

7. Industrial

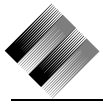
Explanatory Statement

Industrial activities often generate adverse environmental effects such as noise, odour, visual impact and traffic generation. Much of the conflict caused by industrial development arises from the proximity of residential development. This interface is recognised in the District Plan with stricter controls being required for industrial activities in close proximity to residential activities than those with greater separation distances. Directing industrial activities into zones allows for greater efficiency and effectiveness in providing services such as water, wastewater disposal, gas and other utilities. Industrial activities have a greater propensity to generate significant adverse environmental effects than other types of activities and accordingly it is important that special provisions are made to avoid, mitigate, or remedy such potential adverse effects. It also has the advantage of keeping any adverse effects within clearly defined areas. Specific zoning also provides certainty to the community both in terms of protecting existing activities (eg housing areas), and in giving new industrial activities a clear directive as to where they can locate with minimal intervention.

An exception to this is the use of redundant existing facilities in the rural area. This is accepted subject to criteria to protect the environment in the neighbourhood eg noise, air discharges, traffic, impact on the landscape. Provision is also made for home enterprises to become established in non-industrial zones. These include provision for small scale low impact industrial activities. Refer to Rural Section for specific requirements.

A joint Western Bay of Plenty/Tauranga District Council industrial strategy identified that there is a potential shortage of industrially zoned land in the western Bay of Plenty region. Land identified in the report as being suitable for industrial purposes situated on the corner of State Highway 2/Te Puke Quarry Road has been zoned Industrial. An area at Rangiuru (identified in the study as Industrial Policy area) is to be the subject of additional investigations.

At Waihi Beach where there are high amenity values there is potential for significant conflict between these values and activities that are typically provided for in industrial zones. Council proposes a specific zoning to provide for business activities that is more restrictive than the standard industrial zone. The intention of this zone is to cater for a range of activities including light industrial, service activities and small retailing operations subject to appropriate controls. Activities involving noxious, hazardous or offensive elements are not provided for. The environmental qualities and amenity of the area and beyond will be maintained with appropriate performance standards designed to control nuisance elements.



7.1 Significant Issues

- 7.1.1 Industrial activities may generate adverse effects particularly through noise, odour, appearance and traffic movement.
- 7.1.2 Some industrial activities can potentially generate effects which although having a low probability may have a high potential adverse impact.
- 7.1.3 Industrial areas such as those fronting residential areas in the main entrances to towns have a high capacity to generate adverse visual effects.
- 7.1.4 A lack of adequate industrially zoned land may have an adverse effect on the community's social, economic and cultural wellbeing.
- 7.1.5 Introduction of new industrial and business activities in areas that have high amenity values has the potential to create conflict between existing activities and future industrial activities.

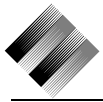
7.2 Objectives and Policies

7.2.1 Objective

Maintenance of the environmental quality of the District with particular emphasis to the adverse effects of industrial activities on non-industrial zones.

7.2.2 Policies

1. Industrial activities should not adversely affect the environment in other zones, in particular through noise, odour, visual impact or by traffic generation.
2. Higher tolerances for noise, odour, visual impact will be provided within industrial zones while still maintaining a reasonable environmental standard.
3. Industries should be located in areas where they can be adequately serviced by existing infrastructure or provide new infrastructure so as to ensure adverse effects can be mitigated, remedied or avoided including through the use of financial contributions.
4. Industrial activities in visually sensitive areas should mitigate potential adverse effects by appropriate screening and landscaping.



7.3 Industrial Zone Rules

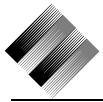
7.3.1 Permitted Activities

Except where specified as a controlled activity, the following are permitted:

- (a) Industry.
- (b) Storage, warehousing.
- (c) Building and construction wholesalers and retailers.
- (d) Retailing involving a maximum floor area of 100m² associated with any of the foregoing.
- (e) Commercial Services.
- (f) Places of assembly.
- (g) Takeaway food outlets.
- (h) Service stations and garages
- (i) Medical or scientific facilities.
- (j) Veterinary rooms.
- (k) Activities on reserves as provided for in the Reserves Act 1977.
- (l) Fire stations and St Johns Ambulance stations.
- (m) Depots.
- (n) Vehicle and machinery sales.
- (o) Works and network utilities as provided for in Section 17.
- (p) Dwellings, accommodation facilities, offices and buildings accessory to the foregoing.
- (q) Retailing in the Waihi Beach Low Impact Industrial Zone involving a maximum floor area of 150m².
- (r) Commercial sexual services.

7.3.2 Controlled Activities

- (a) Subdivision in accordance with 7.3.4(n) - except that subdivision in the Katikati Structure Plan Industrial area (shown as yellow on the Katikati Structure Plan) will only be a controlled activity if the standards in Rule 7.3.4(s) are met. Any subdivision in the Katikati Structure Plan Industrial area which fails to comply with any of these standards shall be a discretionary activity for the particular non-compliance.
- (b) With respect to screening:



- (i) any activity in 7.3.1 which has a common boundary with or is separated by a road from a residential, rural-residential, future urban or rural zone, or a public reserve.
- (ii) by landscape planting any activity in Industrial Zones.
 - adjoining the State highway at:
 - Te Puke north of the Ohineangaanga Stream bridge to Collins Lane;
 - Katikati north of Wharawhara Road to Philip Walter Drive; and
 - adjoining the following arterial roads:
 - Omokoroa Road
 - Wilson Road North

Note: in all other aspects the activity is a permitted activity.

- (c) Works and network utilities as provided for in Section 17.
- (d) The erection or undertaking of one or more industrial activities other than the first such activity on a site or significant expansion of an existing activity (significant expansion is an increase of more than 0.5 of a household equivalent for services) and which in all other respects is a permitted activity.
- (e) With respect to financial contributions, any activity in 7.3.1 which has a household equivalent for water and wastewater greater than one as listed in Rule 16.3.6(b).

7.3.3 Discretionary Activities

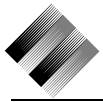
- (a) With respect to any activity in 7.3.1(d), retailing involving a maximum floor area greater than 100m².

7.3.4 Activity Performance Standards

The following performance standards shall be met by all permitted and controlled activities and shall be used as a guide for all other activities. Any permitted activity which fails to comply with any of these standards shall be deemed a discretionary activity for the particular non-compliance.

(a) Daylight

For all site boundaries adjoining residential, rural residential, future urban and rural zones and existing and proposed reserves:



No part of any building shall exceed a height equal to 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary except where the site has a boundary with a road in which case this rule shall not apply in respect to that boundary.

Provided that:

a building may exceed the aforementioned height where the written approval of the owner of the immediately adjoining property to a specified greater height is obtained.

(b) **Yards**

3m where a property adjoins a residential, rural-residential, future urban or rural zone.

Provided that:

a building may be located within and up to a side or rear boundary where the written approval of the owner of the immediately adjoining property to a specified lesser distance is obtained.

Except that:

where a yard is adjacent to a State highway, that yard shall be 10m.

The 10m front yard shall not be applicable to service station forecourts and associated forecourt canopies.

(c) **Discretionary Activity Consent Criteria**

The assessment and control of effects should include the following:

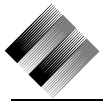
- potential for pedestrian/vehicle conflicts
- the scale of activity
- type of activities occurring on the site and nearby sites and potential for conflict
- traffic safety.

(d) **Natural Environment** - See Section 9.

(e) **Landscape** - See Section 10.

(f) **Heritage** - See Section 11.

(g) **Natural Hazards** - See Section 12.



- (h) **Noise and Vibration** - See Section 13.2.
- (i) **Storage and Disposal of Solid Waste** - See Section 13.3.
- (j) **Lighting and Welding** - See Section 13.4.
- (k) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 13.5.
- (l) **Screening** -

A 20 metre minimum landscape strip shall be provided along the western side of State Highway 2, north of Te Puke Quarry Road and on the northern side of Te Puke Quarry Road on the perimeter of the industrial zone.

See also Section 13.6.

- (m) **Signs** - See Section 14.
- (n) **Subdivision and Land Use Development** - See Section 15.

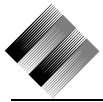
No minimum lot size.
- (o) **Development Contributions** - See Section 16.
- (p) **Access, On-Site Parking and Loading** - See Section 18.
- (q) **Special Provisions for Waihi Beach Low Impact Industrial Zone**

Industrial Zone rules shall apply, except as specifically modified or added to below:

(i) **Maximum Permitted Noise Levels**

- (a) Noise activities in the Waihi Beach Low Impact Industrial Zone measured at or within the boundary or any property within a Residential and Rural Residential, or at or within the notional boundary or any dwelling in a Rural Zone shall not exceed the following limits:

Monday to Saturday 7.00am to 10.00pm	50 dBA (L ₁₀)
All other times including Sunday and Public Holidays	40 dBA (L ₁₀); 70 dBA (L _{max})



- (b) At building consent stage an acoustic design report from a suitably qualified Acoustic Engineer will be required to show that the required noise standards will be met.

The report shall outline the range of activities, their potential noise levels and any noise mitigation/management measures that will be implemented to ensure compliance with condition (a).

Note: The notional boundary is defined in New Zealand Standard NZS 6801:1991 Measurement of Sound as a line 20 metres from the façade of any rural dwelling, or the legal boundary where this is closer to the dwelling.

(ii) **Dust**

- (a) On-site parking, access and manoeuvring areas for an activity required by rules in Chapter 18 "Access, On-site Parking and Loading" shall be sealed to ensure dust is not generated by vehicular movements.
- (b) Any storage of materials outdoors shall be done in a manner that avoids adverse effects beyond the boundaries of the site.

(iii) **Odours**

- (a) The activity does not require an air discharge permit under the proposed or operative Regional Air Plan

(iv) **Access**

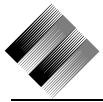
- (a) Provision shall be made in the subdivision of land to provide for legal road access to all lots generally in accordance with the Waihi Beach Structure Plan.

(v) **Building Platforms**

- (a) All buildings are to have floor levels at least RL 2.8

(vi) **Screening**

- (a) A five metre minimum landscape strip shall be provided along the eastern and southern side of the zone boundary and this shall be maintained on an ongoing basis by the landowner.



(vii) **Development controls**

(a) Notwithstanding anything to the contrary in the natural hazard provisions of the plan, subdivision is a controlled activity and buildings or external additions to buildings, the erection of any structures, or earthworks over 5 m³ are a permitted activity provided they comply in all other respects with the relevant zone performance standards.

(r) No commercial sexual service shall be located within 150 metres of the main entrance of a Sensitive Site, or share a common boundary with a Sensitive Site.

(s) **Special Provisions for Katikati Structure Plan Industrial Area**

Industrial Zone rules shall apply to the industrial area shown as yellow on the Katikati Structure Plan, except as specifically modified or added to below:

(i) **Visual Amenity – Streetscene**

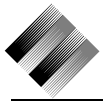
For sites within the Katikati Industrial zone and having a boundary with any road shown on the Structure Plan (excluding cul-de-sacs and the L-shaped road in the southern part of the industrial area from Tetley Road) within the industrial area or any road surrounding the industrial area:

(i) All buildings shall be set back a minimum of 5m from the road boundary;

(ii) Loading and unloading, or outdoor storage activity shall be set back behind a line perpendicular to the nearest part of any building to the boundary with the road;

(iii) In respect of any exterior wall that faces the road and which is greater than 150m² in face area provision shall be made for at least two of the following design features:

- A step or protrusion in the wall of at least 2 metres in depth and 4 metres in height;
- Doors and windows that cover at least 20% of the wall;
- A variation of surface texture with at least 20mm relief from the wall that covers at least 30% of the wall;



- Vegetation in the form of vines and other climbing plants attached to the wall or free standing plantings that screen at least 50% of the wall.

For the purposes of clause (iii) above, a wall is considered to "face" a boundary if the outside face of the wall is parallel to or at an angle of 45 degrees or less to the boundary.

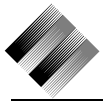
- (iv) Front entrances to buildings shall face towards the main vehicle entrance on the site;
- (v) Specimen tree planting shall be provided on sites adjoining the road boundary at the rate of one tree for every 10 lineal metres of road frontage or fraction thereof. The required trees shall be located in the area within 10 metres of the front boundary of the site with the road;
- (vi) At least 50% of the setback required by clause (i) above shall be landscaped in the form of shrubs and groundcover species;
- (vii) No more than five vehicle parking spaces may be located within the five metre setback required by clause (i) above, except where continuous landscape planting to screen the carparks is located between the road and the carparks, and this landscaping achieves a height of 1m across the front of the carparks.

(ii) **Visual Amenity – General Signs**

For any site within the Katikati Industrial Zone, signs shall not exceed any combination of the following:

- (i) One freestanding sign not exceeding 10 metres in height, and up to 2 metres in width;
- (ii) One freestanding sign not exceeding 3 meters in height and 2 metres in width for every 30 linear metres of road frontage;
- (iii) Signs, whether painted or attached, covering up to 30% of the total wall area of the building, within the profile of the building;

No sign shall be placed on or above any building roof, ridgeline or parapet.



Any illuminated sign shall be designed and operated in accordance with Rule 14.3.4.4.

This rule must be read in conjunction with Rule 14.3.1.3 (general industrial signage rules).

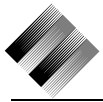
(iii) **Visual Amenity – Screening – Zone Boundaries**

(a) Except where a zone boundary adjoins the State Highway (when Rule 7.3.4(s)(iii)(b) shall apply) a five metre minimum landscape strip shall be provided along the zone boundaries. A landscape plan must be submitted to Council for consideration in accordance with the requirements in Rule 13.6.3. This five metre landscape strip is to be vested in Council for ongoing maintenance, which will be paid for through a targeted rate on the Katikati Industrial Area.

(b) Where a property adjoins the State highway, a 10 metre yard is required to be vested in Council along the State highway boundary. Within this 10 metre yard, a five metre landscape strip is to be provided. A landscape plan for the landscape strip must be submitted to Council for consideration in accordance with the requirements in Rule 13.6.3. The five metre landscape strip shall be in the half of the yard which is furthest away from the road reserve. The five metres of yard closest to the road reserve shall be kept clear of any landscaping other than grass lawn, paving or other flat surfacing. The landscape strip shall be planted and established by the landowner prior to vesting in Council, and Council will be responsible for ongoing maintenance of the entire 10 metre yard (landscape strip and remaining 5 metres of flat area), to be paid for through a targeted rate on the Katikati Industrial Area. Notwithstanding paragraph (c) of the definition of "Yard" in this plan, the following activities are not permitted in the 10 metre yard required under this Rule: (I) the parking of vehicles, (II) barbeques, (III) playground equipment and (IV) signs.

(iv) **Development Restrictions – Intersection Upgrades**

(a) No more than a maximum of 12.64ha of the industrial area, shown as yellow on the Structure Plan, may be developed before both of the following have occurred:



- (i) Either:
 - Traffic signals have been installed at the Marshall Road/State Highway 2 intersection; or
 - An alternative upgrade of the Marshall Road/State Highway 2 intersection which is consistent with the NZ Transport Agency's network strategy, and provides a similar level of service as signalisation of the intersection, has been completed; and
- (ii) Measures have been put in place along Tetley Road and at the Tetley Road/Rereatukahia Road intersection to reduce the attractiveness of Tetley Road for use by heavy vehicles, as described in Note B(i) to this Rule.
- (b) No more than a maximum of 20ha of the industrial area, shown as yellow on the Structure Plan, may be developed before a link road is in place from State Highway 2 through the industrial area to Tetley Road.

Notes:

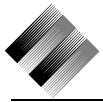
(a) **SH2 Intersection Design**

The NZ Transport Agency (*NZTA*) is the road controlling authority for State Highway 2. The intersection of the proposed link road with State Highway 2 and any upgrade of the Marshall Road/State Highway 2 intersection will need to be satisfactory to the NZTA and consistent with the NZTA's network strategy.

(b) **Tetley Road/SH2 Intersection**

The Council will adopt the following approach to the management of the Tetley Road/State Highway 2 intersection, being:

- (i) Construction of a turning head at the southern end of Tetley Road where it joins Rereatukahia Road and physical works on the section of Tetley Road between Rereatukahia Road and State Highway 2 which would result in a safe operating speed of no more than 50km/h and reduce the attractiveness of that road for use by heavy vehicles (such works to be designed in consultation with Te Rereatukahia Marae Tribal Committee and the wider community).



There will be ongoing monitoring of the safety and performance of the Tetley Road/State Highway 2 intersection, including obtaining the impressions of local residents and analysing crash statistics. Such works to be carried out in accordance with Appendix (IX)(a)(iv) of the consent memorandum.

- (t) **Hazardous Substances** - See Section 19.

7.4 Other Methods

7.4.1 Regional Council

Discharges to land, air and water will require approval of the Environment BOP.

7.5 Special Provisions applying to Te Puke West Industrial Area

In addition to the Industrial Zone rules set out in section 7.3, the following rules shall apply to the Te Puke West Industrial Area:

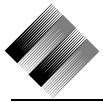
7.5.1 General

Development within the Te Puke West Industrial area shall be undertaken and thereafter maintained in general accordance with the following plans and specifications set out in Appendix IX(g):

- Te Puke West Staging Plan;
- Te Puke West Structure Plan;
- Te Puke West Urban Design Plan;
- Te Puke West Infrastructure Staging Prerequisites;
- Schedule of Financial Contributions.

7.5.2 Landscaping and screening

- (a) The landscaping required for each stage of the Te Puke West Industrial Zone is to be as shown on the Urban Design Plan contained in Appendix IX(g).

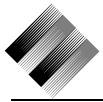


- (b) At the time of subdivision or development of land within Stage 1A of the Te Puke West Industrial Zone (as shown on the Staging Plan contained in Appendix IX(g)), a 10 metre wide corridor adjacent to State Highway 2 shall be vested in Council so as to provide for a landscape strip consistent with the Te Puke West Urban Design Plan in Appendix IX(g). This landscape strip shall constitute the 10 metre yard adjoining a State highway required by rule 7.3.4.
- (c) Any subdivision or development of land shall provide landscape plans and planting species, at the time of subdivision or development in accordance with the Te Puke West Structure plan in Appendix IX(g) for the particular area of land to be developed.
- (d) Provision shall be made for a wire mesh or other physical barrier at least 1.2m but no greater than 2.0m in height to be erected at the time of subdivision and thereafter maintained so as to prevent encroachment of any industrial activity into any esplanade or landscape strip area identified in the Urban Design Plan contained in Appendix IX(g).

7.5.3 Visual Amenity – Streetscene

In respect of any site boundary adjoining a structure road (Roads 1 and 2) shown on the Te Puke West Structure Plan in Appendix IX(g):

- (a) All buildings shall be set back a minimum of 5 metres from the road boundary;
- (b) Loading and unloading, or outdoor storage activity shall be set back behind a line perpendicular to the nearest part of any building to the boundary with the road;
- (c) Any external building wall that faces the road and which is greater than 150m² in face area provision shall be made for at least two of the following design features:
 - (i) A step or protrusion in the wall of at least 2 metres in depth and 4 metres in height;
 - (ii) Doors and windows that cover at least 20% of the wall;
 - (iii) A variation of surface texture with at least 20mm relief from the wall that covers at least 30% of the wall;
 - (iv) Vegetation in the form of vines and other climbing plants attached to the wall or free standing plantings that screen at least 50% of the wall. For the purposes of this clause, a wall is considered to "face" a boundary if the outside face of the wall is parallel to or at an angle of 45 degrees or less to the boundary.



- (d) Front entrances to buildings shall face towards the main vehicle entrance on the site;
- (e) Specimen tree planting shall be provided on sites adjoining the road boundary at the rate of one tree for every 10 lineal metres of road frontage or fraction thereof. The required trees shall be located in the area within 10 metres of the front boundary of the site with the road;
- (f) At least 50% of the setback required by clause (a) above shall be landscaped in the form of shrubs and groundcover species;
- (g) No more than 5 vehicle parking spaces may be located within the 5 m setback required by clause (a) above, except where continuous landscape planting to screen the carparks is located between the road and the carparks, and this landscaping achieves a height of 1 metre across the front of the carparks.

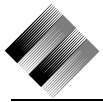
7.5.4 Visual Amenity – General Signs

[Note: This rule is to be read in conjunction with rule 14.3.1.3 (general industrial signage rules)]

- (a) For any site within the Te Puke West Industrial Zone, signs shall not exceed any combination of the following:
 - (i) One freestanding sign not exceeding 10 metres in height, and up to 2 metres in width;
 - (ii) One freestanding sign not exceeding 3 metres in height and 2 metres in width for every 30 linear metres of road frontage;
 - (iii) Signs, whether painted or attached, covering up to 30% of the total wall area of the building, within the profile of the building.
- (b) No sign shall be placed on or above any building roof, ridgeline or parapet.
- (c) Any illuminated sign shall be designed and operated in accordance with Rule 14.3.4.4.

7.5.5 Roading and Access

- (a) The provision of all new or upgraded roading works shall be undertaken in accordance with the Te Puke West Infrastructure Prerequisites Table contained in Appendix IX(g);



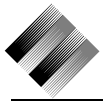
- (b) Provision shall be made for legal road access to all lots generally in accordance with the Te Puke West Structure Plan. There is to be no direct access from vehicle entrances to State Highway 2, Manoeka Road or Te Puke Quarry Road.
- (c) The exception shall be a Marketstore on that land legally described as Part Te Puke 1A20 block, Part Te Puke 1A21 block and lot 1 DPS 19980. "Marketstore" means the storing, mixing and dispatching of fertilizer products for local distribution and use." Access to and from the Marketstore shall be in accordance with the Environment Courts decision ENV-2006-AKL-000472 dated 13 November 2006.

Written approval will be required from the NZ Transport Agency as an affected party to any Manoeka Road/State Highway upgrade proposed as an alternative to the resource consent plan approved by the Environment Court. Failure to provide such written approval will result in any application being considered as a non-complying activity.

- (d) If the Marketstore does not proceed or there are alterations in the consented use, including alterations in use for other industrial uses, the site use will default to fall within the general Plan Change 70 provisions, including site vehicle access to be required via the Plan Change 70 Structure Plan roads, and any Manoeka Road access from the site accordingly be required to be closed after access through Stage 2 becomes available.
- (e) The only Te Puke West Industrial Area vehicle access to/from State Highway 2 shall be via a single access point as shown on the Te Puke West Structure Plan, regardless of whether a site has legal frontage to State Highway 2.
- (f) All existing direct access and crossing places to SH2 shall be permanently stopped, with access to SH2 restricted to via Road 1 and the existing local roading network, at the time such land is subdivided or development traffic is generated.
- (g) Any land use development or subdivision failing to comply with the above will require resource consent approval for a non complying activity.

7.5.6 Stormwater Management

- (a) Widening of the Raparapahoe flood channel shall be provided as required as part of each subdivision or land use development.
- (b) Subdivision or development of land shall make provision for stormwater detention and treatment infrastructure in general accordance with the Te Puke West Structure Plan. Stormwater areas shall be provided as part of the development of each stage (refer Te Puke West Staging Plan in Appendix IX(g)).



7.5.7 Noise

- (a) In addition to compliance with the requirements of Rule 13.2 of the District Plan, noise generated by activities on any industrial lot shall not exceed the following when measured at or within the boundary of any other industrial lot:

On all days 6am to 10pm	65 dBA L ₁₀
At all other times	65 dBA L ₁₀ and 85 dBA L _{max}

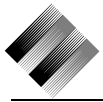
- (b) At building permit stage, an acoustic design certificate shall be submitted by a suitably qualified and experienced acoustic consultant, confirming that activities, plants and buildings on the industrial lot will comply with the acoustic performance standards. This shall apply only to those lots within 50 metres of Manoeka Road as indicated on the Te Puke West Structure plan.

7.5.8 Building Height and Reflectivity

- (a) All buildings within the area identified as stage 2 on the West Te Puke Staging Plan in Appendix IX(g) shall have a maximum building height of 9 m. The exception shall be the Ravensdown Marketstore on that land legally described as Part Te Puke 1A20 block, Part Te Puke 1A21 block and lot 1 DPS 19980. The Ravensdown Marketstore shall have a maximum height of 12.5m above the finished floor level of 10.1m (Moturiki datum) as confirmed by a Licensed Cadastral Surveyor in accordance with the Environment Courts decision ENV-2006-AKL-000472 dated 13 November 2006.
- (b) All buildings adjacent to the Raparapahoe Stream and State Highway shall be developed in accordance with the standards and controls contained in the Te Puke West Urban Design Plan included in Appendix IX(g). Any building failing to comply with these requirements shall require resource consent approval for a non complying activity.

7.5.9 Subdivision and Development

- (a) Subdivision or land use development of any sites adjoining the Raparapahoe Stream shall provide a 20m wide esplanade reserve.
- (b) For sites adjoining Manoeka Road, a 50 mm separation strip shall be provided along the road boundary to prohibit vehicle access to Manoeka Road.
- (c) Subdivision and development of the land shall occur sequentially from stages 1-3 as shown on the West Te Puke Plan Change Staging Plan in Appendix IX(g).



- (d) Any subdivision or land use development failing to comply with the above rules (a) - (c) above (where applicable) shall require resource consent for a non complying activity.

7.5.10 Earthworks

For the avoidance of doubt, any earthworks which are a permitted activity under the Regional Land and Water Plan or for which resource consent has been obtained from Environment BOP shall be a permitted activity.

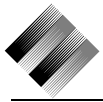
7.5.11 Restricted Discretionary Activities

Unless specified as a non-complying activity, any subdivision or land use activity which does not comply with the Te Puke West Industrial Area provisions shall be considered as a restricted discretionary activity. In the case of restricted discretionary activities Council shall limit its discretion to avoiding, remedying or mitigating the potential adverse effects arising from the particular matter of non-compliance/s with the Te Puke West Industrial Area Special Provisions.

7.5.12 Matters of Assessment

In assessing any application for resource consent the Council shall include consideration of the following matters:

- (a) The imposition of financial contributions for water, roading, wastewater and stormwater as per the schedule of financial contributions for Te Puke West contained in Appendix IX(g). Financial contributions shall be calculated on a per hectare basis. For the purpose of calculating financial contributions the area to be calculated shall be the net area and shall exclude non developable areas being roads 1 and 2 on the Te Puke West Structure Plan included in Appendix IX(g), reserves to be vested, and stormwater ponds.
- (b) The extent to which development provides infrastructure for the development of the land in accordance with the Te Puke West Structure Plan and Staging Prerequisites (Appendix IX(g)) and can be adequately serviced.
- (c) With respect to any application relating to non-compliance with the infrastructure staging prerequisites for transportation and roading the primary consideration shall be any adverse traffic effects on the safety and efficiency of the local and State highway roading network. A Traffic Impact Study and assessment of transportation effects shall be required and the application shall detail consultation undertaken with the New Zealand Transport Agency.



7A Rangiuuru Business Park Zone

Explanatory Statement

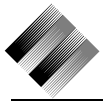
The Rangiuuru Business Park zone is a specialized zone approximately five kilometres east of Te Puke.

The zone has been established in response to studies showing a significant shortage of industrial / business employment land in the Tauranga/Western Bay of Plenty sub-region. This shortage was identified in the 1993 industrial strategy prepared jointly by the Western Bay of Plenty and Tauranga District Councils, and it was more recently reaffirmed in the SmartGrowth strategy that was adopted in 2004 following widespread investigations and consultation.

A new zone has been established in order to introduce objectives, policies, performance standards and financial contribution rules that address the specific issues of the Rangiuuru site, as discussed further below, in an environmentally acceptable manner. The zone provisions require subdivision and development to be in accordance with a structure plan that has been developed for the Rangiuuru Business Park Zone. This enables the development of land that is owned by multiple landowners, to be undertaken in an integrated, consistent and environmentally sustainable manner.

If not adequately located and/or controlled, industrial activities have the potential to generate adverse environmental effects such as noise, odour, glare, visual impact and traffic generation. The Rangiuuru Business Park Zone is surrounded mainly by rural zone land, used for a mixture of cropping, pastoral farming and orchards, and associated rural dwellings. However, in the south-western corner, the Rangiuuru Business Park Zone adjoins the Tuhourangi Marae Papakainga Zone which contains its Marae and its associated dwellings. The protection of the amenity of these neighbouring areas is important. The maintenance of amenity levels within the business park is also important not only to achieve an attractive working environment, but also to protect the amenity of existing uses in the area. Accordingly, for the above reasons, the zone provisions include a structure plan, staging rules, financial contribution rules, and a range of performance standards to ensure that environmental effects and infrastructure effects are maintained at acceptable levels both within and adjacent to or nearby the business park. In particular the structure plan requires local purpose reserves (stormwater) and local purpose reserves (amenity) which together will form a buffer around much of the zone perimeter.

Many of the permitted activities in the Rangiuuru Business Park Zone are the same as the permitted activities in the Industrial Zone. In many respects, they are also subject to the same performance standards as in the Industrial Zone. However, they are also subject to additional performance standards and rules.



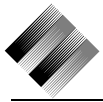
The potential for reverse sensitivity effects (whereby new accessory dwellings, offices or other sensitive activities could constrain the effective and efficient operation of business and industrial activities within the Business Park zone) has been addressed in the zone's policies and rules, particularly in respect of internal noise standards.

In a similar (but slightly different) manner to the Industrial Zone, the Rangioru Business Park Zone maintains tight restrictions on the type and size of retail activities that are able to locate in the zone. The Park is an employment area not a shopping area. This is because the Rangioru Business Park is intended to complement other existing and proposed retail and town centre areas elsewhere. Having said that, small scale retail activities which serve, or are accessory to, activities in the business park are provided for.

Development within the zone is expected to be staged, with development levels tied to specific road, intersection and other infrastructure projects, the most significant being the proposed Tauranga Eastern Motorway which is required to be in place before the majority of the business park can be developed. Interim development of a limited Stage 1 area is permitted subject to other defined road, intersection and other infrastructure upgrading. The interim Stage 1 area has been constrained largely by the need to avoid significant additional traffic on State highway 2, while at the same time allowing the first stage of the business park project to commence, and thereby start meeting the region's need for more business land, prior to the Tauranga Eastern Motorway being constructed. In all stages of development the provisions of the Historic Places Act 1993 will need to be followed to adequately manage any known or unknown archaeological sites.

7A.1 Significant Issues

- 7A.1.1 Rangioru Business Park activities may generate adverse effects particularly through noise, vibration, odour, traffic movement and visual appearance (having regard to views from within and beyond the business park, including from State highway 2 and the proposed Tauranga Eastern Motorway).
- 7A.1.2 It is possible that land uses within the Business Park could be incompatible with the lawful operations of the adjacent industrial zone to the south of State highway 2.
- 7A.1.3 Unless carefully managed, stormwater runoff from the Rangioru Business Park has the potential to affect the efficient operation of the Kaituna Drainage Scheme and the ecology of nearby sensitive areas (such as the Kaituna River, Kaituna Wildlife Reserve and the Maketu Estuary).
- 7A.1.4 There is the potential for the business park to be attractive to retail and office activities that are not accessory to industrial activities on the same site. If not managed, this would have the potential to unnecessarily duplicate and undermine the viability of existing and proposed town centres/retail areas.



7A.1.5 Unless infrastructure can be funded in advance by developers, and the costs fully recouped, in an efficient and equitable manner, there is the potential that the infrastructure necessary to support business activities cannot be provided and the business park may not proceed.

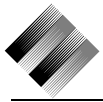
7A.1.6 Traffic generation from the business park has the potential to exceed the existing capacity of road intersections and networks with adverse effects on safety and efficiency.

7A.2 Objectives and Policies

The following are the specific objectives and policies relevant to the business park. While these are the specific objectives and policies they are to be read in combination with those already contained within the District Plan.

7A.2.1 Objectives

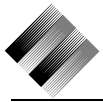
1. An efficient and attractive business park where adverse environmental effects are avoided, remedied or mitigated, with particular reference to the amenity values including streetscape and property frontage (from within the business park and the surrounding road network), the interface with adjacent Rural, Industrial and Papakainga Zones and reverse sensitivity effects.
(This objective relates to Significant Issue 7A1.1)
2. The treatment and detention of stormwater in dedicated stormwater management systems and areas within the Rangioru Business Park zone, utilising industry best-practice techniques which effectively safeguard downstream environments, particularly the Kaituna River, Kaituna Wildlife Reserve, Maketu Estuary and land served by the Kaituna Drainage Scheme.
(This objective relates to Significant Issue 7A1.2)
3. The Rangioru Business Park Zone shall maintain and enhance the viability of the established retail centres elsewhere and those proposed in the adopted SmartGrowth Strategy.
(This objective relates to Significant Issue 7A1.3)
4. The equitable provision, extension and/or upgrading of local and trunk infrastructure and the State highway (SH2 or Tauranga Eastern Motorway) at the appropriate capacity to cater for the staged development of Business Park activities in accordance with the Rangioru Business Park structure plan funded by all developments within the Rangioru Business Park Zone.
(This objective relates to Significant Issues 7A1.4 and 7A1.5)



5. To provide public transport, non-vehicular modes of transport and alternatives to single-occupant private vehicle usage as a means of transport to and within the Rangioru Business Park.
(This objective relates to Significant Issue 7A1.5)

7A.2.2 Policies

1. To avoid, remedy or mitigate the potential adverse environmental effects of business activities on the amenity values of other properties within the business park zone and on the amenity values of neighbouring Rural or Papakainga zones (such as the effects of noise, odour, glare, dust, visual impact or traffic generation).
(This policy relates to Objective 7A.2.1.1)
2. To exclude land uses that would compromise the long term development of the zone and the continuing lawful operation of industrial activities to the south of the zone and to restrict dwellings to those that are accessory to industrial/business activities, and ensure that any such dwellings, offices or other sensitive activities are designed to mitigate against adverse noise effects from industrial or business activities within the Business Park so as to minimise the potential for reverse sensitivity effects.
(This policy relates to Objective 7A.2.1.1)
3. Stormwater management systems shall ensure that treatment is such that stormwater leaving the zone is of a similar or better quality than stormwater from the pre-developed rural catchment and that the detention is such that run-off rates are no greater than pre-development levels.
(This policy relates to Objective 7A.2.1.2)
4. To avoid the establishment of large format retail or large office developments whether they are stand alone or in conjunction with industry, storage and warehousing.
(This policy relates to Objective 7A.2.1.3)
5. To ensure that all costs associated with infrastructure provision for the Business Park are borne by the developers of the business park and not the Community.
(This policy relates to Objective 7A.2.1.4)
6. Developers and businesses within the Rangioru Business Park shall be encouraged to voluntarily introduce travel demand management strategies to minimize single-occupant private vehicle usage to the extent practicable.
(This policy relates to Objective 7A.2.1.5)



7A.3 Rangioru Business Park Zone Rules

7A.3.1 Staged introduction of rules

(a) **Use of land in identified "open space" area**

The provisions of the Rural G zone shall apply on an ongoing basis to all land within the area identified in the Structure Plans in Appendix (ix) as "Rural activities buffer" (refer to the roading layout and land use plan) except that the following shall be deemed to be non-complying activities:

- (i) new dwellings
- (ii) accommodation facilities
- (iii) education facilities.
- (iv) intensive farming activities

(b) **Use of land until business park is developed:**

The provisions of the Rural G zone shall apply to all other land within the Rangioru Business Park Zone until such time as the business park is developed in accordance with the staging rules in (c) and (d) below except that the following shall be deemed to be non-complying activities:

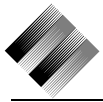
- (i) new dwellings
- (ii) accommodation facilities
- (iii) education facilities.
- (iv) intensive farming activities

(c) **Interim development (Stage 1)**

An interim development, Stage 1, shall comprise not more than 25 hectares (gross) of the land in the area indicated on the Structure Plan as "Stage 1 area" (plus the stormwater management areas north-east of the Proposed Tauranga Eastern Motorway) provided that all of the following infrastructure provision / upgrading required by the Structure Plans in Appendix (ix) has been completed, or will be completed (generally to the standard and form as specified in the structure plans) prior to the issuing of a section 224 certificate for any subdivision or building consent or any industrial use of the land:

Roading

- Collector and entrance roads within the interim development area, including associated roundabouts and associated road reserve widening for Young Road and an "entrance threshold" feature and associated signage to advise of a Bylaw restricting business park traffic from using Young Road east of the Seeka packhouse site (including the Maketu Road/SH2 intersection).



- Upgrading of Young Road between the interim development area and the Pah Road intersection, including associated road reserve widening.
- Pah Road/Young Road intersection upgrade (roundabout)
- Upgrade of Pah Road to 10 metre wide sealed rural road standard
- Upgrade of the Pah Road/SH2 intersection to a roundabout subject to final design and construction methodology being approved by the New Zealand Transport Agency.
- Installation of barrier arms at the Pah Road railway crossing.

Provided that the area of road subject to the "access restriction" notation on the Structure Plans in Appendix (ix) cannot be used to provide direct access from the Tauranga Eastern Motorway or Entrance Road to adjacent land.

Water supply

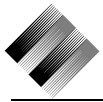
- Water reticulation within the interim development area
- New reservoir at Rangiuuru Road (5,500m³)
- Gravity supply main from Rangiuuru Road reservoir to business park (450mm dia, approximately 7.8 km length)
- Rising main from existing Eastern Supply water source to new reservoir at Rangiuuru Road (225mm dia, approximately 9.0km length)
- Temporary pump station, Stage 1
- Pah Road/Young Road/SH2 reticulation loop (375mm dia, approximately 5.3km length)

Wastewater

- Sewer reticulation within the interim development area
- Main pump station in Stage 1 area and associated emergency generator and emergency storage
- Sanitary sewer rising main to the Te Puke Wastewater Treatment Plant (350mm dia, approximately 5.8km length), including associated pipeline crossings under the Kaituna River and Waiari Stream.
- Partial upgrade of the capacity of the Te Puke Sewage Treatment Plant (22.5% of the total capacity upgrade needed)

Stormwater

- Stormwater Pond 1 (Carrs), including vesting of associated Local Purpose Reserve, creation of 60% of the pond (starting from the outlet structure at the northern end) and the corresponding proportion of earthworks, landscaping, walkways, boardwalks and associated works, and all inlet and outlet structures.
- Stormwater reticulation (drains and pipes) within the interim development area.
- Stormwater reticulation between the interim development area and Stormwater Pond 1, namely:
 - swale (9m bottom width) north-east of proposed TEA
 - swale (35m bottom width) north-east of proposed TEA



- swale (4m bottom width) south-west of proposed TEA
- swale (9m bottom width) south-west of proposed TEA
- creation of associated easements north-east of proposed TEA and vesting of associated Local Purpose Reserves (stormwater), including associated landscaping, fencing and walkways, south-west of proposed TEA

Local purpose reserves (amenity)

Local purpose reserves within the interim development area, including associated landscaping, fencing and walkways

All infrastructure and reserve provision/upgrading requirements will be reflected in the conditions of any resource consents granted for both land use and subdivisions in the Rangiuru Business Park Zone.

(d) Subsequent development

Any subdivision or development beyond the above specified interim development (Stage 1) provided that all of the following infrastructure provision / upgrading (as applicable) and as specified on the Structure Plans in Appendix (ix) has been completed or will be completed (generally to the standard and form as specified in the structure plans) prior to the issuing of a section 224 certificate for any subdivision or a building consent or any industrial use of the land:

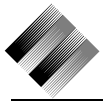
Roading

The Tauranga Eastern Motorway and its associated interchange and portion of entrance road to join with that in the interim development area (also see stormwater infrastructure below for multiple box culverts to be installed under TEM at time of construction).

The location of the Tauranga Eastern Motorway interchange as shown on the Structure Plans in Appendix (ix) may not be the optimal location in terms of access to the business park development and the wider transport network. Therefore, following further analysis, the affected parties may agree to alter the location of the interchange. A further plan change or variation, and associated notice of requirement may be required to give effect to such agreement.

Collector and entrance roads within the relevant development stage area, including associated roundabouts and road reserve widening for Young Road.

Upgrade of Young Road from the business park to Maketu Road to 10 metre wide sealed rural road standard



Provided that the area of road subject to the “access restriction” notation on the Structure Plans in Appendix (ix) cannot be used to provide direct access from the Tauranga Eastern Motorway or Entrance Road to adjacent land.

Water supply

- Water reticulation within the relevant development stage area
- New primary water supply bore adjacent to Rangiuru Road reservoir (applicable for stages of development after the first 40 hectares)
- Treatment plant adjacent to Rangiuru Road reservoir (applicable for stages of development after the first 40 hectares)
- New secondary water supply bore adjacent to Rangiuru Road reservoir (applicable for stages of development after the first 80 hectares)
- New primary water supply bore adjacent to Business Park (applicable for stages of development after the first 120 hectares)

Wastewater

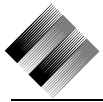
- Sewer reticulation, including pump stations and associated emergency storage, within the relevant development stage area
- Partial upgrades of the capacity of the Te Puke Sewage Treatment Plan (upgrades triggered by stages of development above 60, 100 and 140 hectares)

Stormwater

- Stormwater Pond 1 (Carrs), creation of remaining 40% of the pond (in two stages as required by development staging) and the corresponding remaining proportions of earthworks, landscaping, walkways, boardwalks and associated works.
- Stormwater Pond 2 (Diagonal), including vesting of Local Purpose Reserve, all associated earthworks, inlet and outlet structures, landscaping and associated works (applicable only to development stages wholly or partly in the associated stormwater catchment for Pond 2, as shown in the structure plans).
- Stormwater reticulation (drains and pipes) within the relevant development stage area including vesting of associated Local Purpose Reserves (stormwater)
- Stormwater reticulation between the relevant development stage area and the stormwater pond serving that catchment, including swales, culverts (under the TEA) and vesting of associated Local Purpose Reserves (stormwater) including associated landscaping, fencing and walkways.

Local purpose reserves (amenity)

- Local purpose reserves within the relevant development stage area, including associated landscaping, fencing and walkways/cycleways.

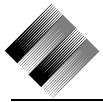


All infrastructure and reserve provision/upgrading requirements will be reflected in the conditions of any resource consents granted for both land use and subdivisions in the Rangioru Business Park zone.

7A.3.1 Permitted Activities

Except where specified as a controlled activity, the following are permitted, subject to the activity performance standards within 7A.3.6:

- (a) Industry.
- (b) Storage, warehousing, cool stores and pack houses.
- (c) Offices accessory to any of the foregoing on the same site.
- (d) Retailing which is accessory and secondary to any of the foregoing on the same site and which is:
 - a maximum of 250m² indoor/outdoor retail area; or
 - a maximum of 25% the gross floor area of the primary activity, whichever is the lesser
- (e) In the "Community Services Area" of the business park only:
 - Offices (not covered by (c) above)
 - Retailing (not covered by (d) above) and involving a maximum floor area of 100m².
 - Places of assembly
- (f) Commercial services.
- (g) Takeaway food outlets to a maximum floor area of 100m².
- (h) Service stations and garages
- (i) Medical or scientific facilities.
- (j) Veterinary rooms.
- (k) Activities on reserves as provided for in the Reserves Act 1977.
- (l) Fire stations and St Johns Ambulance stations.
- (m) Depots.



- (n) Works and network utilities as provided for in Section 17 of the District Plan.
- (o) Buildings and dwellings accessory to any of the foregoing on the same site.

7A.3.2 Controlled Activities

- (a) Subdivision in accordance with 7A.3.6(p).
- (b) Works and network utilities as provided for in Section 17.
- (c) The erection or undertaking of any industrial activity, and which in all other respects is a permitted activity, on a lot for which the title existed at December 2005 (being the date of notification of the plan change)

7A.3.3 Limited Discretionary Activities

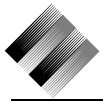
- (a) Activities specified as permitted or controlled activities but which do not comply with one or more of the permitted activity performance standards.
Council's discretion is limited to matters relating to the performance standard exceeded.
- (b) Activities which are "high risk facilities" in terms of potential stormwater contaminants (as defined in the attached schedule at the end of section 7A).

Resource consent applications need not be publicly notified or notice served on any party other than Environment Bay of Plenty. Council's discretion is limited to the avoidance or mitigation of potential stormwater effects, including on-site measures to prevent or reduce potential contamination.

Explanatory note: The schedule attached at the end of section 7A is an extract from the Proposed Regional Water and Land Plan (PRWLP) and is adopted as part of this District Plan. This rule is included, to ensure that specific assessment of high risk facilities can be undertaken and mitigation measures can be imposed.

7A.3.4 Non-complying Activities

- (a) Any retail activity not covered by the foregoing rules. Retailing which is accessory and secondary to industry, storage or warehousing but not a permitted activity due to having a floor area greater than 250m².
- (b) Any office activity not covered by the foregoing rules.
- (c) Any place of assembly not covered by the foregoing rules.



- (d) Development and subdivision that is not generally in accordance with the structure plans and their stated servicing requirements, including the staged infrastructure requirements set out in Rule 7A.3.0 (c) and (d)
- (e) Any activity that is not a permitted, controlled, limited discretionary or discretionary activity

7A.3.5 Activity Performance Standards

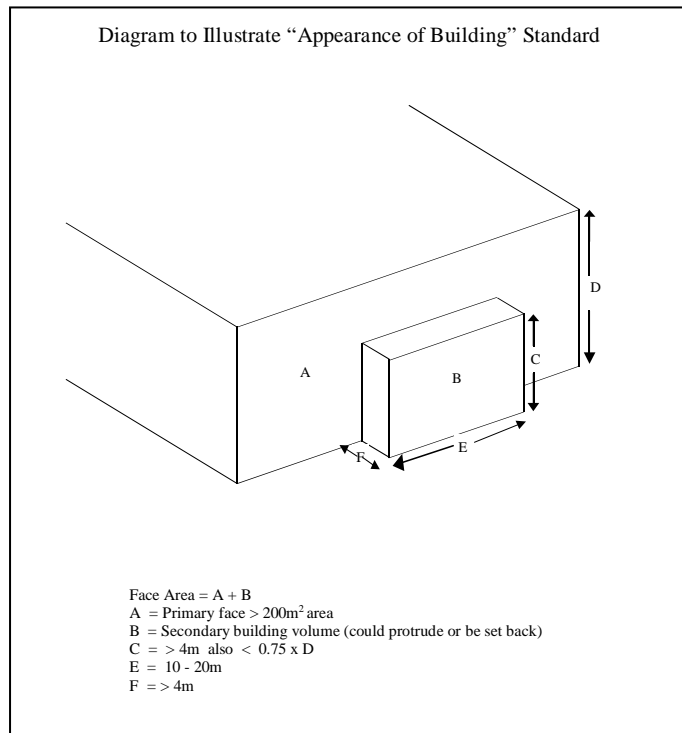
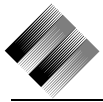
The following performance standards shall be met by all permitted and controlled activities and shall be used as a guide for all other activities. Any permitted activity which fails to comply with any of these standards shall be deemed a limited discretionary activity for the particular non-compliance.

(a) Appearance of buildings

Any exterior wall of any building which faces:

- (i) a collector or entrance road as shown on the structure plans in Appendix (ix);
or
- (ii) a site boundary adjacent to the Proposed Tauranga Eastern Motorway , Pah Road or the existing State highway 2/East Coast Main Trunk Railway (including a boundary which is separated from the above by any local purpose reserve)
and which is greater than 200 square metres in face area, shall be interrupted by secondary building volumes that are:
 - at least 4 metres in height;
 - at least 10 metres long but not more than 20 metres long;
 - not less than 4 metres deep; and
 - spaced not less than 4 metres apart along the façade

Refer to diagram below for illustration of the above requirements. All exterior walls that face (and are within 20 metres of) the street boundary must contain doors, windows and relief design features (materials, textures) which cover a minimum of 30% of the façade with at least one such door being a main pedestrian entry to the building. For the purpose of this standard, the wall of a building is considered to "face" a boundary specified in (i) or (ii) above if the outside face of the wall is parallel to (or at an angle of 45 degrees or less to) the boundary.



(b) **Height and Daylight**

There is no maximum height limit for buildings except as necessary to meet the following daylighting provisions.

For all site boundaries adjoining an existing or proposed local purpose reserve, no part of any building shall exceed a height equal to 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary except where the site has a boundary with a road in which case this rule shall not apply in respect to that boundary.

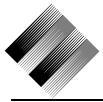
Provided that:

A building may exceed the aforementioned height where the written approval of the owner of the immediately adjoining property to a specified greater height is obtained.

(c) **Yards**

5m from any road boundary or from the boundary of any site within the zone containing an existing dwelling.

There shall be no car parking in any front yard.



(d) **Landscaping**

In front yards landscaping shall be provided and maintained as set out below to a minimum width of 5 metres from the boundary (excluding areas required for vehicle or rail access).

Landscaping shall comprise a mix of trees, shrubs and groundcover. Trees may be grouped but when averaged over the boundary length, the number of trees shall equate to at least one specimen tree per 10 metres of boundary length. Specimen trees shall be a minimum of 1.5 metres height at the time of planting and shall be capable of growing to at least 5 metres in height when mature.

Landscaping species shall be selected from the list of species below:

Putaputaweta	Shining karamu
Karamu	Ti kouka
Toetoe	Whau
Koromiko	Lacebark
Kanuka	Rewarewa
Manuka	Kawakawa
Pohutukawa	Mapou
Harakeke	Kohuhu
Fivefinger	Horoeka
Kowhai	

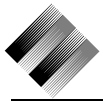
Explanatory note: In addition to landscaping on private land in accordance with the above rule, significant landscaping is proposed within local purpose reserve areas to be vested at the time of subdivision. The landscaping within local purpose reserves may be implemented by Council, but in many cases it will be implemented by developers as part of their development processes, and the costs in both cases will be recouped through financial contributions. Accordingly, costs for landscaping of reserves is included in the financial contribution schedule. Ongoing maintenance of landscaping works will be included in Council's reserve management programmes following vesting of the reserves.

(e) **Fencing in front yards**

Fences shall not exceed 1.2 metres in height within 5 metres of any front boundary.

(f) **Outdoor storage areas**

Outdoor storage areas shall be screened from public view and other properties by way of a solid wall of not less than 2.0 metres in height and/or landscape planting to a minimum depth of 3.0 metres and a minimum height of not less than 2.0 metres. Such screening is to be maintained in good order at all times.



In respect of the outdoor storage and disposal of solid waste, the rules in section 13.3(b) "wind mitigation" and (c) "disposal of hazardous substances" shall apply.

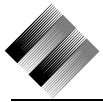
- (g) **Dust**
All on-site parking, access and manoeuvring areas required by the rules in Chapter 18 "Access, On-site Parking and Loading" shall be sealed to ensure dust is not generated by vehicular movements.
- (h) **Building platforms**

All buildings are to have floor levels of at least RL3.75m
- (i) **Natural Environment** - See Section 9.
- (j) **Landscape** - See Section 10.
- (k) **Heritage** - See Section 11.
- (l) **Natural Hazards** - See Section 12.
- (m) **Noise and Vibration** - See Section 13.2
- (n) **Lighting and Welding** - See Section 13.4.
- (o) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 13.5.
- (p) **Signs** - See Section 14.
- (q) **Subdivision and Land Use Development** - See Section 15.

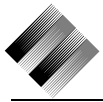
No minimum lot size See Rule 15.3.6.3(e)
- (r) **Financial Contributions** - See Section 16.
- (s) **Access, On-Site Parking and Loading** - See Section 18.
- (t) **Hazardous substances** - See Section 19.

7A.3.6 Assessment criteria for non-complying or discretionary activities

The assessment and management of effects should include the following:



- (i) Consideration of the sustainable and efficient operation of the business park, including any reverse sensitivity effects.
- (ii) Whether adverse environmental effects will be adequately avoided or mitigated, with particular reference to:
 - amenity values;
 - streetscape within the Rangioru business park with particular regard to front yard landscaping and the architectural treatment of buildings;
 - views into the business park from the surrounding road network;
 - the interface with adjacent Rural and Papakainga Zones;
 - the form, scale and character of the building or structure and its relationship with buildings in the immediate vicinity of the site;
 - the nature and scale of activity;
 - the type of activities occurring on the site and nearby sites and the potential for conflict, including cumulative effects;
- (iii) The nature of any adverse potential or actual effects on downstream environments as a result of stormwater runoff, with particular regard to the Kaituna River, Kaituna Wildlife Reserve, Maketu Estuary and land served by the Kaituna Drainage Scheme.
- (iv) The equitable provision and funding of infrastructure and the need for full recovery of infrastructure costs (as set out in the financial contributions schedule) on the basis of available developable areas as opposed to actual site utilisation or building area, and notwithstanding that different activities place different actual demand on infrastructure networks. Developers wishing to occupy land within the Rangioru business park must make their locational decisions in full awareness that financial contributions are payable on the basis of site area (as defined in Rule 16.3.9) without refinements for specific proposals unless in exceptional circumstances.
- (v) The potential for pedestrian/vehicle conflicts and effects on parking and traffic generation (both within and outside the Business Park Zone)
- (vi) Traffic safety and efficiency, including the capacity of the road networks (local and State highway) and intersections, and having regard to any travel demand management initiatives.
- (vii) In respect of retail, place of assembly and office activities, the means by which the viability of other retail areas/town centres within the eastern part of the Western Bay of Plenty sub-region is maintained and enhanced.



7A.4 Other Methods

7A.4.1 Regional Council

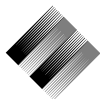
Discharges to land, air or water will require compliance with the relevant regional plans or approval of Environment Bay of Plenty.

7A.4.2 District Council

Council will administer its Wastewater Bylaw to ensure that the quality of trade wastes to its reticulated wastewater system are acceptable.

7A.4.3 Developers

Subsequent development arrangements can be structured in many different ways. However, developers have the ability to impose covenants and, in respect of any body corporate structure, body corporate rules which can and often do address environmental and amenity matters.



Schedule – High Risk Facilities

	Activity	Reason for High Risk Classification
1	Mechanical workshops, service stations, and automotive dismantlers.	These sites use and handle large volumes of oils and other petroleum products. Spillages of these substances are not uncommon, hence the greater risk of stormwater discharges to the environment.
2	Printers	Relatively large quantities of dyes and paints are handled at these sites. The risk of spillages is relatively high.
3	Spray painting facilities	Paints can not only be spilt at these sites but can enter stormwater as a consequence of drift from spray painting operations.
4	Meat, fish and shellfish processing industries, food and pet food processing	Wastes from these industries can typically have a high BOD. This can cause significant adverse effects.
5	Dairy products processing	Wastes from these industries can typically have a high BOD. This can cause significant adverse effects.
6	Waste Management Sites (transfer stations, compost sites, landfills, recycling operations, etc)	Litter, hazardous substances and high BOD wastes can all enter stormwater systems from these sites.
7	Truck washing facilities	The activity of truck washing can wash hazardous contaminants off trucks as well as sediments and waters from spillages on site.
8	Manufacturing and bulk storage of fertiliser.	Fertilisers can have a high BOD. Typically such facilities are largely uncovered – the risk that fertiliser material will enter stormwater is high.
9	Textile fibre and textile processing industries where dyeing and washing of fabric occurs	Large quantities of dye and high BOD wastes (from wool scours for instance) are handled on these sites. The risk of spillages that could enter stormwater is high.
10	Tanneries and leather finishing	Large quantities of dye and high BOD wastes are handled on these sites. The risk of spillages that could enter stormwater is high.
11	Footwear manufacture	Large quantities of dye and high BOD wastes are handled on these sites. The risk of spillages that could enter stormwater is high.
12	Manufacture of paper and paper products	Hazardous substances such as chlorine based bleaches and dyes are regularly handled on these sites. The risk of spillages etc, entering stormwater can be high.
13	Manufacture or processing of chemicals, and of petroleum, coal, rubber and plastic products.	The risk of spillages associated with hazardous substances used in these industries can be high.
14	Manufacture of clay, glass, plaster, masonry, asbestos and related mineral products	The risk of spillages associated with hazardous substances used in these industries can be high.
15	Manufacture of fabricated metal products, machinery and equipment.	The risk of spillages associated with hazardous substances used in these industries can be high.
16	Electroplaters, foundries, galvanisers and metal surfacing	The risk of spillages associated with hazardous substances used in these industries can be high.
17	Concrete batching plants and, asphalt manufacturing plants.	The risk of spillages associated with hazardous substances used in these industries can be high.
18	Stock sale yards	High BOD run-off can be associated with these sites.
19	Bakeries	Outside washing of trays, discharges and pans can result in high BOD, fats, greases and detergents entering stormwater systems.
20	Car wash and valet services	High oil, solvent and solid discharges can occur from these activities.
21	Commercial laundries (excluding service laundrettes and laundromats)	The risk of spillages associated with detergents, alkalis and salts used in this industry can be high.
22	Furniture/wood manufacturing and refinishing industries	Some of these industries work outside extensively, usually with no stormwater treatment. Contaminants such as sawdust, glues, alkalis stripper solution in the stormwater coming off these sites can include high solids, BOD and high pH.
23	Timber preservation, treatment and storage sites where chemically treated timber is stored.	A range of hazardous substances are used on these sites (e.g. Copper Chrome, Arsenic, Boron and copper-quinoline compounds). In addition, timber treatment chemicals have been shown to be able to leach from treated wood in storage.
24	Paint stripping or abrasive blasting operations	May produce wastes containing heavy metals. The risk and effect of spillages is relatively high.