Proposed Plan Change 52:

Industrial

Appendix 5

Section 32AA Re-evaluation
Appendix 5
Section 32AA Report
(Amended extracts of notified S32 Report)
2. REGULATORY FRAMEWORK/POLICY CONTEXT

2.2 SUMMARY OF PROPOSED CHANGE

Areas to be zoned Industrial

.....

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 (Horizons) 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. Horizons have requested via submission that the proposed flood mapping information be updated using the 0.5% AEP (1 in 200 year) modelled flood information as provided by Horizons. This will be implemented as part of upcoming Plan Change 53 (Rural including natural hazards).

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.

Following consideration of submissions it is recommended that the latest modelled information from the Horizons replace the notified flood hazard mapping information, as requested in a submission from Horizons. This is sensible to ensure Plan users have the access to the best available data to inform their land use decisions.

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**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.

*Following consideration of submissions, particularly the comprehensive submissions from HW Richardson Group and the Oil Companies, changes are recommended for Objective 16.2, as well as policies and methods, relating to amenity values to be achieved by industrial activities operating in the Industrial Zone. Amendments to achieve a more appropriate balance between matters in sections 7(b), (c) and (f) are necessary to best achieve sustainable management of resources. This strikes a reasonable balance between competing economic, social and environmental considerations. Essentially objectives, policies and methods have been refined to identify more targeted outcomes in relation to amenity values and articulate the desire to encourage industrial activities to establish and remain within the District Industrial zone. Rather than require enhanced amenity value as an objective for all sites in the Industrial Zone, amendments to the notified PC52 provisions recommend the targeting of highly visible and sensitive site boundaries in a hierarchy as follows:*

<table>
<thead>
<tr>
<th>Site location</th>
<th>Area of Amenity effect</th>
<th>Amenity Focus/ Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent to key entrance routes to</td>
<td>Highly visible public spaces in vicinity of site.</td>
<td>Enhance amenity values through site layout, design, and landscaping.</td>
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<tr>
<td>townships or arterial roads</td>
<td></td>
<td></td>
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<tr>
<td>Adjacent to non-industrial zoned sites</td>
<td>Surrounding non-industrial sites, more sensitive zones.</td>
<td>Maintain (to similar quality - given development means view will change) and encourage improved amenity values for non-industrial sites.</td>
</tr>
<tr>
<td>Within the Industrial Zone</td>
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*At the same time, the focus remains on achieving a higher quality amenity within and beyond the Industrial Zone where possible, as well as avoiding adverse effects on the environment.*

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, to 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. In particular, 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.

3. EVALUATION OF ALTERNATIVES AND THE PREFERRED OPTION

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 manage adverse effects of industrial activities on the environment, to promote appropriate amenity values associated with the Industrial Zone including:*

- maintaining, and where possible, enhancing amenity values within the Industrial Zone and for adjacent sites beyond the Industrial Zone; and
- enhancing amenity values on sites fronting arterial routes or key entry points to townships.

*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 Industrial Zone relates to sites other than those in the Kawakawa Industrial Park Growth Area and a broader objective is required for locations such as Rongotea and Riverside Industrial Area with residential zoned sites immediately adjacent.

The distinction between those amenity values to be achieved within the Industrial Zone and beyond the Zone, as noted by HWRG, is generally supported. The Industrial Zone is the only area where industrial activities are listed as permitted. The nature, scale and operational constraints of some industrial activities may make enhancement of visual amenity a difficult and unreasonable threshold to be achieved. Enhancement of amenity values within the Zone where possible, is to be encouraged however, including via non regulatory methods. Amenity values experienced by activities on sites in adjacent zones should not be diminished by activity in the Industrial Zone.

Council has a particular interest to achieve enhancement of amenity values at key entrances to Feilding and adjacent to other high traffic routes which are zoned Industrial.

**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 subject to recommended amendments following consideration of submissions, 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>
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<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 protect the effectiveness and efficiency of the Industrial Zone for existing and potential future industrial activities by avoiding the establishment of activities within the Zone, that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities. 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>
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</tbody>
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#### 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 avoiding or controlling incompatible activities as appropriate.
- 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 previously more flexible mixed uses approach to permitted activities provided 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 there is not acting
There is sufficient information to assess the options. A risk of not acting may be the potential for reverse sensitivity of non-
insufficient information about the subject matter of the policies, rules, or other methods.

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 and infrastructure, to ensure a sustainable pattern of development including by:

i. demonstrating safe integration with existing street layouts and infrastructure;

ii. ensuring that alternative local road layouts in Appendix 16.2 for the Kawakawa Industrial Park Growth Area, achieve the following:

a. provide at least one local road, parallel to the southern half of Turners Road and one local road to give access to the middle of the northern part of the Zone; and

b. confirm that provision of key infrastructure to serve the Zone will not be compromised including consideration of potential adverse effects on development of other sites within the Zone; and

c. retain similar provision of access to all sites within the Zone as proposed in Appendix 16.2 Structure Plan; and

d. preserve options to develop the reserve area between the Zone and the Oroua River to provide for future stop banking, riparian planning and creation of a walking / cycling track.

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 significant historic heritage.

2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary within the Industrial Zone, including any effects associated with noise, glare or night lighting, and ensure that any effects on adjacent non-industrial zones are consistent with the expected amenity values in that zone, to protect the amenity values of the surrounding environment.

2.4 To require new industrial activities to locate within the Industrial Zone, to ensure that effects of these activities, where the associated effects on the environment, particularly related to infrastructure, traffic, noise and amenity values are anticipated, provided for and, as far as practicable confined to the Zone.

2.5 To require subdivision, use and development in the Industrial Zone to be designed to:

i. maintain or enhance an appropriate level of the visual amenity values and streetscape values within the Zone; and

ii. maintain or enhance visual amenity values where possible, when viewed from other zones; and

iii. enhance amenity values on sites fronting arterial routes or key entry points to townships.

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 that industry minimise adverse effects on amenity values 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 the structure plan and policies, 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 and targets the most sensitive zone boundary interfaces. 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 expected 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 key township entrances and, where possible, 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 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

<table>
<thead>
<tr>
<th>Environmental</th>
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</thead>
<tbody>
<tr>
<td>• The policies cannot address lack of amenity or poor site layout for existing activities in the Zone.</td>
</tr>
<tr>
<td>• 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.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• The policies are more prescriptive than existing provisions. Potentially greater need for resource consents where proposals are not consistent with structure plan concepts or amenity performance standards. However, the types of activities enabled are generally more permissive than currently is the case.</td>
</tr>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• 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.</td>
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<thead>
<tr>
<th>Social /Cultural</th>
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<tbody>
<tr>
<td>• 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.</td>
</tr>
<tr>
<td>• 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.</td>
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**Effectiveness:** The policies are effective as they 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.

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

<table>
<thead>
<tr>
<th>Proposed District Plan Map Changes.....<strong>No Change</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Identify the Lateral Spread Overlay area on the Planning map 35.</strong></td>
</tr>
<tr>
<td>2. <strong>Retain existing Industrial Zone on Planning maps 25, 26 and 38.</strong></td>
</tr>
<tr>
<td>3. <strong>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.</strong></td>
</tr>
<tr>
<td>4. <strong>Retain existing Industrial Zone on land to the east of Kawakawa Road (Kawakawa Industrial Park) on Planning map 33.</strong></td>
</tr>
<tr>
<td>5. <strong>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.</strong></td>
</tr>
<tr>
<td>6. <strong>Identify the modelled 1:200 year Flood Event as it applies to the Industrial Zone and supplied by Manawatu-Wanganui Regional Council.</strong></td>
</tr>
</tbody>
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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 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.

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.

Following a survey of existing non-industrial activities affected by PC52 and consideration of submissions it is considered reasonable to rely on existing use rights as provided for under the RMA and discretionary consent status for development of existing buildings that do not qualify with existing use status under the RMA. Farming is a reasonable interim use for land not yet required for industrial purposes, and m) provides for this scenario. The market will determine when the best use for the land becomes industry.

Permuted 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 clarify for Plan users generally, but specifically to clearly articulate the permitted activities and performance standards.

Benefits

Environmental

- 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.

Economic

- 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.

- 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.

- 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.
- 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

#### 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.

#### 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.

**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 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
- historic 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 historic heritage values
ii. **And Whether the application will maintain, or where possible enhance, the amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.**

iii. **Whether the application will enhance amenity values on sites fronting arterial routes or key entry points to townships.**

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

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

vi. **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.

The assessment criteria have been amended to better reflect the hierarchical approach of the objectives and policies in relation to targeted maintenance and enhancement of amenity values.

**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 improvements to the very visible existing industrial zoned areas which exhibit a general 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.

- **The Plan Change as amended via submissions better targets enhancing visual amenity to key entrances to townships and arteria routes, being the most highly visible locations.** Amenity values within the Zone and as experienced by adjacent zones will be enhanced where possible, but otherwise be maintained. This strikes a reasonable balance between competing economic, social and environmental considerations.
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 improvements to the very visible existing industrial zoned areas which exhibit a general 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.

- The recommended changes may reduce costs of addressing effects on amenity values, versus the notified Plan Change, across the Industrial Zone, as the consideration of effects will be more targeted to the associated amenity values of the surrounding environment.

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 that 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
c. Additions or alterations to existing buildings associated with any lawfully established activity operating on and prior to date (specific day this PC52 rule takes effect).

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.

Following a survey of existing non-industrial activities affected by PCS2 and consideration of submissions it is considered reasonable to rely on existing use rights as provided for under the RMA and discretionary consent status for development of existing buildings that do not qualify with existing use status under the RMA. It is recommended that provision be made for the alteration and addition to existing buildings to enable continued operation and potential limited expansion of the legally established activities. This will maintain consistency with the intent of the Zone whilst not unduly disadvantaging existing activities operating legally ‘on and prior to the date’ this proposed rule takes effect.

**Benefits**

**Environmental**
- Facilitates consideration of all aspects of a proposed development to minimise 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 will require resource consent to establish or expand within 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 and existing non-industrial activities to expand operations. 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 Rules – Performance Standards

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

a. Building Setback Yards and Height
   
i. All buildings or storage of goods, excluding signs and service station canopies must be set back at least 6 metres from any boundary with a road or rail corridor.

   ii. Any building on boundaries where (i) above applies or storage of goods associated with industry (excluding light industry) must be at least:
   
   - 15 metres from any boundary adjoining land zoned Residential or Village; and or Recreation.
   - 10 metres from any boundary adjoining land zoned Rural, Recreation or Flood Channel 2.

   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. Any outdoor storage of goods must be setback at least:
   
   - 5 metres from any boundary adjoining land zoned Residential or Village; and
   - 2 metres from any boundary adjoining an arterial road or land zoned Rural, Recreation or Flood Channel 2.

   Note: Side and rear boundaries much 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, 1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in must be separated by a 2m x 2m landscaping box or similar feature and must include a landscape strip with planting established, in general accordance with Diagram 2.

   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.

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2 S21/028 Oil Companies
3 S2/001 KiwiRail
4 S24/003, S24/004 Stacy Waugh, S26/003 D and C Waugh
c. **Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip must be provided along any road frontage, in general accordance with Diagram 2.**

Note: – 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 boundaries which adjoin a Rural, Residential or Village Zone a 10 5m wide **buffer screen planting area within the building setback yard** must be established, planted and maintained with a variety of shrubs and trees (as specified (i) and (ii) of this standard). **Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.**

On sites boundaries which adjoin a Rural or Flood Channel 2 Zone a 2m wide **screen planting area must be established, planted and maintained with a variety of shrubs and trees.**

i. Shrubs must be capable of growing to a minimum **height** at maturity of 4 metres; and

ii. Trees must be capable of growing to a minimum **height** at maturity of 9 metres.

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

b. **Major or Minor Arterial Roads (excluding carpark frontage areas where 16.4.2.b.ii (Formed Carparking Areas) applies)**

- On sites which adjoin any major or minor arterial roads (excluding Waughs Road) (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 that will grow, growing to a height of 1.5 between 0.5 - 1.0 metres.** **Planting must ensure a density to achieve solid landscape screening within two years of planting.**

- On sites adjoining Waughs Road/SH 54 a 10 5m wide **buffer screen must be provided.**

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

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

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

e. 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 **not be visible be-screened from view any adjacent non-industrial zoned land or arterial road 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 non-industrial zoned sites are adequately screened and separated from industrial activities.
- Amenity is enhanced by the buffer building setback yards that create 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, while also responding to specific amenity and operational constraints that apply to industrial activities.

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 non-industrial zoned boundary without 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 standards.
- May limit development potential for smaller sites, particularly relevant for Rongotea, and sites adjacent to Residential or Rural Village zone boundaries.
- Options to use land on the edges of the Industrial Zone are reduced, as building setback yard buffers, landscape and screening planting area 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 non-industrial Residential and Rural zones. Maximises flexibility and freedom from design or setback constraints where residential or rural non-industrial zone boundaries are not affected.

The screening requirements will ensure appropriate separation between Industrial and Residential or Rural non-industrial zone 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 in some locations (screen planting areas) while planting to enhance amenity is required for other areas (landscape strips) 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. Appendix 16.1 clearly specifies the types of plant species that will be appropriate for screen planting areas versus landscape strips.

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 and beyond 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 maintained or enhanced as far as practicable on both private and public land, to achieve general improvements within and beyond the Zone. |

## Proposed Rules - Performance Standards

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<tr>
<td><strong>f. Vibration</strong></td>
<td>All activities must be managed so that vibration is not discernible beyond the site boundary.</td>
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<tr>
<td><strong>g. Electrical Interference</strong></td>
<td>All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural zone.</td>
</tr>
<tr>
<td><strong>h. Vehicle Movements</strong></td>
<td>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.</td>
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<tr>
<td><strong>i. Stormwater Neutrality</strong></td>
<td>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:</td>
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<td>i) Over the area of land that is the subject of the proposed activity; and</td>
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<td></td>
<td>ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.</td>
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<td><strong>Note:</strong> Where stormwater detention areas cannot be accommodated within the Industrial Zone, an equivalent quantity of stormwater runoff mitigation is to be provided in a suitable location outside the zone.</td>
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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.

Consideration of the proposed noise standards reviewed as part of PC55 (District Wide Rules), revealed that any issues of noise associated with vehicle movements near non-industrial zone boundaries, can be addressed via requirements to comply with noise performance standards for the relevant zone. It is not necessary to restrict movement of heavy vehicles in addition to the restrictions imposed via the existing noise standards.

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. These 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>
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<th>Benefits</th>
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<tr>
<td>• Information reaches those not directly affected but interested in particular topics.</td>
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<td>• Can result in new and innovative ways of addressing issues, some of which can be voluntary.</td>
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<td>• Flexibility for activities.</td>
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<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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<td>• High degree of flexibility in the layout of development sites and areas.</td>
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<th>Costs</th>
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<tr>
<td>• On their own these methods would not be sufficient to comply with the Council functions under section 31(1)(a) of the Act to implement objectives, policies and methods to achieve integrated management of effects.</td>
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<td>• Resource cost to produce, provide and maintain information.</td>
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<td>• Council has no ability to use Plan controls to influence development outcomes that might be of public good.</td>
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<td>• No regulatory mechanisms to use for enforcement.</td>
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<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>
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<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>
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**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.

1.0 Summary and Conclusions

This evaluation has been undertaken in accordance with section 32AA of the Act. Following careful consideration of matters raised by submission, 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 maintenance, and where possible enhancement, 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.