INDUSTRIAL PARK ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Coastal hazard – Refer City Plan |  |
|  |  | Sensitive activity near road or railway or in Central City? – refer rules in Ch. 6.1.6 and 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 16.6.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 16.6.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **16.6.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **16.6.1.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity. |  |
|  |  |  | **16.6.1.5 Non-complying activities**  Heavy industrial activity  Sensitive activity within the 50dBA air noise contour  Buildings on greenfield sites within 10m of centreline of 66kV electricity distribution line or 10m of foundation of associated support structure  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures – see rule for details |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 16.6.2.1 Maximum building height  Buildings - 15m  Fencing and screening structures between a building and the road boundary - 1.2m, or 2m where the whole of the structure is at least 50% visually transparent.  Applicable to all permitted activities and RD2. |  |
|  |  |  | 16.6.2.2 Maximum building coverage  50% coverage net site area |  |
|  |  |  | 16.6.2.3 Setback from road boundaries/railway corridor  Ancillary offices - 1.5m setback  Service station canopies - 3m setback  Sites with more than one road boundary - 1.5m on one road boundary and 6m on any other road boundary  Buildings, balconies and decks on sites adjacent to or abutting railway lines - 4m from the rail corridor boundary  All other activities - 6m |  |
|  |  |  | 16.6.2.4 Building setback from residential zone boundary  6m setback from boundary with a residential zone |  |
|  |  |  | 16.6.2.5 Recession planes  As per Appendix 16.8.11.  Applicable to internal boundaries adjoining a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 16.6.2.6 Outdoor storage of materials/car parking  Not located within the minimum setbacks from road/rail in 16.6.2.3.  ODS area must be screened by landscaping, fencing or other screening to minimum height of 1.8m from adjoining residential zone.  Parking spaces shall be provided to side or rear of sites and not between buildings and the road, except for visitor parking. |  |
|  |  |  | 16.6.2.7 Landscaped areas  10% minimum, excluding areas required to be set aside for trees within or adjacent to parking areas (excluding emergency service facilities).  Area adjoining road frontage - landscape strip of 1.5m minimum width and 1 tree/10m road frontage or part thereof (excluding emergency service facilities).  Sites adjoining residential zone - trees shall be planted adjacent to shared boundary at 1 tree/10m of boundary or part thereof.  Where carparking located at the front of a site, 1 tree must be planted within the parking area for every 5 spaces (additional to above requirements).  All required landscaping/trees must be as per Appendix 6.11.6 |  |
|  |  |  | 16.6.2.8 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |

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| AREA SPECIFIC RULES – all activities also subject to 16.6.1 and 16.6.2 unless otherwise specified | | | | | | | | | | | | | | | |
| Compliance | | | | | | | | Rule | | | | | | | Comments |
| Y | N | | | N/A | | | |
| 16.6.3 Tait Campus - *Refer to the Tait Campus ODP in Appendix 16.8.9.* | | | | | | | | | | | | | | | |
|  |  | | |  | | | | **16.6.3.1 Activity status tables** **and activity specific standards** - refer tables for details.  Note that the following are non-complying activities:   * Development resulting in more than 10,000m2 GFA across the whole IP zone (Tait Campus) site before completion of installation of traffic lights at intersection of Wairakei/Wooldridge/Roydvale; * Activity exceeding daily average sewage flow from a site of 0.09l/s/ha. | | | | | | |  |
|  |  | | |  | | | | 16.6.3.2.1 Building setback from road boundaries  Sites adjoining Wooldridge Rd - 10m setback as per ODP | | | | | | |  |
|  |  | | |  | | | | 16.6.3.2.2 Landscaped areas  On Wooldridge Rd frontage (excl roads and pedestrian crossings):   * 10m minimum width landscape strip, * Refer rule for other requirements   1 tree/5 car parking spaces within any parking area. | | | | | | |  |
|  |  | | |  | | | | 16.6.3.2.3 Stormwater management  Stormwater must be managed to meet specific requirements - refer rule for details.  Stormwater shall be conveyed by open naturalised swales as per ODP  Min 80% planting around swales/ponds for stormwater management indigenous vegetation | | | | | | |  |
|  |  | | |  | | | | 16.6.3.2.4 Roading and access  Refer rule for requirements including access from Stanleys Rd, cycleways and footpaths, parking area locations, costs, lighting, and setback of access from trees. | | | | | | |  |
| 16.6.4 Awatea - *Refer to the Awatea ODP in Appendix 16.8.10* | | | | | | | | | | | | | | | |
|  |  | | |  | | | | **16.6.4.1 Activity status tables and activity specific standards** -refer tables for details.  Note that the following activity is non-complying:   * Activity resulting in daily sewage flow from a site exceeding 0.09l/s/ha. | | | | | | |  |
|  |  | | |  | | | | 16.6.4.2.1 Building setback from road boundaries  Sites with frontage to Halswell Junction or McTeigues Roads - 10m setback | | | | | | |  |
| 16.6.5 Wairakei Rd - *Refer to the Wairakei Rd ODP in Appendix 16.8.14* | | | | | | | | | | | | | | | |
|  |  | | |  | | | | 16.6.5.1 Activity status tables and activity specific standards - refer tables for details.  Note that the following are non-complying activities:   * Any new road or direct site access to Russley Rd shown on ODP as ‘No road or site access” * Any activity which results in the instantaneous sewage flow from the site exceeding 0.09l/s/ha * Any activity resulting in more than 10ha (excluding roads) of zone being developed before specified intersection upgrades * Any activity not meeting the sewer infrastructure built form standard 16.6.5.2.4 | | | | | | |  |
|  |  | | |  | | | | 16.6.5.2.1 RUF and SP(School) zone setback  10m from boundary with above zones | | | | | | |  |
|  |  | | |  | | | | 16.6.5.2.2 Landscaping and trees  Specific requirements for sites adjoining the formal channel of the Styx River, the RUF and/or SP(School) zones, refer rule for details. | | | | | | |  |
|  |  | | |  | | | | 16.6.5.2.3 Roading and access  Vehicle access to Wairakei Rd, Stanleys Rd and/or Wooldrige Road only in locations marked on ODP as “Road access point – Proposed controlled intersection”  No development of allotments which “Collector Rd” runs through prior to vesting of land and its formation as collector road as per ODP  No development of 580 and 570 Russley Rd prior to vesting of land and its formation as Local Rd as per ODP. | | | | | | |  |
|  |  | | |  | | | | 16.6.5.2.4 Sewer infrastructure  No activity to discharge to Council reticulated sewer network until upgraded to accommodate flows from the zone  Any activity that discharges once upgrade has occurred shall have flow meter installed | | | | | | |  |
|  |  | | |  | | | | 16.6.5.2.5 Boundary with residential properties within the zone  Following built form standards apply to any boundary with properties used for residential activities within the zone:  16.6.2.4, 16.6.2.5, 16.6.2.6 | | | | | | | *16.6.2.4 and 16.6.2.5 will be boundary rules in this situation* |
| 16.6.6 Memorial Ave - *Refer to the Memorial Ave ODP in Appendix 16.8.15* | | | | | | | | | | | | | | | |
|  |  | | |  | | | | 16.6.6.1 Activity status tables and activity specific standards - refer tables for details.  Note the following controlled activities:  New buildings and additions to existing buildings wholly or partially within any area between 10-50m of Russley Rd and/or 10-50m of Memorial Ave  Note the RD activities include   * trade suppliers resulting in no more than 10,000m2 GLFA in the zone. * Other activities that do not meet specified standards – refer rule for details.   Discretionary activities – buildings for activities in the Airport Runway End Protection area other than enclosed walkways – refer rule for details  Note the following are included as NC activiites   * Access or road connection from the zone to Memorial Ave or Russley Rd in locations other than as per the ODP * Industrial activity or warehousing and distribution activity within 50m of Memorial Ave * Food and beverage outlets with drive-throughs within 50m of Memorial Ave and or Russley Rd * Other activities that do not meet specified rules/standards – refer rule for details | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.1 Maximum building height  Buildings for guest accommodation in the area defined on ODP – 20m  Other buildings within 50m of Memorial Ave or adjoining a Key Open Space location on the ODP – 12m  All other buildings – 15m | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.2 Minimum building setback from road boundaries adjacent to Memorial Ave and Russley Rd  Memorial Ave – 20m  Russley Rd – 10m | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.3 Recession planes – boundary with residential properties and guest accommodation within the Zone  Site boundary adjoins a site used for residential activity or guest accommodation within the Zone – Diagram E Appendix 16.8.11 | | | | | | | *Boundary rule if not adjoining public land* |
|  |  | | |  | | | | 16.6.6.2.4 Outdoor storage areas/car parking  No outdoor storage or car parking within building setbacks in 16.6.6.2.2  Car parking areas to the side of buildings shall not occupy more than 40% of the Memorial Ave road frontage of each site. | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.5 Landscaped area adjacent to Memorial Ave and Russley Rd   * Landscaping strip 10m min depth within building setback from Memorial Ave, with at least 1 tree/10m of boundary or part thereof * Landscaping 1.8m min height for min depth of 1.5m creating a continuous screen of shrubs and trees along the zone boundary adjacent to Russley Rd | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.6 Sewer infrastructure  Subject to timeframes and upgrades – refer rule for details | | | | | | |  |
|  |  | | |  | | | | 16.6.6.2.7 Roading and access  No permitted, controlled, RD development until the “Main Access” shown on ODP is constructed. | | | | | | |  |
| CHAPTER 7 - TRANSPORT RULES | | | | | | | | | | | | | | | |
| Compliance | | | | | | | | | | Rule | | | Comments | | |
| Y | | | N | | | | N/A | | |
| 7.4.2 Rules | | | | | | | | | | | | | | | |
|  | | |  | | | |  | | | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.14 Table 7.5.1.3 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings | | |  | | |
|  | | |  | | | |  | | | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. | | |  | | |
| 7.4.2.2 Controlled activities | | | | | | | | | | | | | | | |
|  | | |  | | | |  | | | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and | | |  | | |
| 7.4.2.3 Restricted discretionary activities | | | | | | | | | | | | | | | |
|  | | |  | | | |  | | | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity | | |  | | |
| GENERAL RULES | | | | | | | | | | | | | | | |
| Compliance | | | | | | | | | Rule | | | | | Comments | |
| Y | | | N | | | N/A | | |
| Natural hazard rules - Chapter 5 DP | | | | | | | | | | | | | | | |
|  | |  | | |  | | | | Flood hazard rules – Chapter 5.4 | | | | |  | |
|  | |  | | |  | | | | Liquefaction management rules – Chapter 5.5 | | | | |  | |
|  | |  | | |  | | | | Slope Instability rules – Chapter 5.6 | | | | |  | |
| Other provisions | | | | | | | | | | | | | | | |
|  | | |  | | |  | | | Hazardous substances – Chapter 4 | | | | |  | |
|  | | |  | | |  | | | Noise – Chapter 6.1 | | |  | | | |
|  | | |  | | |  | | | Outdoor lighting – Chapter 6.3 | | |  | | | |
|  | | |  | | |  | | | Aircraft Protection – Chapter 6.7 | | | | |  | |
|  | | |  | | |  | | | Water Body setbacks Chapter 6.6 | | | | |  | |
|  | | |  | | |  | | | Sign rules – Chapter 6.8 | | | | |  | |
|  | | |  | | |  | | | Licensed premises/sale of alcohol - Chapter 6.9 | | | | |  | |
|  | | |  | | |  | | | Earthworks – Chapter 8.9 | | | | |  | |
|  | | |  | | |  | | | Indigenous biodiversity – Chapter 9.1 | | | | |  | |
|  | | |  | | |  | | | Landscapes and natural character – Chapter 9.2 | | | | |  | |
|  | | |  | | |  | | | Historic Heritage – Chapter 9.3 | | | | |  | |
|  | | |  | | |  | | | Trees – Chapter 9.4 | | | | |  | |
|  | | |  | | |  | | | Ngai Tahu values – Chapter 9.5 | | | | |  | |
|  | | |  | | |  | | | Coastal environment – Chapter 9.6 | | | | |  | |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | | | | | | | | | | |
|  | | |  | | |  | | | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | | | | |  | |
| GENERAL COMMENTS: | | | | | | | | | | |  | | | | |
|  | | | | | | | | | | | | | | | |