note the Wellington Regional Council will need to be contacted regarding requirements for any consents for discharges to air, land or water.]

Council will exercise control over the following:

(a) Building platform

Whether the lot can provide a site suitable for building development. Sites shall be identified on the application plan and Council may require confirmation of their suitability by a registered engineer.

(b) Access

Every lot must have suitable access to a formed legal road. (Refer to Chapter 15, Transport for requirements.)

- (c) Lots off right of way

Whether the right of way is adequate to serve the number of proposed lots. (Refer to the requirements Chapter 15, Transport.)

- (d) Esplanade reserves or strips

Whether esplanade land is required to be set aside. (Refer to Chapter 7, Water Margins.)

Explanation:

The rules are designed to avoid, remedy or mitigate the adverse effects of additional density within the rural industrial environment. Consideration will be given to the effects of each application in terms of the matters listed.

3.6.5.2 Relocated/Reconstructed Buildings

Standards and Terms:

This activity must comply with all permitted activity conditions. The written approval of affected persons will not be necessary and applications need not be notified.

Council will exercise control over the following:

- (a) Location

The proposed location in terms of setbacks and siting.

- (b) External design and appearance

The effects on visual amenity and the proposed methods of mitigation in terms of appearance and condition of the building. Information shall be provided which outlines the current appearance, condition and design of the building and any proposed changes.

[Applicants may be required as a condition of the resource consent to provide a report to Council to the effect that the construction and

appearance of the building to be relocated is such that it may be reasonably expected (with upgrading if necessary) to meet the above requirements.

In addition applicants may be required to deposit a sum of money with the Council or enter into a bond guaranteed by a bank. The amount to be such as to meet the estimated costs to upgrade the building plus 10%, within a specified period up to 12 months from the date of issue of the building permit. The period to be determined by the Council having regard to the circumstances of each case.]

Explanation:

To protect and enhance the visual amenity of the area from adjoining areas and the State Highway the external design and appearance of relocated buildings will be considered as part of an application.

3.6.6 DISCRETIONARY ACTIVITIES

- (a) Any activity not referred to in this zone as permitted or controlled and not referred to in Part B, District Provisions.
- (b) Any redevelopment or change of use of a contaminated site.
- (c) Any subdivision not meeting the standards and terms for controlled activities and not referred to in Part B, District Provisions.
- (d) The removal, relocation or deposition of earth not meeting a permitted activity condition.

3.6.7 Council may have regard to the following matters:

3.6.7.1 Any activity not referred to in this zone as permitted or controlled and not referred to in Part B, District Provisions.

- (a) Visual

Whether the visual effects of any building, structure or earthworks can

be avoided, remedied or mitigated through landscape planting and screening and existing on-site planting should be retained. In particular consideration will be given to the proposed means of screening outdoor storage areas. Where a yard adjoins the State Highway frontage the yard screening and landscaping should be appropriate to adequately screen the area.

(b) Natural Environment

Whether any adverse effects on natural environment features and areas, heritage features and areas of indigenous vegetation can be avoided and what measures will be put in place to deal with any likely effects.

(c) Natural Hazards

Whether any adverse effects can be remedied in terms of natural hazard areas.

(d) Amenity

The nature and scale of the effects on surrounding activities created by the proposed activity for example, on noise, glare, dust, odour and smoke.

(e) Traffic

Any effects on the operation of the road, access provision, provision for vehicle parking, loading and manoeuvring. Access to the State highway will be carefully assessed. Adverse effects on the safety of road users will be taken into account.

(f) Services

The proposed means of waste disposal and other required servicing including water supply. A solid waste management plan may be required.

[Note the Wellington Regional Council will need to be contacted regarding requirements for any consents for discharges to air, land or water.]

Explanation:

Where an activity creates likely adverse effects consideration will be given on a case by case basis. The assessment criteria will be used as the basis for an assessment of likely adverse effects. The appropriateness of activities will be assessed in terms of any effects on the amenity and character of the rural industrial environment. All effects can be considered and measures can be taken to avoid, remedy or mitigate any likely adverse effects.

3.6.7.2 Any redevelopment or change of use of a contaminated site.

- (a) Nature and degree of contamination.
- (b) The proposed approach to decontaminating a site;
- (c) Management or mitigation measures to avoid any significant adverse effects on public health and safety and the environment.

Explanation:

At this stage work is being undertaken by the Wellington Regional Council to identify any contaminated sites. It is appropriate that where a contaminated site is identified that any likely adverse effects on future activities be avoided and the importance of site clean up be acknowledged. The Council will liaise with the Wellington Regional Council to determine those sites which are contaminated and when the information is available the sites will be identified in the Plan.

3.6.7.3 Any subdivision not meeting the standards and terms for controlled activities and not referred to in Part B, District Provisions.

- (a) The requirements of section 106 of the Resource Management Act.
- (b) Provision for access to all lots.
- (c) The provision of sewage, stormwater and trade waste disposal which will not adversely affect public health and the environment.
- (d) The provision and availability of water supply.

- (e) Whether there may be cumulative effects on the roading network and utility services.
- (f) The location of entrance and exit lanes and the impact on State Highway traffic. Approval for the granting of licensed crossing places rests with Transit New Zealand.

(Note: Transit New Zealand must be consulted as an affected party before consideration will be given to dealing with this matter on a non-notified basis.)

- (g) Whether subdivision not meeting the minimum lot size requirement will increase the density of development and reduce the options for future development.
- (h) Provision is made for esplanade land. (Refer to the provisions within Chapter 7, Water Margins.)
- (i) Whether the adverse effects of the proposed subdivision can be remedied in terms of natural hazard areas.
- (j) Whether the adverse effects on natural features and areas can be avoided.

Explanation:

The effects of subdivision within more sensitive environments will be considered as a discretionary activity in order to deal with the scale of the effects on a case by case basis. In addition the effects of closer density will be assessed in order to control the potential visual impact. The effects on the safety and operation of the State Highway can be avoided, remedied or mitigated through the appropriate siting of both access points and signage.

3.6.7.4 The removal, relocation or deposition of earth not meeting permitted activity conditions.

- (a) Alteration and disturbance of ground in particular effects on visual amenity, bodies of surface water and vegetation or natural or heritage features.

Explanation:

Where the removal or relocation of earth is on a large scale it is important that the effects are avoided, remedied or mitigated through the resource consent process.