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Industrial

21. Industrial

Explanatory Statement

Industrial activity enables people and communities to provide for their needs through employment and the provision of goods and services. Such activity therefore plays an important role in providing for the economic well being of the *District*.

SmartGrowth established the longer term requirements for industrial land for the Western Bay of Plenty District and Tauranga City, seeing the two territorial authorities as complimentary. In particular is the establishment of two substantial business parks, Tauriko and Rangiuuru, to serve the *sub-region's* needs. The current zoned land is deemed adequate to provide for the projected industrial growth out to 2021, but beyond that there is a shortfall of some 300ha. A recent study identified an expanded Rangiuuru Business Park as the preferred location for this additional industrial land. The Rangiuuru area and other areas including an extension of the Tauriko Business Estate to the south of Belk Road will be further investigated during the planning period in order to meet the long term needs of the *sub-region*.

Industrial Zones in the *District* are established at Katikati, Te Puna, Te Puke and Rangiuuru with new zones proposed at Waihi Beach, Omokoroa and Paengaroa. The Comvita Campus Structure Plan area at Paengaroa provides for the expansion of existing Comvita activities and other complementary activities. Apart from Rangiuuru these zones cater primarily for the Western Bay of Plenty population in the philosophy of 'live, work and play'. These zones total some 600ha and will provide for the projected economic growth for well beyond the ten year planning period. Apart from perhaps small additions to existing zones, there is no need to add further land to the existing stock over and above that which has already been identified above.

The intention of the Industrial Zone is to locate industrial activities together for the avoidance and management of adverse effects such as traffic, noise, dust, *hazardous substances*, visual effects and odour. It also enables *Council* to better manage the provision of *infrastructure* and the interface with adjacent Residential and Rural Zones. It also enables better long term planning of transport corridors (road and rail).

Some greenfield Industrial Zones have detailed *development* staging plans to ensure the land is developed in the most efficient and effective way. Special rules have been developed in these circumstances to address out of sequence *development*.

An important resource management issue for maintaining the integrity of the Industrial Zone is ensuring that non-industrial activities such as *retailing* and residential activities are restricted to ensure that *reverse sensitivity* effects are avoided.

There is an opportunity for the market to establish clusters in which sensitive industrial activities are grouped together. Such activities include food processing and electronic equipment manufacturing. Clustering is seen as best driven by the market rather than *Council* dictating where such activities should be located

Special performance standards have been established where an Industrial Zone is located close to or surrounds ecological features such as streams. Appropriate buffer zones and reserves have been established where there are multiple benefits such as landscape mitigation and cycleways.

Good urban design outcomes are also important for Industrial Zones especially when they are located in prominent gateway locations to towns such as Te Puke and Katikati. Special provision has been made for the promotion of pedestrian and cycleways to connect through to adjacent urban areas while avoiding State Highway corridors where practicable. It is also important to promote safe design through consideration and implementation of the recognised principles of Crime Prevention through Environmental Design.

21.1 Significant Issues

1. Industrial activities may generate adverse effects particularly through noise, vibration odour, visual appearance and traffic movement both within an industrial area and beyond.
2. Industrial areas such as those fronting residential areas and those at the main entrances to towns have a high capacity to generate adverse visual effects.
3. 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.
4. The *District's* industrial land resource is a limited resource in the long term. Allowing sensitive uses such as residential activities to establish in industrial areas has the potential to constrain *development* in close proximity because of the higher amenity standards required for living spaces.
5. Allowing commercial and retail activities to establish in industrial areas has the potential to undermine the viability of existing and proposed town centres and retail areas.

6. Unless carefully managed, stormwater runoff from industrial areas has the potential to affect downstream activities and sensitive environments. For example, the Rangiuru Business Park could affect the 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).
7. The cost of establishing industrial areas and providing them with the necessary roading, water, wastewater and stormwater *infrastructure* can be high. Unless provision is made for *infrastructure* necessary to support business activities to be funded in advance by developers, and the costs fully recouped in an efficient and equitable manner, such *infrastructure* may not be provided thereby preventing *development* from occurring.
8. The establishment of industrial activities out of zone, particularly into the rural areas, has the potential to detract from the viability of the Industrial Zones.
9. Unplanned ad-hoc industrial *development* will undermine the SmartGrowth growth management strategy and lead to inefficient use of land resources and *infrastructure*.
10. The need to plan long term for the industrial land provision to ensure future options are not compromised.
11. Each urban community within the *District* has prepared a community plan that reflects the character of their area. There is the potential for industrial *development* to occur in a manner which is inconsistent with these community plans.

21.2 Objectives and Policies

21.2.1 Objectives

1. The efficient and optimum use and *development* of industrial resources (including land and buildings) in a manner which provides for the economic well being of the people living in the *District*.
2. Industrial areas which maintain amenity values from key roads within the zones, from surrounding road networks, and at the interface with other areas.
3. Industrial areas in which industrial activities can operate effectively and efficiently, without undue restraint from non-industrial uses which may require higher amenity values.

4. Viable commercial centres in which commercial activities that do not have a functional need to locate in an industrial area are consolidated.
5. The equitable provision, extension and/or *upgrading* of *infrastructure* with sufficient capacity to cater for future *development* within the Zone and in accordance with applicable *structure plans* to be funded by all *development* within the *structure plan* area.
6. The protection of sensitive environments downstream of industrial areas from the adverse effects of *infrastructure* required to service such areas.

21.2.2 Policies

1. Provide industrial areas within the *District* close to established urban centres that provide for a wide variety of industrial activities to establish.
2. Industrial activities should establish and operate so as to protect the environment in other zones from noise, odour, visual impact or traffic generation.
3. Require industry locating in close proximity to Residential and Rural Zones and reserves to incorporate buffering, screening and landscaping to minimise the adverse visual impact of the activity.
4. Require the provision of onsite landscaping and screening in industrial areas and to have design controls for *buildings* fronting identified key roads to enhance street appearance.
5. 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 financial contributions.
6. Limit the establishment of non-industrial activities in industrial areas to those which have a functional or operational need for such a location.

21.3 Activity Lists

21.3.1 Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 21.3.4) and where otherwise specified)

- (a) *Industry* (except within the Omokoroa Light Industrial Zone).

- (b) Storage, warehousing, coolstores and packhouses.
- (c) *Retailing* which is accessory and secondary to (a) and (b) above and which has:
 - (i) Rangiuru Business Park – a maximum of 250m² indoor/outdoor retail or a maximum of 25% of the *gross floor area* of the primary activity whichever is the lesser;
 - (ii) All other areas – a maximum *gross floor area* of 100m².
- (d) *Building and construction wholesalers and retailers.*
- (e) *Commercial services.*
- (f) *Takeaway food outlets* with a maximum *gross floor area* of 100m² (excluding Te Puna Business Park).
- (g) *Service stations* and garages (excluding the Te Puna Business Park).
- (h) *Medical or scientific facilities.*
- (i) Veterinary rooms and pet crematoriums.
- (j) Activities on reserves as provided for in the Reserves Act 1977.
- (k) Police stations, fire stations and St Johns Ambulance stations.
- (l) *Depots* (except transport and rural contractors *depots* within the Omokoroa Light Industrial Zone).
- (m) *Vehicle, machinery and automotive parts sales* (excluding Te Puna Business Park).
- (n) Works and *network utilities* as provided for in Section 10.
- (o) *Commercial sexual services.*
- (p) *Offices* and *buildings accessory* to the foregoing on the same site.
- (q) Green waste and waste recycling facilities where these occur within *buildings* (i.e. are enclosed).
- (r) *Aquaculture*

21.3.2 Additional Permitted Activities (Rangiuru Business Park only)

- (a) In the Community Services Area of the Business Park only:

- (i) *Offices* (not covered by 21.3.1(p));
 - (ii) *Retailing* (not covered by 21.3.1(c)) and involving a maximum *gross floor area* of 100m²;
 - (iii) *Places of assembly*.
- (b) In local purpose reserve amenity areas, Rural Zone Permitted Activities shall apply except for the following:
- (i) *New dwellings*;
 - (ii) *Accommodation facilities*;
 - (iii) *Education facilities*;
 - (iv) *Intensive farming activities*.
- (c) Rural Zone Permitted Activities until such time as the Business Park is developed in accordance with the *Structure Plan* and staging rules except for the following:
- (i) *New dwellings*;
 - (ii) *Accommodation facilities*;
 - (iii) *Education facilities*;
 - (iv) *Intensive farming activities*.
- Explanatory Note:**
This is a transitional provision to protect the integrity of the Industrial Zone.
- (d) For Lots 1 and 2 DPS 35211, Post Harvest Zone Permitted Activities in accordance with that Zone until such time as the Business Park is developed in accordance with the *Structure Plan* and staging rules.

21.3.3 Additional Permitted Activities (Te Puna Business Park only)

- (a) Retail outlets for primary produce with a maximum retail floor area of 100m².
- (b) Garden centres and plant nurseries, including ancillary cafés provided that the café does not exceed a maximum *gross floor area* of 100m².
- (c) *Farm vehicle and machinery sales*.

21.3.4 Permitted Activities (Comvita Campus Structure Plan Area only)

- (a) *Industry*, storage and warehousing relating to food, health and pharmaceuticals that;
 - (i) is produced in the Structure Plan Area, or
 - (ii) is associated with activities undertaken within the Structure Plan Area.
- (b) Research and development facilities and *medical or scientific facilities* relating to food, health and pharmaceuticals.
- (c) Works and *network utilities* as provided for in Section 10.
- (d) *Educational facilities* complementary to the foregoing.
- (e) *Offices and buildings accessory to the foregoing.*

21.3.5 Controlled Activities

- (a) Subdivision in accordance with 21.4.2.
- (b) Works and *network utilities* as provided for in Section 10.
- (c) With respect to financial contributions 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.
- (d) With respect to financial contributions, any activity in 21.3 which has a *household equivalent* for water and wastewater greater than one as listed in Rule 11.3.3(c)(ii).

21.3.6 Additional Controlled Activities – Rangiuru Business Park only

- (a) With respect to financial contributions 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.
- (b) For Lots 1 and 2 DPS 35211, Post Harvest Zone Controlled Activities in accordance with that Zone until such time as Business Park is developed in accordance with the *Structure Plan* and staging rules.

21.3.7 Additional Controlled Activities – Te Puna Business Park only

- (a) Subdivision to create no more than a total of 26 *lots*.
- (b) Subdivision for the adjustment or relocation of boundaries provided no additional *lots* are created and the subdivision complies with at least one of the following:
 - (i) The adjustment or relocation of boundaries will leave *allotment(s)* with the same or similar areas;
 - (ii) The adjustment or relocation of boundaries will rationalise boundaries which are clearly not in accordance with existing or proposed land use and management.
- (c) *Construction of buildings greater than 100m² gross floor area to accommodate any Permitted Activity.*

21.3.8 Restricted Discretionary Activities

- (a) One *dwelling* accessory to Permitted or Controlled Activities on the same site.
- (b) Any Permitted or Controlled Activity that fails to comply with any activity performance standard listed in Rule 21.4.
- (c) Activities which are high risk facilities in terms of potential stormwater contaminants (as defined in the schedule contained in Section 21.8).

Explanatory Note:

The schedule in Section 21.8 is an extract from the Proposed Bay of Plenty Regional Water and Land Plan 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.

- (d) Within stormwater management reserves and private conservation areas in Omokoroa Stage 2, regardless of whether they are designated, the following are Restricted Discretionary Activities:
 - (i) The disturbance of soil, natural ground cover and vegetation, or the deposition of refuse, solid or liquid waste, fill or any material;
 - (ii) The diversion or modification of any natural watercourses;

- (iii) The *construction* of fences or other barriers, dams, ponds and other stormwater treatment facilities, bridges, sports facilities, *dwellings* or *buildings*, playgrounds, pumpstations, sewers, culverts and roadways;
- (iv) Walkways/cycleways.

Except that:

Disturbance of soil, natural ground cover and vegetation associated with activities approved in a reserve management plan prepared under the Reserves Act 1977 or Local Government Act 2002 shall be exempt from this requirement.

21.3.9 Additional Restricted Discretionary Activities – Rangiuru Business Park

For Lots 1 and 2 DPS 35211, Post Harvest Zone Restricted Discretionary Activities in accordance with that Zone until such time as the Rangiuru Business Park is developed in accordance with the *Structure Plan* and staging rules.

21.3.10 Discretionary Activities

- (a) With respect to any activity in 21.3.1(c), *retailing* involving a maximum *gross floor area* greater than 100m² but not exceeding 25% of the *gross floor area* of the industrial activity.
- (b) *Places of assembly*, excluding those Permitted in 21.3.2 (a) (iii).
- (c) *Accommodation facilities* ancillary to an industrial activity.
- (d) *Education Facilities* – Tertiary Education Facilities only.

21.3.11 Additional Discretionary Activities – Rangiuru Business Park

For Lots 1 and 2 DPS 35211, Post Harvest Zone Discretionary Activities in accordance with that Zone until such time as the Rangiuru Business Park is developed in accordance with the *Structure Plan* and staging rules.

21.3.12 Non-Complying Activities

- (a) Any *retailing* activity not covered by the foregoing rules including *retailing* which is accessory and secondary to *industry*, storage or warehousing.
- (b) Any *office* activity not covered by the foregoing rules.

- (c) *Development* and subdivision that is not in general accordance with the relevant *structure plans* and their stated servicing requirements, including any staged *infrastructure* requirements.
- (d) Within *structure plan* areas, new *dwellings*, *accommodation facilities*, *education facilities* and *intensive farming activities* until the area has been developed in accordance with the *structure plan* at which time the standard industrial rules will apply. Within local purpose reserve (amenity) these activities remain Non-Complying Activities.

21.3.13 Additional Non-Complying Activities – Rangiuru Business Park

For Lots 1 and 2 DPS 35211, Post Harvest Zone Non-Complying Activities in accordance with that Zone until such time as the Rangiuru Business Park is developed in accordance with the *Structure Plan* and staging rules

21.4 Activity Performance Standards

21.4.1 General

The following performance standards shall be met by all Permitted and Controlled Activities (including subdivision where applicable) and shall be used as a guide for all other activities. Any Permitted or Controlled Activity that fails to comply with any of these standards will be a Restricted Discretionary Activity for the particular non-compliance.

(a) Height and daylighting

Maximum *height* of all *structures* - 20m except in the following areas:

- Te Puna Business Park – 9m;
- Te Puke West – 9m for all *buildings* located within the area identified as Stage 2 on the West Te Puke Staging Plan in Appendix 7;
- Comvita Campus Structure Plan Area – 15.0m.

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 Court's decision ENV-2006-AKL-000472 dated 13 November 2006.

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 2m above ground level at all boundaries and an angle of 45° into the site from that point. Except where the site boundary is with a road in which case this rule shall not apply in respect to that boundary.

(b) Yards

3m where a property adjoins a Residential, Rural-Residential, Future Urban or Rural Zone or reserve.

Provided that:

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

Except that:

- Where a property adjoins a Strategic Road or a designation for a Strategic Road, that *yard* shall be 10m.

Explanatory Note:

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

- Te Puna Industrial Park specific provisions:
 - (i) 10m where a property adjoins a Rural Zone;
 - (ii) 20m from Te Puna Station Road and 5m from any other road boundary.

(c) Visual amenity – Streetscene

Streetscene performance standards apply to the following areas:

- 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;
- Te Puke West Industrial Zone in respect of any site boundary adjoining a *Structure Plan* road (Road 1 and 2);

- Rangiuru Business Park and being a collector or entrance road as shown on the *Structure Plan* or 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 reserve);
- Omokoroa Industrial Zones and having a boundary with Omokoroa Road, Hamurana Road and Francis Road.
- Comvita Campus Structure Plan Area in respect of any boundary adjoining either State Highway 33 or Wilson Road South.

The following standards apply:

- (i) All *buildings* shall be set back a minimum of 5m from the road boundary;
- (ii) Loading and unloading, or outdoor storage activities shall be set back behind a line perpendicular to the nearest part of any *building* to the boundary with the road. Outdoor storage areas shall be screened from public view and other properties by way of a solid wall of not less than 2m in *height* and/or landscape planting to a minimum depth of 3m and a minimum *height* of not less than 2m. Such screening is to be maintained in good order at all times.
- (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 2m in depth and 4m 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° 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 10m (lineal) of road frontage or fraction thereof. The required trees shall be located in the area within 10m of the front boundary of the site with the road;

At least 50% of the setback required by clause (i) above shall be landscaped in the form of shrubs and groundcover species.

(vi) No more than five vehicle parking spaces may be located within the 5m 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;

(vii) Fences shall not exceed 1.2m in *height* within 5m of any front boundary.

(d) Visual amenity - reflectivity

(i) Te Puna Business Park - All external surfaces of *buildings* (excluding glazing) shall comply with the following reflectivity standards:

- *Walls* no greater than 35%;
- Roofs no greater than 25%.

Explanatory Note:

The above shall be in accordance with British Standard BS5252 Reflectance Value.

(ii) Te Puke West - 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 7.

(iii) Any *building* failing to comply with these requirements shall require resource consent approval for a Non-Complying Activity.

(e) **Commercial sexual services** shall not be located within 150m of the main entrance of a *sensitive site*, or share a common boundary with a *sensitive site*.

(f) **Transportation, Access, Parking and Loading** - See Section 4B.

All onsite parking, access and manoeuvring areas required by the rules in Section 4B Transport, Access, Parking and Loading shall be sealed to ensure dust is not generated by vehicular movements.

(g) **Noise and Vibration** - See Section 4C.1.

(h) **Storage and Disposal of Solid Waste** - See Section 4C.2.

(i) **Lighting and Welding** - See Section 4C.3.

(j) **Offensive Odours, Effluent Aerosols and Spray Drift** - See Section 4C.4.

(k) **Screening** –See Section 4C.5.

(l) **Signs** – See Section 4D.

(m) **Natural Environment** - See Section 5.

(n) **Landscape** - See Section 6.

(o) **Historic Heritage** - See Section 7.

(p) **Natural Hazards** - See Section 8.

(q) **Hazardous Substances** - See Section 9.

(r) **Financial Contributions** - See Section 11.

21.4.2 **Subdivision and Development** – (see Section 12)

(a) In addition to the subdivision and *development* standards in Section 12 all subdivision or *development* of land within the *structure plan* areas shown on the Planning Maps and in Appendix 7 shall be designed, approved and undertaken to incorporate and illustrate the *infrastructure* and mitigation features identified, including roading and road widening, walkways and cycleways, buffer areas, amenity screen landscaping, acoustics earth bunds/fences and stormwater collection systems as appropriate to the area.

Any activity not in general accordance with the *structure plan* will require resource consent as a Non-Complying Activity.

- (b) No minimum *lot* size.

21.5 Matters of Control

21.5.1 Controlled Activities – Additional Matters of Control for Te Puna Business Park

With respect to buildings greater than 100m² in floor area, matters of control and the subject matter of consent conditions are limited to:

- (a) Building design.
- (b) Landscaping (including securing the maintenance thereof), in addition to that required by Permitted Activity standards.
- (c) Traffic generation and monitoring.
- (d) The Te Puna Rural Business Park Structure Plan.

21.6 Matters of Discretion

21.6.1 Restricted Discretionary Activities – Non Compliance with Activity Performance Standards

Council's discretion is restricted to the actual or potential adverse effects arising from the particular non-compliance, having regard to the extent and nature of the non-compliance.

21.6.2 Restricted Discretionary Activities – One Dwelling Accessory to Permitted Activities on the Same Site

The operational requirement to have people live onsite for the effective and safe operation of the activity.

21.6.3 Restricted Discretionary Activities – High Risk Facilities

- (a) *Council's* discretion is limited to the avoidance or mitigation of potential stormwater effects, including onsite measures to prevent or reduce potential contamination.
- (b) An application need not be publicly notified and notice will only be served on the *Regional Council*.

21.6.4 Restricted Discretionary Activities –Stormwater Management Reserves and Private Conservation areas in Omokoroa Stage 2

Council discretion and any conditions imposed are limited to:

- (a) Avoiding, remedying or mitigating the potential adverse effects on of the ecological value of the reserves.
- (b) In the Omokoroa Structure Plan area retaining the integrity of the Omokoroa Peninsula Stormwater Management Plan (June 2002) including the efficiency and effectiveness of stormwater infiltration, detention, discharge downstream and discharge to the Tauranga Harbour with particular regard to storm events.
- (c) Avoiding, remedying or mitigating the potential for natural hazard events such as flooding i.e. natural hazards must not be made more severe as the consequence of a proposal.
- (d) Avoiding, remedying or mitigating the adverse effects on public amenity values of the reserves including public walkway/cycleway functions.

21.6.5 Assessment Criteria for Discretionary Activities

The assessment and management of effects should include the following:

- (a) Consideration of the sustainable and efficient operation of the industrial area, including any *reverse sensitivity* effects.
- (b) Whether adverse environmental effects will be adequately avoided or mitigated, with particular reference to:
 - Amenity values including noise, odour, visual and the like;
 - Streetscape within the industrial area with particular regard to *front yard* landscaping and the architectural treatment of *buildings*;
 - Views into the industrial area from the surrounding road network;
 - The interface with adjacent Residential and Rural Zones and reserves;
 - 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.
- (c) The nature of any adverse potential or actual effects on downstream receiving environments as a result of stormwater runoff, with particular regard to the sensitive ecological features and drainage schemes.
- (d) The equitable provision and funding of *infrastructure* and the need for full recovery of *infrastructure* costs (as set out in the financial contributions schedules). For Rangiuru Business Park and the Te Puke West Industrial Zone this will be done on the basis of available areas able to be developed 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 these areas must make their decisions on location in full awareness that financial contributions are payable on the basis of site area without refinements for specific proposals unless in exceptional circumstances.
- (e) The extent to which *development* provides *infrastructure* for *development* of the land in accordance with any relevant *structure plan*, staging pre-requisites and can be adequately serviced.
- (f) The potential for pedestrian/vehicle conflicts and effects on parking and traffic generation (both within and outside the industrial area).
- (g) 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.
- (h) In respect of retail, *place of assembly* and *office* activities, the means by which the viability of other retail areas/town centres within the *Western Bay of Plenty sub-region* is maintained and enhanced.

21.7 Other Methods

21.7.1 Regional Council

- (a) *Earthworks* and discharges to land, air and water fall within the jurisdiction of the *Regional Council*. The relevant regional plans specify the rules for these activities, which will require regional resource consent if they are not provided for as Permitted Activities in the respective regional plan.

21.7.2 District Council

- (a) Preparation of a *structure plan* for the expansion of the Rangioru Business Park.
- (b) 'Package of Plans' approach as identified in the Built Environment Strategy.

21.7.3 Smartgrowth

- (a) As part of the ongoing actions required to implement the SmartGrowth Strategy, investigate the longer term expansion of the Rangioru Business Park and other areas including the Tauriko Business Estate to the south of Belk Road.

21.8 Schedule – High Risk Facilities

Activity		Reason for High Risk Classification
1	Mechanical workshops, <i>service stations</i> , 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 and 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, <i>hazardous substances</i> 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	<i>Hazardous substances</i> 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 <i>hazardous substances</i> used in these industries can be high.

Activity		Reason for High Risk Classification
14	Manufacture of clay, glass, plaster, masonry, asbestos and related mineral products	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
15	Manufacture of fabricated metal products, machinery and equipment.	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
16	Electroplaters, foundries, galvanisers and metal surfacing	The risk of spillages associated with <i>hazardous substances</i> used in these industries can be high.
17	Concrete batching plants and, asphalt manufacturing plants.	The risk of spillages associated with <i>hazardous substances</i> 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 <i>hazardous substances</i> 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.