MANAWATU DISTRICT COUNCIL

PLAN CHANGE 52

INDUSTRIAL ZONE
PROPOSED PLAN CHANGE 52 - INDUSTRIAL ZONE

INTRODUCTION

The Manawatu District Council (“the Council”) has prepared Plan Change 52 (“PC52”) to the Operative Manawatu District Plan (“the Operative Plan”) for notification under the provisions of the Resource Management Act 1991 (“the Act”).

This report has been prepared in accordance with section 32(5) of the Act. It represents a summary of the evaluation of alternatives, costs and benefits undertaken by the Council in respect to the proposed District Plan provisions relating to the Industrial Zone as required under section 32(1).

In summary, the Council must establish that the Plan Change is the most appropriate way to achieve the purpose of the Act including that the proposed changes are the most appropriate means available to achieve Council’s objectives – when compared against alternative methods available, including doing nothing.

1.1 PURPOSE OF PLAN CHANGE

The primary purpose of PC52 is to review the Operative Plan provisions relating to the Industrial Zone, including, to ensure that the objectives, policies and rules are the most efficient and effective way to achieve the sustainable management of natural and physical resources in relation to industrial activities and the industrial areas of the District.

This Plan Change includes consequential changes to Chapter 2 (Definitions), planning maps and Chapter C2 Subdivision.

Overall, the Plan Change seeks to enable the continued operation and establishment of industrial activities in appropriate locations, through the on-going maintenance of Industrial zoned land and guidance on the future expansion of land for industrial activities. The Plan Change also focuses on the need to achieve a reasonable amenity within industrial areas particularly where activities are visible from roads, public spaces or adjacent zones. Finally the Plan change identifies suitable additional areas to be zoned Industrial to accommodate the projected growth in demand for such land as indicated in the Feilding Urban Growth Framework Plan 2013. These matters and the reasoning behind the proposed Plan change are detailed and evaluated in this report.

1.2 OPERATIVE DISTRICT PLAN REVIEW

The current District Plan became operative in December 2002. Section 79 of Act requires Council to commence a review of its District Plan every 10 years. Recent amendments to the Act clarify that whole plans need not be reviewed. A Council may choose to review plans in part.

The Council has elected to undertake the review of the District Plan in sections (i.e. a ‘sectional’ review). The reason for this approach is to lessen the administrative burden of reviewing an entire District Plan within the statutory timeframes. This approach enables the public to make comment at a more manageable and topic-specific scale. Council is very conscious of the need to maintain a holistic view of the future to ensure that research and consultation for related components of the Plan still achieve a high level of integration. Key focuses for the review process are ensuring local context, a high degree
of alignment of regulatory provisions and ensuring that the context and scale of the work is appropriate to the issues raised.

**Part One – Proposed Changes**

**Planning Maps**

1. Amend Maps 34 and 35 by zoning additional land Industrial within Precinct 5 Growth Area.

2. Retail existing industrial sites on Planning Maps 25, 26 and 33.

**Chapter 2 – Definitions**

3. Delete existing definitions for Portable Sawmill and Sawmill.


5. Amend definition for Industry.

**Operative Chapter 2 - Significant Resource Management Issues Facing the District**

6. Retain existing issue statements in Operative Chapter 2 (Significant Resource Management Issues Facing the District), that relate to the effects of industrial activities in a general or specific sense. These issues do not exclusively refer to industrial activities and will be deleted in a subsequent Plan Change.

**Operative Chapter 4 Managing Land Use Effects**

7. Delete Section 4.7 Industrial zones.

8. Delete reference to the Industrial zone Point 8 of Section 4.17 Environmental Results Anticipated.

**Operative Rule B5 – Industrial Zone**

9. Amend provisions, reformat and renumber to establish a new Chapter 16 – Industrial Zone including:
   - Insert new objectives, policies and rules.
   - Insert a new appendix to list the Preferred Planting Species.
   - Insert a new appendix to identify the Kawakawa Industrial Park Growth Area.

**Operative Rule C – Subdivision**

10. Amend rules to refer to proposed new appendices.

11. Insert new rule for stormwater neutrality to apply to Industrial Zone only.

**Operative Rule A2 – Rules applying throughout the District**

12. Note that this section is currently under review and subject to PC55 which reviews District Wide Provisions.

These provisions have legal effect once the Council publicly notifies decisions on submissions to Plan Change 52, in accordance with Clause 20, Schedule 1, as set out in Section 86B(1) of the Resource Management Act (1991) (the Act).

The specific provisions and maps reviewed and the proposed changes are contained overleaf under the following headings:
1. Planning Maps 25, 26, 33, 34, 35 and 38
2. Chapter 2 Definitions
3. Chapter 4 – Managing Land Use Effects
4. Rule B5 (renamed Chapter 16) - Industrial Zone
   - Appendix 16.1: Preferred Planting Species
   - Appendix 16.2: Kawakawa Industrial Park Growth Area
5. Rule C – Subdivision

1. **Planning Maps 25, 26, 33, 34, 35 AND 38**
   1. Identify the Lateral Spread Overlay area on the Planning map 35.
   2. Retain existing Industrial Zone on Planning maps 25, 26 and 38.
   3. Retain existing Industrial Zone on land to the south (Kawakawa Industrial Park) and east of SH54 (Mahinui/Awa Road area) on Planning maps 34 and 35.
   4. Retain existing Industrial Zone on land to the east of Kawakawa Road (Kawakawa Industrial Park) on Planning map 33.
   5. Rezone land to the south of SH54 between Turners Road and the banks of the Oroua River from Rural to Industrial on Planning map 35.
   6. Delete Industrial Zone as a result of boundary adjustment with PNCC on Planning maps 16, 19, 37, 41 and 42.
   7. Delete Industrial Zones as a result of PC46 changes on Planning maps 30 and 31 and Industrial zoned land to the north of South Street on Planning map 33.

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1. Minor amendments Clause 16 First Schedule RMA
2. Minor amendments Clause 16 First Schedule RMA
**Legend**

**Overlay**
- Industrial Growth Area
- Proposed Industrial Zone
- Lateral Spread Overlay
- Proposed Industrial Land to be zoned
- Open Space
- Buffer trees
- Area not part of plan change - PNCC jurisdiction
- Village with Identified Frontage

**Road**
- Possible Road Extension
- Proposed Turners Road Extension
- Unformed Road

**Zoning**
- Deferred Residential
- Precinct 1
- Density 2 Residential
- Density 1 Residential
- Density 2 (Deferred)
- Business
- Inner Business
- Outer Business
- Residential
- Manfeild Park
- Special Development
- Recreation
- Industrial
- Rural
- Rural Lifestyle
- Village
- Active Coast
Manawatu District Plan

Proposed Plan Change 52
District: March 2016

Longburn

Pawson North City

Area not part of plan change.
This area is within jurisdiction of PNCC.
2. **CHAPTER 2 - Definitions**

All proposed new text is shown as underlined and all text proposed to be deleted is indicated with strikethrough.

1. Delete the following existing definitions:

   PORTABLE SAWMILL means a small scale sawmill not permanently established on a site, and which is capable of being removed from the site on wheels or via a trailer unit.

   SAWMILL means a site used for cutting, chipping, shaping or de-barking timber, including ancillary storage. Sawmills do not include chemical preservation processes, lamination, wood pulping, fibreboard manufacture or any similar timber processing.

2. Amend or insert the following definitions in alphabetical order as appropriate:

   **AGRICULTURAL VEHICLES SALES AND SERVICE** means an activity involving the sales and/or service of farm vehicles or other heavy vehicles.

   **INDUSTRY** means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:
   
   a. Animal and animal-product processing
   b. Abrasive blasting
   c. Cool stores and pack houses
   d. Engineering works
   e. Fibre-glassing
   f. Firewood processing and storage
   g. Grain drying and processing
   h. Landscaping storage and supplies
   i. Panel beating and spray painting
   j. Timber processing and treatment
   k. Transport depots
   l. Vehicle wrecking and scrap yards
   m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency).

   **LATERAL SPREAD OVERLAY** means an area identified on the District Planning Maps, for which planning controls are applied to ensure foundations for new development can tolerate deflections imposed by liquefaction-induced ground subsidence. Sites within the Overlay were identified in the Feilding Liquefaction Study, 2013, as being moderately susceptible to liquefaction. The risks of liquefaction identified in that report do not preclude development.
LUNCHBARS AND DAIRIES for the purposes of the Industrial Zone, means any food outlet which is intended to provide for the day to day needs of workers in the surrounding Industrial Zone. Such facilities may be retail activities, secondary to the principal use of the site for industrial activities, or exist in their own right but must not exceed 100m² gross floor area.

PB40 refers to the typical horticultural sector method for describing plant size at time of planting. PB stands for Pint Bags. These are typically high quality UV stabilised black plastic Planter Bags otherwise known as PB Bags.

1 pint = 600ml. As a rough guide, multiply the PB number by 0.6 to get the volume in litres of the bag. A planter bag required to be PB40 should measure approximately 230 x 230 x 460 x 125mu and comprise a volume of approximately 18-25 litres.

REVERSE SENSITIVITY means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities, which are sensitive to the adverse environmental effects being generated by the pre-existing activity.

WORK SKILLS TRAINING CENTRE means an educational facility which teaches any NZQA accredited course to develop or enhance basic or technical skills including apprenticeships associated with trade, industrial or commercial activities.

3. **Chapter 4 – MANAGING LAND USE EFFECTS**

All text proposed to be deleted is indicated with strikethrough.

Delete the existing Section 4.7 INDUSTRIAL ZONES including objectives and policies and associated matters under the headings Explanation, District Plan Methods and Other Methods as follows:

**4.7 INDUSTRIAL ZONES**

**Objectives**

LU 18) To avoid, remedy or mitigate any adverse effects of Industrial zone activities upon the environment, and upon people working in the zone or residents in other zones.

LU 19) To promote a standard of amenity within the zones which is consistent with their industrial purpose, so that:

i) Streetscape values (particularly on main roads) are enhanced by having landscaped areas.

ii) The majority of parking needs and all loading and manoeuvring needs are catered for on-site.

iii) The number of eyesores resulting from unscreened outdoor storage of waste materials and junk is kept to a minimum.

LU 19A) To facilitate the accommodation of large format, vehicle orientated retail activities adjacent to the Feilding Town Centre.
Policies

a) To prevent the main function of Industrial zones being compromised by containing a mixture of residential and industrial activity.
b) To ensure that noise and other nuisance from the zone does not have an adverse effect upon residents outside the zone.
c) To ensure that the transport, storage or use of hazardous substances does not endanger workers or residents.
d) To ensure that industrial development does not cause water, air or soil contamination, or result in stormwater disposal problems.
e) To ensure that all solid and liquid waste produced on-site is adequately treated and disposed of.
f) To encourage street layouts, lighting and other mechanisms which contribute to a safe environment.
g) To ensure that provision is made for walkways and cycleways where appropriate, along with adequate access for people with disabilities.
h) To enable retail and commercial development in a manner that reinforces and extends the Feilding Town Centre.
i) To enable large format vehicle orientated retail activities to establish in the block bounded by Aorangi, Eyre, Manchester and Gladstone Streets.

Explanation

Industrial zones are the proper place for activities which create a degree of noise, dust, heavy traffic or other effects. It is therefore important to exclude dwellings from the zone, since new residents may lobby for the legitimate industrial activities nearby to be curtailed.

Objectives 18 and 19 recognise that some “bottom-line” environmental standards must still apply in industrial zones. Residents outside the zone (and to a lesser extent workers within it) need to be safeguarded from nuisance. While industrial areas are a place for business and for activities which inherently have some “nuisance” elements, it is still important to maintain a standard of appearance within the zone.

There is increasing demand for and a shortage of supply of sites than can accommodate large format vehicle orientated activities.

The block bounded by Aorangi, Eyre, Manchester and Gladstone Streets is in transition because most of the traditional industrial and warehouse activities have ceased. The block is adjacent to the Town Centre and is suitable for large format vehicle orientated retail activities. The block is able to accommodate significant on-site parking, and it is adjacent to a road network that can accommodate the traffic flows likely to be generated. Also the block does not contain any heritage buildings. Large format retail activity is required to be a minimum of 2000m2gfa to avoid potential “dilution” of the existing Town Centre.

Standards regarding traffic access are specified in Rule B5 5.3.3. It is likely that the appropriate mitigation to give effect to this standard for developments that generate significant traffic volumes from the Aorangi, Eyre, Manchester and Gladstone Street block onto SH 54 (Aorangi) would be in the form of turning lanes. Funding for such mitigation measures would potentially be sourced from the CBD Development Plan, as well as from appropriate Development contributions.

While the block bounded by Aorangi, Eyre, Manchester and Gladstone Street is suitable for large format vehicle orientated retail activities, recognition is given to the importance of
convenient pedestrian facilities. Foot traffic can contribute to the vibrancy of Town Centres, given the proximity to the Town Centre a high standard of contiguous pedestrian facilities are encouraged to give effect to policy.

**District Plan Methods**

- District Rule B5 (Pages 138 to 141).
- Abatement notices and enforcement orders.

**Other Methods**

- Service delivery for utilities and landscaping.
- Annual Plan methods to implement extra cycleways and walkways within and to Industrial zones.

4. **Rule B5 (renamed Chapter 16) - Industrial Zone**

Insert new provisions as indicated below:

**NOTE:** Text in blue is not part of this Plan Change and will be evaluated as part of Plan Change 55.

16 **INDUSTRIAL ZONE**

16.1 **Introduction**

Manawatu District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The Council has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares\(^3\) of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041\(^4\). Industrial growth is an area of key strategic importance to the Manawatu District.

The majority of industrial activity is located within the Feilding area. Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge Roads, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.\(^5\)

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\(^3\) Feilding Urban Growth Framework Plan, 2013, prepared by Boffa Miskell

\(^4\) Feilding Growth Assessment, March 2012 prepared by Property Economics

\(^5\) Feilding Growth Assessment, March 2012 prepared by Property Economics
Given the nature of effects that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatu. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, reverse sensitivity and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, Council is expanding the existing Industrial Zone at Kawakawa/Turners Road. The Growth Precinct 5 Structure Plan, for the Kawakawa Industrial Park Growth Area (Appendix 16.1) demonstrates Councils commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The Kawakawa Industrial Park Growth Area provisions establish a strong focus on improving and managing the visual amenity of the Industrial Zone, particularly where such land is potentially visible from public places or adjacent zones. This will be achieved with structure planning to provide landscaping and site layout guidance. The Plan also recognises the validity of existing non-industrial activities established in the immediate vicinity of the Industrial Zone, and provision is made for the continued operation and existing amenity values enjoyed by such activities.

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental effects generated by the original activity. The Industrial Zone provisions are framed to minimise the opportunity for reverse sensitivity issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate amenity values within the Zone.

Manawatu-Wanganui Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013. This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the Lateral Spread Overlay on the planning maps.

This chapter is intended to be read in conjunction with Chapter 4 – District Wide Rules.
16.2 Resource Management Issues

The following resource management issues have been identified in the Industrial Zone:

1. The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawatu District.

2. The need to manage the potential effects that the existence, establishment and expansion of non-industrial activities located in or adjacent to the Industrial Zone can have on the ability of industrial activities to establish, operate or expand.

3. The desire to enhance amenity values, particularly visual amenity, to be experienced from other zones and public places within and adjacent to the Industrial Zone.

4. The need to manage the potential effects of industrial development on the environment, including increases in stormwater run-off resulting from increased impermeable surfaces.

16.3 Objectives and policies

**Objective 1**

To promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.

**Policies**

1.1 To enable a wide range of activities to locate and operate within the Industrial Zone.

1.2 To manage the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial Zone, where the effects on existing and potential future industrial activities in the Zone will be more than minor.

1.3 To control the design of building foundations, new infrastructure and associated works on sites identified as susceptible to lateral spreading hazards on the planning maps.

**Objective 2**

To promote and enhance amenity values within the Industrial Zone, whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.

**Policies**

2.1 To require subdivision, use and development be consistent with any structure plan, including demonstrating safe integration with existing street layouts and infrastructure, to ensure a sustainable pattern of development.

2.2 To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on heritage.

2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary including any effects associated with noise, glare or night lighting, to protect the amenity values of the surrounding environment.
2.4 To require industrial activities to locate within the Industrial Zone, to ensure that effects of these activities, particularly related to infrastructure, traffic, noise and amenity values are as far as practicable confined to the Zone.

2.5 To require subdivision, use and development in the Industrial Zone to be designed to maintain or enhance the visual amenity values and streetscape within the Zone and when viewed from other zones and any public place.

3. Amend the existing Industrial Zone Rule B5 and insert new provisions and reformat and renumber as Chapter 16.4 as follows:

16.4 Rules RuleB5—Industrial Zone

(Refer Part 4.7, Page 30)

NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173). Some of the activities listed below may also require consent from the Regional Council.

16.4.1 Permitted Activities - Industrial Zone

5.1.1 List of Activities

A. The following shall be permitted activities in the Industrial Zone (excluding sites within the Lateral Spread Overlay except as specified in I below) provided that they comply with the standards in Rule 5.3 16.4.2 below:

a. Industry

b. Light Industry

c. Additions or alterations to, any existing building.

d. Agricultural vehicle sales and service

e. Ancillary activities

f. Standalone car parking activities and buildings

g. Construction of any building associated with a permitted activity.

h. Takeaway/Lunch Bars and dairies

i. Seismic strengthening

j. Service stations

k. Work skills training centres

l. Outdoor storage areas, public open space, carparking and farming (excluding buildings) are the only activities permitted within the Lateral Spread Overlay.

m. Any lawfully established activity operating on and prior to date PCS2 rules take effect including:

   i. additions or alterations to existing buildings associated with such activities; and

   ii. the expansion of such activities, including onto adjacent sites in the Industrial Zone.

n. Earthworks

o. Signs
i) Any industry other than high-impact industries.
ii) Shops accessory to an industry, including hardware shops.
iv) Commercial services.
vi) Specialist services.
vii) The sale of boats, caravans, motor vehicles and farm equipment.
ix) Places of assembly.
x) Reserves.
xii) Buildings ancillary to permitted and controlled activities.
xiv) Shops with streets provided that the gross floor area of any shop shall not be less than 2000m².

5.2 CONTROLLED ACTIVITIES

5.2.1 List of Activities
A) The following shall be controlled activities in the Industrial zone, provided that they comply with the standards in Rule 5.3 below:
   i) Relocated buildings.
   ii) Caretakers accommodation.

5.2.2 Extent of Control
The matters over which Council has reserved its control and in respect of which conditions may be imposed are set out in Rule A1 1.3.1. (Page 90).

16.4.2 Industrial Zone – 5.3 Standards for permitted and controlled activities

For the Industrial Zone, the permitted activities specified above must comply with the following standards:

5.3.1 Performance Standards

Height
No part of any building on any site in the Zone shall exceed a height of 3m plus three quarters of the shortest horizontal distance between that part of the building and the nearest boundary of any site zoned Residential or Village. (Refer: Diagram B page 109)

a. Building Set Back Yards and Height
i. All buildings or storage of goods, excluding signs must be set back at least 6 metres from any boundary with a road.
ii. Any building or storage of goods associated with industry (excluding light industry) must be at least:
   • 15 metres from any boundary adjoining land zoned Residential, Village or Recreation.
   • 10 metres from any boundary adjoining land zoned Rural.
iii. Any new building or storage of goods associated with any other activity must be at least 10 metres from any boundary adjoining land zoned Residential, Village, Recreation or Rural.
iv. Maximum height of any building must be 12 metres.
v. **Note:** Side and rear boundaries must also comply with requirements of the Building Act. All yards – 4.5m from any site zoned Residential or Village.

b. **Landscape, Screen Planting and Streetscape Design**

i. **New Road**

![Diagram 1: New Road Landscape Planting](image)

Along any new road constructed after [date PC52 rules take effect](#), a tree must be planted every 26m with a minimum size at planting of **PB40**. It must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2m, in accordance with Diagram 1.

ii. **Formed Carparking Areas**

a. Within any formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box or similar feature with planting established, in accordance with Diagram 2.

C. **Landscaping**

i. On **sites** which adjoin an [arterial route](#) (Refer Appendix 2B, Pages 192-193) or which lie directly across a road from a Residential zone, a 2m **front yard** shall be provided, which shall be planted and maintained with landscaping.

ii. The landscaping along such a **yard** shall not be obscured by any fencing.

iii. No such yard may be used for the parking, loading or manoeuvring of vehicles, but the site may have two two-way vehicle crossings each not more than 6.5 metres wide or may use 25% of its frontage for vehicle crossings, whichever is the greater.

iv. Within the block bounded by Aorangi, Eyre, Manchester and Gladstone Streets, site frontages of activities not occupied by site access shall be landscaped and maintained to a depth of 2m.
b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in height. Every 26m along the landscape strip, a tree must be planted with a minimum size at planting of PB40. Trees must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 3.

NB – The preferred planting species for this Zone are listed in Appendix 16.1.
iii. **Screening of Interface Areas**

a. **Residential/Village and Rural zones**

   On sites which adjoin a Rural, Residential or Village Zone a 10m wide buffer screen planting area within the building set back yard must be planted and maintained with a variety of shrubs and trees. Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.

   - Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and
   - Trees must be capable of growing to a minimum height at maturity of 9 metres

b. **Major or Minor Arterial Roads**

   - On sites which adjoin any major or minor arterial roads (Refer Appendix 3B.1) or which lie directly across the road from a Residential or Village Zone, a 2m landscaping strip must be planted and maintained with a variety of low shrubs and trees capable of growing to a height of 1.5 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.

   - On sites adjoining Waughs Road/SH 54 a 10m wide buffer screen must be provided with a 2m landscaping strip.

   - Screen planting adjacent to any arterial road must be frangible (breakable or fragile).

d. **Glare**

   Compliance with Rule 3B.4.3.
Exterior lighting shall be directed away from public places and adjoining premises and shall avoid any spill of light which might distract motorists.

ii) Metal cladding or fences shall not be left in such a condition that the reflection of sunlight would cause traffic danger.

e. Noise
Compliance with Rule 3C.4.1

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits, at any point within the boundary of any other site zoned Residential or Village; nor within the notional boundary of any rural dwelling:

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Noise Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00am to 10:00 pm</td>
<td>55 dBA L_{10}</td>
</tr>
<tr>
<td>10.00pm to 7:00 am the following day</td>
<td>45 dBA L_{10} and 65 dBA L_{max}</td>
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</tbody>
</table>

Measurement

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound, and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

Note: the notional boundary is defined as a line 20 metres from the facade of any rural dwelling, or the legal boundary where this is closer to the dwelling.

f. Vibration

All activities shall must be managed so that no vibration is not discernible beyond the site boundary boundaries of the site.

g. Electrical Interference

All activities shall must be managed so that no interference with television or radio reception is caused within the Residential or Rural Zone or Village zone or in any dwelling in the Rural zone.

h. Vehicle Movements

No movement of heavy vehicles onsite, between 8.00pm and 7.00am daily within 80 metres of any dwelling, that exists in the Rural, Residential and Village Zone prior to date PC52 rules take effect.

i. Stormwater Neutrality

Every site must include a stormwater system designed to achieve stormwater neutrality, appropriate for the activities, use and development of the site, including connection to a Council network, at the following scales:

i) Over the area of land that is the subject of the proposed activity; and

ii) Over the Kawakawa Industrial Part Growth Area in which the proposed activity is located.

j. Water Supply and Wasterwater Disposal

Any use or development of a site must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.
Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

k. Parking
Compliance with Rule 3B4.4
Refer Rule A2 2.4.

l. Visibility at Railway Crossings
Compliance with Rule 3B 4.2 and Appendix 3B.6
At all road/rail level crossings the areas shown in Appendix 2F shall be kept clear of buildings and of other obstructions which might block sight lines.

m. Access to Arterial Routes and Intersecting Roads
Compliance with Rule 3B 4.2
i) Vehicle crossings constructed to the arterial routes defined in Appendix 2B shall meet the following standards:
   a. The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 2C.
   b. The location of the crossing shall comply with Appendix 2C.

ii) Vehicle crossings constructed to roads which intersect with the arterial routes defined in Appendix 2B shall be sited in accordance with Appendix 2C.
NB: Constructing vehicle crossings may also require the approval of the road controlling authority.

n. Separation Distance
Any activities involving the slaughtering of animals shall be on sites, which are at least 100 metres from any Residential, Village or Business zone.

o. Visual Amenities
No activity shall involve keeping more than one derelict vehicle within view of Residential Zone or Village Zone or a public place.

p. Signs in the Industrial Zone
Compliance with Rule 3E.4.2

q. Earthworks
Compliance with Rule 3D.4.2

A) Signs Affecting Safety
   i. Signs shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.
   ii. Signs shall not reduce or obstruct the conspicuity of official signs or traffic signals.
   iii. Signs shall not be structurally unsound or unsafe.
   iv. Any illuminated signs shall not be flashing, animated or trivision.
   v. Signs shall not involve revolving lights, lasers or aerial signs.

B) Signs on Roads
On legal roads in the Industrial zone, the only permitted signs are:
i. Official signs.

ii. Not more than one “welcome to” sign erected at each entrance to a township.

iii. Official Information boards.

iv. No more than one sign placed on the footpath per business premise. Such signs shall not exceed 0.8 square metres in area and shall only be placed outside the premises which they advertise.

v. Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.

NB: Signs on roads also need approval from the road controlling authority.

C) Signs on Private Property

On sites adjoining SH54, only the following signs will be permitted:

i. Temporary signs permitted by Rule A2 2.2. (Page 97).

ii. Traffic signs, or signs showing the name of the road, number of the premises or the location, timetable or other details of any utility or public facility.

iii. One free-standing sign not exceeding 3m² for any permitted use of the premises.

iv. Any signs written on or affixed to a building.

On sites which do not adjoin SH54, any sign which complies with A) above shall be permitted.

Guidance Note:

Stormwater Neutrality, Odour and the 0.5% AEP (1:200) year modelled floodable land are regulated by the Manawatu-Wanganui Regional Council.

16.4.3 Restricted Discretionary Activities - Industrial Zone

Any permitted activity or controlled activity specified above which does not comply with any of the relevant standards in Rules B5 5.3.1 or 5.3.2 shall be a restricted discretionary activity. Applications for restricted discretionary activities shall be assessed in terms of the criteria in Rule A1 1.3.3 (Page 93).

The following are restricted discretionary activities in the Industrial Zone:

a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rules 16.4.2.

For (a) above, the Council has restricted its discretion to considering the following matters insofar as they are relevant to the standard that will be infringed:

- building set back yards
- landscape, screen planting and streetscape design
- outdoor storage areas
- glare, noise, vibration, electrical interference and vehicle movements
- stormwater neutrality, water supply and wastewater disposal
- parking, visibility at railway crossings, access and separation distances
- heritage and amenity values
- signs

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the Industrial Zone, assess any application in terms of the following assessment criteria:
i. Whether the application will result in any adverse effects on heritage and amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.

ii. Whether the application remains consistent with the objective of the standard(s) it infringes.

iii. Whether the landscaping, streetscape and building design will promote or enhance amenity values within the Industrial Zone and surrounding area.

iv. The extent to which there will be adverse effects on the environment where an application does not meet a performance standard.
16.4.4 Discretionary Activities - Industrial Zone

5.5.1 List of Activities
The following are discretionary activities in the Industrial Zone:

a. Commercial services
b. Motor vehicle sales and servicing
c. High-impact industries on sites which are at least 100m from any Residential, Village or Business zone.

5.5.2 Criteria for Assessment
The matters set out in Rule A1.1.3.4 (Page 94) will be taken into account in assessing applications for discretionary activities.

16.4.5 Non-Complying Activities - Industrial Zone (This rule replaces existing Rule A2 (2.1) for the Industrial Zone)
The following are non-complying activities in the Industrial Zone:

a. Any noise sensitive activity.
b. Any activity on land within the Lateral Spread Overlay, which is not provided for as a permitted activity.
c. Any activity in the Industrial Zone that is not specifically provided for as a permitted, restricted discretionary or discretionary activity.
## APPENDIX 16.1 – PREFERRED PLANTING SPECIES

### Shrubs under 1.5m

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td>Rosa florbunda</td>
<td>Carpetrose White</td>
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<td>Carpetrose Crimson</td>
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<tr>
<td>Comus capitata</td>
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<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak</td>
<td>Alectryon excelsus</td>
<td>Titoki</td>
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<tr>
<td>Gingko biloba</td>
<td>Gingko</td>
<td>Sophora tetraperta</td>
<td>Kowhai</td>
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<tr>
<td>Fraxinus raywoodii</td>
<td>Claret ash</td>
<td>Nothofagus solandri</td>
<td>Black beech</td>
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<tr>
<td>Phyllocladus trichomanoides</td>
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### Shrubs over 2m

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<tbody>
<tr>
<td>Camellia sinensis sp</td>
<td>Camellia</td>
<td>Griselinia lucida</td>
<td>Akapuka</td>
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<tr>
<td>Pittosporum tenuifolium</td>
<td>Kohuhu</td>
<td>Lophomyrtus bullata</td>
<td>Rama rama</td>
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<tr>
<td>Michelia figo</td>
<td>Port Wine Magnolia</td>
<td>Olearia Cheesmanii</td>
<td>Olearia</td>
</tr>
<tr>
<td>Myrtus communis</td>
<td>Myrtal</td>
<td>Corokia virgata</td>
<td>Geenty’s Green</td>
</tr>
<tr>
<td>Coprosma rhamoides</td>
<td>Divaricating</td>
<td>Myrsine australis</td>
<td>Mapou</td>
</tr>
<tr>
<td>Corokia contoneaster</td>
<td>Korokio</td>
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### Large Trees

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<tr>
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<td>Magnolia grandiflora</td>
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<td>Himalayan Dogwood</td>
<td>Alectryon excelsus</td>
<td>Titoki</td>
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<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak</td>
<td>Sophora tetraperta</td>
<td>Kowhai</td>
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<tr>
<td>Gingko biloba</td>
<td>Gingko</td>
<td>Nothofagus solandri</td>
<td>Black beech</td>
</tr>
<tr>
<td>Fraxinus raywoodii</td>
<td>Claret ash</td>
<td>Phyllocladus trichomanoides</td>
<td>Celery Pine</td>
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</tbody>
</table>
### Taller Screen Planting

<table>
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<th>Common Name</th>
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<td>Kohuhu</td>
<td>Coprosma lucida</td>
<td>Shining Karamu</td>
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<tr>
<td>Pseudopanax crassifolium</td>
<td>Lance wood</td>
<td>Pittosporum eugenioides</td>
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<tr>
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<td>Kowhai</td>
<td>Coprosma parviflora</td>
<td>Leafy Coprosma</td>
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</table>

### Specimen Trees

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<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
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<td>Podocarpus totara</td>
<td>Totara</td>
<td>Nestegis Cunninghamii</td>
<td>Maire</td>
</tr>
<tr>
<td>Sophora microphylla</td>
<td>Kowhai</td>
<td>Cordyline australis</td>
<td>Ti Kouka</td>
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<tr>
<td>Dacrycarpus dacryioides</td>
<td>Kahikatea</td>
<td>Alectryon excelsus</td>
<td>Tioki</td>
</tr>
<tr>
<td>Prumnopitys taxifolia</td>
<td>Matai</td>
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</tr>
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</table>
APPENDIX 16.2 – KAWAKAWA INDUSTRIAL PARK GROWTH AREA
5. **Rule C – Subdivision**
   
   1. Amend rules to refer to proposed new appendices and insert a new rule for stormwater neutrality only.

**RULE C – SUBDIVISION**

**RULE C1 – STATUS OF SUBDIVISIONS**
(Refer Part 5, Page 45)

NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173).

1.1 CONTROLLED ACTIVITIES

1.1.1 Specification of Activities

The following subdivisions shall be controlled activities:

A) ....

B) Any subdivision for utilities such as substations, transformers or pumping stations, provided that the balance of the site continues to comply with the provisions of this Plan, and that access to the utility is independent of the residual site.

C) Any Residential zone, Village zone, Business zone, Industrial zone or Recreation zone subdivision which meets the relevant standards set out in Rules C2 2.1 to 2.3 and Rule 2.5

D....

E) Any Industrial zone subdivision which meets the relevant standards set out in Rules C2.2.1 to 2.3 and the Growth Precinct 5 Structure Plan.

1.1.2 Extent of Control

A) The matters in respect of which Council has reserved its control over controlled activity subdivisions are set out in Rule A1 1.3.2 (Page 92).

1.2 RESTRICTED DISCRETIONARY ACTIVITIES

A) The following subdivisions shall be restricted discretionary activities:

....v) Any subdivision within a Growth Precinct (Appendix 9 A-C or Appendix 16.2) that does not comply with the stormwater neutrality standard in rules C2 2.1.1 E or 2.3.3

vi) Any subdivision within a Growth Precinct (Appendix 9A-C or Appendix 16.2) that does not comply with the wastewater disposal standard in Rules C2 2.1.1 G or 2.5 D.

1.3 DISCRETIONARY ACTIVITIES

1.3.1 Specification of Activities

A) The following subdivisions shall be discretionary activities:

....vii) Any subdivision within a Growth Precinct that is not in accordance with the requirements specified in a relevant Structure Plan (Appendix 9A-C and Appendix 16.2).

1.3.2 Criteria for Assessment

A) The criteria set out in Rule A1 1.3.4 A), particularly xiv), xxiv) or xxvi), will be taken into account in assessing the above discretionary activities.

RULE C2 – ZONE STANDARDS – SUBDIVISION

NB – Words outlined in bold type below have a specific definition contained in Rule E

2.3 STANDARDS – BUSINESS, INDUSTRIAL, RECREATION, MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES

(Refer Parts 5.3.3 to 5.3.11)

2.3.1 Suitability Of Lots

The applicant must demonstrate that all new allotments can be used for a permitted activity in a manner that conforms to this Plan. Development plans for the land being subdivided may be required, to prove compliance with the Plan’s standards.
2.3.2 Access To Rear Sites

Any entrance strips to rear sites shall be wide enough for heavy vehicle access.

2.3.3 Stormwater Neutrality (Industrial Zone only)

Every subdivision must include a stormwater system designed to achieve stormwater neutrality, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:

i) Over the area of land that is the subject of the subdivision proposal; and

ii) Over the Growth Precinct in which the subdivision proposal is located.

2.5 FURTHER STANDARDS APPLYING IN ALL ZONES

i) Sites in these zones shall be connected to reticulated services, and shall not cause existing services to be overloaded.

ii) All cables, including for power, telephone, and street lighting, shall be placed underground, except where existing services are above ground or where in Council’s opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, land stability or operational requirements.

iii) Where rear sites are being created, or a multi-unit development is being subdivided, easements shall be created over all underground services.

E) Separation From Boundaries

All proposed boundaries shall be sited at a sufficient distance from buildings to comply with the yard and height requirements of this Plan, and to meet the fire rating requirements of the Building Act 1991.

1.3 ASSESSMENT OF APPLICATIONS

1.3.1 Reservation of Control - Controlled Activity Land Use Applications

1.3.2 Reservation of Control – Controlled Activity Subdivision Applications

A) The matters in respect of which Council has reserved its control are:

i) Provision of water supply and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.

ii) The number, location and formation of vehicle crossings.

iii) Provision of a connected street network, with appropriate use of street hierarchy and design type, including the width, length, drainage and formation of access.


v) The size, shape and arrangement of allotments, in relation to road frontages, and location of proposed boundaries.

vi) The creation of appropriate easements.

vii) Payment of financial contributions including reserves contribution.

i. Providing, forming, naming and signposting new roads.

ii. Preservation of existing vegetation.

iii. Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, esplanade reserves and strips, and local reserves.

iv. Suitability of proposed allotments for subsequent buildings and future use, including the separation of proposed building sites from high voltage electricity transmission lines.

v. Impact of subdivision upon future management of natural areas and heritage places.
vi. Requiring a consent notice to be placed on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.

vii. Accordance with any relevant Structure Plan and adherence to the principles set out in the Subdivision Design Guide.

viii. Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.

ix. Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.

x. The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision.

xi. Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified building platforms.

1.3.3 Reservation of Control - Restricted Discretionary Activities

A) In assessing applications for restricted discretionary activities Council has reserved its control over matters related to the effect of allowing noncompliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.

B) In assessing applications which have become restricted discretionary activities due to non-compliance with the Plan’s performance standards, but which otherwise would have been controlled activities, Council has also reserved its control over the matters in Rules A1 1.3.1 or 1.3.2 3 which relate to that type of controlled activity.

C)...

D) In assessing applications for vehicle crossings onto arterial routes which do not meet the Plan’s standards, Council will take into account:

   i) Any adverse effect on the arterial route of the vehicle movements at any access or intersection.
   ii) The availability of reasonably practical legal access to a road other than the State highway.
   iii) Whether there is sufficient and appropriate off-road parking to meet the needs of the activity and avoid or minimise adverse effects on the safe and efficient operation of the arterial route.
   iv) The extent of non-compliance with the Plan standard concerned.

E)....L)....

M) In assessing applications for subdivisions within any of the Growth Precincts that do not comply with the stormwater neutrality standard (Rule C2 2.1.1 E or C2 2.3.3), Council has restricted its discretion to:

   i) The extent of post development run-off generated by the development;
   ii) The measures used to avoid, remedy and mitigate stormwater runoff from entering the overall Feilding stormwater network;
   iii) The availability of stormwater detention areas or conveyance opportunities on surrounding land.

N)....

1.3.4 Assessment of Discretionary Activity Applications

A) In assessing discretionary activities Council will have regard to matters including the following:

   i) Subject to Part II of the Act, the matters specified in Section 104 of the Act.
   ii) Compliance or otherwise with standards applying to similar permitted or controlled activities.
   iii) The environmental results sought by this Plan for the zones concerned.
   iv) Any potential detraction from the amenities of the area through odour, smoke, noise, or other noxiousness whether from the operation itself or any ancillary aspect.
   v) The degree to which proposed buildings would detract from the visual amenities of the area.
vi) Parking needs will be assessed against staff numbers, likely numbers of patrons and their mode of travel. Regard will be had to how often it is used, the availability of on-street parking, and the impact of using on-street parking upon other users of the road.

vii) Vehicle crossings shall be assessed in terms of the sight distance and driveway spacing guidelines contained in Appendix 2C, and the seal widening and formation standards contained in Appendix 2E.

viii) Whether there is sufficient and adequate provision for the collection or disposal of solid waste, including tailings.

ix) The degree to which any waste treatment ponds are adequately separated from other activities, taking into account topography, type of waste to be treated, wind direction, tree planting and existing vegetation and the location and number of existing and future dwellings likely to be affected by such ponds.

x) Compliance or otherwise with any relevant NZ Standards, regulations or Industry Guidelines.

xi) Any danger to people from hazardous goods and natural hazards, including any risk assessments, contingency plans and proposals to mitigate such hazards.

xii) The potential possibility of any animals escaping on to adjoining properties, roads, or public places.

xiii) Whether any exterior lighting is to be used or installed which would tend to annoy people nearby.

xiv) The effect of the proposal on the heritage values and preservation of any place or object listed in Appendices 1A to 1F or upon the heritage significance of any natural area in terms of the criteria in Appendix 1I.

xv) ……..

xvi) Any detrimental effect of the proposal upon the operation or future development of any other existing permitted use in the vicinity. This includes whether the proposal requires a level of amenity which is incompatible with the operation and management of any such permitted use.

xvii) Any potential adverse effects of the proposal upon the life supporting capacity of soils, or upon options for their future use, due for example to compaction, fragmentation of ownership, soil removal, coverage or risk of contamination.

xviii) ……..

xix) The degree of separation proposed between any building or pen housing animals and any building, boundary or road. Council may increase or relax the separation distance where on the grounds of public health, amenity, intensity of use, odour, visibility, noxiousness or other reasons it is appropriate to do so. The separation distances proposed by the Pork Industry Board’s Code of Practice shall be used as a guide for assessing the adequacy of separation around any proposed pig farming operation.

xx) In relation to service stations:

a) The extent to which the proposal will be screened from adjacent residential uses by landscaping or fencing.

b) The effect of any access points on traffic safety and efficiency.

c) The extent to which lighting will be managed to avoid nuisance on residential properties.

d) Whether vehicle parking and manoeuvring can be accommodated on site.

e) The extent to which signs comply with general controls in the zone concerned.

f) The adequacy of proposals to collect and deal with potentially contaminated stormwater.

g) The extent to which the proposal is likely to have an effect on the amenities sought by the objective for the zone concerned. ……..

xxv) In relation to utilities:

a) Whether the proposed utility can be sited next to or share an existing utility site in order to minimise its effects.

b) Whether the proposed location, site or route is better than the alternative locations, site or routes.

c) Whether the proposed facility will affect the performance of other utilities nearby.

d) The potential effect of the facility on the health and safety of nearby residents.
e) The benefits of the facility to the community……
xxviii) In relation to relocated buildings:
   a) The design and appearance of the building, and its compatibility with other buildings nearby and the neighbourhood generally.
   b) The need for structural repairs to the building, including borer treatment.
   c) The bulk and location of the building in relation to the usual requirements for the zone.
   d) Work associated with the reinstatement of the building. Unless Council dispenses otherwise, such work shall be completed within six months from the date of the issue of a building consent. Council will require a cash bond, which is sufficient to cover the cost of the works involved in bringing the exterior appearance of the building up to standard, to ensure that this work is done.
   e) The precise location of relocated heritage buildings within their new site and the retention of any architectural features or other important part of the building’s fittings.
Part Two – Assessment Report

1. INTRODUCTION

The Manawatu District Council (“the Council”) has prepared Plan Change 52 (“PC52”) to the Operative Manawatu District Plan (“the Operative Plan”) for notification under the provisions of the Resource Management Act 1991 (“the Act”).

This report has been prepared in accordance with section 32(5) of the Act. It represents a summary of the evaluation of alternatives, costs and benefits undertaken by the Council in respect to the proposed District Plan provisions relating to the Industrial Zone as required under section 32(1).

In summary, the Council must establish that the Plan Change is the most appropriate way to achieve the purpose of the Act including that the proposed changes are the most appropriate means available to achieve Council’s objectives – when compared against alternative methods available, including doing nothing.

1.1 PURPOSE OF PLAN CHANGE

The primary purpose of PC52 is to review the Operative Plan provisions relating to the Industrial Zone, including, to ensure that the objectives, policies and rules are the most efficient and effective way to achieve the sustainable management of natural and physical resources in relation to industrial activities and the industrial areas of the District.

This Plan Change includes consequential changes to Chapter 2 (Definitions) and Rule C-(Subdivision).

Overall, the Plan Change seeks to enable the continued operation and establishment of industrial activities in appropriate locations, through the on-going maintenance of Industrial zoned land and guidance on the future expansion of land for industrial activities. The Plan Change also focuses on the need to achieve a reasonable amenity within industrial areas particularly where activities are visible from roads, public spaces or adjacent zones.

1.2 OPERATIVE DISTRICT PLAN REVIEW

The current District Plan became operative in December 2002. Section 79 of Act requires Council to commence a review of its District Plan every 10 years. Recent amendments to the Act clarify that whole plans need not be reviewed. A Council may choose to review plans in part.

The Council has elected to undertake the review of the District Plan in sections (i.e. a ‘sectional’ review). The reason for this approach is to lessen the administrative burden of reviewing an entire District Plan within the statutory timeframes. This approach enables the public to make comment at a more manageable and topic-specific scale. Council is very conscious of the need to maintain a holistic view of the future to ensure that research and consultation for related components of the Plan still achieve a high level of integration. Key focuses for the review process are ensuring local context, a high degree of alignment of regulatory provisions and ensuring that the context and scale of the work is appropriate to the issues raised.
Review of Rule A2 as well as review of flood hazard provisions (PC53 – Rural Zones) relevant to the Industrial Zone are being undertaken separately as part of Plan change 55 (PC55). Other matters such as rules relating to glare, noise, parking, visibility at railway crossings, access and signs are also being addressed through PC55 and are indicated with blue shading for information purposes only. They are all beyond the scope of PC52.

1.3 STATUTORY AND LEGISLATIVE FRAMEWORK FOR THE REVIEW

1.3.1 Resource Management Act 1991

Section 74 of the Act requires the Council to change the District Plan in accordance with its functions under section 31, the purpose of the Act in section 5 and the other matters under sections 6, 7 and 8.

Territorial authorities have the following functions under the Act:

**31 Functions of territorial authorities under this Act**

1. Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:
   a. The establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources.
   b. The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of –
      i. the avoidance or mitigation of natural hazards

2. The methods used to carry out any of the functions under subsection (1) may include the control of subdivision.

The Council is given these functions for the purpose of promoting the sustainable management of natural and physical resources, which is defined in section 5(2) as:

*In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

   a. Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
   b. Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
   c. Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 72 states:

*The purpose of the preparation, implementation and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.*
The following provisions of section 76 are also relevant:

(1) A territorial authority may, for the purpose of –
   
   (a) Carrying out its functions under this Act; and
   
   (b) Achieving the objectives and policies of the plan, -
       include rules in a district plan. ......

(3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities, including, in particular, any adverse effect.

In order to achieve sustainable management not only must any adverse effects be avoided, remedied or mitigated but the potential of natural and physical resources, including industrial infrastructure, must be sustained to meet the reasonably foreseeable needs of future generations.

The objectives and policies of the Industrial Zone have been reviewed and re-drafted with these statutory obligations in mind.

PC52 is therefore, considered consistent with promoting the purpose of the Act.

Section 6, 7 and 8:

Further guidance and direction on the way in which resources are to be managed is provided in sections 6, 7 and 8 of the Act.

The relevant section 6 matter to be recognised or provided for in relation to this Plan Change is:

(f) the protection of historic heritage from inappropriate subdivision, use, and development.

A heritage site is located on rural zoned land adjacent to the Kawakawa Industrial Park. Policies and restricted discretionary assessment criteria have been included to ensure heritage is protected from potential adverse environmental effects generated by activities on industrial zoned land in the vicinity.

Section 7 of the Act identifies “other matters” that must be given regard to. The sections relevant to PC52 are:

(b) The efficient use and development of natural and physical resources.

(c) The maintenance and enhancement of amenity values.

(d) Maintenance and enhancement of the quality of the environment.

(g) Any finite characteristics of natural and physical resources.

PC52 is considered to have given particular regard to the above matters leading to the inclusion of the specific provisions relating to development in the Industrial Zone especially the introduction of new provisions to improve amenity values and create a more pleasant streetscape in the industrial areas in Feilding and within the villages.

PC52 does not propose to alter any sites known to be of particular significance to iwi. PC52 is consistent with Section 8 of the Act.
1.4 OTHER MATTERS CONSIDERED

1.4.1 National Policy Statements and Environmental Standards

There are no national policy statements or environmental standards specifically relevant to this topic, although matters in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and the National Environmental Standard for Electricity Transmission will be potentially relevant to individual sites or activities. Such NES provisions would be addressed as part of a land use or subdivision consent application under the Act.

1.4.2 Regional Policy Statement

In addition, the Act requires District Plan provisions to ‘give effect’ to the Regional Policy Statement (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.

Manawatu-Wanganui Regional Council’s Operative One Plan (One Plan) has no specific policies relating directly to industrial land use activities. However, objectives 3-1 and 3-3 together with Policy 3-2 relate to strategic integration and planning for infrastructure and urban development are relevant.

They direct territorial authorities to ensure that adverse effects from development and expansion of existing activities on infrastructure are avoided, as far as reasonably practical. Throughout the wider Plan review process, and where relevant to PC52, Council is proactively establishing strategies regarding land use, to ensure adverse effects on infrastructure are avoided as far as reasonably practical. The development of a structure plan for the Kawakawa Industrial Park Growth Area is an example of one method Council has implemented to provide for future land use demand and development in an integrated manner through PC52.

Other policies related to renewable energy, energy efficiency, waste, hazardous substances, groundwater quality and contaminated land are generally relevant. Related potential effects would be managed for the Industrial Zone through regional plan consent processes.

Manawatu-Wanganui Regional Council’s Operative One Plan includes specific requirements relating to the natural hazards. The natural hazards of relevance to PC52 are the risk of flooding and lateral spread in the Kawakawa Industrial Park area particularly adjacent to the Oroua River.

To give effect to the One Plan, Council has identified on the planning maps those areas likely to be affected by a 1:200 year flood event and areas likely to be affected by lateral spread liquefaction. These areas overlap significantly. Policies and rules are included to guide development to avoid unnecessary risk, by limiting land use to those activities least likely to impact, or be impacted by, potential hazards and to require mitigation of effects where development is proposed.

Mapping of such information in the Plan will assist to raise public awareness. The potential hazard prone areas were defined using precautionary assessment methodologies and consideration of the potential effects of climate change. PC52 gives partial effect to the One Plan objective 9-1 and policies 9-1 – 9-5 insofar as it relates to
industrial zoned land. The Council is undertaking a sectional review of the Plan, and natural hazard issues will be addressed as a standalone topic in a separate plan change in due course.

1.4.3 District Direction

At the District level, the Manawatu District Council’s Long Term Plan ("LTP") is relevant to PCS2. The LTP will assist the Council to achieve the vision for Feilding.

The LTP sets out a number of vision statements including:

"Feilding urban: A thriving community enjoying the most vibrant country town in New Zealand, servicing the regional rural sector."

Other documents relevant at a District level include:

- Feilding Urban Growth Framework Plan, 2013;
- Development Contributions Policy;
- Regional Land Transport Strategy.

1.5 BACKGROUND TO PLAN CHANGE

For some time Council has been aware of a need to provide additional land for industrial activities and improve the amenity values within industrial areas of the District, particularly in Feilding where the majority of industrial activity is centred.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan) confirmed the extent of land likely to be required over the next 30 years. It indicated areas best suited for industrial growth. One hundred and seventy hectares are presently zoned Industrial with much of it undeveloped. The Framework Plan estimates a further 15.6 hectares is required given growth scenarios and projections out to 2041. It considered whether the existing Industrial zoned land was appropriately located and configured to meet future demand. It concluded that the existing and proposed new areas on the periphery of Feilding are well located and of sufficient scale to meet likely future demand.

Community feedback between 2009 and 2013 highlighted that the quality of the visual amenity of the industrial landscape, particularly in and around the Kawakawa Industrial Park Growth Area was recognised as increasingly important. This support encouraged Council to focus amenity controls around building set-backs and landscaping adjacent to key routes and sites fronting or adjacent to other zones.

Landscape assessment research completed in relation to the Manfeild Special Development Zone (PC35) has contributed as a start point, to framing of the landscaping provisions for the Industrial zone. PC35 and the Business Zone Plan Change (PC46) which are both now operative, provided background to the appropriate amenity considerations in the Feilding context, where most of the existing Industrial zoned land is located.

Council commissioned Opus Consultants Ltd to complete a relatively high-level geotechnical evaluation of the potential risks of liquefaction within the area proposed to be zoned Industrial. The study confirmed that further site and development specific assessments will be required within Precinct 5. As a result, Council determined there was no direct benefit to completing more detailed assessment itself. Council will require and monitor this through the building consent process and the cost will be borne by the subdivider or developer who are the primary beneficiaries.
The following advisory note be added to new buildings of importance level 2, 3, 4 and 5 (NZS1170.0:2002, table 3.1):

“The Feilding Liquefaction Study Geotechnical Evaluation Interpretive Report dated 6 December 2013 recommends that building foundations must be designed to protect the building from damage due to subsidence by using short piles up to 3 metres depth, or by use of foundations that are tolerant to limited subsidence and can be easily repaired after an event. This is comparable to the recommended tolerances within Appendix B of the NZ Building Code Document B1.”

2. **REGULATORY FRAMEWORK/POLICY CONTEXT**

2.1 **EXISTING DISTRICT PLAN FRAMEWORK**

The Operative District Plan uses zones to manage land use effects across the District, and groups activities with similar effects into categories including Rural, Residential, Industrial, Recreation or Business zones.

The Feilding township is currently made up of largely Business and Industrial zoned land, together with small areas zoned Recreation and is surrounded by Residential zoned land with the hinterland zoned Rural.

Following completion of the Framework Plan, Council initiated PC46 (Feilding Town Centre) which reviewed the extent and capacity of the Business Zone. PC46 rezoned approximately 2 hectares of industrial land, immediately surrounding the town centre to a new Outer Business Zone. This Zone provides more accurately for the types of light industrial activities compatible with a vibrant commercial town centre.

**Industrial Zone**

The majority of Industrial zoned land is located in the Kawakawa Road/South Street/Turners Road area, on the edge of Feilding. The Industrial Zone also applies to a number of sites at Rongotea, capturing activities such as the sale yards and sites currently or formerly occupied by industrial activities. Other sites occupied by long established industrial activities at Makino Road and Lethbridge Road are also zoned Industrial.

Existing Objectives LU18 and LU19 recognise that some ‘bottom-line” environmental standards must still apply in the Industrial Zone in order to protect residents and the environment beyond the Zone, as well as those working within the Zone from potential adverse effects.

The operative objectives recognise that industrial areas generally comprise activities which inherently generate an element of ‘nuisance’ effect and that regardless it is still important to maintain a standard of amenity within the Zone.

A wide variety of activities have been provided for within the Industrial Zone and this has created issues which has at times constrained the operation of industry. As the only Zone available for industry, particularly heavier and larger industrial activities, there is a reliance on this Zone to meet the needs of the community.

Since the District Plan was prepared in 2002, community expectations have changed, and enhanced visual amenity is now considered appropriate for the Industrial Zone, particularly the visual impacts of industrial activities as experienced within the Zone and from adjacent zones and public spaces.
Council has researched the growth potential and identified appropriate areas suitable to accommodate projected future growth of industrial demand for land. This is in response to concerns and recognition that industrial activities have significantly constrained location options beyond land zoned Industrial and the importance of ensuring sufficient location options continue to exist.

In 2013, Council commissioned the Feilding Urban Growth Strategy – Engineering Services Assessment\(^8\) which assessed the infrastructural implications of the Framework Plan. This included an assessment of stormwater requirements to meet the proposed structure plan for Precinct 5\(^9\). Recommendations included options to address the potential effects on the environment, and the risks associated with increased stormwater run-off resulting from greater use of impermeable surfaces as part of proposed industrial expansion, if not appropriately managed.

2.2 SUMMARY OF PROPOSED CHANGE

Areas to be zoned Industrial

PC52 largely confirms the existing areas zoned Industrial and builds on the changes to zoning adopted via PC46. The Zone objectives and policies are updated to reflect the assessment of future growth and development of the Kawakawa Industrial Park Growth Area structure plan.

The Feilding Growth Assessment Report by Property Economics 2012 identifies that:

“projected industrial land requirements of 15.6 hectares over the assessed period to 2041 can easily be absorbed by the zoned provision suggesting no additional industrial land zoning is required”.

This Framework Plan considered that assessment and estimates that 170 hectares of land is currently zoned Industrial within Feilding. This land tends to be in larger parcels and limited ownerships. Council considers it prudent to ensure that choices around location and site size are retained for the future. Significant Industrial zoned land is currently undeveloped or used for residential or rural lifestyle purposes. The Framework Plan identifies an additional 34 hectares of land as a deferred industrial zone, as a means to consolidate industrial activities and to ensure a range of location options are maintained for the longer term. The process of deferral can create uncertainty for landowners and Council in relation to timing and appropriate land uses in the interim period. In a strategic sense there is no particular benefit achieved by deferring the rezoning of this land. PC52 rezones this land as Industrial whilst enabling existing activities to continue to operate and expand, until such time as the market determines that industrial development is appropriate.

Council considered the merits of also re-zoning adjacent Residential and Rural land fronting South Street. However, this was not deemed necessary nor efficient given the volume of land made available by PC52, even when it is recognised that significant areas are potentially excluded through provision for amenity buffer areas.

\(^8\) Feilding Urban Growth Strategy – Engineering Services Assessment, MWH, June 2013

\(^9\) Feilding Urban Growth Framework Plan; Boffa Miskell 2013
The Mahinui/Awa Street areas retain an Industrial Zoning as this best reflects current and anticipated future uses of the area, consistent with the Framework Plan.

A review of the Industrial zoned areas beyond Feilding confirmed the following:

- Makino Road and Lethbridge Road sites remain appropriate for the future due to the continuing operation of long established industrial activities on relatively single purpose zoned sites. Council is not aware of any specific issues for rural or residential landowners in the vicinity.

- Rongotea comprises a number of sites zoned Industrial, which are surrounded predominantly by Village zoned land, and a small area of Business Zone. Community and landowner feedback confirmed that these sites are currently used or likely to be used for industrial or related activities in future. The local community expressed a strong desire to see the status quo retained.

Changes to the District Planning maps to reflect removal of Industrial zone status from sites, through PC46 and via boundary adjustments with PNCC will also be updated as minor amendments in accordance with Clause 16 First Schedule RMA.

**Lateral Spread Overlay**

Manawatu-Wanganui Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013. This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study completed by Opus Consultants Ltd, found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the Lateral Spread Overlay on the planning maps.

**Mapping of 1:200 Year Flood Event**

Manawatu-Wanganui Regional Council’s Operative One Plan includes specific requirements relating to the natural hazards. The natural hazards of relevance to PC52 are the risk of flooding and lateral spread in the Kawakawa Industrial Park area particularly adjacent to the Oroua River.

However, to give effect to the One Plan, PC52 has also identified on the planning maps those areas likely to be affected by a 1:200 year flood event and areas likely to be affected by lateral spread liquefaction. These areas overlap significantly. The 1:200 year flood event issues are managed in the District Plan via existing the Flood Channel Zone. Policies and rules are included to guide development to avoid unnecessary risk, by limiting land use to those activities least likely to impact, or be impacted by, potential hazards and to require mitigation of effects where development is proposed.

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Mapping of such information in the Plan will assist to raise public awareness. The potential hazard prone areas were defined using precautionary assessment methodologies and consideration of the potential effects of climate change.

**Purpose of the Zone**

The objectives proposed for the Industrial Zone, enable industrial activities to operate with minimal limitations and without risk of compromise due to reverse sensitivity constraints within the Zone. At the same time, there is a stronger focus on achieving a relatively higher quality amenity and avoiding effects on the environment, both within and beyond the Industrial Zone.

PC52 includes a shift to provide for all industry within the permitted activity class, subject to compliance with performance standards. The Plan Change acknowledges that the Industrial Zone is the only zone where heavy industry of whatever scale is provided for, and as such seeks to facilitate such development by limiting provision for non-industrial activities in the Zone. Rules are intended to enable industry, manage the effects and minimise risks of reverse sensitivity within the Zone itself.

A key focus was to review the appropriateness of activities currently provided for within the Zone and consider the potential for future reverse sensitivity issues and the adequacy of existing performance standards to address potential effects which may constrain the operation of industrial activities. Activities compatible with the Industrial Zone objectives are provided for, along with performance standards to ensure sustainable development of our natural and physical resources.

Other significant changes include a requirement for a higher quality of visual amenity in the Industrial Zone. The Kawakawa Road /South Street/Turners Road industrial area is highly visible beyond the Zone, given its proximity to major transport routes. Provision and maintenance of both public and private infrastructure and landscaping has a significant impact on the visual amenity of the surrounding environment.

Structure plans are being introduced as part of the wider Plan review process and new development will need to be consistent with the intent of the Kawakawa Industrial Park Growth Area. Policies focus on encouraging appropriate activities and avoiding those too sensitive for an industrial environment, whilst achieving improved streetscape amenity and design outcomes including integration with existing services and development, to avoid, remedy or mitigate any potential adverse effects within and beyond the Zone.

Provisions and language have been simplified where possible. Landscaping and screen planting provisions generally consistent with those introduced in PC35 (Manfeild Park Zone) have been included. Such provisions have been adapted to reflect an industrial amenity and environment. Dwellings are not provided for in this Zone.

The Plan Change removes the controlled activity class, providing more certainty for developers of industry and clarifies the non-complying activity class as the default for activities not provided for elsewhere. This rule will replace existing Rule A2 (2.1), as it applied to the Industrial Zone only. Currently it applies District wide and will be retained until the end of the review process.
2.3 CHRONOLOGY AND CONSULTATION

2.3.1 A range of consultation and information sharing initiatives have been undertaken since the commencement of the District Plan review and Feilding Urban Growth project in 2009 including:

- Community Information Days comprising 3 days over August and September 2010.
- Landowner consultation in the form of letters and interviews in August/September 2012.

Feedback received indicated that the key industrial related issues, as summarised in the Issues Report 2013, were:

1. Zone boundaries
   - Kawakawa Rd Extension (Feilding) – Possible extension of this area.
   - Loss of soil and water resources - ensure industrial activities and expansion of the industrial zone, does not adversely affect the life supporting capacity of soil and water resources.
   - Risks of over or under supply of industrial land. Is existing zone appropriately located relative to demand, efficient resource use and environmental effects? *(Partly addressed by PC46)*
   - Mixed zone (Feilding) - What are the appropriate limits to activities in a mixed business/ commercial zone and small to medium industrial zone? *(Addressed by PC46)*

2. Reverse sensitivity
   - Limited location choices for industrial activities - Industrial activities have limited location options. It is important that industrial zones generally be protected so that activities can operate without compromise by more sensitive activities that may locate elsewhere.
     At present hotels, specialist services and commercial activities are all permitted activities.
   - Establish a buffer around new industrial zones - Existing 4.5m yard is insufficient to achieve an effective buffer of potential effects.
   - Rule B5 5.3.1 H) – Electrical interference; Look at the PNCC standard.
   - Rule B5 5.3.1 D) – Noise (Business zone) - Noise being covered as a district wide rule for all zones.
3. Amenity

- Visual impacts on arterial routes to the urban area ie key routes around and into the urban area. Amenity of the industrial landscape is recognised as increasingly important, within area dominated by small to medium industrial activities:
  - Often highly visible sites located on prominent transport routes or entrances to towns.
  - The public visit to obtain goods and services, increasing trend to mix recreational and retail with industrial.
  - Provide a higher amenity for workers within the zone.
  - Focus all amenity controls – design and landscaping on these key routes and sites fronting or opposite other zones – not just residential zones eg reserves and business zones also affected.
  - Lack of landscaping requirements. Minimal provision at present and no density, species or height requirements to ensure effectiveness of planting to improve amenity. It is common to require varying degrees of landscaping for new activities establishing, particularly for key streetscapes – heavy traffic routes or highly visible locations. Provisions should be consistent or not more onerous than requirements in the business zones.
  - Control design of building façade on and key arterial urban entrance routes only - Generally utilitarian design of buildings and outdoor activities can adversely affect the amenity values of adjoining activities particularly at zone boundaries. Consider controls of facades to compliment any landscaping controls.
  - Fences and Walls - Consider limiting the use of solid walls and fences to internal boundaries and not on boundaries where landscaping is required.
  - Parking areas - Usual to only require any landscaping or mitigation of visual impact of parking areas where these are on prominent or highly visible boundaries.
  - Signage - Clutter of signage and poor quality displays can impact visual amenity. *Signage is dealt with via the District Wide Rules (PC55).*
  - Building Height - Landscaping assessment should give guidance on appropriate height limits in Feilding and Rongotea industrial zones.

4. Activity Status

- The hierarchy of activity status needs to reflect the purpose of the Zone and ensure that it:
  - encourages industrial activities to locate within the Zone in preference to other zones; and
  - appropriately manages the effects of industrial activities in a logical and transparent manner.

Industrial activities are strictly regulated in all other zones, so the focus in the Industrial Zone should be to enable industrial activities rather than attempt to
locate in other zones. The Zone needs to meet the needs of industry by way of infrastructure, location, scale and level of consent restrictions.

2.3.2 The draft Plan change 52 provisions were circulated to Nga Manu Taiko (the Council’s Marae Consultative Committee) and representatives of the following iwi authorities and Marae in February 2016 and informal feedback sought. No feedback has been received to date:

- Ngati Kauwhata
- Te Runanga o Ngāti Apa Trust
- Te Pātiki Trust
- Te Runanga o Ngāti Hauiti
- Te Runanga o Raukawa Incorporated
- Tanenuiarangi Manawatū Incorporated
- Rangitāne o Tāmaki nui a Rua
- Marae-Aorangi,Kauwhata, Kotuku, Parewahawaha, Poupatate, Te Rangimarie, Taumata O Te Re, Te Hiiri, Te Tikanga, Te Au and Paranui

2.3.3 The draft Plan change 52 provisions were circulated widely to key stakeholders in February 2016 and informal feedback sought. Feedback was received from the following parties:

- Horizons Regional Council in relation to ‘giving effect’ to the One Plan through flood hazard and stormwater neutrality regulation.
- NZ Fire Service Commission who support rule 16.4.2 relating to water supply.
- HW Richardson Group in relation to reverse sensitivity and amenity issues and the appropriateness of activity classes, height, yards and landscape provisions.
- K and B Quigley, R and M Taylor in relation to potential amenity effects for rural and residential zoned land adjacent to South Street and to the north of Kawakawa Industrial Park.
- Ballance Agri Nutrients opposing the indicative road location on the structure plan, the landscaping, screening and streetscape design provisions and concern about the activity status of bulk fertiliser storage in the Zone.
- NZ Transport Agency in relation to timing and funding of upgrades likely to be required at the Turners Road/State Highway 54 intersection as the development of the area proceeds. Concern also that plants adjacent to arterial road be frangible for safety reasons.
- The Oil Companies in relation to reverse sensitivity and the focus on enhancing amenity values and the appropriateness of activity classes, height, yards and landscape provisions.
- D Mody, H Wheeler, G Morris and Rongotea Community Committee opposing the proposed rezoning of land within the Rongotea township from Industrial to Village Zone.
2.4 SUPPORTING TECHNICAL EVIDENCE

2.4.1 The Council completed or commissioned relevant technical reports and supporting documents to inform the development and drafting of PC52. These include:

- Palmerston North City and Manawatu District Industrial Land Use Planning Review (Stage One Report), May 2007
- Feilding Growth Assessment; Property Economics 2012
- Lifelines Project; Manawatu-Wanganui Regional Council
- Feilding Urban Growth Framework Plan; Boffa Miskell 2013
- Feilding Urban Growth Strategy – Engineering Services Assessment, MWH, June 2013
- The Feilding Liquefaction Study Geotechnical Evaluation Interpretive Report, Opus Consultants Ltd, December 2013

2.4.2 Other supporting reports and studies informing the development of PC52 include:

- Long Term Plan 2012 – 2022, Manawatu District Council
- State of the Environment Manawatu 2007, Manawatu District Council
- Manfeild Park rezoning to “Manfeild Park Zone” and “Special Development Zone” Private Plan Change 35 Decision Report 2013, Manawatu District Council
- Feilding Town Centre including the business zoning provisions and historic built heritage. Also including new Chapters 1 (Introduction) and 2 (Definitions) Proposed Plan Change 46, Notification Report and S32 Evaluation August 2013, Manawatu District Council
- Internal staff review of other Plans in relation to methods for managing the effects of high impact industries and roading impacts including Turners Road/SH54.

3. EVALUATION OF ALTERNATIVES AND THE PREFERRED OPTION

1.1 INTRODUCTION

3.1.1 The Resource Management Act 1991 (the Act) requires that when a Council undertakes a plan change it must produce a report evaluating the proposed provisions. This is known as a Section 32 Report. This report contains an evaluation of proposed Plan Change 52, prepared in accordance with section 32 of the Resource Management Act (as amended 2013).

The evaluation examines:

- the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act (to promote the sustainable management of natural and physical resources), and

- whether, the provisions are the most appropriate way to achieve the objectives by
  - identifying other reasonably practicable options for achieving the objectives; and
assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

summarising the reasons for deciding on the provisions; and

• contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the proposal.

For the purposes of this examination, the evaluation must:

• Identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions including the opportunities for –

  o economic growth that are anticipated to be provided or reduced; and

  o employment that are anticipated to be provided or reduced; and

• if practicable, quantify the benefits and costs referred to above; and

• assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

3.1.2 This part of the report considers alternatives to the proposed objectives, policies and rules relating to enabling industrial activities within the District whilst sustainably managing the effects of such activities on the environment. As PC52 has been prepared as part of the sectional review of the District Plan, all existing related objectives, policies and rules maintained or amended by the Plan Change are also evaluated. The following options are evaluated in Section 3.2 of this report:

1. Plan Change as proposed.

2. Retain Status Quo.

3. Regulate Location of Small, Medium and Large Industry.

3.1.3 The conclusions of that evaluation are summarised in Section 3.3.

3.1.4 An assessment of the appropriateness of the proposed objectives to meet the purpose of the Act is contained in Section 3.4 of this report.

A key requirement of section 32 is the analysis needed under s32(1)(a) of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

Section 5 of the Act states:

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remediating, or mitigating any adverse effects of activities on the environment.
Appropriateness in this evaluation is the suitability of any particular objective in achieving the purpose of the Act. To assist in determining whether an objective is appropriate, consideration is given, to its effectiveness and efficiency in achieving the purpose of the Act where:

- Effectiveness is the degree to which Section 5 of the Act will be achieved. It considers the extent to which the positive outcomes sought will be achieved.
- Efficiency is the assessment of costs to achieve the positive outcomes, expressed as a cost.

3.1.5 Section 3.5 provides an evaluation of the appropriateness of the policies to achieve the proposed objectives.

3.1.6 Sections 3.6 and 3.7 provide an evaluation of the appropriateness of the methods, both regulatory and non-regulatory, to achieve the proposed objectives.

1.2 EVALUATION OF OPTIONS

1.2.1 Option One: Plan Change 52 as Proposed (Preferred Option)

This option includes the detailed description of amendments discussed in Part One of this Report.

<table>
<thead>
<tr>
<th>Proposed Plan Change 52</th>
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<tbody>
<tr>
<td>The preferred option:</td>
</tr>
<tr>
<td>• Encourages industrial activities to locate in the Zone by simplifying the regulatory approach, providing clear performance standards and minimising the potential for reverse sensitivity issues by limiting non-industrial development. Within the Zone decisions around the scale of industrial activities are left largely to the market.</td>
</tr>
<tr>
<td>• Focuses future industrial activities and development around Feilding and largely retains the zone boundaries in other settlements recognising existing landuse patterns.</td>
</tr>
<tr>
<td>• Rezones significant new land to Industrial in the Kawakawa Road area, to better reflect anticipated future land uses consistent with recently completed growth assessment and structure planning research.</td>
</tr>
<tr>
<td>• Better integrates existing and new infrastructure and development within the Feilding Industrial Zone with requirements to adhere to the Kawakawa Industrial Park Growth Area, structure plan where relevant.</td>
</tr>
<tr>
<td>• Strengthens landscaping and screening rules to improve the amenity values of the industrial environment and surrounding areas.</td>
</tr>
<tr>
<td>• Rationalises and simplifies the existing regulatory framework to facilitate industrial activity.</td>
</tr>
</tbody>
</table>

Benefits

- Encourages industrial development and expansion by providing greater certainty of process and requirements and a clear commitment to the Kawakawa Industrial Park Growth Area.
- Reduces the potential exposure of industrial activities to operational constraints due to reverse sensitivity issues. Such issues could otherwise result from activities establishing in the Zone even though they may be sensitive to the effects of industrial activities.
- Improves amenity in and adjacent to the Industrial Zone and facilitates a more pleasant work environment. A more streamlined approach to landscaping and screen planting, across various zones will improve legibility and understanding for Plan users.
• Better integrates provision of infrastructure through adherence to the intent of the Kawakawa Industrial Park Growth Area structure plan. Potential cost savings with more integrated planning of services.

• Plan provisions better enable co-ordination of development.

Costs
• Additional costs for industrial operators in relation to restricted use of buffer yards and requirements to landscape sites and screen activities.

• Some loss of flexibility for developers in relation to the location and layout of activities on-site.

• Additional costs for Council of preparing and maintain the structure plan/s and for developers in complying with the structure plan/s.

• Larger scale industrial activities may still need to obtain a resource consent, where potential effects breach performance standards.

• Non-industrial activities may have reduced location options, which may add some cost.

• Potential for land fragmentation within the Zone to limit location options for the very largest scale industrial activities.

Efficiency
• More efficient provision of infrastructure will be achieved, as all development will be required to adhere consistently to the structure plan.

• The District Plan clearly shows where industrial activities are anticipated. A relatively permissive approach is taken to anticipated activities.

• Plan requirements are easily understood and clear at the outset of any development.

• Any risks of land fragmentation compromising the ability of industry to establish can be monitored by Council and addressed, if required. At this point, it is not deemed an issue and would not be considered efficient to include additional zone layers.

• On balance, the benefits outweigh the costs. The Plan change efficiently provides for use and development of land in the industrial Zone while avoiding, remedying or mitigating adverse effects on the environment.

Effectiveness
• Reasonably, effective, though landscaping and integration of services will only apply to new development or expansion of existing activities. Amenity values will improve over time.

• Encourages availability of suitable land for industry and in sufficient quantity to enable choice of location and site size for the longer term, facilitating the potential for new industrial development in key areas of the District.
Opportunities for Economic Growth and Employment

Council seeks to attract new industries and encourage retention and expansion of existing industry. Option One broadly simplifies the process for industrial activities wishing to expand or establish in the District. This may encourage expansion of industrial activity in the medium term.

All industrial activities are provided for as permitted. This is intended to demonstrate that Council and the community encourages industry including, high impact industries to locate in the area–where previously these activities were mostly assigned discretionary activity status.

 Provision of additional land, previously zoned rural, for industry at Kawakawa Industrial Park Growth Area, should reduce the potential for reverse sensitivity issues in the vicinity over time. It will also ensure an adequate volume of suitable land is available to satisfy future demand out to 2041, as documented in the Feilding Growth Assessment prepared by Property Economics in 2012. The report identifies that the majority of growth and demand will occur prior to 2021 so land needs to be zoned now.

The option of deferring rezoning additional areas identified in the Framework Plan, was considered. The process of deferral can create uncertainty for landowners and Council about timing and appropriate land uses in the interim period. In a strategic sense there is no particular benefit achieved by deferring the rezoning of this land. This is particularly true as PC52 provides for continuation and expansion of existing activities, to enable economic and best use of land resources until the market determines that industrial activities are a more attractive land use option.

These actions together will enable Manawatu to capitalise on potential employment and other economic benefits that may result from expansion of industrial activity in the District.

Risk of Acting or not Acting if there is Uncertain or Insufficient Information

There is sufficient information to act as proposed. It would be inappropriate not to act on the information Council has collated and as documented in Section 2.4.1 of this report. Not acting would likely result in fewer growth and employment opportunities as development would be more complex and regulated than proposed by this Plan change option. Reverse Sensitivity issues may further constrain existing industrial operations and discourage future investment in the District. Amenity values along key transport routes and within zones with industry adjacent would likely deteriorate over time, without the encouragement provided through PC52 to enhance such values.

Appropriateness

This option strikes an appropriate balance between enabling industrial activities to establish in the District with some degree of certainty, whilst also ensuring that actual and potential adverse effects will be avoided, remedied or mitigated or a consent process required to enable consideration of the effects on the environment. By restricting the establishment of non-industrial activities in this Zone, it also addresses the fact that this is the only place where industry (other than light industry) should be located, and minimises the potential for reverse sensitivity issues to constrain industrial activities.
### 1.2.2 Option Two: - Retain the Status Quo (Alternative Option)

<table>
<thead>
<tr>
<th>Retain the Status Quo</th>
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</thead>
<tbody>
<tr>
<td>Retain the existing regulatory framework of objectives, policies and methods contained in the Operative District Plan. No additional land would be zoned for industry. These provisions could be ‘rolled over’ and notified without substantive change.</td>
</tr>
</tbody>
</table>

#### Benefits
- Initially there would be a small reduction in costs to Council, with a simplified review process.
- Low implementation costs and maintains a relatively permissive approach with a level of familiarity and confidence for landowners in rolling over existing rules and performance standards.
- Avoids costs associated with adhering to landscaping and structure plan requirements proposed with PC52.
- Potentially retains some greater flexibility in location and site layout options for landowners.

#### Costs
- Does not address issues raised by stakeholders through consultation including the need to:
  - enhance the amenity values of the industrial environment and the impact on surrounding areas;
  - ensure sufficient land is available for future industrial growth;
  - address the protection of the amenity values enjoyed by sensitive activities established on adjacent land fronting South Street zoned Rural or Residential.
  - integrate development through adherence to a comprehensive structure plan developed for the Kawakawa Industrial Park Growth Area; and
  - recognise changes in planning methods and practice along with other technical approaches to managing the potential effects of industrial activities, including greater use of tools such as structure plans to achieve coordination of development.

- Review process could become complex and costly, as interests compete to address amenity and reverse sensitivity issues identified during notification of the review.

#### Efficiency & Effectiveness
- Not responsive to stakeholder feedback about issues with the current provisions, therefore unlikely to be effective in achieving sustainable management, as it does not meet the needs of the community particularly in respect of amenity values and reverse sensitivity issues.
- Does not create efficient use of resources as exposure to reverse sensitivity for industrial operators can lead to significant constraint of activities and discourage use of the available Industrial zoned land. This option does not stop inappropriate uses establishing in the Industrial Zone.
- Absence of structure plans as tools for integrating efficient provision of infrastructure and managing amenity would reduce the effectiveness and efficiency of the District Plan to achieve sustainable management.
- On balance, the costs outweigh the benefits. The status quo option does not efficiently provide for use and development of land in the Industrial Zone, does not appropriately give effect to the One Plan (especially in regard to objectives 3-1, 3-3 and policies 3-2 and 3-4), does not align with Council’s strategic approach and would be ineffective in avoiding, remediying or mitigating adverse effects on the environment.
## Opportunities for Economic Growth and Employment

The existing consenting approach especially for high impact industries seeking to expand or establish in the District does not appear to encourage development. This is perhaps only a perception but it may limit potential industrial activity in the short to medium term.

### Risk of Acting or not Acting if there is Uncertain or Insufficient Information

There is sufficient information to evaluate options. Not acting means the existing industrial provisions would continue to apply. These are more restrictive than necessary, limit opportunities to enhance the amenity of industrial areas and retain exposure to the reverse sensitivity effects of non-industrial activities.

### Appropriateness

This option does not include appropriate objectives, which are the most appropriate way to achieve the purpose of the Act. It does not address the issues relevant to sustainable management for the future of the District, and therefore is unlikely be capable of avoiding, remedying or mitigating environmental effects generated by potential future activities in the Zone. It does not take account of the most appropriate methods to enable industrial activities, it does not address the issues raised in community consultation, does not give effect to the One Plan and does not address the potential for reverse sensitivity effects.

### 1.2.3 Option Three: - Regulate Location of Small/Medium vs Large Industry (Alternative Option)

#### Distinguish location of industry by scale

Provide for small industry as permitted activities, in areas closer to Feilding town centre presently zoned Industrial (Zone A) and restrict location of large industry to the outer areas of existing Industrial zoned land (Zone B). This would create clusters of industry by scale but also likely by effect. Rules and performance standards would be targeted to the effects generated by industry at varied scales.

#### Benefits

- Addresses community concern about risks of under or over supply of land and facilitates coordination of infrastructure to suit anticipated land use. This is important given the huge variation in demand, particularly for water, wastewater and stormwater services.
- Preserves land options (Zone B) for largest industrial activities which can struggle to find sites of sufficient size. It would avoid the potential for land within a single Industrial Zone to become fragmented over time, as subdivision would be restricted.
- Allows the market to determine where within the Industrial A or B zones is most appropriate for a given industrial activity.
- Would encourage smaller industrial activities with requirements for a relatively high amenity environment to cluster, e.g. where retail/showrooms for products are common. This would enable clearer distinctions of amenity requirements within each of the industrial zones.
- Amenity controls within the Zone could be simplified for Zone B, where in Zone amenity considerations are typically less important with reduced costs to mitigate such effects.
- Enables reduction of regulation as rules and performance standards would be targeted to the scale of industry. May increase the percentage of smaller industry development without a consent application process.
Costs
- Creates an unnecessary and more complex network of regulation for industrial activities rather than focusing on the effects generated. The potential for fragmentation is not established as an issue that needs to be addressed in the Plan, in time this could change.
- Reduced location options within industrially zoned areas, particularly for smaller industries, as they will no longer have the option of land in Zone B.
- Location options are already constrained, being limited to the Industrial Zone only (except for light industry).
- Increased consent costs if wish to locate in areas other than those specified for the particular scale of industry.
- Assessment more likely to be case by case and that process may create inefficiencies and uncertainties, which in turn lead to additional costs for Council and landowners.

Efficiency
- This option is more efficient and effective than Option Two as it would include updates to best practice and consistency with the rest of the Sectional Plan review approach. It provides opportunities to enhance amenity values and, in some situations, will encourage industrial activities, whilst in other situations it will be more costly, restrictive and bureaucratic.
- On balance, this option is unnecessarily complex and may itself fragment industrial land, and may limit location options for specific scales of industrial activity or create requirements for additional consents to enable location within another industrial zone. These potential outcomes make this Option less effective and less efficient in achieving the purpose of the Act than Option One.
- This option does not promote industrial activities in the medium to long term. This option is not supported by the various technical reports obtained by Council which tend to support the preferred option.

Opportunities for Economic Growth and Employment
Option Three is potentially a more onerous consenting approach. This may limit potential industrial activity in the medium term. On the other hand, it may facilitate more certainty for large industry about availability of sites for their specific activities in the short term, and thus encourage development. It is similar to other options in that it involves the same areas of land and has comparable provisions.

The Feilding Growth Assessment prepared by Property Economics in 2012 identifies that demand for industrial land out to 2041 will predominantly be in the manufacturing sector with projected demand for 10.4 hectares by 2031 and the wholesale trade sector with projected demand for 3.5 hectares by 2041. It is reasonable to assume that demand for the very largest of industrial sites such as timber processing or similar could be readily accommodated, including retention of location choice within the wider Kawakawa Industrial Park Growth Area.

It is not be necessary to establish layers of industrial zones to capitalise on the projected growth in industrial activity, nor to address issues of amenity and reverse sensitivity, which may otherwise constrain industrial development or expansion.

Risk of Acting or not Acting if there is Uncertain or Insufficient Information
There is sufficient information to act. Not acting would mean the industrial provisions would continue to be more regulatory than is necessary and on balance potentially limit opportunities for industrial activities. However two industrial zones is not supported by the recent growth review refer to Section 2.4.1 of this report for details.
### Appropriateness

This option is not considered appropriate, as it does not strike an appropriate balance between enabling industry flexibility to establish within the Zone as they determine best meets their requirements. It creates additional levels of zoning and complicates the District Plan structure, for this District and this does not appear to be necessary considering the projected future demand for land. No substantive evidence has been produced to indicate that this is a necessary or appropriate way to achieve the purpose of the Act.

1.3 **PROPOSED CHANGES TO THE DISTRICT PLAN**

The analysis undertaken above concludes that PC52 is the best way to ensure sustainable management of the natural and physical resources related to the Industrial Zone and provision for industrial activities in the District. The intention of PC52 is to sustainably manage provision for industrial activities within the District in a way that is both effective and efficient.

PC52 reviews the existing Industrial Zone provisions. This is required by the Act and issues were identified in preliminary consultation with stakeholders at the commencement of the District Plan Review project.

The Operative Plan does not take account of structure plans that are being developed for part of the industrially zoned land in Feilding and does not adequately signal Council’s desire to positively enable industrial development in a way that avoids, remedies or mitigates any adverse effects. In addition, the Plan does not presently recognise or address the significant potential adverse effects on industry, of continuing to enable non-industrial activities to also establish in the Zone.

3.4 **APPROPRIATENESS OF PROPOSED OBJECTIVES**

Existing objectives in Section 4.7 Industrial Zones have been reviewed and are to be deleted as part of this Plan Change and replaced by the following proposed objectives. The following assessment evaluates the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

**Objective 1**

*To promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.*

Objective 1 signals that the Industrial Zone is the place where industrial activity is to be enabled; and that priority be given to the protection and sustainability of such activities. The objective clearly articulates the positive priority to promote establishment of industrial activity and enable operation without undue constraint.

It addresses a key issue facing industrial operators within the District; namely risk of compromise of industrial operations by location of non-industrial activities sensitive to effects of industry within the Zone. The intent is to minimise and where possible avoid potential reverse sensitivity issues due to the potential of operational constraints for industry.

This objective is both efficient and effective in achieving the purpose of the Act in that it directs and enables Council to provide for the particular location requirements of industrial activities and addresses projected future demand for such land, contributing to a safeguard of community well-being and is well-aligned to Council’s wider strategic approach.
**Objective 2**

To promote and enhance *amenity values* within the Industrial Zone, whilst managing adverse *effects* of industrial activities on the *environment* beyond the Zone, particularly visual amenity of the surrounding *environment*.

Objective 2 gives greater priority to enhancement of amenity values within the Zone than existing objective LU19. A lower standard of amenity values has previously been accepted for activities conducted in the Industrial Zone. This objective addresses community concern about the resulting poor amenity values experienced within and adjacent to the Industrial Zone. Major areas zoned Industrial are also relatively visible to the public, being adjacent to key transport routes or public spaces such as Manfeild Park.

The second part of the objective focuses on the environment beyond the Industrial Zone, to ensure adverse effects especially visual amenity values are managed beyond the Zone.

**Summary**

As indicated above the objectives provide for continued operation and expansion of industrial activities, whilst achieving sustainable management of the environment by managing the effects generated by those activities and encouraging enhancement of the amenity both within the Industrial Zone and the surrounding environment in a permissive growth enabling manner.

On balance, revising and updating the existing Industrial Zone objectives and replacing them as proposed in PC52, is the most appropriate way to achieve the sustainable management of physical resources related to industrial activities in the District and achieve the purpose of the Act.

### 3.5 Evaluation of Policies

An evaluation of whether, having regard to their efficiency and effectiveness, the proposed policies are the most appropriate way to achieve the objectives is set out below:

<table>
<thead>
<tr>
<th>Proposed Policies to achieve Objective 1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 To enable a wide range of industrial and compatible ancillary activities to locate and operate within the Industrial Zone.</td>
</tr>
<tr>
<td>1.2 To manage the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial Zone, where the effects on existing and potential future industrial activities in the Zone will be more than minor.</td>
</tr>
<tr>
<td>1.3 To control the design of building foundations, new infrastructure and associated works on sites identified as susceptible to lateral spreading hazards on the planning maps.</td>
</tr>
</tbody>
</table>

**Benefits**

**Environmental**

- Avoids reverse sensitivity issues as far as possible by carefully considering the effects of activities not provided for as permitted or restricted discretionary to ensure that they do not constrain existing or potential future industrial activities in the Industrial Zone.
- Policies provide for a range of activities, while controlling incompatible activities.
- Facilitates the clustering of industrial activities together and the containment of environmental effects within the Zone and safeguards the environment within other more sensitive zones.
• Assists to discourage industry from seeking to establish beyond the Industrial Zone with the inherent risks to the amenity values of the receiving environment. This alternative would result in costly duplication and lack of integration infrastructure services, greater risk of adverse effects for sensitive activities in the surrounding environment, and less certainty for landowners and industrial operators about where industrial activities may or may not be permitted to establish. The policies assist to avoid this scenario.

Economic
• The Framework Plan confirmed the extent of land likely to be required over the next 30 years. It indicated areas best suited for industrial growth. One hundred and seventy hectares are presently zoned Industrial with much of it undeveloped. The Framework Plan estimates a further 15.6 hectares is required given growth scenarios and projections out to 2041. The Plan review process considered whether the existing industrial zoned land was appropriately located and configured to meet future demand. Council concluded that the existing and proposed new areas of industrial zoned land, on the periphery of Feilding are well located and of sufficient scale to meet likely future demand.

• The District anticipates economic growth will require industrial growth and recognises the competition with neighbouring territorial authorities. Provision of industrially zoned land located within close proximity to key transport links, labour force and of sufficient scale and appropriate amenity, will facilitate industrial growth in Manawatu, along with likely employment opportunities.

• Provides greater certainty and detail that the zone is intended for industrial activities, and that operations will not be compromised by sensitive activities locating within the Zone. Likely reduced consenting costs, provided performance standards are achieved.

• Provides for a range of activities likely to be compatible with the effects of industry.

• Provides certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities.

Social/Cultural
• Avoids inappropriate location of sensitive activities within the Industrial Zone, and the resulting adverse social effects potentially caused by such activities encouraging people into the Zone for purposes other than those associated with industrial activities.

• Discourages establishment of industrial activities in other zones, and the associated adverse effects this may cause, in more sensitive areas.

Costs

Environmental
• Fewer non-industrial activities will be permitted in the Zone, which may lead to the effects of industry becoming more concentrated with the potential for cumulative effects. Potentially greater need to monitor the environment in relation to effects such as noise, odour, water or air quality.

Economic
• Depending on demand for industrial land, there may be a drop in land value as the options for using the land for non-industrial activities are reduced via these policies. It will depend on whether this encourages more industry to establish in its place.

• Increase consent costs to establish non-industrial activities. This is particularly likely for the Zone at Rongotea, where the more flexible mixed uses approach to permitted activities provided well for a range of commercial and industrial activities.
Social/ Cultural

- Reduced options for location of non-industrial activities in the Zone may have some minor social or cultural costs, such as reduced access to employment. Alternatively, in smaller settlements additional consent processes may discourage development.

- Although the Rongotea community specifically requested retention of the Industrial Zone, the narrowing of the range of permitted activities and inclusion of additional landscaping and screening performance standards may create additional consent costs and compliance issues in future.

Effectiveness: These policies are effective as they align closely with the focus of objective 1. They explicitly enable a range of industrial activities and make limited provision for non-industrial activities that are compatible, whilst discouraging the more sensitive activities, such as residential, from establishing in the Zone. The policies will assist to discourage industry seeking to establish beyond the Industrial Zone. The policies are clear and concise in the message that the Zone is principally to be available for industrial activities.

Efficiency: Policies are clear and concise, which makes it efficient for Plan users.

 Appropriateness: They make some provision for non-industrial activities in limited scenarios, where they are likely to be compatible with the effects of industry, but otherwise are clear about the Zone being primarily for industry. This will provide certainty and clarity for businesses within the District and wider region looking to invest in new or to expand existing industrial facilities.

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

There is sufficient information to assess the options. A risk of not acting may be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry who may be encouraged to locate beyond this Zone, which in turn may compromise the quality of that environment and costs to the community through lost development and economic opportunities.

Proposed Policies to achieve Objective 2

2.1 To require subdivision, use and development be consistent with any structure plan, including demonstrating safe integration with existing street layouts, to ensure a sustainable pattern of development.

2.2 To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on heritage.

2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary including any effects associated with noise, glare or night lighting, to protect the amenity values of the surrounding environment.

2.4 To require industrial activities to locate within the Industrial Zone, to ensure that effects of these activities, particularly related to infrastructure, traffic, noise and amenity values are as far as practicable confined to the Zone.

2.5 To require subdivision, use and development in the Industrial Zone to be designed to maintain or enhance the visual amenity values and streetscape within the Zone and when viewed from other zones and any public place.
**Comment** These policies focus on managing activities within the Zone to avoid adverse effects within and beyond the Industrial Zone boundary and to ensure that infrastructure is integrated. The policies also focus on promoting and requiring development to improve amenity values, particularly to maintain or enhance visual amenity, by requiring the industry minimise adverse effects on amenity value through provision of appropriate and integrated infrastructure, streetscape design, on-site layout and landscaping. This approach will effectively manage new development to generally enhance the amenity within and beyond the Zone over a period.

**Benefits**

### Environmental
- The amenity of the Industrial Zone and surrounding environment will improve with implementation of the intent of structure plan, and as new development achieves an enhanced quality of site layout and streetscape.
- Use of structure plan tools will enable better coordination of development and integration of infrastructure provision, which benefits the environment, Council and the developer with the achievement of better and more efficient planning outcomes.
- Minimises adverse effects on the environment beyond the Zone.
- Integrated provision of services may reduce adverse effects on the environment from multiple development processes.
- The amenity of the Industrial Zone and surrounding environment will be enhanced through implementation of structure plans, and with new development achieving an enhanced quality of site layout and streetscape.

### Economic
- Provides clarity and certainty in relation to the standard of amenity required in the Industrial Zone. A consistent approach will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.
- The rules and performance standards are on balance generally more permissive.
- Use of structure plan tools will enable better coordination of development and integration of infrastructure provision, which benefits the environment, Council and the developer.
- Collectively the policies may encourage more investment particularly in the Kawakawa Industrial Park Growth area and this is projected to create a positive benefit for employment in the District, with some spin-off for the wider community.

### Social/Cultural
- The policies will also enhance the amenity values of areas surrounding or adjacent to land zoned Industrial.
- Improved amenity for those who work in the Zone.
- Provides for protection of heritage but recognises that Heritage New Zealand may authorise to damage to or modification of heritage items, options of avoid, remedy or mitigate are required within the policy frame of the Plan to be consistent.
- Amenity values within adjacent more sensitive zones will be protected from the potential adverse effects of industry, as the policies recognise the need to extend consideration of effects to include visual amenity as well as retain existing management of effects such as infrastructure, traffic, noise, glare and night lighting.
- Collectively the policies may encourage more employment and the wider benefits that this may bring to the community would be significant.
### Costs

#### Environmental
- The policies cannot address lack of amenity or poor site layout for existing activities in the Zone.
- The amenity values within the Industrial Zone will remain generally lower than for other zones, due to the operational requirements of industry, e.g. utilitarian building design and functional requirements to store materials.

#### Economic
- Landowners may inflate land values as the policies require larger industrial activities to locate in the Zone, thus reducing their ability to negotiate with landowners outside the Zone.
- The policies are more prescriptive than existing provisions. Potentially greater need for resource consents where proposals are not consistent with structure plan concepts or where amenity performance standards. However, the types of activities enabled are generally more permissive than currently is the case.
- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. These policies indicate that amenity values are significant considerations for Manawatu.
- On balance, minimal additional cost or loss of employment opportunities will result. In fact, growth of employment is projected via the Framework Plan. These policies facilitate the realisation of that potential industrial employment growth.

#### Social /Cultural
- Reduced location options for most non-industrial activities, who have previously had unrestrained access to the Industrial Zone. They will require resource consent to establish in the Zone. However, the Outer Business Zone is likely to cater for these also.
- Existing non-industrial activities may incur additional costs if they seek to relocate out of the Zone over time, or consent fees if they seek to remain and expand within the Zone.

### Effectiveness

The policies are effective as they align closely with the focus of objective 2. They focus on promoting and requiring development to enhance amenity value and manage other adverse effects through managed provision of infrastructure, streetscape design, on-site layout and landscaping. These are effective ways to enhance the amenity of the Zone over a long period of time.

The policies also recognise that visual amenity values within the vicinity of the Zone need to be protected from potential adverse effects generated within the Zone, given that the major areas zoned Industrial are also relatively visible to the public being located adjacent to key transport routes.

Requiring industry especially larger scaled industry to establish within the Zone means the potential adverse effects can more easily be managed to achieve a sustainable outcome as anticipated by Objective 2.
**Efficiency:** The policies create significant benefit by enhancing amenity values within the Zone, protecting adjacent land beyond the Industrial Zone from adverse effects of locating near the Zone and ensuring that industry establishes in an appropriate area and facilitates certainty for landowners.

This will generally enhance amenity values within the vicinity of the Industrial Zone, and facilitate certainty for adjacent landowners. The policies require developers to consider and plan for the integration of their development with infrastructure beyond their site and Zone.

The costs associated with the policies are negligible in comparison. The policies are an efficient and effective way to achieve Objective 2.

**Appropriateness:** The policies are effective and efficient and the risk of acting is low, as it largely confirms the existing Zone but emphasises the need to enhance amenity and manage the effects of industry to achieve sustainable development within and beyond the Zone. The policies are on balance, the most appropriate way to achieve Objective 2.

There is sufficient information to assess the options to make changes as proposed. A risk of not acting may be the potential for amenity values within and beyond the Zone will continue to cause concern within the community. The highly visible nature of the location of key industrial land makes this a key focus for this Plan review topic. To do nothing would not address this issue.

### Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods

3.6 **Evaluation of Method - Rules**

An evaluation of whether, having regard to their efficiency and effectiveness, the proposed methods are the most appropriate way to achieve the objectives is set out below:

**Proposed District Plan Map Changes**

1. Identify the Lateral Spread Overlay area on the Planning map 35.
2. Retain existing Industrial Zone on Planning maps 25, 26 and 38.
3. Retain existing Industrial Zone on land to the south (Kawakawa Industrial Park) and east of SH54 (Mahinui/Awa Road area) on Planning maps 34 and 35.
4. Retain existing Industrial Zone on land to the east of Kawakawa Road (Kawakawa Industrial Park) on Planning map 33.
5. Rezone land to the south of SH54 between Turners Road and the banks of the Oroua River from Rural to Industrial on Planning map 35.
6. Identify the modelled 1:200 year Flood Event as it applies to the Industrial Zone and supplied by Manawatu-Wanganui Regional Council.

**Comment:** PC52 largely confirms the existing areas zoned Industrial and builds on the changes to zoning adopted via PC46.

The *Feilding Growth Assessment Report* by Property Economics 2012 identifies that:

“projected industrial land requirements of 15.6 hectares over the assessed period to 2041 can easily be absorbed by the zoned provision suggesting no additional industrial land zoning is required”.

This Framework Plan considered that assessment and estimates that 170 hectares of land is currently zoned Industrial within Feilding. This land tends to be in larger parcels and limited
ownerships. This Plan Change considers it prudent to ensure that choices around location and site size are retained for the future. Significant Industrial zoned land is currently undeveloped or used for residential or rural lifestyle purposes. The Framework Plan identifies an additional 34 hectares of land as a deferred industrial zone, as a means to consolidate industrial activities and to ensure a range of location options are maintained for the longer term. The process of deferral can create uncertainty for landowners and Council in relation to timing and appropriate land uses in the interim period. In a strategic sense there is no particular benefit achieved by deferring the rezoning of this land. PC52 rezones this land as Industrial whilst enabling existing activities to continue to operate and expand, until such time as the market determines that industrial development is appropriate.

The Mahinui/Awa Street areas retain an Industrial Zoning as this best reflects current and anticipated future uses of the area, consistent with the Framework Plan.

A review of the Industrial zoned areas beyond Feilding confirmed the following:

- Makino Road and Lethbridge Road sites remain appropriate for the future due to the continuing operation of long established industrial activities on relatively single purpose zoned sites. Council is not aware of any specific issues for rural or residential landowners in the vicinity.

- Rongotea comprises a number of sites zoned Industrial, which are surrounded predominantly by Village zoned land, and a small area of Business Zone. Community and landowner feedback confirmed that these sites are currently used or likely to be used for industrial or related activities in future. The local community expressed a strong desire to see the status quo retained.

**Lateral Spread Overlay**

Manawatu-Wanganui Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013\(^\text{11}\). This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study completed by Opus Consultants Ltd, found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the **Lateral Spread Overlay** on the planning maps.

**1:200 Year Flood Event**

Manawatu-Wanganui Regional Council’s Operative One Plan includes specific requirements relating to the natural hazards. The natural hazards of relevance to PC52 are the risk of flooding and lateral spread in the Kawakawa Industrial Park area particularly adjacent to the Oroua River.

However, to give effect to the One Plan, PC52 has also identified on the planning maps those areas likely to be affected by a 1:200 year flood event and areas likely to be affected by lateral spread liquefaction. These areas overlap significantly. The 1:200 year flood event issues are managed in the District Plan via existing the Flood Channel Zone. Policies and rules are included to guide development to avoid unnecessary risk, by limiting land use to those activities least

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likely to impact, or be impacted by, potential hazards and to require mitigation of effects where development is proposed.

Mapping of such information in the Plan will assist to raise public awareness. The potential hazard prone areas were defined using precautionary assessment methodologies and consideration of the potential effects of climate change.

### Benefits

#### Environmental
- Mapping of hazards facilitates avoidance of unnecessary development risk by alerting to the need to design and manage development in hazard prone areas.
- Retaining industrial zoned land beyond Kawakawa Industrial Park, on balance has minimal effects as most sites are developed and affects are already managed, whilst the scale of such activities and undeveloped sites is such that effects can be managed sustainably.
- Enables the community of Rongotea to provide for their wellbeing by retaining flexibility for a range of activities on existing industrial zoned sites.

#### Economic
- The Framework Plan confirmed the extent of land likely to be required over the next 30 years. It indicated areas best suited for industrial growth. One hundred and seventy hectares are presently zoned Industrial with much of it undeveloped. It estimates a further 15.6 hectares is required given growth scenarios and projections out to 2041. The Plan considered whether the existing industrial zoned land was appropriately located and configured to meet future demand. It concluded that the existing and proposed new industrial zoned areas on the periphery of Feilding are well located and of sufficient scale to meet likely future demand.
- The District anticipates economic growth will require industrial growth and recognises the competition with neighbouring territorial authorities. Provision of Industrial zoned land located within close proximity to key transport links, labour force and of sufficient scale and appropriate amenity will facilitate industrial growth in Manawatu, along with likely employment opportunities.
- Mapping hazard information will assist landowners to make fully informed development decisions.
- Retains some flexibility for landowners beyond the Kawakawa Industrial Park, to undertake industrial activities on land currently zoned Industrial and continue existing activities.

#### Social/Cultural
- Mapping hazard information will assist to raise public awareness.
- Retaining industrial zoned land beyond Kawakawa Industrial Park, enables the community to continue to provide for their wellbeing in smaller settlements and on existing developed sites. Community support for retaining zoning was significant.

### Costs

#### Environmental
- Nil

#### Economic
- Mapping of hazards may reduce value of land affected and may scare off potential investment.
• Precautionary methodology for hazard identification, may lead to overly restrictive approach to land on the periphery of being hazard prone

• Retaining industrial zoned land beyond Kawakawa Industrial Park, on balance may increase costs for landowners if they seek to establish non-industrial activities. as this now requires resource consent. The Industrial Zone provisions are simplified and activities focused to ensure permissive industry development in the Kawakawa Industrial Park. The initial proposal, was to rezone land at Rongotea to Village Zone to better retain the existing land use activity flexibility for land in the Village. However, community and landowner feedback requested retention of the Industrial Zone. This may have unintended consequences.

Social /Cultural
• Some loss of land use options with hazards identified.

Effectiveness: Mapping of hazards, retention of existing zoning and expansion of zone boundaries at Kawakawa Industrial Park are effective ways to achieve Objective 1 and 2. This method provides visual context for the application of rules and performance standards in a way that is well understood by the community and other Plan users.

They explicitly identify areas where industrial activities and the effects they are likely to generate are compatible with the surrounding environment or can be managed to be so. The identification of the Industrial Zone and the expansion of it to accommodate future demand will discourage industry seeking to establish beyond the Industrial Zone and enable Council to better resist such proposals where not sustainable.

Efficiency. Maps and zoning as methods are clear and concise, which makes it efficient for Plan users.

Appropriateness: Mapping retained and expanded zone boundaries and hazards, provides certainty and clarity for the community and businesses within the District and wider region looking to invest in new or to expand existing industrial facilities. This method provides visual context for the application of rules and performance standards in a way that is well understood by the community and other Plan users.

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods

There is sufficient information to assess the options. A risk of not acting to map hazards or zones may be a loss of clarity for Plan users of where the appropriate location is for Industrial activities. Not expanding the Industrial Zone boundary would create uncertainty about how future demand for industrial land is to be provided for and create risks that development occurs in more sensitive and inappropriate locations, if left to the market.
Proposed Rule – Activity Status

16.4.1 Permitted Activities - Industrial Zone

The following are permitted activities in the Industrial Zone (excluding sites within the Lateral Spread Overlay except as specified in l below) provided that they comply with the standards in Rule 16.4.2 below:

a. Industry
b. Light industry
c. Additions or alterations to, any existing building
d. Agricultural vehicle sales and service
e. Ancillary activities
f. Standalone car parking activities and buildings
g. Construction of any building associated with a permitted activity.
h. Lunch bars and dairies
i. Seismic strengthening
j. Service stations
k. Work skills training centres
l. Outdoor storage areas, public open space, carparking and farming (excluding buildings) are the only activities permitted within the Lateral Spread Overlay.
m. Any lawfully established activity operating on and prior to date PC52 rules take effect including:
   i. additions or alterations to existing buildings associated with such activities; and
   ii. the expansion of such activities, including onto adjacent sites in the Industrial Zone.

New definition: for INDUSTRY means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

a. Animal and animal-product processing
b. Abrasive blasting
c. Cool stores and pack houses
d. Engineering works
e. Fibre-glassing
f. Firewood processing and storage
g. Grain drying and processing
h. Landscaping storage and supplies
i. Panel beating and spray painting
j. Timber processing and treatment
k. Transport depots
l. Vehicle wrecking and scrap yards
m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency).
**Comment:** This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and development enabled within this Zone, whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values, so it is important that constraints by inappropriate location of non-industrial activities within this Zone is minimised and avoided where possible.

A key focus was to review the appropriateness of activities currently provided for within the Zone and consider the potential for future reverse sensitivity issues and the adequacy of existing performance standards to address potential effects which may constrain the operation of industrial activities. Activities compatible with the Industrial Zone objectives are permitted.

The permitted activity list, in addition to permitting industry, identifies a range of low risk activities (subject to compliance with performance standards) which will have minimal effect on the ability for industry to establish, expand and operate in the Industrial Zone environment.

Farming is a reasonable interim use for land not yet required for industrial purposes, and provides for this scenario. The market will determine when the best use for the land becomes industry.

Permitted activities are defined which will assist Plan users and avoid confusion.

The definition of Industry was amended as part of PC46 but has been further refined with the following underlined changes to capture all heavy industry, whilst recognising the existing definition for **Light Industry** is retained.

New definitions for Agricultural Vehicles, Sales and Service, Lateral Spread Overlay, Lunchbars and Dairies, PB40, Reverse Sensitivity, and Work Skills Training Centre, have been included to add further clarity for Plan users generally, but specifically to clearly articulate the permitted activities and performance standards.

**Benefits**

<table>
<thead>
<tr>
<th>Environmental</th>
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<tbody>
<tr>
<td>• Minimises adverse effects on the environment within and beyond the Zone, by encouraging industry to locate in the Industrial Zone and minimising the attraction for industry to locate outside this Zone through permissive regulatory approach.</td>
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<table>
<thead>
<tr>
<th>Economic</th>
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<tbody>
<tr>
<td>• Provides certainty about the activities encouraged by the community, and those that are not. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.</td>
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<td>• The risk of inappropriate non-industrial activities creating reverse sensitivity issues was identified through the Plan review process as a significant impediment to industrial growth. The hierarchical relationship between the proposed activities identified as permitted through to non-complying status, clearly signals that the Industrial Zone is intended for industry and activities compatible with the effects of industrial activities.</td>
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<td>• The District anticipates economic growth will require industrial growth and recognises likely competition with neighbouring territorial authorities. A permissive approach to regulating industrial activities within the Industrial Zone and limiting activities likely to be incompatible are two ways that Council is facilitating growth, along with likely employment opportunities, to sustain the District for the future whilst achieving the purpose of the Act.</td>
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</table>
- Activity status is more permissive for industry so may reduce the need for resource consents and associated costs. Clear definitions will assist to avoid unnecessary consent processes and confusion for Plan users.
- Reduces long term risk of incompatible land use activities establishing on land previously zoned Rural or Residential.
- Land previously zoned Rural may increase in market value, with the change of zone, given the increased options for future use.

### Social/Cultural
- Amenity values within more sensitive zones are better protected from the effects of industrial activities such as noise, glare and traffic, as these activities will be encouraged to locate in the Industrial Zone. This is the only Zone where industry is permitted and incompatible activities will require a consent which will be assessed against policies which signal that they must not compromise industrial operations.

### Costs
- No significant environmental costs are identified, as the performance standards associated with achieving permitted status will ensure that the purpose of the Act is achieved.

### Economic
- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of permitted activities indicates a permissive approach to industry and a more restrictive approach to non-compatible activities. Minimal additional cost or loss of employment opportunities will result.
- Some opportunity costs for owners of land presently zoned rural and potential loss in value depending on individual long term plans for each site.

### Social /Cultural
- Reduced location options for most non-industrial activities, as they will now require resource consent to establish in the Zone. Existing non-industrial activities may incur additional costs if they seek to relocate out of the Zone, or consent fees if they seek to remain and expand within the Zone.
- Reduced options for location of non-industrial activities in the Zone may have some minor social or cultural costs, such as reduced access to employment.
- Rongotea more restrictive non-industrial activities -additional consent processes may discourage development.
- Some reduced opportunity for participation in the process of establishment of new industry in the Zone, given permitted status. However, the Plan change process provides opportunity for the community to confirm areas appropriate for industry and those not, as well opportunities to ensure that the performance standards are appropriate to achieve sustainable development of industry.
**Effectiveness** This rule is effective as it aligns closely with the focus of Objectives 1 and 2. The permitted activities rule explicitly enables a range of industrial activities and makes limited provision for non-industrial activities that are compatible and associated with industrial activities, whilst actively discouraging the more sensitive activities, such as residential, from establishing in the Zone. Potential loss of sites to non-industrial activities that could locate in other zones will be avoided. The rule is clear and concise in the message that the Zone is principally available for industrial activities.

**Efficiency** The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objectives 1 and 2. The potential costs are generally low and the potential benefits high.

**Appropriateness** The rule reinforces the objective that the Zone be primarily for industry. This will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The permitted activity rule, together with the other activity class rules, are considered the most appropriate way to achieve the desired outcomes of Objectives 1 and 2.

**Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods**

There is sufficient information to assess the options. The risk of not acting would be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry and costs to the community through lost development opportunities and the potential that industry may prefer to locate beyond this Zone.

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**Proposed Rule – Activity Status**

**16.4.3 Restricted Discretionary Activities - Industrial Zone**

The following are restricted discretionary activities in the Industrial Zone:

a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rule 16.4.2.

For (a) above, the Council has restricted its discretion to considering the following matters, insofar as they are relevant to the standard that will be infringed:

- building set back yards
- landscape, screen planting and streetscape design
- outdoor storage areas
- glare, noise, vibration, electrical interference and vehicle movements
- stormwater neutrality, water supply and wastewater disposal
- parking, visibility at railway crossings, access and separation distances
- heritage and amenity values
- signs

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the Industrial Zone, assess any application in terms of the following assessment criteria:
i. Whether the application will result in any adverse effects on heritage amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.

ii. Whether the application remains consistent with the objective of the standard(s) it infringes.

iii. Whether the landscaping, streetscape and building design will promote or enhance the amenity values within the Industrial Zone and surrounding area.

iv. The extent to which there will be adverse effects on the environment where an application does not meet a performance standard.

Comment: This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and encouraged to establish within this Zone and this District, that whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values so it is important that constraints by inappropriate location of non-industrial activities within this Zone be minimised or avoided where possible.

The restricted discretionary activity list provides for permitted activities that contravene one or more of the performance standards. This is an effective method to assess the effect of the specific breach without unduly complicating the process.

Council has abandoned use of Controlled Activity status. Council felt that performance standards were more effective to address any issue that might previously have triggered this type of a consent process. This approach avoids the need for an automatic consent process for every industrial activity, given that consent must be granted. Instead, Council reserves the consent process for those activities where a performance standard is contravened.

Benefits

Environmental

• Minimises adverse effects on the environment by ensuring appropriate consideration of any aspects of a development that do not comply with performance standards designed to protect the environment.

• A stakeholder sought that Council rely on ‘maintain’ amenity, however the wider community has clearly indicated a need for the very visible industrial zoned areas have low visual amenity and this needs to be enhanced and Council needs to be proactive in promoting this change. This includes landscaping enhancement of public spaces. This will create additional costs for each development but also create benefits for the wider community and for each development as amenity values of the area will be enhanced.

Economic

• Provides certainty about the process if a permitted activity cannot comply with all the performance standards. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.

• Restricted discretionary status for such activities is more cost effective and efficient than a full discretionary approach as it focuses the process to just those matters of non-compliance or site-specific consideration.

• The District anticipates economic growth will require industrial growth and recognises the competition with neighbouring territorial authorities. A permissive approach to regulating industrial activities and restricted discretionary status for non-compliance within the Industrial Zone are ways that Council is facilitating growth, along with likely employment opportunities, to sustain the District for the future whilst achieving the purpose of the Act.
### Social/Cultural
- No significant social and cultural effects.

### Costs

#### Environmental
- No significant environmental costs are identified as the performance standards associated with achieving permitted status will ensure that the purpose of the Act is achieved. Any activity that cannot comply with these standards will be assessed to ensure any potential adverse effects of that non-compliance can be avoided, remedied or mitigated, otherwise Council has the option to decline consent.
- A stakeholder sought that Council rely on ‘maintain’ amenity, however the wider community has clearly indicated a need for the very visible industrial zoned areas have low visual amenity and this needs to be enhanced and Council needs to be proactive in promoting this change. This includes landscaping enhancement of public spaces. This will create additional costs for each development but also create benefits for the wider community and for each development as amenity values of the area will be enhanced.

#### Economic
- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of permitted activities indicates a permissive approach to industry and a more restrictive approach to non-compatible activities. Activities which are deemed restricted discretionary will be assessed only in relation to the effects of non-compliance. This will minimise any additional cost or loss of employment opportunities that may otherwise result if the process was more wide ranging as for a full discretionary activity status.
- The consent process and risk of decline, may create uncertainty for some development proposals and consent process may add costs which were not present when a controlled activity status existed.
- Industrial zoned land at Rongotea may become subject to resource consent given the small scale of sites in relation to landscaping and screening performance standards and the removal of a number of non-industrial activities from permitted activity status.

### Social/Cultural
- The approach is largely consistent with the existing Plan provisions. Community engagement did not highlight any particular issues with this method of regulation.

### Effectiveness
This rule is effective as it aligns closely with the focus of Objectives 1 and 2. The restricted discretionary activities rule explicitly enables consideration of the implication of enabling activities identified as permitted but which cannot comply with one or more of the performance standards. The rule is clear and concise in the message that the Zone is principally for industrial activities and that regulation and bureaucracy is to be targeted to effects.

### Efficiency
The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objectives 1 and 2. It provides a mechanism to ensure the effects on the environment are assessed appropriately, without necessitating full review of an otherwise compliant permitted activity.
**Appropriateness** This rule will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The restricted discretionary activity rule, together with the other activity class rules, is considered the most appropriate way to address non-compliance with performance standards by activities that are otherwise permitted within the Zone. This is the most appropriate way to achieve the desired outcomes of Objectives 1 and 2.

**Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods**

There is sufficient information to assess the options. The risk of not acting would be relatively minor for this rule as the provisions are largely unchanged from the existing Plan although they are simplified by the deletion of the Controlled Activity category.

**Proposed Rule - Activity Status**

**16.4.4 Discretionary Activities - Industrial Zone**

The following are *discretionary activities* in the *Industrial Zone*:

a. Commercial services  
b. Motor vehicle sales and servicing

**Comment:** This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and encouraged to establish within this Zone and this District, that whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values so it is important that they not be unduly constrained by inappropriate location of non-industrial activities within this Zone.

The discretionary activity list provides for activities that have the potential to be compatible in the Industrial Zone but equally may cause reverse sensitivity issues depending on the specific mix of activities in the immediate vicinity of a proposed site. This provides an effective method to assess the effect of a specific proposal in a specific location within the Zone.

Council has abandoned use of the distinction of ‘High Impact Industries’ that were previously defined and provided for as discretionary activities, with all other industry having controlled activity status. Council believes that use of performance standards was a more effective method to address any issue that might previously have triggered these types of a consent processes. This approach avoids the need for an automatic consent process given that consent would be granted, and instead reserves the consent process for those activities where a performance standard is contravened.

However, commercial service activities, which are permitted activities in the Business Zone, are deemed discretionary in the Industrial Zone, as they are potentially compatible with the effects of industry, but may compromise the availability of land for industry if established in the Zone. A more holistic consideration of the effects and a more restrictive approach may be required.

**Benefits**

**Environmental**

- Facilitates consideration of all aspects of a proposed development to minimises adverse effects on the environment by ensuring appropriate consideration of each aspect of a development where there is potential to either compromise the functioning of the Zone or adversely affect the environment.
### Economic
- Provides some clarity around the purpose and function of the Zone. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities and those who may consider establishing activities listed as discretionary.
- This rule adds to the picture of the Zone as one principally for industry. The rule together with the objectives and policies provide a clear indication of the threshold to be achieved. This will assist businesses to make informed decisions about the appropriateness of the Zone for any specified activity.
- Resource consent and associated costs will now apply to some non-industrial activities previously provided for as permitted (e.g., commercial services now discretionary). This will likely encourage such activities to locate in other Zones where they are permitted (e.g., Outer Business Zone) ensuring greater future availability of land for industry within the Industrial Zone.

### Social / Cultural
- No significant social and cultural effects.

### Costs

### Environmental
- No significant environmental costs were identified.

### Economic
- Resource consent costs will be required for activities previously provided for as permitted. This will likely encourage some businesses to locate in other Zones where specified activities are permitted.
- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of discretionary activities indicates a move away from permitting commercial and light commercial activities. Plan Change 46 introduced a Zone which provides specifically for such activities, so the wider implications may be minimal as businesses adjust their location behaviours and expectations over time.
- In Rongotea, additional consent processes for some activities may discourage development, which may affect the viability of the Village.

### Social / Cultural
- No significant social and cultural costs were identified.
- Reduced location options for these specific activities, as they require resource consent to establish in the Zone. This may have some minor social or cultural costs, such as some reduced access to employment.
- In Rongotea, additional consent processes for some activities may discourage development, which may affect the viability of the Village.

### Effectiveness
This rule is effective as it aligns closely with the focus of Objectives 1 and 2. This discretionary activities rule explicitly enables consideration of the wider implications of enabling commercial activities. The activities may be appropriate within the Zone, but the scale or particular effects of the development may require specific management to ensure the wider implications on availability of land for industry and the environment is not adversely affected.

The rule is clear and concise in the message that the Zone is principally to be available for industrial activities and that the effects of other potentially compatible non-industrial activities...
will be assessed against the objectives and policies to determine appropriateness to establish in the Zone.

**Efficiency**
The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objective 1. It provides a mechanism to ensure the effects of other potentially compatible non-industrial activities will be assessed against the objectives and policies to determine appropriateness to establish in the Zone.

**Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods**
There is sufficient information to assess the options. The risk of not acting would be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry and costs to the community through lost development opportunities and the potential that industry may prefer to locate beyond this Zone.

**Appropriateness**
This rule will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The discretionary activity rule, together with the other activity class rules, is the most appropriate way to achieve the desired outcomes of Objective 1.

**Proposed Rule - Activity Status**

16.4.5 Non-complying activities - Industrial Zone (This rule replaces existing Rule A2 (2.1) for the Industrial Zone)

The following are non-complying activities in the Industrial Zone:

- Any noise sensitive activity
- Any activity on land within the Lateral Spread Overlay, which is not provided for as a permitted activity.
- Any activity in the Industrial Zone that is not specifically provided for as a permitted, restricted discretionary or discretionary activity.

**Comment:** This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and encouraged to establish within this Zone, whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values so it is important that constraints by inappropriate location of non-industrial activities within this Zone be minimised and avoided where possible.

The non-complying activity list provides the default position to ensure that full consideration through a resource consent process, is given to any proposed activity which Council has not considered generally compatible with the purpose of the Industrial Zone. This provides an effective method to discourage inappropriate activities and to enable a proper assessment of the effect of a specific proposal in a specific location within the Zone against the threshold tests applicable to all non-complying activities.

**Benefits**

**Environmental**
- Facilitates consideration of all aspects of a proposed development to minimises adverse effects on the environment by ensuring appropriate consideration of each aspect of a development where there is potential to either compromise the functioning of the Zone or adversely affect the environment.
- Activities other than those permitted are actively discouraged in the Lateral Spread Overlay. Activities not deemed permitted, will be assessed using a precautionary approach.
to ensure that the activity and any associated structures would not have adverse effects on the hazard risk or compromise planning objectives either for the site or beyond the site.

| Economic |
|-----------------|--------------------------------------------------|
| • Provides some clarity around the purpose and function of the Zone. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities and non-industrial activities. |
| • This rule adds to the picture of the Zone as one principally for industry. The rule together with the objectives and policies provide a clear indication to non-complying activities of the acceptable thresholds. This will assist businesses to make informed decisions about the appropriateness of the Zone for any specific activity. |

| Social/Cultural |
|-----------------|--------------------------------------------------|
| • No significant social and cultural effects. |

| Costs |
|-----------------|-----------------------------------------------|
| Environmental   |
| • No significant environmental costs were identified. |

| Economic |
|-----------------|--------------------------------------------------|
| • Resource consent costs will be required for activities previously provided for as permitted. This will likely encourage some businesses to locate in other Zones where activities are permitted and to establish activities outside the Lateral Spread Overlay. |
| • Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. |

| Social /Cultural |
|-----------------|--------------------------------------------------|
| • No significant social and cultural costs were identified. |
| • Reduced location options for these specific activities, as they will require resource consent to establish in the Zone. This may have some minor social or cultural costs, such as some reduced access to employment. |
| • In Rongotea additional consent processes may discourage development. |

**Effectiveness** This rule is effective as it aligns closely with the focus of Objectives 1 and 2.

The rule is clear and concise in the message that the Zone is principally for industrial activities and the effects of other potentially compatible activities will be assessed against the objectives and policies to determine appropriateness to establish in the Zone, provided also that the effects on the environment must be no more than minor.

Activities other than those permitted are actively discouraged in the Lateral Spread Overlay.

**Efficiency** The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objectives 1 and 2. It provides a mechanism to ensure the effects of other activities will be assessed against the objectives and policies to determine appropriateness to establish in the Zone, provided also that the effects on the environment must be no more than minor.

**Appropriateness** This rule will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The non-complying activity rule, together with the other activity class rules, is the most appropriate way to achieve the desired outcomes of Objectives 1 and 2.
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods

There is sufficient information to assess the options. The risk of not acting would be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations and for activities to increase the hazards for land in the Lateral Spread Overlay. These may reduce investment in the industrial area by industry and create costs for the community through lost development opportunities and the potential that industry may prefer to locate beyond this Zone.

Proposed Rules – Performance Standards

Note: Diagrams and appendices in the Plan are used to illustrate details of some of the performance standards below.

i. Building Set Back Yards and Height

ii. All buildings or storage of goods, excluding signs must be set back at least 6 metres from any boundary with a road.

iii. Any building or storage of goods associated with industry (excluding light industry) must be at least:
   - 15 metres from any boundary adjoining land zoned Residential, Village or Recreation.
   - 10 metres from any boundary adjoining land zoned Rural

iv. Any new building or storage of goods associated with any other activity, must be at least 10 metres from any boundary adjoining land zoned Residential, Rural, Recreation or Village.

v. Maximum height of any building must be 12 metres.
   Note: Side and rear boundaries much also comply with requirements of the Building Act.

vi. Landscape, Screen Planting and Streetscape Design

vii. New Road
   Along any new roads constructed after date PC52 rules take effect, a tree must be planted every 26m with a minimum size at planting of PB40. It must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 1.

viii. Formed Carparking Areas

ix. Within any formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box or similar feature with planting established, in accordance with Diagram 2.

x. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in height. Every 26m along the landscape strip a tree must be planted with a minimum size at planting of PB40. Trees must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 3.

NB – The preferred planting species for this Zone are listed in Appendix 16.1.

xi. Screening of Interface Areas

xii. Residential/Village and Rural zones
   On sites which adjoin a Rural, Residential or Village Zone a 10m wide buffer screen planting area within the building set back yard must be planted and maintained with a variety of shrubs and
trees. Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.

xiii. Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and
xiv. Trees must be capable of growing to a minimum height at maturity of 9 metres.

xv. Major or Minor Arterial Roads

xvi. On sites which adjoin any major or minor arterial roads (Refer Appendix 3B.1) or which lie directly across the road from a Residential or Village Zone, a 2m landscaping strip must be provided, which must be planted and maintained with a variety of low shrubs and trees capable of growing to a height of 1.5 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.

xvii. On sites adjoining Waugh’s Road/SH 54 a 10m wide buffer screen must be provided with a 2m landscaping strip.

xviii. Screen planting adjacent to any arterial road must be frangible (breakable or fragile).

xix. Any fencing where located adjacent to a road must be erected internally to the site with landscape planting fronting the road.

xx. Any planting required by this Rule, must be maintained and if plants perish they must be replaced immediately by the landowner.

xxi. The landscaping along any yard referred to in iii) of this standard, must not be obscured by fencing.

c Outdoor Storage Areas

Any outdoor storage areas must be screened from view by either a closed board fence or wall of not less than 2m in height or dense planting capable of growing to 2m in height. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.

Benefits

- Adjoining Residential and Rural zoned sites are adequately screened and separated from industrial activities.
- Amenity is enhanced by the buffer yard that creates separation at the Zone and road boundaries, encouraging landscaping or similar amenity treatment.
- Greater flexibility for land users to develop sites fully according to operational requirements. Maximises flexibility and freedom from design, screening or location constraints where residential or rural boundaries are not affected.
- Enables optimum use of the site with provisions designed to protect against reverse sensitivity and amenity issues.
- Light industries are enabled to locate closer to adjoining zone boundaries as the effects are deemed likely to be less than those potentially generated by larger industry or noxious trades.
- Provides clear guidance on the priority to enhance amenity values and how this can be achieved, this may encourage more investment into the District.
- Requires landscaping on new road infrastructure, which will enhance the general amenity not just redeveloped sites.
- Ensures that parking and manoeuvring areas are appropriately landscaped and positioned on-site.
- The landscaping rules are consistent with the approach established for the Manfeild Park Zone and Special Development Zone.

### Costs
- Costs involved with achieving compliance, for landscaping, reduced use of yard buffer areas. Consideration of exclusion of service stations canopies from the yard standard confirmed that these could generate significant visual effects if located adjacent to a boundary without any restriction.
- Reduction of net area of land available for industrial activity/structures within each site and Zone itself, as a result of yard and landscaping rules.
- May limit development potential for smaller sites, particularly relevant for Rongotea, and sites adjacent to Residential or Rural zone boundaries.
- Options to use land on the edges of the Industrial Zone are reduced, as yard buffers, landscape and screening requirements are more onerous.

### Effectiveness and Efficiency:
These standards give effect to Objectives 1 and 2 to ensure an appropriate level of amenity is achieved in the Industrial and adjacent Residential and Rural zones. Maximises flexibility and freedom from design or set-back constraints where residential or rural boundaries are not affected.

The screening requirements will ensure appropriate separation between Industrial and Residential or Rural activities.

The performance standards only apply to new site development, and will take some time to achieve significant amenity enhancement across the Zone, although requirements to landscape new roads provides potential for early enhancement of public space within the Zone. The performance standards, on balance, will be relatively effective and efficient at achieving the objectives.

### Appropriateness:
The review process has identified some refinement of existing height and screening provisions was required. The screening rule has been refined to more clearly articulate the intention that permanent screening is required and to provide flexibility about what materials that screening might comprise and the height rule deleted as the yard standards now achieve the desired outcome.

Industrial buildings are typically of a utilitarian design, intended to maximise use of the site or to accommodate operational factors. Amenity is usually a secondary consideration. The provisions require greater consideration of the amenity values of the site and the surrounding area particularly where car parking areas or new roads are required. Developers are required to contribute directly to the ongoing enhancement of amenity within the Zone.

The performance standards are an appropriate way to optimise freedom for industrial development to best meet their business and operational requirements, while ensuring such activity does not compromise the amenity values of adjacent zones and landuse activities. These are appropriate ways to achieve the related objectives.
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the rules, or other methods

The issues and risks are well understood as the existing performance standards are largely unchanged as a result of the Review. Risk of not acting is to continue with an ad hoc approach to amenity. Landscape enhancement is likely to be achieved only by Council initiated public infrastructure landscaping. Amendments proposed reflect a shift to ensure amenity value is enhanced, as far as practicable on both private and public land, to achieve general improvements within and beyond the Zone.

Proposed Rules - Performance Standards

f. Vibration
All activities must be managed so that vibration is not discernible beyond the site boundary.

g. Electrical Interference
All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural zone.

h. Vehicle Movements
No movement of heavy vehicles onsite, between 8.00pm and 7.00am daily within 80 metres of any dwelling that exists in the Rural, Residential and Village Zone prior to date PC52 rules take effect

i. Stormwater Neutrality
Every site must include a stormwater system designed to achieve stormwater neutrality, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:

i) Over the area of land that is the subject of the proposed activity; and

ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.

j. Water Supply and Wastewater Disposal
Any use or development of a site must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.

Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

n Separation Distance
Any activities involving the slaughtering of animals must be on sites, which are at least 100 metres from any Residential, Village or Business zone.

o Visual Amenities
No activity shall involve keeping more than one derelict vehicle within view of Residential Zone or Village Zone or a public place.
**Comment:** The standard for Stormwater Neutrality is also to be inserted in the existing Subdivision Chapter as Rule C2. 2.3.3 – as an interim measure. It will only apply to sites in the Industrial Zone. Wider application of the standard will be considered in a future review of the subdivision section.

**Benefits**

- Provides clear guidance on the performance standards to be achieved to avoid, remedy or mitigate adverse effects.
- Clear provisions and simple language may encourage more investment to the District.
- Essentially retains existing provisions, which are still considered the best method after review of options, this also provides some degree of consistency for landowners and Plan users.
- Specific performance standard for stormwater neutrality, water and wastewater requirement, provides clarify for landowners and ensures greater protection for the environment, as ad hoc management of the issues will be avoided.
- Coordinated and integrated provisions of infrastructure will be encouraged with the proposed performance standards and the structure plan implementation. This will have both economic and environmental benefits, as it provides assurances that environmental issues will be addressed, in a sustainable manner and a degree of clarity and consistency of approach will enable better financial planning for developers and landowners.

**Costs**

- Costs of achieving compliance where no such requirements existed previously.
- Costs to Council if it decides to provide stormwater management infrastructure ahead of development for the Kawakawa Industrial Park.

**Effectiveness and Efficiency:** These rules provide clear guidance on what is required in the Industrial Zone in relation to amenity values and stormwater management. For this reason they will in conjunction with the other proposed rules, be both effective and efficient in achieving Objectives 2 and 3.

**Appropriateness:** These rules provide clear guidance on what is required in the Industrial Zone in relation to amenity values and stormwater management. For this reason they are, in conjunction with the other rules, the most appropriate way to achieve Objectives 2 and 3.

**Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the rules, or other methods**

The issues and risks are well understood as the existing performance standards are largely unchanged as a result of the Review. Risk of not acting is to continue with an ad hoc approach to amenity and stormwater management.

*Note:* Rules pertaining to performance standards for glare, noise, parking, visibility at railway crossings, access to arterial routes and intersecting roads and signs are not being reviewed at this time. They are reviewed as part of PC55 of the sectional Plan review process.
3.7 Methods other than Rules

The Council could adopt a non-regulatory approach to achieve the stated objectives 1 and 2 for the Industrial Zone. This could include the use of information sharing, voluntary protection, advocacy and incentives.

<table>
<thead>
<tr>
<th>Benefits</th>
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<tbody>
<tr>
<td>• Information reaches those not directly affected but interested in particular topics.</td>
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<tr>
<td>• Can result in new and innovative ways of addressing issues, some of which can be voluntary.</td>
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<tr>
<td>• Flexibility for activities.</td>
</tr>
<tr>
<td>• A high level of certainty in the process in terms of voluntary compliance with various industry best practice guidelines.</td>
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<tr>
<td>• High degree of flexibility in the layout of development sites and areas.</td>
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<tr>
<th>Costs</th>
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<tbody>
<tr>
<td>• On their own these methods would not be sufficient to comply with the Council’s function under section 31(1)(a) of the Act to implement objectives, policies and methods to achieve integrated management of effects.</td>
</tr>
<tr>
<td>• Resource cost to produce, provide and maintain information.</td>
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<tr>
<td>• Council has no ability to use Plan controls to influence development outcomes that might be of public good.</td>
</tr>
<tr>
<td>• No regulatory mechanisms to use for enforcement.</td>
</tr>
<tr>
<td>• No ability to discuss development impacts if there is no requirement to assess applications against permitted activity performance standards through the building consent process or via the resource consent process.</td>
</tr>
<tr>
<td>• Potential for poor quality social and environmental outcomes, resulting in fragmented development of industrial areas, shortages of appropriate land as taken up by non-industrial activities, layout of infrastructure is not integrated and quality of site design and general amenity of the Zone and surround area is likely to be low.</td>
</tr>
</tbody>
</table>

**Effectiveness and Efficiency:** There is no evidence that reliance on non-regulatory methods would be an effective or efficient approach on its own. The approach relies on the willingness of property owners to voluntarily limit their property rights, in the interests of the wider community, and is therefore unlikely to achieve the objectives of the Plan nor the purpose of the Act.

The costs associated with achieving this option in isolation outweigh the benefits, however it is recognised that some non-regulatory methods are beneficial for general understanding and information sharing. They are a valuable method when applied alongside a range of regulatory methods. In isolation, this option does not reflect, nor give effect to current Council strategies and would be inconsistent with achieving the integrated and efficient management of physical resources.

4.0 Summary and Conclusions

This evaluation has been undertaken in accordance with section 32 of the Act. It identifies the necessity, benefits and costs arising from the District Plan review relating to the Industrial Zone provisions and the appropriateness of the current and proposed methods and rules, having regard to their effectiveness and efficiency, relative to other means in achieving the purpose of the Act.

The review of the Industrial Zone provisions has determined that expansion of the existing Zone boundary in Feilding, with retention of existing zoned areas beyond Feilding including at Rongotea, is the most appropriate way to provide for existing and projected future demand for industrial activities whilst protecting the amenity values of the surrounding area. Limiting the...
ability of non-industrial activities to establish in the Zone will further improve the ability of the Zone to function as the location where industrial activities both large and small cluster.

Reference to subdivision has been retained as the substantive chapter has not been reviewed yet and as such it is appropriate for the policies to consider the wider zone implications when considering to grant or decline a subdivision consent in the Industrial Zone. The word ‘shall’ has been replaced with ‘must’ to reflect the approach taken by earlier Plan review topics.

Controls on the development and activities within the Zone, together with the protection of amenity values within, and beyond the Zone will ensure that the provisions achieve the sustainable management of the natural and physical resources in the District and be a pleasant place for people to work.
16 INDUSTRIAL ZONE

16.1 Introduction

Manawatu District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The Council has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041. Industrial growth is an area of key strategic importance to the Manawatu District.

The majority of industrial activity is located within the Feilding area. Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge Roads, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.

Given the nature of effects that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatu. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, reverse sensitivity and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, Council is expanding the existing Industrial Zone at Kawakawa/Turners Road. The Growth Precinct 5 Structure Plan, for the Kawakawa Industrial Park, Growth Area (Appendix 16.1) demonstrates Councils commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The Kawakawa Industrial Park Growth Area provisions establish a strong focus on improving and managing the visual amenity of the Industrial Zone, particularly where such land is potentially visible from public places or adjacent zones. This will be achieved...
with structure planning to provide landscaping, building design and site layout guidance. The Plan also recognises the validity of existing non-industrial activities established in the immediate vicinity of the Industrial Zone, and provision is made for the continued operation and existing amenity values enjoyed by such activities.

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental effects generated by the original activity. The Industrial Zone provisions are framed to minimise the opportunity for reverse sensitivity issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate amenity values within the Zone.

Wanganui-Manawatu Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013. This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the Lateral Spread Overlay on the planning maps.

This chapter is intended to be read in conjunction with Chapter 4 – District Wide Rules.

16.2 Resource Management Issues

The following resource management issues have been identified in the Industrial Zone:

1. The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawatu District.

2. The need to manage the potential effects that the existence, establishment and expansion of non-industrial activities located in or adjacent to the Industrial Zone can have on the ability of industrial activities to establish, operate or expand.

3. The desire to enhance amenity values, particularly visual amenity, to be experienced from other zones and public places within and adjacent to the Industrial Zone.

4. The need to manage the potential effects of industrial development on the environment, including increases in stormwater run-off resulting from increased impermeable surfaces.
16.3 Objectives and policies

Objective 1
To promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.

Policies

1.1 To enable a wide range of industrial and compatible ancillary activities to locate and operate within the Industrial Zone.

1.2 To manage the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial Zone, where the effects on existing and potential future industrial activities in the Zone will be more than minor.

1.3 To control the design of building foundations, new infrastructure and associated works on sites identified as susceptible to lateral spreading hazards on the planning maps.

Objective 2
To promote and enhance amenity values within the Industrial Zone, whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.

Policies

2.1 To require subdivision, use and development be consistent with any structure plan, including demonstrating safe integration with existing street layouts and infrastructure, to ensure a sustainable pattern of development.

2.2 To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on heritage.

2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary including any effects associated with noise, glare or night lighting, to protect the amenity values of the surrounding environment.

2.4 To require industrial activities to locate within the Industrial Zone, to ensure that effects of these activities, particularly related to infrastructure, traffic, noise and amenity values are as far as practicable confined to the Zone.

2.5 To require subdivision, use and development in the Industrial Zone to be designed to maintain or enhance the visual amenity values and streetscape within the Zone and when viewed from other zones and any public place.
16.4 Rules

16.4.1 Permitted Activities - Industrial Zone

The following are permitted activities in the Industrial Zone (excluding sites within the Lateral Spread Overlay except as specified in 1 below) provided that they comply with the standards in Rule 16.4.2 below:

a. Industry

b. Light industry

c. Additions or alterations to, any existing building

d. Agricultural vehicle sales and service

e. Ancillary activities

f. Standalone car parking activities and buildings

g. Construction of any building associated with a permitted activity.

h. Lunch bars and dairies

i. Seismic strengthening

j. Service stations

k. Work skills training centres

l. Outdoor storage areas, public open space, carparking and farming (excluding buildings) are the only activities permitted within the Lateral Spread Overlay.

m. Any lawfully established activity operating on and prior to date PC52 rules take effect including:

i. additions or alterations to existing buildings associated with such activities; and

ii. the expansion of such activities, including onto adjacent sites in the Industrial Zone.

n. Earthworks

o. Signs
16.4.2 Industrial Zone - Standards for permitted activities

For the Industrial Zone, the permitted activities specified above must comply with the following standards:

a. Building Set Back Yards and Height
   i. All buildings or storage of goods, excluding signs must be set back at least 6 metres from any boundary with a road.
   
   ii. Any building or storage of goods associated with industry (excluding light industry) must be at least:
       - 15 metres from any boundary adjoining land zoned Residential, Village or Recreation.
       - 10 metres from any boundary adjoining land zoned Rural.
   
   iii. Any new building or storage of goods associated with any other activity, must be at least 10 metres from any boundary adjoining land zoned Residential, Rural, Recreation or Village.
   
   iv. Maximum height of any building must be 12 metres.

   Note: Side and rear boundaries must also comply with requirements of the Building Act.

b. Landscape, Screen Planting and Streetscape Design
   i. New Road
Along any new roads constructed after date PC52 rules take effect a tree must be planted every 26m with a minimum size at planting of PB40. It must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 1.

ii. Formed Carparking Areas

a. Within any formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box or similar feature with planting established, in accordance with Diagram 2.

Dia 2: Car Park Landscape Planting

b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in height. Every 26m along the landscape strip a tree must be planted with a minimum size at planting of PB40. Trees must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 3.

NB – The preferred planting species for this Zone are listed in Appendix 16.1.
iii. Screening of Interface Areas

a. Residential/Village and Rural zones

On sites which adjoin a Rural, Residential or Village Zone a 10m wide buffer screen planting area within the building set back yard must be planted and maintained with a variety of shrubs and trees. Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.

- Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and
- Trees must be capable of growing to a minimum height at maturity of 9 metres.

b. Major or Minor Arterial Roads

- On sites which adjoin any major or minor arterial roads (Refer Appendix 3B.1) or which lie directly across the road from a Residential or Village Zone, a 2m landscaping strip must be provided, which must be planted and maintained with a variety of low shrubs and trees capable of growing to a height of 1.5 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.

- On sites adjoining Waughs Road/SH 54 a 10m wide buffer screen must be provided with a 2m landscaping strip.

- Screen planting adjacent to any arterial road must be frangible (breakable or fragile).
iv. Any fencing where located adjacent to a road must be erected internally to the site with landscape planting fronting the road.

v. Any planting required by this Rule, must be maintained and if plants perish they must be replaced immediately by the landowner.

vi. The landscaping along any yard referred to in iii) of this standard, must not be obscured by fencing.

c. Outdoor Storage Areas

Any outdoor storage areas must be screened from view by either a closed board fence or wall of not less than 2m in height or dense planting capable of growing to 2m in height. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.

d. Glare

Compliance with Rule 3B.4.3

i) Exterior lighting must be directed away from public places and adjoining premises and must avoid any spill of light which might distract motorists.

ii) Metal cladding or fences must not be left in such a condition that the reflection of sunlight would cause traffic danger.

e. Noise

Compliance with Rule 3C.4.1

All activities shall be conducted so as to ensure that noise from the site shall not exceed the following noise limits, at any point within the boundary of any other site zoned Residential or Village, nor within the notional boundary of any rural dwelling:

<table>
<thead>
<tr>
<th>Time</th>
<th>Noise Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00am to 10:00 pm</td>
<td>55 dBA L_{10}</td>
</tr>
<tr>
<td>10:00pm to 7:00 am the following day</td>
<td>45 dBA L_{10} and 65 dBA L_{max}</td>
</tr>
</tbody>
</table>

Measurement

Sound levels shall be measured in accordance with New Zealand Standard NZS 6801:1991 Measurement of Sound, and assessed in accordance with NZS 6802:1991 Assessment of Environmental Sound.

Note: the notional boundary is defined as a line 20 metres from the facade of any rural dwelling, or the legal boundary where this is closer to the dwelling.

f. Vibration

All activities must be managed so that vibration is not discernible beyond the site boundary.
g. Electrical Interference
All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural Zone.

h. Vehicle Movements
No movement of heavy vehicles onsite, between 8.00pm and 7.00am daily within 80 metres of any dwelling that exists in the Rural, Residential and Village Zone prior to date PC52 rules take effect.

i. Stormwater Neutrality
Every site must include a stormwater system designed to achieve stormwater neutrality, appropriate for the activities, use and development of the site, including connection to a Council network infrastructure, at the following scales:
   i) Over the area of land that is the subject of the proposed activity; and
   ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.

j. Water Supply and Wastewater Disposal
Any use or development of a site must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.

Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

k. Parking
Compliance with Rule 3B4.4
Refer Rule A2 2.4 (page 100)

l. Visibility at Railway Crossings
Compliance with Rule 3B 4.2 and Appendix 3B.6
At all road/rail level crossings the areas shown in Appendix 2F (page 202) shall be kept clear of buildings and other obstructions which might block sight lines.

m. Access to Arterial Routes and Intersecting Roads
Compliance with Rule 3B4.2
i) Vehicle crossings constructed to the arterial routes defined in Appendix 3B.1 meet the following standards:
   a. The minimum sight distance to and from the vehicle crossing shall comply with the criteria in Appendix 3B.3.
b. The location of the crossing shall comply with Appendix 3B.3.

ii) Vehicle crossings constructed to roads which intersect with the arterial routes defined in Appendix 3B.1 shall be sited in accordance with Appendix 3B.3.

NB: Constructing vehicle crossings may also require the approval of the road controlling authority.

n. Separation Distance
Any activities involving the slaughtering of animals must be on sites, which are at least 100 metres from any Residential, Village or Business zone.

o. Visual Amenities
No activity shall involve keeping more than one derelict vehicle within view of Residential Zone or Village Zone or a public place.

p. Signs in the Industrial Zone
Compliance with Rule 3E.4.2

q. Earthworks
Compliance with Rule 3D.4.2

A) Signs Affecting Safety

i. Signs shall not detrimentally affect traffic safety or traffic control by creating a visual obstruction or by causing confusion to motorists.

ii. Signs shall not reduce or obstruct the conspicuity of official signs or traffic signals.

iii. Signs shall not be structurally unsound or unsafe.

iv. Any illuminated signs shall not be flashing, animated or trivision.

v. Signs shall not involve revolving lights, lasers or aerial signs.

B) Signs on Roads
On legal roads in the Industrial zone, the only permitted signs are:

i. Official signs.

ii. Not more than one “welcome to” sign erected at each entrance to a township.

iii. Official Information boards.

iv. No more than one sign placed on the footpath per business premise. Such signs shall not exceed 0.8 square metres in area and shall only be placed outside the premises which they advertise.

v. Signs located above the footpath or carriageway, provided that no part of such signs shall be less than 2.5m above the footpath or 5.5m above the carriageway.

NB: Signs on roads also need approval from the road controlling authority.

C) Signs on Private Property
On sites adjoining SH54, only the following signs will be permitted:

i. Temporary signs permitted by Rule A2 2.2. (Page 97).
ii. Traffic signs, or signs showing the name of the road, number of the premises or the location, timetable or other details of any utility or public facility.

iii. One free-standing sign not exceeding 3m² for any permitted use of the premises.

iv. Any signs written on or affixed to a building.

On sites which do not adjoin SH54, any sign which complies with A) above shall be permitted.

Guidance Notes:

Stormwater Neutrality, Odour and the 0.5% AEP (1:200) year modelled floodable land are regulated by the Manawatu-Wanganui Regional Council.
16.4.3 Restricted Discretionary Activities - Industrial Zone

The following are restricted discretionary activities in the Industrial Zone:

a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rule 16.4.2.

For (a) above, the Council has restricted its discretion to considering the following matters, insofar as they are relevant to the standard that will be infringed:

- building setback yards
- landscape, screen planting and streetscape design
- outdoor storage areas
- glare, noise, vibration, electrical interference and vehicle movements
- stormwater neutrality, water supply and wastewater disposal
- parking, visibility at railway crossings, access and separation distances
- heritage and amenity values
- signs

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the Industrial Zone, assess any application in terms of the following assessment criteria:

i. Whether the application will result in any adverse effects on heritage and amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.
ii. Whether the application remains consistent with the objective of the standard(s) it infringes.
iii. Whether the landscaping, streetscape and building design will promote or enhance the amenity values within the Industrial Zone and surrounding area.
iv. The extent to which there will be adverse effects on the environment where an application does not meet a performance standard.

16.4.4 Discretionary Activities - Industrial Zone

The following are discretionary activities in the Industrial Zone:

a. Commercial services
b. Motor vehicle sales and servicing

16.4.5 Non-complying activities - Industrial Zone (This rule replaces existing Rule A2 (2.1) for the Industrial Zone)

The following are non-complying activities in the Industrial Zone:

a. Any noise sensitive activity
b. Any activity on land within the Lateral Spread Overlay, which is not provided for as a permitted activity.
c. Any activity in the Industrial Zone that is not specifically provided for as a permitted, restricted discretionary or discretionary activity.

APPENDIX 16.1 – PREFERRED PLANTING SPECIES

Shrubs under 1.5m

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rosa florbunda</td>
<td>Carpetrose White</td>
<td>Choisya ternata</td>
<td>Orange Blossom</td>
</tr>
<tr>
<td>Rosa florbunda</td>
<td>Carpetrose Crimson</td>
<td>Camellia s. Quintesscent</td>
<td>Camellia</td>
</tr>
<tr>
<td>Daphne odorata</td>
<td>Daphne</td>
<td>Plumbago auriculata</td>
<td>Plumbago</td>
</tr>
<tr>
<td>Daphne burkwoodii</td>
<td>Daphne</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Shrubs over 2m

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camellia sinensis sp</td>
<td>Camellia</td>
<td>Griselinia lucida</td>
<td>Akapuka</td>
</tr>
<tr>
<td>Pittosporum tenuifolium</td>
<td>Kohuhu</td>
<td>Lophomyrtus bullata</td>
<td>Rama rama</td>
</tr>
<tr>
<td>Michelia figo</td>
<td>Port Wine Magnolia</td>
<td>Olearia Cheesmanii</td>
<td>Olearia</td>
</tr>
<tr>
<td>Myrtus communis</td>
<td>Myrtal</td>
<td>Corokia virgata</td>
<td>Geenty's Green</td>
</tr>
<tr>
<td>Coprosma rhamoides</td>
<td>Divaricating</td>
<td>Myrsine australis</td>
<td>Mapou</td>
</tr>
<tr>
<td>Corokia contoneaster</td>
<td>Korokio</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Large Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnolia grandiflora</td>
<td>Magnolia</td>
<td>Acer pseudoplatanus</td>
<td>Red Maple</td>
</tr>
<tr>
<td>Comus capitata</td>
<td>Himalayan Dogwood</td>
<td>Alectryon excelsus</td>
<td>Titoki</td>
</tr>
<tr>
<td>Quercus coccinea</td>
<td>Scarlet Oak</td>
<td>Sophora tetraptera</td>
<td>Kowhai</td>
</tr>
<tr>
<td>Gingko biloba</td>
<td>Gingko</td>
<td>Nothofagus solandri</td>
<td>Black beech</td>
</tr>
</tbody>
</table>
### Taller Screen Planting

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pittosporum tenuifolium</td>
<td>Kohuhu</td>
<td>Coprosma lucida</td>
<td>Shining Karamu</td>
</tr>
<tr>
<td>Pseudopanax crassifolium</td>
<td>Lance wood</td>
<td>Pittosporum eugenioides</td>
<td>Tarata</td>
</tr>
<tr>
<td>Sophora microphylla</td>
<td>Kowhai</td>
<td>Coprosma parviflora</td>
<td>Leafy Coprosma</td>
</tr>
</tbody>
</table>

### Specimen Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Podocarpus totara</td>
<td>Totara</td>
<td>Nestegis Cunninghamii</td>
<td>Maire</td>
</tr>
<tr>
<td>Sophora microphylla</td>
<td>Kowhai</td>
<td>Cordyline australis</td>
<td>Ti Kouka</td>
</tr>
<tr>
<td>Dacrycarpus dacryoides</td>
<td>Kahikatea</td>
<td>Alectryon excelsus</td>
<td>Tioki</td>
</tr>
<tr>
<td>Prumnopitys taxifolia</td>
<td>Matai</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX 16.2 – KAWAKAWA INDUSTRIAL PARK GROWTH AREA

Plan Change 52
Kawakawa Industrial Park Growth Area

Reference:
- Existing Industrial Zone
- Proposed Industrial Land to be zoned
- Structure Plan Area
- Lateral Spread Overlay
- Open Space
- 0.3% ARI (1 in 30 year) modelled floodable land (Horizons Regional Council)

Precinct Roads
- Existing Roads
- Local Roads
- Proposed Intersections
- Turners Road Designation

Scale: 1:10,000 at A4
CHAPTER 2 - DEFINITIONS

Delete the following existing definitions:

PORTABLE SAWMILL means a small scale sawmill not permanently established on a site, and which is capable of being removed from the site on wheels or via a trailer unit.

SAWMILL means a site used for cutting, chipping, shaping or de-barking timber, including ancillary storage. Sawmills do not include chemical preservation processes, lamination, wood pulping, fibreboard manufacture or any similar timber processing.

Amend or insert the following definitions in alphabetical order as appropriate:

AGRICULTURAL VEHICLES SALES AND SERVICE means an activity involving the sales and/or service of farm vehicles or other heavy vehicles.

INDUSTRY means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

a. Animal and animal-product processing
b. Abrasive blasting
c. Cool stores and pack houses
d. Engineering works
e. Fibre-glassing
f. Firewood processing and storage
g. Grain drying and processing
h. Landscape storage and supplies
i. Panel beating and spray painting
j. Timber processing and treatment
k. Transport depots
l. Vehicle wrecking and scrap yards
m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency)

LATERAL SPREAD OVERLAY means an area identified on the District Planning Maps, for which planning controls are applied to ensure foundations for new development can tolerate deflections imposed by liquefaction-induced ground subsidence. Sites within the Overlay were identified in the Feilding Liquefaction Study, 2013, as being...
moderately susceptible to liquefaction. The risks of liquefaction identified in that report do not preclude development.

**LUNCHBARS AND DAIRIES** for the purposes of the Industrial Zone, means any food outlet which is intended to provide for the day to day needs of workers in the surrounding Industrial Zone. Such facilities may be retail activities, secondary to the principal use of the site for industrial activities, or exist in their own right but must not exceed 100m\(^2\) **gross floor area**.

**PB40** refers to the typical horticultural sector method for describing plant size at time of planting. PB stands for Pint Bags. These are typically high quality UV stabilised black plastic Planter Bags otherwise known as PB Bags.

1 pint = 600ml. As a rough guide, multiply the PB number by 0.6 to get the volume in litres of the bag. A planter bag required to be PB40 should measure approximately 230 x 230 x 460 x 125mu and comprise a volume of approximately 18-25 litres.

**REVERSE SENSITIVITY** means the potential for the operation of an existing lawfully-established activity to be constrained or curtailed, by the more recent establishment of other activities, which are sensitive to the adverse environmental effects being generated by the pre-existing activity.

**WORK SKILLS TRAINING CENTRE** means an educational facility which teaches an NZQA accredited course to develop or enhance basic or technical skills including apprenticeships associated with trade, industrial or commercial activities.

**RULE C – SUBDIVISION**

**RULE C1 – STATUS OF SUBDIVISIONS**

(Refer Part 5, Page 45)

NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173).

**1.1 CONTROLLED ACTIVITIES**

**1.1.1 Specification of Activities**

The following subdivisions shall be controlled activities:

A) ....

B) Any subdivision for utilities such as substations, transformers or pumping stations, provided that the balance of the site continues to comply with the provisions of this Plan, and that access to the utility is independent of the residual site.

C) Any Residential zone, Village zone, Business zone, Industrial zone or Recreation zone subdivision which meets the relevant standards set out in Rules C2.2.1 to 2.3 and Rule 2.5

D) ....

E) Any Industrial zone subdivision which meets the relevant standards set out in Rules C2.2.1 to 2.3 and the **Growth Precinct 5 Structure Plan**.
1.1.2 Extent of Control
A The matters in respect of which Council has reserved its control over controlled activity subdivisions are set out in Rule A1 1.3.2 (Page 92).

1.2 RESTRICTED DISCRETIONARY ACTIVITIES
A) The following subdivisions shall be restricted discretionary activities:

v) Any subdivision within a Growth Precinct (Appendix 9 A-C or Appendix 16.2)) that does not comply with the stormwater neutrality standard in rules C2 2.1.1 E) or 2.3.3

vi) Any subdivision within a Growth Precinct (Appendix 9A-C or Appendix 16.2) that does not comply with the wastewater disposal standard in Rules C2 2.1.1 G) or 2.5 D.

1.3 DISCRETIONARY ACTIVITIES
1.3.1 Specification of Activities
A) The following subdivisions shall be discretionary activities:

vii) Any subdivision within a Growth Precinct that is not in accordance with the requirements specified in a relevant Structure Plan (Appendix 9A-C and Appendix 16.2).

1.3.2 Criteria for Assessment
A) The criteria set out in Rule A1 1.3.4 A), particularly xiv), xxiv) or xxvi), will be taken into account in assessing the above discretionary activities.

RULE C2 – ZONE STANDARDS – SUBDIVISION
NB – Words outlined in bold type below have a specific definition contained in Rule E

2.3 STANDARDS – BUSINESS, INDUSTRIAL, RECREATION, MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES
(Refer Parts 5.3.3 to 5.3.11)

2.3.1 Suitability Of Lots
The applicant must demonstrate that all new allotments can be used for a permitted activity in a manner that conforms to this Plan. Development plans for the land being subdivided may be required, to prove compliance with the Plan’s standards.

2.3.2 Access To Rear Sites
Any entrance strips to rear sites shall be wide enough for heavy vehicle access.

2.3.3 Stormwater Neutrality (Industrial Zone only)
Every subdivision must include a stormwater system designed to achieve stormwater neutrality, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:

i) Over the area of land that is the subject of the subdivision proposal; and

ii) Over the Growth Precinct in which the subdivision proposal is located.

2.5 FURTHER STANDARDS APPLYING IN ALL ZONES
D) Services In Residential, Village, Business, Industrial, Manfeild Park and Special Development Zones
i) Sites in these zones shall be connected to reticulated services, and shall not cause existing services to be overloaded.
ii) All cables, including for power, telephone, and street lighting, shall be placed underground, except where existing services are above ground or where in Council’s opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, land stability or operational requirements.

iii) Where rear sites are being created, or a multi-unit development is being subdivided, easements shall be created over all underground services.

E) Separation From Boundaries

All proposed boundaries shall be sited at a sufficient distance from buildings to comply with the yard and height requirements of this Plan, and to meet the fire rating requirements of the Building Act 1991.

1.3 ASSESSMENT OF APPLICATIONS

1.3.1 Reservation of Control - Controlled Activity Land Use Applications....

1.3.2 Reservation of Control – Controlled Activity Subdivision Applications

A) The matters in respect of which Council has reserved its control are:

i) Provision of water supply and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.

ii) The number, location and formation of vehicle crossings.

iii) Provision of a connected street network, with appropriate use of street hierarchy and design type, including the width, length, drainage and formation of access.


v) The size, shape and arrangement of allotments, in relation to road frontages, and location of proposed boundaries.

vi) The creation of appropriate easements.

vii) Payment of financial contributions including reserves contribution.

viii. Providing, forming, naming and signposting new roads.

ix. Preservation of existing vegetation.

x. Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, esplanade reserves and strips, and local reserves.

xi. Suitability of proposed allotments for subsequent buildings and future use, including the separation of proposed building sites from high voltage electricity transmission lines.

xii. Impact of subdivision upon future management of natural areas and heritage places.

xiii. Requiring a consent notice to be placed on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.

xiv. Accordance with any relevant Structure Plan and adherence to the principles set out in the Subdivision Design Guide.

xv. Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.

xvi. Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.
### 1.3.3 Reservation of Control - Restricted Discretionary Activities

| xvi. | The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision. |
| xvii. | Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified building platforms. |

#### 1.3.4 Assessment of Discretionary Activity Applications

A) In assessing discretionary activities **Council** will have regard to matters including the following:

- Subject to Part II of the Act, the matters specified in Section 104 of the Act.
- Compliance or otherwise with standards applying to similar permitted or controlled activities.
- The environmental results sought by this Plan for the zones concerned.
- Any potential detraction from the amenities of the area through odour, smoke, noise, or other noxiousness whether from the operation itself or any ancillary aspect.
- The degree to which proposed buildings would detract from the visual amenities of the area.
vi) Parking needs will be assessed against staff numbers, likely numbers of patrons and their mode of travel. Regard will be had to how often it is used, the availability of on-street parking, and the impact of using onstreet parking upon other users of the road.

vii) Vehicle crossings shall be assessed in terms of the sight distance and driveway spacing guidelines contained in Appendix 2C, and the seal widening and formation standards contained in Appendix 2E.

viii) Whether there is sufficient and adequate provision for the collection or disposal of solid waste, including tailings.

ix) The degree to which any waste treatment ponds are adequately separated from other activities, taking into account topography, type of waste to be treated, wind direction, tree planting and existing vegetation and the location and number of existing and future dwellings likely to be affected by such ponds.

x) Compliance or otherwise with any relevant NZ Standards, regulations or Industry Guidelines.

xi) Any danger to people from hazardous goods and natural hazards, including any risk assessments, contingency plans and proposals to mitigate such hazards.

xii) The potential possibility of any animals escaping on to adjoining properties, roads, or public places.

xiii) Whether any exterior lighting is to be used or installed which would tend to annoy people nearby.

xiv) The effect of the proposal on the heritage values and preservation of any place or object listed in Appendices 1A to 1F or upon the heritage significance of any natural area in terms of the criteria in Appendix 1I.

xv) ……..

xvi) Any detrimental effect of the proposal upon the operation or future development of any other existing permitted use in the vicinity. This includes whether the proposal requires a level of amenity which is incompatible with the operation and management of any such permitted use.

xvii) Any potential adverse effects of the proposal upon the life supporting capacity of soils, or upon options for their future use, due for example to compaction, fragmentation of ownership, soil removal, coverage or risk of contamination.

xviii) ……..

xix) The degree of separation proposed between any building or pen housing animals and any building, boundary or road. Council may increase or relax the separation distance where on the grounds of public health, amenity, intensity of use, odour, visibility, noxiousness or other reasons it is appropriate to do so. The separation distances proposed by the Pork Industry Board’s Code of Practice shall be used as a guideline for assessing the adequacy of separation around any proposed pig farming operation.

xx) In relation to service stations:

a) The extent to which the proposal will be screened from adjacent residential uses by landscaping or fencing.

b) The effect of any access points on traffic safety and efficiency.

c) The extent to which lighting will be managed to avoid nuisance on residential properties.

d) Whether vehicle parking and manoeuvring can be accommodated on site.

e) The extent to which signs comply with general controls in the zone concerned.

f) The adequacy of proposals to collect and deal with potentially contaminated stormwater.
g) The extent to which the proposal is likely to have an effect on the amenities sought by the objective for the zone concerned. 

xxv) In relation to utilities:
   a) Whether the proposed utility can be sited next to or share an existing utility site in order to minimise its effects.
   b) Whether the proposed location, site or route is better than the alternative locations, sites or routes.
   c) Whether the proposed facility will affect the performance of other utilities nearby.
   d) The potential effect of the facility on the health and safety of nearby residents.
   e) The benefits of the facility to the community.

xxviii) In relation to relocated buildings:
   a) The design and appearance of the building, and its compatibility with other buildings nearby and the neighbourhood generally.
   b) The need for structural repairs to the building, including borer treatment.
   c) The bulk and location of the building in relation to the usual requirements for the zone.
   d) Work associated with the reinstatement of the building. Unless Council dispenses otherwise, such work shall be completed within six months from the date of the issue of a building consent. Council will require a cash bond, which is sufficient to cover the cost of the works involved in bringing the exterior appearance of the building up to standard, to ensure that this work is done.
   e) The precise location of relocated heritage buildings within their new site and the retention of any architectural features or other important part of the building’s fittings.

**PROPOSED CHANGES TO PLANNING MAPS:**

1. Identify the Lateral Spread Overlay area on the planning map 35.
2. Retain existing Industrial Zone on planning maps 25, 26 and 38.
3. Retain existing Industrial Zone on land to the south (Kawakawa Industrial Park) and east of SH54 (Mahinui/Awa Road area) on planning maps 34 and 35.
4. Retain existing Industrial Zone on land to the east of Kawakawa Road (Kawakawa Industrial Park) on planning map 33.
5. Rezone land to the south of SH54 between Turners Road and the banks of the Oroua River from Rural to Industrial on planning map 35.
6. Delete Industrial Zone as a result of boundary adjustment with PNCC on planning maps 16, 19, 37, 41 and 42.
7. Delete Industrial Zones as a result of PC46 changes on planning maps 30 and 31 and Industrial zoned land to the north of South Street on planning map 33.
Chapter 16 – Industrial Zones

Manawatu District Plan

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Not part of plan change - land within the jurisdiction of PNC
Palmerston North City

Area not part of plan change. This area is within jurisdiction of PNCC.