

Amenity

4C. Amenity

Explanatory Statement

Amenity values have been defined by the *RMA* as those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Activities can be offensive to amenity either because of the nature of the activity or the sensitivity of the surrounding environment. However the acceptable levels of amenity within the *District* will vary according to each zone and the activities that are provided for within that zone. Generally a higher level of amenity is afforded to the Residential Zone than to the Industrial Zone while the amenity of the Rural Zone provides for the effects generated by rural production activities which may be considered inappropriate in other zones.

The activities that *Council* seek to manage for amenity purposes are noise and vibration, storage and disposal of solid waste, lighting and welding, offensive odours, effluent aerosols, spray drift and screening. The thresholds for these activities have been set to provide a level of amenity which is appropriate in each zone. Activities that may impact on the amenity of the zone are best located in a more appropriate zone.

4C.1 Noise and Vibration

Explanatory Statement

Council's aim is to maintain a reasonable balance between the objective of maintaining a high quality living environment free from unreasonable noise and the need to recognise that permitted and lawfully established activities in the Rural and Industrial Zones may have associated noise levels that are acceptable as part of the principal activity such as farming.

In some areas the loading/unloading of materials at night and the movement on-site of vehicles 24 hours a day is an issue for adjoining landowners. The noise levels of the District Plan are intended to control this type of adverse effect.

Vibration from activities has not been an issue in the *District*. In many cases *Council* can manage vibration effects through the management of noise emissions or through the provisions of the Health Act. Specific standards to manage vibration are therefore not proposed.

4C.1.1 Significant Issues

1. The potential for the operation of non-residential activities within residential areas to generate noise which detracts from existing amenity;

2. The potential for the operation of non-rural activities in rural and isolated natural environment areas to generate noise which detracts from existing amenity;
3. The potential for Permitted Activities within one zone to generate noise which detracts from the existing amenity of nearby zones;
4. The perception of the rural area as being a quiet environment does not reflect the realities of the Rural Zone as a productive working environment and increases the potential for reverse sensitivity issues.

4C.1.2 Objectives and Policies

4C.1.2.1 Objective

An environment free of unreasonable noise in accordance with the amenity of the zone within which the noise is generated.

39.13(a)

4C.1.2.2 Policies

1. Ensure activities do not generate noise levels inconsistent with the amenity of the locality in which the generated noise can be discerned;
2. Exempt from the maximum permitted noise level requirements those activities which are an integral part of accepted management practices of activities associated with production land in rural areas as well as other activities clearly of a temporary nature (e.g. construction works, military training exercises);
3. Have regard to any relevant New Zealand standards, guidelines, or codes of practice in the assessment of applications for resource consents.

39.13(a)

4C.1.3 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.

4C.1.3.1 Construction Noise

Construction noise shall not exceed the noise limits in, and shall be measured and assessed in accordance with the requirements of NZS 6803:1999 Acoustics – Construction Noise.

4C.1.3.2 Noise Limits

(a) Noise limits for activities in Residential, Rural-Residential, Future Urban, Rural and Lifestyle Zones

All activities located within these zones shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits within the stated timeframes at any point within the notional boundary of any dwelling in a Rural, Lifestyle or Rural-Residential Zone, or at any point within the boundary of any property within a Residential or Future Urban Zone (other than the site of the activity).

39.13
(b)
(c)

| Time Period | | Sound Level Not to be Exceeded | |
|---|-------------|--------------------------------|-------|
| Day | Hours | Leq | Lmax |
| Monday to Saturday | 7am to 10pm | 50dBA | N/A |
| Sunday | 7am to 6pm | 50dBA | N/A |
| At all other times and on public holidays | | 40dBA | 65dBA |

(b) Noise limits for activities in Industrial and Commercial Zones

All activities located within Industrial and Commercial Zones shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits within the stated timeframes at any point within the notional boundary of any dwelling in a Rural Zone or Rural-Residential Zone, nor at any point within the boundary of any property within a Residential or Future Urban Zone:

| Time Period | | Sound Level Not to be Exceeded | |
|----------------------------|-------------|--------------------------------|-------|
| Day | Hours | Leq | Lmax |
| Monday to Saturday | 6am to 10pm | 55dBA | N/A |
| Sunday and Public Holidays | 9am to 6pm | 55dBA | N/A |
| At all other times | | 45dBA | 70dBA |

(c) Noise sensitivity

- (i) For potentially noise-sensitive activities such as commercial offices, places of assembly, medical, veterinary or scientific facilities and dwellings and accommodation facilities, an acoustic design certificate shall be provided at the time of building consent demonstrating the building has been designed so that the internal noise limits set out in the following table are not exceeded;
- (ii) Where windows and doors must be closed in order to meet the internal noise standards, an alternative means of ventilation shall be provided which meets all relevant requirements of the Building Code.

39.13
(d)

| | Sound Level Not to be Exceeded | |
|---|--------------------------------|-------------------|
| | Daytime period | Night time period |
| | Leq | Leq |
| Offices not accessory to any industry, storage or warehousing | 45dBA | N/A |
| Residential units (habitable spaces) | 45dBA | 30dBA |

(d) Acoustic certification

The following provisions shall apply to Industrial Zoned sites that are either:

- (i) within 100m of a dwelling in the Rural Zone that existed as at December 2005, or
- (ii) within 200m of a dwelling within the Rangiora Business Park that existed as at December 2005;
- (iii) those lots within the Te Puke West Industrial Zone that are within 50m of Manoeka Road as indicated on the Te Puke West Structure Plan:

Prior to commencement of activities on the site or building consent being approved an acoustic design report prepared by a suitably qualified and experienced acoustical engineer may be required by the consent authority. The report shall outline the range of activities, their potential noise levels and any noise mitigation/management measures which will be implemented to ensure compliance with the relevant noise performance standards

(e) Noise limits for activities in the Post Harvest Zone

All activities located within the Post-Harvest Zone shall be conducted so as to ensure that noise from the zone shall not exceed the following noise limits within the notional boundary of any dwelling in a Rural Zone or Rural-Residential Zone, nor at any point within the boundary of any property within a Residential or Future Urban Zone:

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| Time Period | | Sound Level Not to be Exceeded | |
|--------------------|-------------|--------------------------------|-------|
| Day | Hours | Leq | Lmax |
| Monday to Saturday | 7am to 10pm | 50dBA | N/A |
| Sunday | 7am to 6pm | 50dBA | N/A |
| At all other times | | 40dBA | 65dBA |

(f) Noise limits for activities in the All Terrain Park Zone

- (i) All activities in the Park (except for those involving gunshot noise) shall be conducted so as to ensure that noise shall not exceed the following noise limits within the stated timeframes at any point within the notional boundary of any dwelling existing at 7 February 2009 located outside the zone.

| Time Period | | Sound Level Not to be Exceeded | |
|---|-------------|--------------------------------|-------|
| Day | Hours | Leq | Lmax |
| Monday to Sunday | 7am to 10pm | 50dBA | N/a |
| At all other times and Christmas Day, Good Friday and Easter Sunday | 7am to 6pm | 40dBA | 65dBA |

- (ii) Firing from any shooting range shall be only within the hours of 7am to 10pm and shall be so conducted as to ensure that gunshot

noise does not exceed a composite noise rating (CNR) of 90 at any point within the notional boundary of any dwelling in regard to the properties in private ownership to the east of the subject site in a Rural Zone:

$$\text{CNR} = Y - 25 + 10 \log (N) + 10 \log (R);$$

Where: CNR=composite noise rating;

Y=dB linear peak level of the burst;

N=number of single shots or bursts per day;

R=number of rounds, or detonations, (acoustic events) per burst.

- (iii) Noise shall be measured and assessed in accordance with NZS6801:1999 and NZS6802:1991. Adjustments for special audible characteristics shall not apply to the assessment of gunshot noise.

(g) Written approval

- (i) The noise levels set out in 4C.1.3.2 (a) – (e) above may be exceeded where the written approval is provided by all owners or occupiers of those properties or dwellings affected by the non-compliance.

4C.1.3.3 Exemptions from Noise Limits

(a) Exemptions from noise limits for short-term activities

Subject to Rule 4C.1.6, the noise limits in Rule 4C.1.3.2 shall not apply to temporary or short-term activities as listed below, provided that the best practicable option pursuant to Section 16 of the *RMA* and manufacturers specifications for machinery, shall be adopted to ensure noise received off-site is reasonable.

The exemptions do not apply to long-term activities, and in the case of residential activities apply to domestic activities rather than commercial or business activities carried out from residential premises.

(b) Exemptions for residential activities in all zones

- (i) Warning Devices used by Emergency Services;
- (ii) Short-term domestic activities e.g. lawn mowing.

(c) Exemptions for rural activities in Rural Zones

- (i) Warning Devices used by Emergency Services;
- (ii) Activities required for primary production activities, including agricultural/horticultural vehicles and equipment; aircraft used for agricultural/horticultural purposes; and portable equipment (excluding portable sawmills and frost protection fans and audible bird scaring devices) associated with agricultural/horticultural activities such as: spraying; harvesting, etc;

(iii) Livestock;

(d) Other exemptions

(i) Noise from construction, maintenance and demolition (see Rule 4C.1.3.1);

(ii) Temporary Military Training Activity;

(iii) Temporary Activities (see Rule 4A.2.3.1 (iv)).

(e) Noise from traffic on public roads that are legally formed and maintained is exempt from the zone rules of the District Plan

Explanatory Note: Some roads may have specific conditions imposed by resource consent or designation.

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4C.1.3.4 Noise Measurement and Assessment

(a) For the purposes of Rule 4C.1.3.2, subject to the express provisions of these rules, sound levels should be measured in accordance with the requirements of NZS 6801:2008 Measurement of Environmental Sound, and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound;

(b) The noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Explanatory note:

Council may require any Discretionary or Non-Complying resource consent application in any zone to provide as part of the resource consent documentation evidence from an appropriately qualified independent person that the proposal shall comply with the District Plan noise levels for the site. *Council* shall consider the noise insulation methods associated with the use of generators, fans, blowers, refrigeration equipment, forklifts, outdoor loading operations, and any activity that operates between 7.00pm and 7.00am.

4C.1.3.5 Audible Bird Scaring Devices – Performance Standard for Permitted Activity

Audible bird scaring devices shall be a Permitted Activity subject to compliance with the following performance standards.

No audible bird scaring device;

(a) Shall be operated between 9:00pm and 6:00am;

(b) Shall be set to operate at any greater frequency than 12 times in any period of one hour, that is 12 single discharges or four groups of three discharges;

(c) Shall be operated for any continuous period exceeding two seconds;

(d) Shall be operated unless a legible notice is fixed to the road frontage of the property on which it is being used, giving the name and telephone number of the person who is responsible for its operation.

19.9

Use of any audible bird scaring device not in compliance with the above performance standards shall fall to be considered as a Restricted Discretionary Activity.

19.9

4C.1.3.6 Frost Protection Fans – Performance Standard for Permitted Activity

Frost protection fans (including portable non-fixed type) shall be a Permitted Activity subject to the relevant performance standards of the underlying zone. Should the fan not comply with the relevant noise standards the activity shall default to be considered as a Controlled or Restricted Discretionary Activity as detailed in 4C.1.4.1 and 4C.1.5.1.

4C.1.3.7 Frost Protection Fans – Performance Standard for Controlled Activity

- (a) Noise from the operation of frost protection fans shall not exceed the following noise limits at any point within the notional boundary of any dwelling in a Rural Zone (excluding a residential dwelling on the same property on upon which the fan is operating) nor at any point within the boundary of any property within a Residential, Rural-Residential or Future Urban Zone:

| Receiver | Time Period | Sound Level Not to be Exceeded | |
|---|---------------------------|--------------------------------|-------------|
| | | <i>Leq</i> | <i>Lmax</i> |
| Rural dwellings (within the notional boundary, and any property within a Residential, Rural-Residential or Future Urban zone) | All days 10 pm to 8 am | 55dBA | 65dBA |

- (b) The overall height for the fan including the fan blade shall not exceed 15m;
- (c) The fan shall be allowed to operate outside of the above times until the leaves of the plant are dry and the air temperature has reached 2°C.

Explanatory Note: Fan Type - The distance required to achieve 55dBA will vary depending on the noise performance of the frost protection fan. Applications for resource consent must be supported with evidence identifying the noise performance of the fan to be used.

4C.1.3.8 Frost Protection Fans – Performance Standard for restricted discretionary activity

Any application for a frost protection fan that exceeds the District Plan standards noise levels but is no greater than *Leq* 60dBA and 70dBA (*Lmax*) and the only persons affected who have not provided written consent are in a Rural Zone the application shall fall to be considered as a Restricted Discretionary Activity.

19.11

4C.1.4 Matters of Control - Controlled Activities

4C.1.4.1 Frost Protection Fans

- (a) Without limitation, *Council* will assess the proposed model of fan(s), location(s), possible alternatives, and any proposed noise mitigation measures.

Explanatory Note: Dwellings on the same lot as the fan are excluded from the noise controls. Rural *dwellings*, rural lots without *dwellings*, or properties within a Residential, Rural-Residential or Future Urban Zone are also excluded if the persons affected have signed a written consent form that has been lodged with the *Council*.

Where all written approvals have been obtained notification shall not be required and no other person will be required to have notice served upon them.

4C.1.5 Matters of Discretion

4C.1.5.1 Restricted Discretionary Activity – Audible Bird Scaring Devices

Council shall restrict its discretion to the noise levels and the consequential affect on amenity of the neighbouring properties. Notification of the application is not required. For the purposes of identifying affected persons, written approval shall be required from persons who will experience noise levels above 65 dBA *SEL* (excluding a residential dwelling on the same property as the audible bird scaring device). Should any written approvals not be obtained from an affected persons notice will be served on those persons.

19.9

4C.1.5.2 Restricted Discretionary Activity - Frost Protection Fans

Council shall restrict its discretion to ensuring that the use of the frost fan represents the Best Practicable Option.

In determining what is the Best Practicable Option any application should address as a minimum; noise levels, alternative options (including other forms of frost protection, fan type, tonal quality, blade type, engine speed, location on the property), effectiveness of each option, affordability, cumulative effects of existing machines in the vicinity, effect on established land uses and proposed mitigation.

Notification of the application is not required. For the purposes of identifying affected persons, written approval shall be required from persons who will experience noise levels above *Leq* 55dBA. Should any written approvals not be obtained from any affected persons notice will be served on those persons.

19.12

4C.1.6 Other Methods

(a) Application of other statutory powers

Notwithstanding the foregoing clauses the *Council* reserves the right to use its more general statutory and regulatory powers (e.g. under relevant resource management, environmental, and health legislation

and *Councils* own bylaws) to exercise appropriate control over noise in the environment.

(b) Vibration

Where significant vibration effects are experienced *Council* may deal with the matter as a nuisance under the Health Act.

4C.2 Storage and Disposal of Solid Waste

Explanatory Statement

Council wishes to more effectively manage the private storage and disposal of solid waste as an adjunct to its Solid Waste Management Strategy. Provision is made to enable on-site storage and disposal of non-toxic or non-hazardous solid wastes without a resource consent subject to meeting performance standards designed to mitigate any potential adverse effects.

The disposal of hazardous substances unless properly managed can cause major adverse environmental effects. Accordingly provision is made to dispose of such materials at authorised facilities only.

4C.2.1 Significant Issue

The potential for the storage and disposal of solid wastes to generate adverse environmental effects, for example odour, vermin, visual intrusion and litter.

4C.2.2 Objectives and Policies

4C.2.2.1 Objective

An environment free from the adverse effects of the storage and disposal of solid wastes.

39.13(e)

4C.2.2.2 Policy

1. Ensure the storage and disposal of solid wastes does not generate adverse environmental effects.
2. To encourage waste minimisation and disposal of waste only to an authorised landfill.

39.13(e)

4C.2.3 Activity Lists

4C.2.3.1 Permitted Activities

- (a) Disposal on private land (ie. not to an authorised landfill) of the following solid waste materials:
 - (i) cleanfill;
 - (ii) organic waste (e.g. shelter trimmings, home composting) that originates from the site itself.

Explanatory Note: Disposal of all solid waste on private land (including cleanfill) is subject to the provisions of the Regional Water and Land Plan.

4C.2.3.2 Discretionary Activities

Storage or disposal on private land (i.e. not to an authorised landfill) of solid waste that is not derived from the site on which it is located, whether man-made or natural.

4C.2.4 Activity Performance Standards

4C.2.4.1 General

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) Screening

All stand alone or ancillary outdoor solid waste storage and disposal areas shall be screened from adjacent Residential, Future Urban, Rural-Residential, Lifestyle and Rural Zones, recreation reserves and the public road. Screening shall be as required in Section 4C.5

39.13(f)

Explanatory Note: Mineral exploration, mining and quarrying activities will be exempt from this rule as the visual mitigation of these activities shall be in accordance with Rule 16.5.6(g).

(b) Wind mitigation

All solid waste material shall be stored and disposed of in a manner that ensures it will not be blown beyond the boundaries of the site.

(c) Disposal of hazardous substance

The disposal of hazardous substances (excluding from dwellings) shall be to authorised landfills that have been specifically approved to receive hazardous substances or to approved industry collectors such as AgRecovery in accordance with the provisions of NZS 8409:2004.

19.13

4C.2.5 Matters of Discretion

4C.2.5.1 Discretionary Activity Criteria

The matters that *Council* will take into account include but are not limited to;

- (a) The existing amenity of the surrounding environment;
- (b) Proximity of the site to public roads and services.

4C.3 Lighting and Welding

Explanatory Statement

Lighting and welding can have adverse effects on visual and amenity values. In particular the residential and rural environments should be protected from adverse lighting and welding effects. In addition, lighting can also create traffic safety issues, which should be avoided. Objectives, policies and rules are required to ensure that appropriate limits are applied to Permitted Activities and that appropriate assessment criteria are included for resource consent applications.

4C.3.1 Significant Issues

1. Indiscriminate lighting can have an adverse effect on adjacent properties, particularly in residential and rural areas, and on the safety of traffic movement on public roads.
2. The extension of leisure activities into the evening hours and the presence of more commercial and industrial activities in residential and rural areas has increased the demand for outdoor lighting and the potential for adverse effects on adjacent properties.

4C.3.2 Objectives and Policies

4C.3.2.1 Objective

An environment free from the adverse effects of intrusive lighting and welding.

4C.3.2.2 Policy

Ensure that floodlights, security lights and welding do not detract from the amenity values of other properties, or compromise traffic safety.

4C.3.3 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 or Controlled Activity, which does not meet the performance standards, shall be deemed a Restricted Discretionary Activity and be assessed in accordance with the Restricted Discretionary Assessment Criteria.

4C.3.3.1 *Spill Light: Day Time Standards*

- (a) A person shall not use on any premises between the hours of 7.00am to 10.00pm any artificial lighting in such a manner that the use of such lighting causes an added *Illuminance* in excess of 10*Lux*, measured horizontally or vertically at any point on or directly above the boundary of any land which is zoned Rural, Lifestyle, Rural Residential, Future Urban or Residential.
- (b) A person shall not use on any premises between the hours of 7.00am to 10.00pm any artificial lighting in such a manner that the use of such

lighting causes an added *Illuminance* in excess of 100*Lux*, measured horizontally or vertically at any point on or directly above the boundary of any land which is zoned Commercial or Industrial.

4C.3.3.2 **Spill Light: Night Time Standards**

- (a) A person shall not use on any premises between the hours of 10.00pm to 7.00am the following day any artificial lighting in such a manner that the use of such lighting causes an added *Illuminance* in excess of 5*Lux*, measured horizontally or vertically at any point on or directly above the boundary of any adjacent land which is zoned Rural, Lifestyle, Rural-Residential or Future Urban.
- (b) A person shall not use on any premises between the hours of 10.00pm to 7.00am the following day any artificial lighting in such a manner that the use of such lighting causes an added *Illuminance* in excess of 5*Lux*, measured horizontally or vertically at any point on or directly above the boundary of any adjacent land which is zoned Residential.
- (c) A person shall not use on any premises between the hours of 10.00pm to 7.00am any artificial lighting in such a manner that the use of such lighting causes an added *Illuminance* in excess of 25*Lux*, measured horizontally or vertically at any point on or directly above the boundary of any adjacent land which is zoned Commercial or Industrial.
- (d) A person shall not use on any premises between the hours of 10.00pm to 7.00am any artificial lighting in such a manner that the use of such lighting causes an added *Illuminance* in excess of 35*Lux* measured horizontally or vertically at any point on or directly above a street kerb line.

Added *Illuminance* means that added by the use of the artificial lighting in question above the background lighting level in the absence of that artificial lighting. In circumstances where measurements of any added *Illuminance* cannot be made due to the fact that the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature which are not affected by the artificial light. The result of these measurements may be used for the purposes of determining the effect of the artificial light.

4C.3.3.3 Glare: Day Time Standards

The exterior lighting on any property in the vicinity of a road or land on which there is a residential use shall be so selected, located, aimed, adjusted and screened as to ensure that the maximum luminous intensity emitted by any one *Luminaire* does not exceed the limits listed in the following table;

| Description | | |
|--------------|---|---------------------|
| Size of Area | Controlling dimension (Refer Fig 5.1 of AS 4282) | Maximum Intensity * |
| Large | >75m | 7,500 cd |
| Medium | >25m <75m | 7,500 cd |
| Small | <25m | 2,500 cd |

* Only Level 1 control luminaries are to be used (refer AS 4282 Table 2.2. Note 1)

This table is adapted from Table 2.2 Australian Standard AS4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting). Section 5 of AAS 4284 – 1997 can be used to determine the luminous intensity.

4C.3.3.4 Glare: Night Time Standards

The exterior lighting on any property in the vicinity of a road or land on which there is a residential use shall be so selected, located, aimed, adjusted and screened as to ensure that the maximum luminous intensity emitted by any one *Luminaire* does not exceed the limits listed in the following table;

| Conditions | Recommended maximum values | | |
|--|--|-----------------------------|--|
| | In Commercial or Industrial areas or at a boundary of Commercial or Industrial and Residential areas | Urban and Residential areas | Rural, Lifestyle and Rural Residential areas |
| Limits apply in all directions where views of bright surfaces of <i>Luminaires</i> are likely to be troublesome to residents, from positions where such views are likely to be maintained, i.e. not where momentary or short term viewing is involved. | 2,500 cd | 1,000 cd | 500 cd |

This table is adapted from Table 2.1 Australian standard AS 4282 – 1997 (Control of the Obtrusive Effects of Outdoor Lighting). Section 5 of AS 4282 – 1997 shall be used to determine the luminous intensity.

4C.3.3.5 Artificial Lighting

The maximum *Illuminance* of any artificial light shall be 150*Lux* measured at any point on the site in a horizontal or vertical plane at ground level and shall comply with the following criteria;

- (a) the light source (lamp) shall be shielded in such a manner that all light emitted by the *Luminaire* is projected below the horizontal plane running through the lowest point of the *Luminaire* from where the light is emitted,

or

the light source shall be shielded in such a manner that the highest point of the light emitting surface of the *Luminaire* is lower than the light source (lamp) and the upward wasted light output ratio (UWLOR) does not exceed 4%

and

- (b) The light source shall comply with the latest revision of AS/NZS 1158 where applicable, e.g. car parks and public areas.

4C.3.3.6 Street Light Exemption

Street lighting approved by a local authority or a requiring authority shall be exempt from the provisions of Rule 4C.3.3.1 to Rule 4C.3.3.5.

4C.3.4 Matters of Discretion

4C.3.4.1 Restricted Discretionary Activity Criteria

Where an application is deemed to be a Restricted Discretionary Activity in accordance with Rule 4C.3.3, the application shall be considered in relation to the following criteria;

- (a) The extent of adverse effects generated by the lighting activity;
- (b) The surrounding land uses and anticipated future land uses provided for within the zone;
- (c) The potential mitigation measures and alternative lighting methods.

4C.4 Offensive Odours, Effluent Aerosols and Spray Drift

Explanatory Statement

Under the *RMA* responsibility for controlling discharges to air lies with The Regional Council, particularly as air quality is not a matter confined to local authority boundaries. The Regional Council's Air Plan will be the key method for addressing concerns related to odour and spray drift. Complaints about such activities should be directed to The Regional Council in the first instance.

However, the interrelationship between land use and air quality means that there are issues which need to be addressed under the District Plan.

Council wishes to protect residents in Residential, Rural-Residential, Lifestyle and Rural Zones from offensive odours and effluent aerosols that may be produced from activities such as oxidation ponds and intensive farming.

Activities with such effects can degrade the amenity values of the environment. *Council* may also have to protect the activity itself from more intensive and closer activities and the potential for complaints. The issue of conflicts caused by spray drift is addressed through information sheets attached to Land Information Memoranda in the Rural Zone.

4C.4.1 Significant Issues

1. The potential for odours generated by industrial and intensive farming activities to adversely impact on existing amenity.
2. The potential for agrichemical spray drift to adversely impact on the amenity of adjoining or neighbouring properties.
3. The management of the air resource under the *RMA* is the primary responsibility of The Regional Council, however *Council* has responsibility for the control of the adverse effects of land use activities and there is potential for overlapping regulation of this resource. In order to provide for the sustainable management of the resource *Council* needs to ensure that it complements rather than duplicates the role of The Regional Council and other agencies such as the Department of Health who may have legislative responsibilities in relation to this resource.

4C.4.2 Objectives and Policies

4C.4.2.1 Objective

Minimisation of the adverse environmental effects on amenity of activities which generate odours, effluent aerosols and spray drift.

4C.4.2.2 Policy

Activities which generate odours, effluent or chemical aerosols should not adversely affect the amenity of neighbouring properties or the environment generally.

4C.4.3 Matters of discretion

These matters of discretion shall only apply to those activities which have been listed as Discretionary Activities within their relevant zone.

4C.4.3.1 Discretionary Activities – Rural Zones and Industrial Zones

- (a) *Council* shall consider each application on its merits having regard to (but not restricted to) the current, recognised New Zealand Guidelines and Industry Codes of Practice such as pig farming, poultry farming and the utilisation of sewage and effluent on land
- (b) *Council* shall also consider the following information supplied by the applicant:
 - (i) An assessment of the effects of the proposal and alternatives for:
 - raw materials to be used

- methods of waste handling and disposal
 - process plant and buildings
 - instrumentation and control systems
 - ancillary plant buildings
 - by-products handling and disposal
 - odour treatment
 - containment measures to reduce wind dispersal.
- (ii) Description of local topographical, meteorological and land use data.
- (iii) As a condition of consent *Council* may require an annual monitoring report from the applicant that monitors and reports on complaints.

(c) Future activities about the site

When considering proposals for activities or to rezone land from Rural to Future Urban or Residential, *Council* shall protect the lawfully established existing land uses in the locality and the separation distances that are required by adopted Codes of Practice to avoid, remedy or mitigate the adverse effects of odour and effluent aerosols from such uses.

(d) Certification

Council may require any Discretionary or Non-Complying resource consent applications in any zone to provide as part of the resource consent documentation evidence from an appropriately qualified independent person that the proposal shall mitigate any potential odour problems.

Council shall consider odour management associated with human and animal effluent, activities involving animal and fish or parts thereof, fertiliser, paint varnish and chemical manufacture including the cleaning of containers, and solid waste storage and disposal.

4C.4.4 Other Methods

- (a) Land Information Memoranda, other education and information tools as (and if) suitable for improving the communities knowledge and awareness of sensitivities to the types of effects possibly generated from these activities.
- (b) The Regional Council's Regional Air Plan.

4C.5 Screening

39.13

Explanatory Statement

The adverse visual impacts from activities can be reduced and mitigated by the use of planting, mounding and fencing. Such measures can assist in maintaining the amenity values and character of an area whilst allowing a degree of flexibility in the location of certain activities.

4C.5.1 Significant Issue

The potential for activities adjacent to residential areas and the main entrances to towns to create adverse visual effects.

4C.5.2 Objectives and Policies

4C.5.2.1 Objective

Avoidance or mitigation of the potential adverse visual effects of activities situated in prominent locations or adjacent to residential areas.

4C.5.2.2 Policy

Ensure appropriate landscaping and screening is established in conjunction with activities so as to minimise potential adverse visual impact.

4C.5.3 Activity Performance Standards

4C.5.3.1 General

The following performance standards shall be met by all Controlled Activities that are required to be screened by a specific rule in the Plan, and shall be used as a guide for all Discretionary and Non-Complying Activities. At Omokoroa Stage 2, such screening is additional to the 10m buffer landscaping required about Industrial Zones.

- (a) Screening shall be by either;
- (i) A solid wall of not less than 2m in height, or
 - (ii) Landscape planting to a minimum depth of 3m and a minimum height of not less than 2m (the screen must be a minimum of 1.2m high at time of planting, but must have achieved a height of 2m within 2 years), or
 - (iii) A permeable fence (i.e. trellis or chain mesh) in conjunction with planting (i.e. vines and creepers) which will fully screen the site.

Such screening is to be maintained in good order at all times and maintenance planting shall be undertaken in the current or next planting season to achieve this.

- (b) Where an activity proposes landscape planting as a form of screening a landscape plan shall be submitted for *Council's* consideration. In considering an application *Council* shall have regard to the following:
- (i) Landscaping must have a minimum width of 3m exclusive of site access for pedestrians and vehicles at the frontage including provision for sight lines.
 - (ii) There must be a variety of vegetation both in size and character having considered:
 - The character of the building or activity on site;
 - The character of adjacent properties;
 - The scale of any parking areas to be screened;
 - Potential shadowing in winter of adjacent residential or rural properties or public reserves;
 - Underground and overground services;
 - Suitability of the species to the location;
 - Suitability of the species to the maintenance and watering plan;
 - Effects on the safety and efficiency of the roading network.
 - (iii) The proposed landscape plan is to be certified by an appropriately qualified person as being an appropriate screening and one that will be hardy.
 - (iv) *Council* shall apply a bond for three years to ensure the establishment and maintenance of the landscaping. The bond shall be directly related to the actual capital and labour costs of the work.

4C.5.3.2 Screening in Industrial and Commercial Zones

The following landscape areas and requirements will be implemented either at the time of subdivision or development as the case may require.

- (a) Unless otherwise required by a rule in the Plan any activity 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 shall be screened by landscape planting to a minimum depth of 3.0m and a minimum height of not less than 2.0m. The screen must be a minimum of 1.2m high at the time of planting and be capable of achieving a height of 2.0m within two years.
- (b) Unless otherwise required by a rule in the Plan any activity in an Industrial Zone adjoining the State Highway at Te Puke north of the Ohineangaanga Stream bridge to Collins Lane; or adjoining Wilson Road North, Maketu.

shall be screened by landscape planting to a minimum depth of 3.0m and a minimum height of not less than 2.0m.

(c) Katikati Industrial Zone

- (i) Where a property adjoins the State highway, a 10m yard is required to be vested in *Council* along the State highway boundary. Within this 10.0m yard, a 5.0m 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 4C.5.3.1. The 5m landscape strip shall be in the half of the yard which is furthest away from the road reserve. The 5.0m 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 10.0m yard (landscape strip and remaining 5.0m of flat area), to be paid for through a targeted rate on the Katikati Industrial Area.

Provided that: Notwithstanding paragraph (c) of the definition of "Yard" in this plan, the following activities are not permitted in the 10m yard required under this Rule: (I) the parking of vehicles, (II) barbeques, (III) playground equipment and (IV) signs.

Except that: The above rule will not apply to the section of the State Highway from Marshall Road to Phillip Walter Drive where landscape screening shall be a minimum depth of 3m and a minimum height of 2.0m.

- (ii) The boundary of Lot 1 DPS 88157 where it adjoins the Residential Zone requires a 2.0m wall/fence on the boundary with landscape planting behind to a minimum depth of 5.0m and a minimum height of not less than 2.0m (the screen must be a minimum of 1.2m high at time of planting, but must have achieved a height of 2.0m within two years).

(d) Omokoroa Industrial Zone

- (i) A 10.0m minimum width landscape strip shall be provided along the perimeter of the Industrial Zone or adjacent to Omokoroa, Hamurana and Francis Road as shown in the Omokoroa Stage 2 Structure Plan maps. The landscape strip is to be at least 10.0m wide and densely planted evergreen plants, with a minimum height of 1.2m at the time of planting and 8.0m at maturity.
- (ii) A 10.0m planted median within the road reserve of the road leading east off the Francis road roundabout and vested in *Council* shall be provided in Lot 2 DPS 68390. Such planting shall be in evergreen trees with an average height of at least 5.0m and a height at maturity of at least 10.0m and be sufficient to screen industrial development within Lots 2 DPS 68390 and Pt Lot 4 DPS 72370 from State Highway 2.
- (iii) Use or development (excluding earthworks) of Lot 3 DPS 28670 for industrial purposes shall occur only after landscape planting described in (a) above adjacent the Stormwater and Private

Conservation Reserve adjacent State Highway 2 has reached a height of 3.0m.

(e) Te Puke West Industrial Zone

- (i) At the time of subdivision or comprehensive site redevelopment of land in the Te Puke Industrial Area, a 10.0m corridor adjacent State Highway 2/Jellicoe Street will be vested in Western Bay of Plenty District Council for provision of a landscape strip in keeping with the Te Puke West Industrial Area Landscape Concept. This landscape strip is to be vested in *Council* for ongoing maintenance. Where a property adjoins the State Highway, the landscape strip may be provided in the 10.0m yard.
- (ii) 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 VII.
- (iii) 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 VII), a 10.0m 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 VII. This landscape strip shall constitute the 10.0m yard adjoining a State Highway.
- (iv) 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 VII for the particular area of land to be developed. Such planting shall be established by the developer and where on land to be vested in *Council* shall be subject to a maintenance bond to ensure successful establishment of the plantings concerned.
- (v) 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 VII.

(f) Te Puna Industrial Zone

- (i) Any subdivision or development of land within the zone shall be designed, approved and developed to incorporate and illustrate amenity screen landscaping, acoustics earth bunds/fences and a stormwater collection system in accordance with the Te Puna Rural Business Park Structure Plan in Appendix 7.
- (ii) The area of the planted land around the zone boundary, the area of land subject to the Te Puna Station Road roadscape planting, and the stormwater ponds and overland flow path/wetland as shown in the Te Puna Rural Business Park Structure Plan shall all be established and vested in *Council* prior to commencement of any industrial or business activity within the zone. The plantings and the stormwater ponds and the overland flow path/wetland

shall be maintained for a period of three years with maintenance secured by way of an appropriate legal mechanism to *Council's* satisfaction.

Secondary planting shall be provided on boundaries between land parcels in accordance with the Structure Plan.

Landscape plans for the zone boundary, Te Puna road roadscape, and stormwater ponds and overland flowpath/wetland shall be prepared by a qualified landscape designer and approved by *Council*. The plan for the overland flowpath/wetland shall be prepared in consultation with Pirirakau.

Except to the extent already provided, additional amenity screen planting shall be provided to the satisfaction of *Council* for each new building over 100m². To that end, a landscape plan by a qualified landscape designer shall be submitted with the application. The plan shall specifically identify the plant species. The plan shall also include a landscape maintenance programme for three years.

4C.5.3.3 Screening in the Post Harvest Zone

- (a) All existing screening shall be retained on site, and if replaced, shall be by screening of a similar height and scale.
- (b) A landscape strip shall be provided on all road frontages in accordance with 4C.5.3.1(a)(ii) and 4C.5.3.1(b).
- (c) Shelterbelt planting comprising tree species which will attain a minimum height of 10m at maturity shall be provided on the remaining boundaries.

19.14

Provided that:

Screening may be reduced in height where the written approval of the owner(s) of the immediately adjoining land is obtained.