

7 INDUSTRIAL ZONE

7.1 Introduction

The Wairarapa contains a number of industrial areas, which are managed under a single Industrial Zone. Some of the industrial activities contained within the Zone are large-scale enterprises, employing many people and generating significant income for the area. Other activities are small scale, often located on small parcels of land, scattered within the towns.

The industrial activities contained within the Zone are an important resource for the Wairarapa, and consequentially for its social and economic wellbeing. The greenfields opportunities within the Industrial Zone (i.e., land zoned but not yet used for industrial purposes) also represent a significant potential for further development and growth in the Wairarapa.

Industrial activities can potentially create significant adverse effects on the immediate and wider environment. This is due in part to the nature of the processes and operations involved, as well as the impacts on the transport and service infrastructure, and the scale and utilitarian nature of the industrial buildings.

For example, industrial activities may generate high traffic volumes of both heavy and light vehicles, occupy large sites where much of the area is covered by structures or impervious surfaces, need large utilitarian buildings, and use expansive outdoor storage areas.

Some industrial activities generate high levels of noise, odour and dust. While such activities must also meet regional council requirements for discharges into the environment, it is preferable these activities are buffered by distance from potentially sensitive uses, particularly residential areas.

Preferably, industrial activities should be clustered within defined areas where they may operate and generate comparable effects relatively unhindered. Therefore, the Industrial Zone is separated as much as practicable from sensitive activities in other zones to protect the amenity in those zones. However, minimum levels of amenity should still be maintained within existing developed parts of the Industrial Zone, particularly those within the towns. Amenity values can be protected by noise standards, odour controls, screening, setback distances and other techniques, particularly in reference to visibility from major public arterial routes and from residential areas.

Most of the Industrial Zone is contained within the urban environment, with many industrial areas forming an integral part of Wairarapa's towns. However, there are a few large sites located in the rural environment. In particular, the industrial area at Waingawa, west of the State Highway 2 Bridge over the Waingawa River, is the Wairarapa's principal heavy industrial area, where large industrial activities have been co-located to concentrate the adverse effects and to take advantage of excellent road and rail accessibility, and labour market and services provided by the nearby towns. This area is a logical centre for further growth in large-scale industrial development, and therefore requires a certain amount of appropriately zoned greenfields land.

7.2 Significant Resource Management Issues

1. The effects of traffic generated by industrial activities, particularly heavy vehicles, can adversely affect the safe and efficient functioning of the road network, as well as the amenity values of neighbouring areas.
2. Where industry establishes in isolated pockets, and in close proximity to more sensitive land uses, the potential for conflict with residential or rural amenity values is increased. Conversely, reverse sensitivity issues can also arise where incompatible land use activities that are sensitive to the environmental effects of existing industrial activities establish in proximity to existing established industrial sites.
3. The visual effects of industrial buildings, plant and other structures, including outdoor storage, can significantly degrade the amenity values and character of an area, particularly near residential neighbourhoods or along major public arterial roads, such as State Highway 2.
4. There is a need to provide for future industrial development in locations that are adequately serviced and where environmental management costs can be minimised.
5. Where not appropriately managed, the nature and scale of industrial activities may adversely affect adjoining areas and the environment. For example, potential adverse effects from contaminated discharges of stormwater can degrade waterbodies, while other effects such as odour, noise, lighting, waste, heavy traffic, services and the like, may degrade amenity values.

7.3 Objectives, Policies and Methods

7.3.1 Objective Ind1 – Provision for Industrial Activities

To provide for a wide range of activities within the Industrial Zone that can function efficiently within acceptable levels of environmental quality and amenity.

7.3.2 Ind1 Policies

- (a) Provide adequate serviced land resources for the existing and future industrial development needs of the Wairarapa.
- (b) Enable a wide range of activities, including activities with adverse effects that may not otherwise be appropriate in other zones.
- (c) Impose sufficient controls over industrial activities, including structures, to avoid, remedy or mitigate any external adverse effects, particularly on residential and rural areas.
- (d) Discourage activities that could be unduly sensitive to the effects of industrial activities to be located within, or in close proximity to, the Industrial Zone.
- (e) Control industrial activities, including primary processing industries, which may have significant external environmental effects.

through Method
7.3.10(d)

through Method
10(h) and

through Method
10(h) and

through Method
10(b), 7.3.10(h)

through Method
10(h) and

- (f) **Over the long-term, promote sporadic industrial activities in primarily residential areas to relocate to areas in which there are minimal environmental management controls necessary.**
- (g) **Manage the visual effects of industrial activities on major arterial roads and within close proximity to Residential or Rural Zones.**
- (h) **Manage the distributional effects of retailing within the Industrial Zone to maintain the viability of the Wairarapa town centres.**

Implemented through Method 7.3.10(a), 7.3.10(h) and 7.3.10(i)

Implemented through Method 7.3.10(a), 7.3.10(h) and 7.3.10(i)

Implemented through Method 7.3.10(a), 7.3.10(e), 7.3.10(h) and 7.3.10(i)

7.3.3 Explanation

Industrial activities within the Industrial Zone range from large-scale manufacturing and processing plants, to small service providers and wholesalers. The environmental effects from such a wide range of activities can similarly vary considerably.

The importance of these activities to the wellbeing of the Wairarapa makes it critical to ensure that there is an adequate supply of industrially zoned land, not only to provide the certainty for existing activities to operate and expand in confidence, but also to provide suitably located and serviced land for future new activities to establish. Zoning also provides certainty to the wider community about the location of industrial activities and where the character of environmental effects may be expected to differ.

In general, it is appropriate to manage these activities under a single environmental zone, as most of the potential adverse environmental effects can be managed by consistent development and performance standards. These standards seek to provide for an acceptable level of amenity values within the Zone.

Separate standards are often required to minimise adverse effects of industrial activities on the amenity values of properties located outside the Industrial Zone, particularly in the Residential and Rural Zones.

Non-conformance with development or performance standards indicates that an activity may have unacceptable adverse effects: the resource consent process can therefore address and ascertain whether there are appropriate mitigation measures that could be imposed to avoid, remedy or mitigate any adverse effects to acceptable levels.

It should be noted that compliance with the standards in the Plan does not preclude compliance with Wellington Regional Council requirements (particularly discharge to air, water or land).

Some activities may be unsuitable in the Industrial Zone environment. In particular, residential activities within the Industrial Zone may compromise the function of adjacent industrial activities if they have to modify their operations to protect residential amenity values.

Industry with potential significant adverse environmental effects, such as could occur in primary processing facilities, are controlled separately to ensure that, cumulatively, the site is environmentally suitable for the proposed activity, and that adequate mitigation measures have been thoroughly identified.

The visual effects of industrial activities also need to be managed to maintain acceptable levels of amenity values, particularly if visible from residential or rural areas. Industrial development can also degrade the streetscape of major traffic routes in the Wairarapa, but the streetscape can be maintained and

enhanced by careful siting and design of buildings, and effective screening and landscaping.

Uncontrolled retailing within the Industrial Zone may result in unintended distributional effects that could undermine the viability of the established retail areas within the town centres of the Wairarapa. Therefore some controls on the scale of retail activity in the Zone are appropriate to ensure that there are no significant negative effects arising from such activity.

7.3.4 Objective Ind2 – Effects on Road Network and Infrastructure

To maintain the safe and efficient functioning of the roading network from the adverse effects of industrial activities within the Zone, and to ensure industrial land can be adequately and economically serviced by public infrastructure.

7.3.5 Ind2 Policy

- (a) **Impose standards for new vehicle access and parking to avoid, remedy or mitigate any adverse effects on the safe and efficient functioning of the roading network.**
- (b) **Restrict access from future industrial development along key arterial roads, and promote the use of appropriate side roads with adequate capacity and connections to the road network.**
- (c) **To ensure new industrial development is adequately serviced by reticulated public water supply and wastewater (including trade waste).**
- (d) **For large areas of potential greenfields industrial development, provide a firm indication for future roading requirements, access limitations, and the protection of environmental assets.**

7.3.6 Explanation

Large traffic volumes are a necessary part of the functioning of the Industrial Zone. Industrial activities should be located on roads with sufficient capacity to accommodate such traffic and without unreasonably adversely affecting the amenity values of nearby residential neighbourhoods. It is important sufficient on-site parking and safe access is provided for each activity, to ensure vehicle movements do not adversely affect the road network or surrounding activities.

However, on main arterial routes such as State Highway 2 and the Masterton Heavy Vehicle Bypass, new access directly onto the roads should be limited, with alternative access provided through other roads if suitable (in terms of capacity, connections to the road network and amenity values).

Industrial activities can place large demands on water supply and the disposal of wastewater. Industrial areas therefore need to be supplied with adequate reticulated services that can supply the anticipated need of industry. Financial contributions through the resource consent process for subdivision would facilitate the funding of such services, as would resource consent for primary processing activities which often place heavy demands on water supply and wastewater disposal.

Where there are large areas zoned for future industrial development, it is appropriate to require that the future structure of that development be identified prior to development occurring: for example, internal roading, any limitations on access to State Highways, and the protection of resources with environmental values such as wetlands and stream margins. For an area in multiple ownerships, such as Waingawa, the District Plan should provide an overall development framework through Structure Plans. In areas under single land ownership, a concept development plan prepared by the developer would be required.

7.3.7 Objective Ind3 – Opaki Industrial Area

To provide for the efficient use and development of the Opaki Industrial Area in a manner that maintains and enhances the special amenity values of the vicinity, including those of the residences that overlook the area.

7.3.8 Ind3 Policies

- (a) **Maintain the qualities of the Opaki Special Management Area by ensuring activities are consistent with the special amenity values of the area, including the high visual quality at the northern entrance to Masterton.** *Implemented through Method 7.3.10(a), 7.3.10(g), 7.3.10(h) and 7.3.10(i)*
- (b) **Provide a management framework for secondary industry in order to ensure that the development of the area occurs in accordance with the appropriate environmental standards.** *Implemented through Method 7.3.10(a), 7.3.10(g), 7.3.10(h) and 7.3.10(i)*
- (c) **Ensure the effects of residential and rural development are compatible with the existing and future uses of the area by providing for them as discretionary activities.** *Implemented through Method 7.3.10(a), 7.3.10(g), 7.3.10(h) and 7.3.10(i)*
- (d) **Maintain the qualities of the area by restricting all industrial activities with the potential to create significant adverse effects.** *Implemented through Method 7.3.10(a), 7.3.10(g), 7.3.10(h) and 7.3.10(i)*

7.3.9 Explanation

The Opaki Special Management Area is an area of 5.9 hectares of land located on Opaki Road (State Highway 2) on the northern outskirts of the Masterton Urban Area. The area is an attractive northern entrance to Masterton, with a dense planting of mature trees.

This management area contains a long-established industrial use in the southern part, with the remainder of the site as yet undeveloped. Existing and potential future residential areas are located to the east, south and west. A system of connected reserves is being developed in the vicinity. The provisions of the Special Management Area recognise the special amenity values of the environment, particularly the treed landscape. It also recognises that, unlike other industrial areas, this area is overlooked by a number of residential properties that are located on a ridge to the east of the site.

Residential or secondary industrial development within the Opaki Special Management Area has to be consistent with the special qualities of the area, and must occur in a manner that maintains and enhances the special amenity values of this area. This policy requires a more prescriptive approach; through both development standards applying to new buildings and facilities, and the resource consent process to address more qualitative effects.

7.3.10 Objective Ind4 – Waingawa Industrial Area

To provide for the efficient use and development of the Waingawa Industrial Area in a manner that protects the area's environmental qualities while recognising its context within the rural environment and its high profile location, as well as the potential infrastructural and access requirement of industry in this location.

7.3.11 Ind4 Policies

- (a) Provide for a range of industrial activities within the Waingawa Industrial Area.
- (b) Provide a management framework that provides for the integrated and coordinated expansion of the Waingawa Industrial Area so that the development of one part does not frustrate the development of other parts, and that, in the long term, the final form and functioning of the area is efficient and environmentally sustainable.
- (c) Ensure the efficient provision of services to meet the likely long-term needs of industry within the Waingawa Industrial Area
- (d) Provide safe and efficient links to the District's transportation network, and an efficient network of connections within the Waingawa Industrial Area for vehicles, cyclists and pedestrians.
- (e) Maintain the amenity values and character of the surrounding area by ensuring industrial development recognises and appropriately addresses its rural context and neighbours through an appropriate form, location and pattern of built development, landscaping and planting.
- (f) Protect the integrity of the site's freshwater natural ecosystems by managing stormwater and road runoff.

7.3.12 Explanation

The Waingawa Industrial Area is an area of about 196 hectares of land located off State Highway 2 to the south of the Waingawa River, located near the northern boundary of Carterton District. The Waingawa Industrial Area is generally bounded to the south by State Highway 2, to the east by Norfolk Road, to the west by Wiltons Road, and by the Masterton Fault escarpment of the north. It also includes the industrial activities on the northern side of Norfolk Road, between the railway line and State Highway 2.

Much of the area is highly visible given the open landscape and location alongside the State Highway. In terms of connectivity, the area is well serviced by the road network, via Norfolk Road and State Highway 2, providing access to Masterton, Carterton and the wider region. The area has a railway line linking with Wellington, Hawkes Bay and the Manawatu. In terms of landscape and amenity, the presence of existing shelterbelts and the boulevard of Oak trees on Norman Avenue, as well as the Waingawa Wetland and Stream provide the area with natural assets and the need to be maintained and enhanced.

The Wairarapa Industrial Area has expanded over recent years, and now contains a range of industrial and servicing activities. However, the area is strategically located to provide for considerably more industrial growth, and, as part of the Wellington Regional Strategy, the Waingawa Industrial Area has

been identified as the key area for future industrial growth in the Wairarapa. The District Plan has sought to provide for such growth by zoning a large area of undeveloped greenfields land at Waingawa to allow for a staged ong-term expansion. It is anticipated that a wide range of different forms of industrial activities could locate within Waingawa, including light servicing activities (such as goods storage and distribution) and resource processing, based on the Wairarapa's resources.

To ensure a coordinated and well designed pattern of development, the Waingawa Structure Plan provides the framework for future development in the area, based on a series of primary and secondary streets, principally accessed off Norfolk Road. Provision has been made for future access from Wiltons Road, which is subject to the upgrade of the Wiltons Road/State Highway 2/east Taratahi Road intersection. As growth occurs in the area, a series of intersection and rail crossing upgrades will be required, as identified.

The existing pattern of shelterbelts is proposed to be enhanced through further tree planting, as is the existing protected avenue of oak trees on Norman Avenue. Landscaped buffer areas are proposed on the edges of the area, wide enough to allow for noise bunds if necessary. The Waingawa Wetlands are to be protected and enhance, including a minimum 20m wide margin around its perimeter. The Waingawa Stream would form the focus of an arterial open space greenway. The greenway may be a useful area for the management of stormwater and road runoff.

Plan Change 1

A wide range of industrial and servicing activities is permitted in the Waingawa Industrial Area, provided that such subdivision and/or development is consistent with the Waingawa Structure Plan. In particular, subdivision or development will be managed to ensure it does not prevent the long-term realisation of roading and development within the area in accordance with the Structure Plan. A staged programme of infrastructure development underlies the Structure Plan to ensure that growth is supported by a coordinated and efficient system of services.

The Waingawa Design Guide is to be used in the assessment of any resource consent for development within the area.

7.3.13 Methods to Implement the Industrial Zone Policies

- (a) Development and performance standards for permitted activities to protect the function of the Industrial Zone and to establish an acceptable level of amenity values.**
- (b) Controls to limit new residential units from establishing within the Industrial Zone.**
- (c) Controls on new development located on key public roads, limiting further access.**
- (d) Use of structure plans and concept development plans to establish an appropriate development framework for greenfields development.**
- (e) Use of a Design Guide for managing development within the Wairarapa Industrial Area.**

- (f) **Controls on the scale of retailing activity to minimise the adverse distributional effects on the viability and functioning of town centres.**
- (g) **Controls on new development within the Opaki Special Management Area to protect the area's special amenity values.**
- (h) **Assessment of environmental effects through the resource consent process for activities that do not comply with the performance standards.**
- (i) **Conditions on resource consents, including consent notices on Certificates of Title, to control the effects of activities.**
- (j) **Education and information about environmental standards associated with the Industrial Zone.**
- (k) **Financial contributions.**
- (l) **Compliance with NZ Standard 4404: 2004 *Land Development and Subdivision Engineering* to ensure a suitable standard of infrastructure.**
- (m) **Allocation of funds through the Strategic and Long Term Council Community Plan (LTCCP) processes for projects and initiatives to support the policies.**
- (n) **Other legislation and Council bylaws.**

7.3.14 Principal Reasons for Adoption

Industrial activities typically generate environmental effects that would not be acceptable in other environmental zones, such as a higher level of noise emissions, heavy vehicle movements and the visual effects of buildings, plant and signs. However, a minimum level of amenity values is required for industrial areas, particularly those areas along major public arterial roads, to ensure an acceptable level of visual amenity is maintained, the safety and efficiency of the road network is maintained, and the amenity values of residential properties are not unreasonably compromised by industrial emissions.

Therefore, a series of permitted activity standards have been set, which establish a baseline for protecting these expectations, while also enabling a range of existing and potential new activities to occur without undue impediment. Failure to meet one or more of the standards will necessitate resource consent, at which time an assessment of environmental effects will be required.

A standards-based approach recognises that changes will occur in the zone over time as market forces and industry practices change. Conformance with such standards should ensure that the character, amenity, vitality and function of the Industrial Zone would be maintained and enhanced, while allowing for a range of activities to occur. It should also provide a generally acceptable level of amenity for adjacent properties outside the Industrial Zone, particularly within the Residential Zone.

The Opaki Special Management Area is managed as a separate area within the Industrial Zone to ensure activities and development are controlled so that the special qualities of the vicinity are maintained and enhanced. In particular, controls are required to ensure that developments are designed and constructed with respect to their impact on the character and amenity values of

the Opaki Special Management Area, having regard to its gateway location to northern Masterton, the amenity provided by the existing planting in the area, and the proximity of residences on the hills overlooking the Area.

The Waingawa Industrial Area is managed as a separate area within the Industrial Zone to ensure development and expansion within the area occurs in an integrated and coordinated manner that provides flexibility for a range of industrial activities to be accommodated. The development framework is provided through the Waingawa Structure Plan, accompanying design guide and through area-specific controls.

Plan Change 1

Outside controls imposed through the district plan, there are a range of other methods that can be applied to support the objectives and policies for the Industrial Zone. In particular, the Councils will work with the sector to promote good design and environmental outcomes. The Councils will also be active in planning for and investing in infrastructure and services as necessary.

7.4 Anticipated Environmental Outcomes

- (a) An internal level of environmental quality within the Zone that is of a scale, amenity and character that the community generally accepts.**
- (b) The screening of industrial activities from major public roads so that new development does not create adverse impacts in terms of building scale, overshadowing or obtrusive features in the landscape.**
- (c) Maintenance of amenity values in adjoining zones from the adverse effects of activities within the Industrial Zone.**
- (d) The amenity values of the wider environment are protected from the adverse effects of emissions from activities, such as dust and noise.**
- (e) The road network and servicing infrastructure has adequate capacity and connections to safely and efficiently function while supporting the needs of industrial activities.**
- (f) Provision for some retailing in association with industrial activities or at a scale or location which protects the ongoing viability and functioning of the Wairarapa town centres.**
- (g) The various activities in the Opaki Special Management Area can develop and/or operate effectively in a manner that maintains the characteristics of the vicinity, particularly the scale and special character of the vicinity.**
- (h) The provision of buffer areas, landscape treatment, tree planting other features that maintains the level of amenity and special character of the Opaki Special Management Area, and protects residential properties from any adverse effects of activities.**
- (i) Over the long-term, a reduction in the amount of scattered small pockets of industrial activities within or close to residential areas.**
- (j) Provision of a wide range of industrial activities in the Waingawa Industrial Area that protects the area's natural assets and the amenity values and character of its rural context, and the safe and efficient functioning of the area's roading and rail network.**

7.5 Industrial Zone – Rules & Standards

7.5.1 Permitted Activities

The following are Permitted Activities:

- (a) Any activity listed as a District Wide Permitted Activity in the rules in [Section 21.1](#), and which complies with the relevant standards in those rules and [Section 7.5.2](#), [7.5.3](#) and [7.5.4](#) and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under [Sections 7.5](#) or [21](#). *Policy 7.3.2(b)*
- (b) Any activity not listed as a District Wide Permitted Activity in the rules in [Section 21.1](#), and which complies with the relevant standards in [Section 7.5.2](#), and which is not otherwise specified as a controlled, restricted discretionary, discretionary or non-complying activity under [Sections 7.5](#) or [21](#). *Policy 7.3.2(b)*
- (c) Except that in the Opaki Special Management Area, where permitted activities shall be limited to the following provided they comply with the standards specified in [Rule 7.5.3](#), and those within the Waingawa Industrial Area that are subject to the standards in [Rule 7.5.4](#): *Policy 7.3.8(a)*
 - (i) Secondary industry, except any industry listed in [Rule 7.5.9\(b\)\(ii\)](#) as a non-complying activity;
 - (ii) Reserves and recreational facilities;
 - (iii) Community amenity facilities;
 - (iv) Parking areas.
- (d) Except that in the Bidwills Industrial Park Zone, where permitted activities shall be limited to the following provided they comply with the standards specified in [Rule 7.5.4](#) *Plan Change 3858*
 - (i) Secondary industry, except any industry listed in [Rule 7.5.9\(b\)\(ii\)](#)

7.5.2 Standards for Permitted Activities

Permitted activities shall comply with all of the following standards for the Industrial Zone, **except** for those within the Opaki Special Management Area that are subject to the standards in [Rule 7.5.3](#):

- (a) **Maximum Building Height** *Policy 7.3.2(c)*
 - (i) 15 metres.
 - (ii) Within the Dark Sky Management Area identified within [Appendix 15, Outdoor Sports Lighting Poles at Recreational Facilities: 18 metres.](#) *Policy 7.3.2(c) and 7.3.2(g)*
- (b) **Maximum Height to Boundary**
 - (i) For sites adjoining the Residential Zone, the building shall meet the height recession requirement for the Residential Zone in relation to the relevant boundary. This shall not apply to road boundaries. *Policy 7.3.2(c) and 7.3.2(g)*

(c) Minimum Building Setback

- (i) 5 metres from all boundaries adjoining another zone;
- (ii) 5 metres from any waterbody;
- (iii) In the South Wairarapa District, 20 metres from the banks of any river and stream whose bed has an average width of 3 metres or more. (Note: For the purpose of this rule, 'bed' is the definition applied in Section 2 of the Resource Management Act for a 'bed' in relation to any river for the purposes of esplanade reserves).
- (iv) 25 metres from an Significant Waterbody listed in [Appendix 1.9](#).

7.3.2(c) and 7.3.2(g)

(d) Maximum Fence Height

- (i) 1.8 metres for fences, walls and screens on any boundary with the Residential Zone or Rural Zone, except at road intersections of Strategic Arterial roads identified on the Roding Hierarchy on the Planning Maps, no obstruction exceeding 1.0 metre in height is permitted within a 6.0 metres by 6.0 metres triangle measured from a boundary intersection point (Refer [Figure 32.1](#) in Appendix 5).

7.3.2(c) and 7.3.2(g)

(e) Noise Limits

- (i) The sound level from activities within any site in the Industrial Zone shall not exceed the following limits within any measurement time interval in the stated time frames when assessed at any point within the notional boundary of any dwelling on any site within the Rural Zone, or at any point within the boundary of any site in a Residential Zone:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 7.00am	45dBA L10
	9.00pm – 7.00am	75dBA Lmax

- (ii) All sound levels shall be measured in accordance with NZS 6801:1999 "*Acoustics – Measurement of Environmental Sound*", and assessed in accordance with NZS 6802:1991 "*Assessment of Environmental Sound*".

7.3.2(c) and 7.3.2(g)

(f) Signs

- (i) Any permanent sign shall be permitted provided it complies with the following standards:
 - (1) The sign must be located fully within the site of which it is located;
 - (2) No more than one free-standing sign, up to 7.5m in height and 6m² in area (all faces) per site;
 - (3) No sign is to face an adjoining or opposite (across a road) site zoned Rural or Residential;
 - (4) Where a sign is affixed to a building, the sign shall comply with the maximum height and setback requirements;

- (5) All signs must comply with the sight distance requirements in [Appendix 5](#);

- (6) No sign shall be located where it conceals the visibility of an existing official sign or traffic-controlling device;
- (7) No sign shall be affixed to the exterior of any heritage item listed in [Appendix 1.7 Heritage Items](#).

Exception:

- (i) Official Traffic Signs are excluded from complying with the above standards provided they comply with the Land Transport Rule: Traffic Control Devices 2004 and the Manual of Traffic Signs and Marking (MOTSAM).

(g) Roads, Access, Parking and Loading Areas

Policy 7.3.2(c) and 7.3.5(a)

- (i) Compliance with the standards in [Appendix 5 Requirements for Roads, Access, Parking and Loading](#).

(h) Landscape and Screening

Policy 7.3.2(c) and 7.3.2(g)

- (i) An industrial activity shall provide effective screening from any site zoned Residential, Rural or Commercial that is adjoining or opposite (across a road). The screening shall be no less than 1.8m in height, comprising either a densely planted buffer of at least 2m width or a solid fence or wall.
- (ii) Any outdoor storage or vehicle parking or servicing area of more than 10m² that is visible from a site zoned Residential, Rural or Commercial, or from a formed public road, shall be effectively screened from that site/road in accordance with the methods set out above.

(i) Retail Activities

Policy 7.3.2(h)

- (i) For any retail activity not associated with the retailing of products assembled or manufactured on the same premises, the maximum cumulative area of gross retail floor space is 800m² on any site or contiguous area within one building.

7.5.3 Standards for Permitted Activities in the Opaki Special Management Area

Within the Opaki Special Management Area, all permitted activities shall comply with all Industrial Zone and District-wide permitted activity standards, except where the following applies:

(Under this rule, Area A refers to the southern part of the Area, described as Part Lot 1, DP 10433 and Lot 5, DP 1135, while Area B refers to the northern part of the Area, described as Lots 1 to 9, DP 19430).

(a) Development Standards

Policy 7.3.8(a)

- (i) **Maximum Height**
The maximum height of any building or structure shall not exceed:
 - (1) Within 25 metres of the boundary of State Highway 2, a height of 146 metres above mean sea level, Wellington Datum 1953;
 - (2) For the balance of the area, a height of 148 metres above mean sea level, Wellington Datum 1953.

(Note: These levels represent a height of approximately 9 metres and 11 metres respectively above the road level of State Highway 2 at the southern boundary).

- (ii) Site Coverage
 - (1) For Area A, the maximum site coverage of buildings shall be 50%.
 - (2) For Area B, the maximum site coverage of buildings shall be 40%.
- (iii) Building Bulk
 - (1) For Area B, no building shall exceed a volume of 30,000 cubic metres.
- (iv) Building Setback
 - (1) For Area B, all buildings shall be set back a minimum distance of 15 metres from the front boundary with State Highway 2.
- (v) Signs
 - (1) No signs on the site shall be displayed so as to be visible from the south and east of the site, including any signs painted or mounted on a roof.

(b) Building Design

- (i) Eaves
 - (1) All buildings shall have eaves, of at least 600mm width.
- (ii) Building colour
 - (1) The external building colour of any cladding, including roofs, shall be limited to the following British Standard paint colours:
 - (a) 08B17, 09B19, 08B21, 08B23, 08B25, 08B27, 08B29; or 10B17, 10B19, 10B21, 10B23, 10B25, 10B27, 10B29; or 12B19, 12B21, 12B23, 12B25, 12B27, 12B29.
- (iii) Roofs
 - (1) All roofs shall have slopes of at least 10 degrees.
 - (2) Where the gable roof slope exceeds 30 degrees, the ends of the gable, above the main external wall, shall be covered by either:
 - (3) A cladding that is different to the cladding used for the main external wall which provides contrasting lines, texture, patterns or colour, or
 - (4) A surface material attached to the cladding, such as latticework or false windows.
- (iv) Cladding
 - (1) For any continuous surface area of external wall of more than 200m² surface area, that is unbroken by recesses, setbacks or changes in aspect, no more than 75% of that area of façade (excluding basement or foundation walls)

may be clad with the same material, unless at least 25% of the wall/façade is either:

- (a) Clad with the same material but with a different orientation that provides contrasting lines or patterns; or
- (b) Is of a different colour to the rest of the façade; or
- (c) Is covered by a surface structure such as trellising or other surface feature.

(c) Screening and Landscape Treatment

Policy 7.3.8(a)

Screening and landscape treatment shall be provided in the Opaki Special Management Area to comply with [Rule 7.5.2\(h\)](#) as well as the following standards:

(i) Planted Areas

- (1) No less than 15% of Area A shall be landscaped with either gardens and/or lawn, which may include any area of planting required under (ii) below.

(Note: the removal or destruction of any tree(s) listed in [Appendix 1.4](#), Schedule of Protected trees in the Opaki Special Management Area, is a restricted discretionary activity under [Rule 21.4.1](#)).

- (2) No less than 25% of Area B shall be landscaped with plantings and lawn, which may include any area of planting along boundaries required under (ii) below.

(ii) Boundary Planting

Subject to all requirements of this Plan relating to access sightlines and planting restrictions:

- (1) In Area A, there shall be an area of at least 4.5 metres in width along any boundary with State Highway 2 that shall be planted, with at 50% of that area planted in species that will reach a height of at least 5 metres on maturity, except that this shall not apply to accessways.
- (2) In Area B, there shall be an area landscaped with planting and lawn along the front boundary with State Highway 2, with a minimum depth of 15 metres. At least 50% of this area shall be planted and, within that 50%, at least 50% in area shall be planted with species that will reach a height of at least 5 metres on maturity.
- (3) In Area B, no less than 40% of the length of any external boundary of the Opaki Special Management Area, other than with State Highway 2, shall be planted to a minimum width of 4.5 metres

(d) Operational Standards

Policy 7.3.8(a)

- (i) Noise: (generated within the Opaki Special Management Area and received outside the site).

(1) No activity may generate noise that exceeds the following limits when measured at any point within any site outside the Opaki Special Management Area but noise is generated within the Area:

- (a) At all times 75dBA (L10);
- (b) Notwithstanding (a) above, no activity on the site shall be permitted which results in a sound level being received at any point within the notional boundary of any dwelling on any site within the Rural Zone, and at any point within the boundary of a site within a Residential Zone in excess of that specified below:

Daytime	7.00am – 7.00pm	55dBA L10
Nighttime	7.00pm – 6.00am	45dBA L10
	7.00pm – 7.00am	75dBA Lmax
	6.00am – 7.00am	50dBA (L10), except Sundays, which shall be 45dBA (L10)

(c) All sound levels shall be measured in accordance with NZS 6801:1999 “Acoustics – Measurement of Environmental Sound”, and assessed in accordance with NZS 6802:1991 “Assessment of Environmental Sound”.

7.5.4 Standards for Permitted Activities in the Bidwills Industrial Park Zone

(a) Development Standards

- (i) Building Setback
All buildings shall be set back a minimum distance of 5 metres from the boundary with State Highway 2, and a minimum distance of 10 metres from Bidwills Cutting Road and 10 metres from all boundaries adjoining a Rural zone.
- (ii) Maximum Building Height
10 metres
- (iii) Site Coverage
The maximum site coverage of buildings shall be 50%

(b) Screening and Landscape Treatment

- (i) Screening and landscape treatment shall be provided in the Bidwills Industrial Park Zone to comply with [Rule 7.5.2\(h\)](#) as well as the following standards:
- (ii) Sites shall be landscaped in accordance with the Landscape Architect Landscape Proposal Report dated 31 March 2010 to ensure appropriate landscape treatment is a condition of the zone change application as it applies to future building layouts, with the following amendment.

- (iii) Any proposed access (including roads, rights of way and access lots) adjoining any site zoned Rural shall provide sufficient width to allow a densely planted buffer of at least 2m width as required in [Rule 7.5.2\(h\)](#).
- (iv) Landscaping within any adjoining site zoned Rural is not to be considered as part of the screening required under this rule or [Rule 7.5.2\(h\)](#).

7.5.5 Standards for Permitted Activities in the Waingawa Industrial Area

Plan Change 1

Within the Waingawa Industrial Area, all permitted activities shall comply with all Industrial Zone and District-wide permitted activity standards, except where the following applies:

(a) Development Standards

Policy 7.3.11(e)

- (i) **Maximum Height**
Within 25 metres of the boundary of State Highway 2, no building or structure shall exceed 10 metres.
- (ii) **Site Coverage**
The maximum site coverage of impervious hard surfaces including buildings, car parks, service and outdoor storage areas and access ways shall be 80%.
- (iii) **Building Bulk**
Any buildings more than 5m in height and within 100m of the boundary of Wiltons Road shall not exceed a volume of 20,000 cubic metres.
- (iv) **Building Setback**
All buildings and structure shall be set back a minimum distance of:
 - (1) 15 metres from the boundary with State Highway 2.
 - (2) 35 metres from the boundary of Wiltons Road.
 - (3) 10 metres from the boundary of Norfolk Road and with any site zoned Rural.
 - (4) 10 metres from the boundary of Norman Avenue.
- (v) **Building Separation Distance**
All buildings and structure within 100 metres of the boundary of Wiltons Road shall have a minimum distance of 15 metres from other buildings.

(b) Landscape and Screening

Policy 7.3.11(e) and 7.3.11(f)

- (i) **Boundary Planting**
Subject to all requirements of this Plan relating to access sightlines and planting restrictions:
 - (1) Except for those areas identified as buffer area on the Waingawa Structure Plan in Appendix 12, an activity shall provide effective screening from any site zoned Rural that

is adjoining or opposite (across a road). The screening shall comprise either a solid fence or wall of at least 1.8 metres in height and/or a densely planted buffer of at least 2 metres width, with at least 50% of that area planted in species that will reach a height of at least 2 metres on maturity and provide effective screening.

- (2) Any development on any site adjoining State Highway 2 or on any site zoned Rural shall provide a landscaped buffer area in accordance with the Waingawa Structure Plan in Appendix 12. The screening shall comprise either a densely planted buffer with at least 50% of that area planted in species that provides effective screening and will reach a height of at least 2 metres on maturity.

(c) Signs

- (i) Subject to all requirements of this Plan relating to signs:
- (1) Where a sign is affixed to a building, the sign shall not exceed 20m² in total face area, with the maximum height from ground level not exceeding 5m.
- (2) No advertising signs are to be located in Landscape Buffer and Greenway areas, as shown on the Structure Plan in Appendix 12.

(d) Wastewater

- (i) Each site shall provide on-site wastewater storage and STEP (septic tank effluent pumping) facilities in accordance with AS/NZs1547:2000 and Carterton District Council's Engineering Code of Practice for STEP tank facilities. The operation and maintenance of the STEP tank shall be the responsibility of the property owner

7.5.6 Controlled Activities

The following are Controlled Activities:

(a) Any activity involving relocating a principal building

The matters over which control is reserved are:

- (i) Siting, design, and exterior condition;
- (ii) Screening and landscape treatment;
- (iii) Bonds;
- (iv) Transportation route.

(b) Any activity within the Waingawa Industrial Area that is consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#) and an approved Development Concept Plan.

The matters over which control is reserved are:

- (i) Screening, planting and landscape treatment;
- (ii) The siting, external appearance and design, likely to be visible from a public road
- (iii) Roading, access and parking;

- (iv) Protection of natural areas and notable trees;
- (v) Noise, dust and odour management.

Assessment Criteria

Controlled activities will be assessed under the relevant assessment criteria set out in [Section 22](#).

Notification and Service of Applications

An application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons.

Note:

All the standards for permitted activities in [Rule 7.5.2](#) must be met.

7.5.7 Restricted Discretionary Activities

Policy 7.3.2(c) and 7.3.2(g)

The following are Restricted Discretionary Activities:

- (a) Any permitted or controlled activity that does not meet one or more of the standards for permitted or controlled activities.**

Discretion is restricted to the following matters:

- (i) Avoiding, remedying or mitigating of any effects deriving from non-compliance with the particular standard(s) that is not met.

- (b) Any retail activity with a gross floor area from 800m² up to 2,000m².**

Policy 7.3.2(c) and 7.3.2(g)

Discretion is restricted to the following matters:

- (i) Siting of any building;
- (ii) Design and location of the access;
- (iii) Location, size and effects of any signage;
- (iv) Amenity and visual effects;
- (v) Landscaping and screening;
- (vi) Noise generated by the activity;
- (vii) Changes in the type and amount of traffic;
- (viii) Servicing and infrastructure requirements;
- (ix) Effects on the viability of the existing town centres of Featherston, Martinborough, Greytown, Carterton and Masterton.

Assessment Criteria

Restricted Discretionary activities will be assessed against the relevant assessment criteria set out in [Section 22](#).

7.5.8 Discretionary Activities

The following are Discretionary Activities:

- (a) **Except for the Opaki Special Management Area and the Bidwills Industrial Park Zone the following are discretionary activities**
- (i) Any activity listed in the Schedule of Primary Industry in [Appendix 4](#).
 - (ii) Any residential unit.
 - (iii) Any activity within the Waingawa Industrial Area that is not consistent with the Waingawa Industrial Area Structure Plan in [Appendix 12](#), and does not have an approved Development Concept Plan under Rule **Error! Reference source not found.**
 - (iv) Any retail activity with a gross floor area, 2,000m² and over.
- (b) **In the Opaki Special Management Area**
- (i) Any activity that is a permitted activity in the Rural or Residential Zones.
 - (ii) The removal or destruction of any tree(s) listed in [Appendix 1.4](#) Schedule of Protected Trees in the Opaki Special Management Area.
 - (iii) Any activity that is not listed as a permitted, restricted discretionary, or non-complying activity.

Assessment Criteria

Discretionary activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).

7.5.9 Non-Complying Activities

The following are Non-Complying Activities:

- (a) **Except for the Opaki Special Management Area, the following are non-complying activities**
- (i) Any activity within the Waingawa Industrial Area that is not consistent with an approved Development Concept Plan under **Error! Reference source not found.**
- (b) **In the Opaki Special Management Area and the Bidwills Industrial Park Zone**
- (i) Primary industries as listed in [Appendix 4](#), Schedule of Primary Industries.
 - (ii) Except as ancillary to permitted activities, any industry listed in [Appendix 4](#), Schedule of Other Industries in the Opaki Special Management Area.

Assessment Criteria

Non-complying activities will be assessed against, but not limited to, the relevant assessment criteria set out in [Section 22](#).