

## **7.5 LIGHT INDUSTRIAL ZONE**

### **7.5.1 INTRODUCTION**

Hastings District is characterised by a strong reliance on its rural economic base. This is supported by a variety of rural orientated industries including food processing, the manufacture of value added products, rural and engineering services and logistics. Diversification into other industrial areas has focused on construction and building related service industries. As the key driver for the construction sector is population growth, and population growth over the life of this Plan is not anticipated to be great, primary sector production will be the major industry driver into the future. Rates of development, land uptake and employment can hence all be directly correlated with the rural sector.

While post-harvest production and value added processing will be the major industry drivers into the future, the flow on effect is anticipated to be significant in the rural and engineering support sectors. With the proximity of the port of Napier and the strong rail and road links through the Hastings District the logistics sector is anticipated to continue to experience strong growth. Such industries also provide significant opportunities in servicing the domestic, lifestyle and visitor industry markets.

The Light Industry Zone provides for many of the small scale vehicular and engineering businesses, which caters for both the rural and residential sectors alike. It is characterised by small lot sizes, which is convenient for mechanics, trade shops, workshops and other similar activities. Many of the activities located within the Light Industrial Zone, have similarities to that of the Hastings Commercial Service Zone, and thus there are a number of business that are often intertwined. Businesses in the Light Industrial Zone require less profile than that of other Commercial and Industrial Zones and tend to be located off the main arterials of the District. These businesses are focused on service and production and have less reliability on retail.

Light and service industry has tended to concentrate on the roads parallel to and adjacent to Karamu Road, adjacent to the Hastings City CBD, and to a lesser extent near to the Village Centre at Havelock North. As the urban population of the District has grown, a wide range of smaller industrial activity has become established to service the needs of urban residents in addition to the needs of the rural sector.

### **7.5.2 ANTICIPATED OUTCOMES**

It is anticipated that the following Outcomes will be achieved:

- |              |  |
|--------------|--|
| <b>LIAO1</b> | Efficient use and redevelopment of industrial land and infrastructure by concentration of industrial development within existing zones                           |
| <b>LIAO2</b> | Avoidance of incompatible activities within Industrial Zones.  |
| <b>LIAO3</b> | Retention and reinforcement of buffers between incompatible activities on opposing zones, with a particular focus between industrial and residential activities. |
| <b>LIAO4</b> | Industrial development does not reduce the existing environmental and amenity qualities within existing Industrial Zones.  |
| <b>LIAO5</b> | Maintenance of amenity values which are appropriate and consistent with existing industrial areas within the District.   |

**7.5.3 OBJECTIVES AND POLICIES**

**OBJECTIVE LIZO1** *To facilitate efficient and optimum use and development of existing industrial resources within the Hastings District.*

*Relates to Outcomes LIAO1 & LIAO4*

**POLICY LIZP1** *Ensure that non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*

Explanation

Commercial and Residential Activities in Industrial Zones can be considered to be an inefficient use of industrial land and are better suited in other zones. These non-industrial activities can also create reverse sensitivity issues. Commercial and residential activities should therefore be limited in scale as to maintain the integrity of the Industrial Zones. [The exception to this is seasonal workers accommodation which specifically services the primary production industry.](#)

The Hastings Commercial Strategy seeks to promote the continued viability of the Hastings CBD; commercial activities should be encouraged to locate in appropriately identified areas and avoid location with industrial areas unless they are in direct association with a principal industrial activity on the same site.

**POLICY LIZP2** *Ensure appropriate provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies, while avoiding, remedying or mitigating effects on the surrounding environment.*

Explanation

*The Hastings District contains a number of high profile industries which are recognised on a national and international basis and contribute significantly to the Hastings and Hawke's Bay economy and provide a number of jobs for the Hawke's Bay population. These businesses are primarily related to the primary processing and construction industries.*

**POLICY LIZP2A** [Provide for seasonal worker accommodation subject to appropriate limits on effects to recognise its links to the horticulture industry and its compatibility with light industry and adjacent residential environments.](#)

Explanation

[The light industrial zones are often adjacent to the residential environment thereby acting as a transition between the general industrial and the residential environments. As such seasonal worker accommodation is an activity that has a level effects that is compatible with this transitional environment.](#)

**OBJECTIVE LIZO2** **To enable a diverse range of industrial activities within the Hastings District while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.**

*Relates to Outcome LIAO2*

**POLICY LIZP3** *New industrial development is to be designed and operated in a manner which does not detract from the existing amenity levels of the surrounding environment nor result in cumulative effects that lower surrounding amenity levels over time.*

Explanation

For new industrial development it is recognised that generally higher environmental standards can be achieved and no degradation in the amenity levels of the surrounding environment should occur. It will be important to assess the potential cumulative effects of industry to ensure that discharges or

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emissions from new activities do not exacerbate existing effects from established operations.

**POLICY LIZP4** *Require the provision of on-site landscaping along front boundaries in industrial areas located along the high profile arterial routes which provide an entrance to the Hastings urban areas.*

Explanation

On-site landscaping will help to break the visual monotony of large buildings, industrial yards, and carparks. The cumulative effect of such landscaping will be to enhance the visual amenity of the District's highly visible industrial areas such as along Maraekakaho, King and Omahu Roads.

**OBJECTIVE** **Industrial activities shall maintain acceptable amenity levels or be safeguarded from**

**LIZO3** *Relates to incompatible uses within surrounding environments.*

*Outcomes LIAO3*

*& LIAO5*

**POLICY LIZP5** *Ensure residential activities are free from unreasonable and excessive noise, odour, dust and glare.*

Explanation

Industrial Activities are recognised as having potential to create high levels of nuisance effects, which have potential to create conflict and reverse sensitivity with adjoining residential activities. Where industrial activities are located near residential activities, which are not within the Industrial Zone, it is paramount that any cross boundary nuisance effects are mitigated or avoided where possible.

Where residential activities are located within existing industrially zoned land, a reasonable level of nuisance effects are to be anticipated and should be mitigated through on site means rather than restricting adjoining industrial activities in their ability to undertake day to day activities.

**POLICY LIZP6** *Provide for healthy and safe working, shopping and recreational environments by avoiding and mitigating excessive noise, vibration, odour and dust nuisance generated from industry located in close proximity to commercial and recreational areas.*

Explanation

While strict environmental management is necessary to protect domestic residents from nuisance and health effects, particularly outside of normal business hours, emphasis in business, recreational and shopping areas which are occupied less frequently, should concentrate on maintaining general standards of amenity and environmental quality with significant adverse effects being avoided, remedied or mitigated.

**POLICY LIZP7** *Require industry located in close proximity to residential zones to incorporate buffering, screening and landscaping to minimise the adverse visual impact of the activity.*

Explanation

The establishment of buffers and screening or landscaping provide effective mechanisms to reduce the potential interface conflicts between incompatible activities. Buffering may take the form of strip planting or solid fencing and may also involve the restriction of border uses to low impact ancillary activities such as car parking or office/administration activities.

**POLICY LIZP8** *Industrial activities with potential for significant adverse effects, such as noise or dust generation, heavy traffic movement, glare or odour, should be located on sites in General Industrial Zones that are remote from residential areas.*

Explanation

For activities with potential nuisance effects, simple buffer strips or landscape screening may not be adequate to mitigate effects, therefore significant separation via the establishment of zoning controls may be required. In this manner industrial activities with the potential for adverse effects will generally be directed to zones which are remote from sensitive adjacent sites. Those areas include Whakatu (away from the Residential Zone boundary), Tomoana, Irongate and large portions of the Omahu Road Industrial Corridor.

#### 7.5.4 METHODS

The Anticipated Outcomes set out in Section 7.5.2 will be achieved and the Objectives and Policies set out in Sections 7.5.3 will be implemented through the following Methods:

**HASTINGS DISTRICT PLAN** Industrial Zones: The District Plan incorporates three Industrial Zones, to reflect the broad differentiation of industrial activity in the District.

The following is a list of strategies utilised for specific zones.

Light Industrial Zone: This Zone is applied to established service industrial areas of Hastings City which are located close to residential or commercial centres. Emphasis is placed on the need to minimise adverse amenity and nuisance impacts on sensitive adjacent uses, therefore strict environmental performance standards apply. In practice this will mean that the Zones are best suited to lighter or service orientated activities. Making provision for service industry in close proximity to residential areas also offers additional social and economic benefits and, in the case of Hastings City, also ensures adequate support services are located in close proximity to the main shopping areas of the CBD.

General Industrial Zone: The General Industrial Zone is applied to the major industrial nodes of the District at Tomoana, Whakatu, Omahu Road, Irongate and in the King Street/Nelson Street areas. These areas are suitable for a wide range of industrial activities provided significant adverse effects are avoided, remedied or mitigated.

Whirinaki Industrial Zone: This Zone applies to the site of the Pan Pac mill and provides specific resource management for existing wood processing activities and future expansion of the plant.

Hazardous Substances DWA (Section 29.1): Industrial activities are major users of Hazardous material and substances. The storage and use of these will be controlled by the Hazardous Substances DWA (although the Hazardous Substances and New Organisms Act 1996 is the primary regulation relating to hazardous substances). There are particular provisions relating to the Heretaunga Plains Unconfined Aquifer. These modify and restrict the establishment of a range of industrial activities, from which the effects of a system failure, or leakage into the groundwater system, has the potential to negatively impact on the quality of the groundwater.

Noise District Wide Activity (Section 25.1): This section establishes noise standards for industrial activities within all Industrial Zones and at the interface between Industrial Zones and other zones in the District. In addition Specific Standards are included to require residential activities in Industrial Zones to protect their own aural environment.

**INTEGRATED MANAGEMENT** Hastings District Council will consult with Hawke's Bay Regional Council to ensure that practical and effective mechanisms are formulated for the management of ground water, stormwater discharges, and air discharges and emissions.

Hastings District Council will continue to liaise with Napier City Council with regard to industrial issues on the Heretaunga Plains which are common to both authorities.

The use of hazardous substances, including use within industry, is primarily controlled under this Act via the Environmental Protection Authority.

**MONITORING** Monitoring shall be undertaken to ensure that the Methods outlined above continue to achieve the objectives and policies of this District Plan.

**SEPARABLE TRADE WASTE POLICY** New industries establishing in Hastings will be encouraged to locate near the three parallel trunk sewers where they can contribute to the separated trade waste conveyance system.

**7.5.5 RULES****7.5.5.1 Light Industrial Zone**

The following table sets out the status of activities within the Light Industrial Zone. These activities are all subject to the standards and terms set out in this plan.

<b>RULE TABLE 7.5.5.1 - LIGHT INDUSTRIAL ZONE</b>		
<b>RULE</b>	<b>LAND USE ACTIVITIES</b>	<b>ACTIVITY STATUS</b>
<b>LI1</b>	Industrial Activities	P
<b>LI2</b>	Dairies and Food Premises	P
<b>LI3</b>	Service Stations	P
<b>LI4</b>	Retail sales and offices on the same site and ancillary to an Industrial Activity.	P
<b>LI5</b>	The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes <sup>Note1</sup>	P
<b>LI6</b>	Places of Assembly	P
<b>LI7</b>	Temporary Events	P
<b>LI8</b>	Tyre Storage complying with Specific Performance Standard 7.5.7.5	P
<b>LI9</b>	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site.	P
<b>LI10</b>	Emergency Service Facilities	P
<b>LI11</b>	Temporary Military Training Activities	P
<b>LI12</b>	Any Permitted Activity not meeting one or more of the General Performance Standards and Terms in Section 7.5.6.	RD
<b>LI13</b>	Comprehensive Residential Development on Sale yards site (Lot 6 DP 20671 and shown on Appendix 28).	RD
<b>LI14</b>	Building Improvement Centres located on sites other than Lot 6 DP 20671 not exceeding 4,000m <sup>2</sup> GFA	RD
<b>LI15</b>	Building Improvement Centres located on Lot 6 DP 20671 (regardless of GFA)	RD
<b><u>LI15A</u></b>	<u>Seasonal Worker Accommodation</u>	<u>RD</u>
<b>LI16</b>	Tyre Storage not complying with Specific Performance Standard 7.5.7.5	D
<b>LI17</b>	Residential Activities complying with Specific Performance Standard 7.5.7.2	D
<b>LI18</b>	Any Permitted or Restricted Discretionary Activity not meeting one or more of the Specific Standards and Terms in Section 7.5.7.	D
<b>LI19</b>	Building Improvement Centres located on sites other than Lot 6 DP 20671 over 4,000m <sup>2</sup> GFA	D
<b>LI20</b>	Residential Activities not complying with Specific Performance Standard 7.5.7.2.	NC
<b>LI21</b>	Visitor Accommodation.	NC
<b>LI22</b>	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary Activity.	NC

*Note 1: For clarification this does not include the merchandising of comparison goods, being household furnishings, fittings and apparel.*

**7.5.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES**

The following General Performance Standards and Terms apply to all Permitted and Controlled Activities.

**7.5.6 LIGHT INDUSTRIAL ZONE**

**7.1.6.1 BUILDING HEIGHT**

The maximum height for all buildings shall be 11m.

Outcome  
*The amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings*

**7.5.6.2 HEIGHT IN RELATION TO BOUNDARY**

On any boundary with a site zoned Plains Production, Rural, Residential or Public Open Space, buildings shall not project beyond a building envelope constructed by recession planes from points 2.75 metres above the boundary. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 60.

Outcome  
*Sites on the industrial interface will be provided access to daylight and sunlight.*

**7.5.6.3 SETBACKS**

(a) Front Yards

No part of any building shall be located within the following yards:

	<b>Front Yard</b>
Sites opposite or adjacent to a Residential Zone	2 metres
Boundaries adjacent to an arterial route	2 metres
All other instances	Nil

Outcomes  
*The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.*

*The provision of suitable setbacks in order to separate incompatible activities and to facilitate the establishment of planting and screening.*

(b) Internal Yards

No part of any building shall be located within the following yards:

	<b>Internal Yard</b>
Boundaries adjacent to a Residential or Open Space Zone	5 metres
All other instances	Nil

*The amenity values of sites on the industrial interface will be maintained.*

(c) Storage Setbacks

No structure shall be erected or item/s stored in manner that exceeds a height of 1.5m from ground level, within 2m of a boundary adjacent to a Residential or Open Space Zone.

**7.5.6.4 LANDSCAPING**

The full length of each front boundary (excluding vehicle entrances) shall be landscaped for the minimum width identified below.

	<b>Minimum Width</b>
Sites opposite or adjacent to a Residential Zone	2 metres
All other instances	Nil

Outcome  
*The provision of landscape plantings that maintain the amenity of industrial sites and provide a visually coherent streetscape whilst not unduly enclosing road*

corridors.

*Note: Landscaping required by way of Standard 7.5.6.4 shall be provided and thereafter maintained in accordance with the definition of landscaped in Section 33.1.*

**7.5.6.5 SCREENING**

(a) Internal boundaries adjacent to a Residential or Open Space zone

A 1.8m high solid fence shall be provided along the full length of any internal boundary adjacent to a Residential or Open Space Zone.

(b) Internal boundaries adjacent to a Plains zone

Either a 1.8m high solid fence or a 2m wide landscaping strip shall be provided along the full length of any internal boundary adjacent to a Plains Zone.

Outcomes

*The visual amenities of adjacent Residential and Open Space sites will be maintained.*

*The visual amenities of adjacent Plains zoned sites will be maintained.*

**7.5.6.6 STORMWATER**

(a) Where a reticulated stormwater network is available for the site to connect to, the site shall not exceed the following standards:

AVERAGE RECURRENCE INTERVAL (ARI)	RUNOFF COEFFICIENT
5 year	0.7
50 year	0.75
The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the <i>New Zealand Building Code, Approved Document E1 - Surface Water</i> . See <i>Hastings District Council website to assist with calculations</i>	

Outcome

*The potential for negative environmental effects from stormwater runoff associated with the land use will be avoided, remedied or mitigated.*

(b) Where no reticulated stormwater network is available for the site to connect to, stormwater shall be disposed of on-site.

*Note: All on-site stormwater discharges are regulated through the Hawke's Bay Regional Resource Management Plan.*

**7.5.6.7 TRANSPORT AND PARKING**

Activities shall comply with the provisions of Section 26.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

*The outcomes of the Transport and Parking Section of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.*

**7.5.6.8 NOISE**

Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

Outcome

*The outcomes of the Noise Section of the District Plan will be achieved.*

**7.5.6.9 LIGHT AND GLARE**



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### Outcome

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at any point 2 metres within the boundary of any adjoining site which is zoned Residential.

*Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities*

At no time between the hours of 2200 and 0700 shall any outdoor lighting be used in a manner that the use of such lighting causes:

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any window of an adjoining building within a Residential Zone;

An added illuminance in excess of 15 lux measured horizontally or vertically (at a height of 1.5m above the ground) at any point along any residentially zoned boundary or site used for residential purposes, except for those in the Industrial Zones.

Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. Those measurements may be used to determine the added illuminance, if any, of such outdoor lighting.

Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, homes for the aged, visitor accommodation, marae, health care services, State Highways or formed public roads.

### 7.5.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

The following Specific Performance Standards and Terms apply to the activities specified below.

#### 7.5.7.1 ACTIVITY THRESHOLD LIMITS

Dairies and food premises: The gross floor area of the premise shall not exceed 50m<sup>2</sup>.

Service Stations: No limit.

Retail sales on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> retail display space (indoor and outdoor) whichever is the lesser.

Offices on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> gross floor area whichever is the lesser.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and of buildings: 100m<sup>2</sup> indoor retail display space. There shall be no limit on outdoor display space.

#### Outcome

*Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*

#### 7.5.7.2 RESIDENTIAL ACTIVITY

(a) Any residential unit in the Industrial Zone shall only be provided for a resident caretaker or other person whose employment is such that they are required to live on the premises.

(b) Minimum gross floor area: 50m<sup>2</sup>

(c) Outdoor Living Space: Every residential unit shall be provided with an outdoor living area.

(d) The outdoor living area shall be directly linked to the principal living area of the unit and shall be located to the side of the residential unit facing north of east or west.

(e) Where the principal living area of the unit is located at ground level the outdoor living area shall:

- i) be at least 30m<sup>2</sup> in area, have a minimum dimension of 5m, and be able to contain a 4m diameter circle; and
- ii) Shall be screened with a 1.8m high solid fence.

(f) Where the principal living area of the unit is not at ground level the outdoor living area shall consist of a balcony with a minimum area of 7.0m<sup>2</sup> capable of accommodating a 2.0m diameter circle.

(g) Internal Noise Standard: Activities shall comply with the provisions of Section 25.1 of the District Plan on Noise.

#### 7.5.7.3 TEMPORARY EVENTS

Only six events shall take place on a site over a 12 month period

Each event shall be of a maximum duration of three days

Maximum attendance at any one time shall be 1000 persons

The Hastings District Council shall receive notification of the temporary event at least ten days prior to the event taking place

No parking associated with the temporary event shall be accommodated on any public road or road reserve

Outcome  
*It will be possible for temporary events to take place on larger areas of land where it is possible to address adverse effects. The temporary nature of the events will ensure that any effects are for a short time only.*

Other than Noise and Traffic Sightline Distances, the General and Specific Performance Standards for the Zone do not apply to Temporary Event Days.

**7.5.7.4 COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON THE SALES YARD SITE - LOT 6 DP 20671**

The activity shall comply with those aspects of Specific Standard 7.2.6E applicable to sites in Appendix 27 and 28 - Identified sites for Comprehensive Residential Development.

**7.5.7.5 TYRE STORAGE**

- (a) The activity shall be ancillary to another activity on the site.
- (b) All tyres shall be stored in a single storage area. The storage area shall:

- i) either be inside a building or at least 10m from the front boundary of the site;
- ii) not exceed 10m<sup>2</sup>;
- iii) have a maximum dimension of 4m;
- iv) be screened from all public spaces and adjoining sites; and
- v) shall be locked at all times when the premise is not in use.

- (c) Tyres shall not be stored above a height of 1.5m.

**7.5.7.6 SCHEDULED SITE NO 34 , THE SALESYARDS SITE (LOT 6 DP 20671)**

**(a) YARDS**

No part of any building shall be located within the following yards.

Outcome  
*The amenity of the surrounding residential area and adjacent reserve will be maintained by buildings being setback from roads and property boundaries*

	Yard
<b>Front Yards</b>	
All boundaries	Nil
<b>Internal Yards</b>	
Boundaries adjoining a Residential or Open Space Zone	5 metres
All other boundaries	Nil

**(b) HEIGHT**

The maximum height of buildings shall be 11 metres.

Buildings adjoining residentially zoned land shall not project beyond a building envelope constructed by recession plane from points 2.75m above boundaries to sites zone residential or Open Space. The angle of such recession planes shall be determined for each site by use of the recession plan indicator in Appendix 60.

**(c) LANDSCAPING**

At least 20% of all road frontages of the site shall be landscaped to a minimum depth of 1 metre.

Outcome

*The amenity of the zone will be maintained by preventing tall obtrusive structures and buildings.*

Outcome

*The landscaped front yards will contribute to the maintenance and enhancement of the amenity of the site and area.*

**7.5.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES**

~~a.~~ The activity shall not exceed a period of 31 days, excluding set-up or pack-down ~~b.a.~~ activities, which can occur up to one week prior to commencement and up to one week following completion of the Temporary Military Training Activity.

~~c.b.or~~ Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military

Outcome

*Potential adverse effects*

*in adjoining and adjacent activities will be*

*avoided, remedied*

*mitigated.*

Training Activities.

**7.5.7.8 SEASONAL WORKERS ACCOMMODATION**

a) The activity shall comply with the acoustic insulation requirements for noise sensitive activities as set out in standard 25.1.7C

b) An area of outdoor open space equating to 10m<sup>2</sup> per resident be provided for on the site. The open space area is to be of a shape appropriate for undertaking active recreation activities such as touch rugby, football or basketball.

**7.5.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES**

This part of the Plan sets out the assessment criteria for different types of Restricted Discretionary and Discretionary Activities.

For Restricted Discretionary Activities, the following identify those matters which Council has restricted the exercise of its discretion over in assessing Resource Consent applications.

For Discretionary Activities, the following identify those matters which Council may assess the activity against. Council's assessment is not however restricted to these matters.

**7.5.8.1 ANY PERMITTED OR CONTROLLED ACTIVITY NOT MEETING ONE OR MORE OF THE STANDARDS AND TERMS IN Section 7.5.6 AND IN Section 7.5.7**

An assessment of the effects of the activity shall be made considering the following:

The ability of the activity to achieve the particular stated outcome of the General or Specific Performance Standard(s) and Terms which it fails to meet.

**7.5.8.2 ACTIVITIES NOT COMPLYING WITH THE GENERAL STANDARDS AND TERMS IN Section 7.5.6**

**(a) Building Height and Height in relation to boundary**

(i) The extent to which the height and scale of the building is consistent with that of the surrounding industrial zone and the extent to which the infringement will disrupt the visual amenity of that area.

(ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(iii) The extent to which the infringement will overshadow any site/s zoned Open Space, Residential, Rural or Plains.

(iv) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.

(v) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned Open Space, Residential, Rural or Plains.

**(b) Setbacks, Landscaping and Screening**

**Front Yards:**

(i) The extent of the proposed infringement and whether this will disrupt the visual amenity of the surrounding industrial zone and the streetscape within it, with particular regard to 'gateway routes' into Hastings.

(ii) Whether the site retains capacity for Landscaping and tree planting in the front yard.

(iii) The extent to which the proposed infringement compromises the visual amenities, or privacy of any land zoned Open Space, Residential, Rural or Plains.

(iv) The extent to which the reduced setback from the road boundary compromises the safe movement of traffic on and off the site and /or along any adjacent road.

**Other Yards:**

(i) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

(ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Zone.

(iii) Whether existing or proposed new trees will soften or screen the proposed infringement from any adjoining site/s zoned OpenSpace, Residential, Rural or Plains.

**(c) Landscaping:**

(i) The extent to which existing vegetation is retained.

(ii) The extent to which new tree plantings are proposed, and whether this adequately softens the effect of built form. This may include an assessment of the species selection and whether replacement plantings adequately replace the loss of existing trees.

(iii) A landscaping plan is submitted with the application, showing how the character and amenity of the neighbourhood will continue to be maintained.

**(d) Shelterbelts:**

(i) The extent to which the proposed shelterbelt, or alternate treatment, will screen the activities on the site from adjacent properties and nearby roads and public spaces

(ii) The extent to which the proposed shelterbelt, or alternate treatment, will be of a consistent character as to other sites within the area.

**(e) Screening**

(i) The extent to which any proposed landscaping, shelterbelt, or fencing will screen the activities on the site from adjacent properties and nearby roads and public spaces

(ii) The extent to which the infringement will compromise the privacy of any site/s zoned Residential or any existing dwelling within the Rural or Plains Production Zone

(iii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

**(f) Stormwater and Servicing**

- (i) Whether the site can be adequately serviced
- (ii) Whether it is proposed to connect the development to the Council's reticulated services.
- (iii) If it is proposed to connect the development to the Council's reticulated services:
- Whether such connections are practical;
  - Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
  - Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
  - The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.
- (iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipated requirements of the development and to avoid, remedy or mitigate adverse effects on the environment
- (v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.
- (vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.
- (vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.
- (viii) Whether the development incorporates low impact designs and techniques which will be utilised to promote sustainable solutions that contribute to efficient resource use and the overall quality of the environment.
- (ix) Whether the activity will have adverse effects in terms of stormwater runoff or ponding on the subject site, adjoining or downstream sites and whether it would be appropriate to limit the scale of impervious surfaces and/or impose conditions requiring the incorporation of low impact design solutions into the development.

**(g) Light and Glare**

- (i) Whether the infringement will adversely affect the safe movement of traffic and pedestrians.
- (ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

**(h) Activities not Complying with the Activity Threshold Limit in Standard 7.5.7**

***Dairies and Food Premises***

***Retail Sales and Offices ancillary to an Industrial Activity***

***The sales and hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes within the Light Industrial Zone***

(i) The extent to which the retail and/or sale of food activity, or any cumulative effects arising from these activities, may affect the vibrancy and vitality of the Hastings CBD, Flaxmere Village Centre or the Suburban or Commercial Service Zones.

(ii) The extent to which there are opportunities within the existing Commercial Centres /Zones to establish the proposed food premises (in the same or different format). If there are such opportunities, whether the community would be better served by those opportunities rather than the proposed premises.

(iii) The extent to which the site is of adequate size to accommodate the proposed development, together with car parking and landscape treatment.

(iv) The extent to which the site can be developed in keeping with the character of the area in which it is to be located.

(v) The extent to which retailing or food and beverage sales may create a 'reverse sensitivity' effects with industrial activities within the surrounding environment.

(vi) The extent to which alternative site or locations have been considered.

(vii) The extent to which the activity promotes the optimum and efficient use of the light industrial resource.

(viii) The impact of the scale and intensity of the use and its compatibility with surrounding activities.

### **(i) Tyre Storage**

(i) The extent to which the tyres will be screened from residential and open space zoned land and from roads.

(ii) The layout of the proposed facility including the size and height of storage piles, the distances between piles and fire breaks proposed.

(iii) The extent to which the location of the site and the proposed layout, screening and security measures minimise the potential for arson.

(iv) The mechanisms proposed, by way of a fire management plan, to minimise the risks of fires starting and maximise the chances of fires being extinguished as quickly as possible.

(v) The mechanisms proposed for the control of stormwater, such as on-site treatment devices, covering storage areas, and the use of impervious surfaces, and the extent to which these will avoid adverse effects on the Council's reticulated network and on the receiving environment.

(vi) The mechanisms proposed for the control of insects and vermin.

(vii) The extent to which the site is of adequate size to accommodate the proposed tyre storage together with the proposed stormwater management regime, fire fighting facilities, car parking and landscape treatments.

(viii) The extent to which alternative sites or locations have been considered.

(ix) The duration for which it is proposed the tyres will be stored on the site, and the duration for which the activity is to be undertaken.

(x) The mechanisms proposed to ensure that all tyres will be removed from the site when the activity ceases - for example the provision of a bond to Council.

### **7.5.8.3**

### **COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON THE SALEYARDS SITE - LOT 6 DP 20671**



In assessing resource consent applications to establish Comprehensive Residential Development on the sales yards site Council will restrict its discretion to:

- (i) The extent and nature of buffer (landscape and fencing) treatments proposed between the development and any land used for Industrial activity.
- (ii) The manner in which the development relates to and is orientated towards St Leonards Park
- (iii) The nature of buffer (landscape and fencing) treatments proposed along the frontage to St Leonards Park.
- (iv) The Assessment Criteria set out for Comprehensive Residential Development within the Hastings Residential Environment (Section 7.2.7H).

### **7.5.8.4 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITY - BUILDING IMPROVEMENT CENTRES**

#### Landscaping

- a) Whether the extent, type and nature of the landscaping proposed is sufficient to mitigate any visual effects of carparking areas on the streetscape and any neighbouring residential and open space zone environments all year around.
- b) Whether the landscape design and planting proposal adequately provides for the continued maintenance of the landscaping and plantings.

#### Lighting

- c) The extent to which any lighting and glare created by Building Improvement Centres and associated car parking areas will affect residential and open space zones. Light spill should be directed away from these zones.
- d) The extent to which the proposed hours of operation of the Building Improvement Centre activity will affect the amenity and character of adjoining residential and open space zones.

#### Commercial Strategy

- e) The extent to which the proposed activity is consistent with the Commercial strategy.

#### Reverse Sensitivity

- f) Whether there are potential reverse sensitivity effects that may arise from this type of activity operating in this location.
- g) The extent and nature of potential reverse sensitivity impacts on existing activities in the surrounding location, and the ability for those effects to be mitigated.

#### Traffic and Parking Effects

- h) Whether any potential traffic increases will have an impact on the character and amenity of any residential properties or surrounding residential areas.
- i) Whether the location of the car parking areas on site will be directly adjacent to the street and in front of any building development and to what extent the scale and positioning of carparking areas will affect the amenity of the surrounding environment.

### 7.5.8.5 SEASONAL WORKERS ACCOMMODATION

An assessment of effects of the activity shall be made considering the following:

- (a) The ability of the existing infrastructure to provide water, wastewater, and stormwater disposal.
- (b) Whether safe and efficient vehicle access can be provided to the site.
- (c) Whether the proposal can provide sufficient on-site car parking.
- (d) Whether the activity will have reverse sensitivity effects on adjoining activities.
- (e) The proposed accommodation management plan and practices.
- (f) Whether there is sufficient landscaping/open space to provide for the amenity of the workers.
- (g) Whether the open space is appropriately connected to the accommodation units and is of a shape/layout to allow for active recreation activities.