

## 6.1 ISSUES

- **Sustainable Growth**

The town of Carterton has a substantial and developing industrial base that has developed around access to the railway and around other town centre activities.

The Urban Industrial Zone is located close to the central area including land along Belvedere Road and Masson Street. General industries are located at Kent Street, Brooklyn Road and Dalefield Road.

A comprehensive survey undertaken in 1994 assessed the availability of land for new industries and expansion of existing operations. The survey found at least 5.5-6 hectares of vacant industrial land.

This supply of land is likely to be adequate to meet the needs of industrial growth in Carterton over the next 5-10 years.

- **The Effects of Industry on the Environment**

The adverse effects of industrial activities can include air, water and noise pollution, soil contamination, odour and damage to ecosystems. Industries with noxious or dangerous elements involve greater risk to the environment and community.

In a number of areas existing houses are interspersed with industrial activities. These dwellings will generally have a lesser standard of environmental amenity than in other areas and are occupying land that has been accepted is appropriate for industrial development.

There is however, a need to ensure the amenity of the industrial and neighbouring environments is adequately protected.

## 6.2 OBJECTIVES

**6.2.1 Maintain and enhance the amenity of the industrial areas.**

**6.2.2 Manage activities within industrial environments to avoid, remedy or mitigate any significant adverse effects on the environment including**

surrounding activities.

**6.3 POLICIES**

**6.3.1 Establish industrial areas to provide a buffer to reduce adverse effects on other activities.**

*Explanation:*

*This will provide for an appropriate degree of segregation of industrial activities and ensure that land is available for new activities and expansion of existing operations.*

**6.3.2 Reduce potential adverse effects by limiting the possibility for establishing non-industrial activities in industrial areas.**

*Explanation:*

*The general amenity of the industrial areas is generally not suitable for residential activities. Particularly the potential risk posed by industrial activities on other activities. Restrictions on the type of activities helps avoid potential adverse effects.*

**6.3.3 Protect access to sunlight for properties adjoining industrial sites.**

*Explanation:*

*Properties can reasonably expect a consistent level of access to sunlight irrespective of adjacent uses.*

**6.3.4 Ensure that vehicle parking, access and loading do not adversely effect the operation of the road system or safe pedestrian movement.**

*Explanation:*

*To protect amenity and ensure a safe driving and walking environment.*

**6.3.5 Ensure that noise levels, lighting and odour do not cause nuisance for adjacent residential activities.**

*Explanation:*

*Noise and lighting are critical factors in managing the adverse effects of industrial activities.*

**6.3.6 Ensure that advertising signs enable public identification of industrial activities while minimising any adverse effects on amenity and avoiding unnecessary distraction to motorists on public roads.**

*Explanation:*

*A proliferation of signs may adversely affect the amenity of the area. Neon and flashing signs can cause an unacceptable level of distraction.*

**6.4 METHODS**

**6.4.1 District Plan**

- (a) Zoning to identify the geographic extent of the urban industrial environment. There is one overall urban industrial zone which establishes minimum standards to protect the general amenity of the urban 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 urban industrial environment has been defined. Rules are necessary to manage the potential adverse effects of urban industrial activities. A common set of rules applies to all urban industrial land using performance

conditions and standards to minimise nuisance and hazards for neighbouring residents and activities.

#### 6.4.2 Other Mechanisms

Liaison with the Wellington Regional Council to deal with adverse effects from odour and discharges to water.

#### Reasons

It is appropriate that contact is made with the Wellington Regional Council to deal with these issues in an integrated manner.

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

### 6.5 ANTICIPATED ENVIRONMENTAL RESULTS

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

- (a) The maintenance of environmental amenity within the industrial environment and adjacent areas.
- (b) The location of any activities with noxious and dangerous elements on appropriate sites with adequate mitigation measures.

### 6.6 DISTRICT RULES

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

<b>6.6.1 PERMITTED ACTIVITIES</b>
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The following activities are permitted in the urban industrial area 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) Showrooms and sale of goods manufactured or processed on the site.
- (c) Service Stations.
- (d) Accessory buildings or ancillary activities including dwellings for proprietors or caretakers for any permitted activity.
- (e) Temporary Activities
- (f) Subdivision
  - of different floors or levels of a building, or different parts of a floor or level of a building.
  - 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.

*Explanation:*

*The types of activities identified above are minor in effect.*

<b>6.6.2 Conditions for Permitted Activities:</b>
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**6.6.2.1 Setback Requirements:**

**Setback (front)**

Minimum: 4.5 metres.

**Setback (Side)**

Where industrial activities adjoin the urban residential zone - 1.5 metres.

**6.6.2.2 Height:**

Maximum: 15 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
- television and radio antennas
- solar heating devices
- gable end roof (by no more than one third of the gable height)

#### 6.6.2.3 Height Plane

Any building adjoining the urban residential zone boundary must be contained within the space defined by a recession plane measured along the urban residential zone boundary commencing at 2.5m above the existing ground level and inclined at an angle of 45 degrees (a slope of one horizontal to one vertical).

#### 6.6.2.4 Lighting and Glare:

- (a) Light emissions measured from any site shall not exceed a measurement of 8 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- (b) All external lighting shall be directed or shaded so as to avoid any glare nuisance for nearby residential properties and roads.

#### 6.6.2.5 Odour:

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

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.

**6.6.2.6 Site Layout for Service Stations:**

(a) Equipment for dispensing fuel:

Equipment for dispensing fuel shall be sited in accordance with Ministry of Transport Traffic Engineering Information Bulletin No.1, "Standards for Service Stations 1983". Such equipment normally shall be a minimum of 4.5m from any road boundary, provided that 3 metres can be agreed to if a low wall or planter box is built along the road boundary, to ensure that vehicle access and egress is confined to specific locations along the frontage;

(b) Fuel Storage Tanks:

The location of underground liquid fuel storage tanks and fuel points shall be arranged so that tankers unloading fuel shall be parked entirely on the site;

(c) Storage of Petroleum Products (**Refer Chapter 11, Hazardous Substances and Waste Management**)

**6.6.2.7 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) Signs must be stationary and not incorporate any flashing illumination.
- (ii) Signs shall not exceed 1.5m<sup>2</sup> in area and not be higher than 4 metres above ground level.
- (iii) Signs shall not be located on any public road or other public place.
- (iv) 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.
- (v) Signs shall;

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- Not reduce the visibility of any official traffic sign or signal;
  - Not be illuminated unless the premises are open for business.
- (vi) No sign may be erected in such a manner that it creates a hazard to vehicle or pedestrian traffic.
- (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 nor more than 21 days before and shall be removed within 7 days after the date of the event.
  - (v) Any sign not exceeding 3m<sup>2</sup> in face area for General or Local Body Elections provided 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) In addition the following Service Station Signs are permitted -
    - one free standing station sign up to 7.5m in height and 6.5 m<sup>2</sup> in area (all faces),

- one "price board" and one "service board" each up to 3m in height,
  - any illuminated sign up to 2m<sup>2</sup> in area,
- (viii) 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 the Plan are inconsistent with the provisions of any Bylaw, the provisions of this Plan shall prevail.

**6.6.2.8 Vehicle Access:**

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

**6.6.2.9 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

**6.6.2.10 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.

**6.6.2.11 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 metres of any body of surface water.
- (d) No earthworks shall be undertaken on any ridgeline, hilltop, natural hazard area or natural areas.

#### 6.6.2.12 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**].

#### 6.6.2.13 Noise:

- (a) No activity, except temporary activities, may generate noise which exceeds the following limits measured at the boundary of a site which is zoned Rural Environment or Urban Residential or at the boundary of any site with an existing dwelling:  
  
55dB(A) 7am - 7pm daily  
45dB(A) 7pm - 7 am daily  
75 dBA L Max
- (b) 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: "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.
- (c) Where NZS 6802:1991 does not include the type of noise in question, the

appropriate standard or regulation, the scope of which includes that type of noise, shall be used.

(d) 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.

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

**6.6.2.14 Natural Hazards:**

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

**6.6.2.15 Hazardous Substances:**

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

**6.6.2.16 Outdoor Storage and Parking**

Any outdoor storage area or area containing more than 4 parking spaces shall be screened including by landscape planting so as not to be visible from any public road, or public place or adjoining residential/rural property.

**6.6.2.17 Water Supply**

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

**6.6.2.18 Sewage**

**(Refer to the provisions contained within Chapter 9, Subdivision and Development).**

**6.6.2.19 Surfacewater Disposal:**

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

**6.6.2.20 Location of Service Stations**

Service station buildings shall not be sited within 8m of a dwelling or residential unit within the urban commercial area and retail policy area or the boundary of any site zoned for residential purposes.

*Explanation:*

*The plan provisions ensure that amenity standards are retained but that they are appropriate to the nature of industrial activities. Some conditions relate to nuisance type effects and the rules are designed to minimise these matters by limiting the effects to the industrial area for example, odour and noise.*

<b>6.6.3 Conditions Relating to Permitted Temporary Activities</b>
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**6.6.3.1 No permanent structures may be constructed**

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

**6.6.3.3 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.*

#### 6.6.4 CONTROLLED ACTIVITIES

- (a) Subdivision except;
  - where it fronts the State Highway; or
  - is referred to in Part B, District Plan Provisions.
- (b) Relocation/ Reconstruction of Buildings

#### 6.6.5 Standards and Terms and Controlled Matters

##### 6.6.5.1 Subdivision except;

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

##### Standards and Terms:

- (a) The permitted activity conditions which apply to subdivision (refer Chapter 9, Subdivision and 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) Water supply:

Whether each lot has an adequate potable and industrial water supply.

Note: 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

(c) Sewage disposal:

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

[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 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 of Chapter 15, Transport)

*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.*

#### **6.6.5.2 Relocation/Reconstruction of Buildings**

##### **Standards and Terms**

- (a) 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.]

**(Refer Chapter 8, Financial Contribution).**

*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.*

**6.6.6 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 conditions for controlled activities and not referred to in Part B, District Provisions.
- (d) The removal, relocation or deposition of earth not meeting permitted activity condition.

**6.6.7 Council may have regard to the following matters:**

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

- (a) Bulk and Location:  
  
Effects on privacy and sunlight and the proposed mitigation measures.
- (b) Visual:  
  
Whether the visual effects of any building, structure or earthworks can be avoided, remedied or mitigated through landscape planting and screening and whether 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.
- (c) 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.

(d) Natural Hazards:

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

(e) 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.

(f) 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.

(g) 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 matters outlined above 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 industrial (urban) environment. All effects can be considered and measures can be taken to avoid, remedy or mitigate any likely adverse effects.*

**6.6.7.2 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 through 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.*

**6.6.7.3 Any subdivision not meeting the conditions 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) Whether the adverse effects of the proposed subdivision can be

remedied in terms of natural hazard areas.

- (i) Whether the adverse effects on natural feature 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 operations of the State Highway can be avoided, remedied or mitigated through the appropriate siting of both access points and signage.*

**6.6.7.4 The removal, relocation or deposition of earth not meeting permitted activity condition.**

- (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.*