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19.0 INDUSTRIAL ZONES

Refer to Chapter 9A for the storage, use and transport of Hazardous Substances.

19.1 Introduction

Industrial activities are important because of their ability to generate a range of adverse effects on the environment. Industrial processing can affect both the physical environment and other activities through discharges of contaminants, heat and steam, noise, dust, vibration, odour, lighting, glare, shading and visual impacts of structures and industrial activities, and other effects which may cause a nuisance to surrounding land users.

Industry is important in the district as it enables people and the community to provide for their economic wellbeing by adding value to the primary produce of the district through further processing, together with other manufacturing and service industries.

Established industrial activities already operate in the district. This activity is mainly focused in and around the Gisborne urban area. The Gisborne urban area contains mainly smaller industries although some larger processing industries have historically located around the port and railway area, and a large food processing plant operates from the Lytton Road - Awapuni Road industrial area. More recently, a rural industrial area for larger operations has been established in the Willows and McDonalds Road area of Matawhero. Industrial location was controlled by zoning under the provisions of district schemes prepared under previous legislation.

The industrial area at Makaraka has continued to develop over recent years and provides a range of generally rural related industrial activities. A new Rural Industrial A zone in the vicinity of Aerodrome Road and Awapuni Road has been identified to accommodate future expansion of light to medium industrial operations. This is particularly significant given that strategic documents such as the Urban Coastal Strategy 2005 anticipate that historic locations for industry in the city centre will be converted to higher amenity uses in the longer term.

Rural industries have predominantly been those which were required to facilitate farming production such as packhouses, rural contractors depots, rural carriers and small wineries. The Rural Industrial B zone has enabled some large timber processing activities to establish in a rural area provided any adverse effects were avoided, remedied or mitigated. It is anticipated that some industries will wish to locate outside of the established industrial zones, and that an assessment of any effects will be required in such cases.

In other parts of the district there have historically been industries such as freezing works, dairy factories and whale processing works. All of these are now closed and few industries currently operate. One exception is a timber mill in the Ruatoria area.

Recently there has been considerable growth in the processing of forest products. There are substantial forests (principally *Pinus radiata*) planted in the district which are beginning to be harvested in quantities which are able to support a growing timber processing industry.

It is anticipated that this growth will continue over the next 20 years so that timber processing and allied industries will become a major part of the industrial activity in this area. Much of this activity will be located around the Gisborne urban area, particularly in the Rural Industrial B zone.

However the activities of forest planting, management, felling and transportation of logs will be spread across the district. The transportation of logs and forest products will have a major impact on the District's transport networks, especially roads and port operations.

There continues to be an interest in petrochemical exploration in the area, and it will be necessary to identify the effects of exploration, testing and any eventual extraction processes to ensure adverse effects on the environment and other activities are able to be avoided, mitigated or remedied.

With the predicted growth of industrial operations there is a requirement to consider how the effects from these industries could best be avoided, remedied or mitigated, to ensure that the physical environment and other activities which enable the community to meet its needs are not adversely affected.

Industrial activities often create or have the potential to create environmental effects. Some of these effects need to be managed or avoided because of their ability to degrade environmental resources such as air, water and soil or to reduce the enjoyment of the environment by others. Other effects need to be managed because of the effect they could have on other activities in the area. In the past the main method for controlling industrial effects was zoning. This method is still considered appropriate for the urban environment and as one tool for restricting the impact of industry on the prime soils of the Poverty Bay Flats.

19.2 Issues

- 19.2.1 Adverse environmental effects from industries such as noise, odour, dust, and visual impacts particularly along arterial routes to the urban area can degrade the environment and adversely affect other activities particularly Gisborne Airport safety and operations.
- 19.2.2 Reduction in the life supporting capacity of the district's soil resources from the adverse effects of industrial activity.
- 19.2.3 Lack of acknowledgement of the importance of amenity values and environmental quality within industrial areas to those who visit and work within industrial areas, especially recognising the increasing trend to mix recreational, retail and other commercial activities within these areas.
- 19.2.4 The generally low quality design and location of buildings with minimal landscaping in industrial areas can adversely affect the surrounding amenity values and quality of the environment, particularly in locations where activities will be potentially visible from significant public spaces such as the arterial routes to the Gisborne urban area.

19.3 Objective (Compatibility)

1. Industrial activity that avoids, remedies or mitigates adverse effects on adjacent land use activity.
2. Enable only those non-industrial activities that will not be adversely affected by industry or adversely affect industrial activities or adversely affect the sustainability of the city centre, to locate in the zone.

Principal reason (1): Industries vary considerably in their size, scale and the range of effects they create. Some effects only occur because of the sensitive nature of neighbouring activities. Residential areas and other activities requiring high amenity levels are examples of environments which are sensitive to many of the effects which may be generated by industry.

Principle reason (2): Due to their nature, non-industrial activities may be sensitive to the effects of industrial uses. Consequently, it is necessary to assess whether non-industrial activities will be adversely affected by surrounding industrial activities, or vice versa, before allowing them to locate in the industrial zone. It is important that the limited areas set aside for industrial activities are not compromised by commercial or other activities when there is adequate land zoned for such activities within the district. It is also important to recognise that allowing commercial activities to establish in the industrial zones may adversely affect the sustainability of the city centre.

19.4 Policies (Compatibility)

1. To ensure that the adverse effects of industrial landuse on the soil and water resources of the district are avoided, remedied or mitigated.
2. To ensure that the adverse effects of industrial activity on adjacent landuse activity is avoided, remedied or mitigated.
3. In relation to the adverse effects from an industrial activity, regard will be had to the following when considering applications for plan changes or resource consents:
 - the location of the industrial activity, in particular where associated with the life supporting soils on the Poverty Bay and Tolaga Bay Flats;
 - visual contrasts between the activity and the landscape;
 - effects on and proximity to adjacent landuse activity;
 - proximity to existing industrial activity, use and development;
 - the cumulative adverse effects of industrial activity, use and development on the productive capacity of the district's soil and water resources;
 - the heritage values of the landscape and their tolerance to change.
4. In the case of resource consents for non-industrial activities, Council shall have regard to the following matters:
 - Suitability for location in an industrial zone based on sensitivity of the activity to:
 - * noise;
 - * traffic;
 - * visual impact; *and*
 - * health and safety
 - * the ability of the proposed activity to protect itself against any such adverse effects (e.g. insulate against noise effects) of industrial activities either adjacent to or in the vicinity of the site;
 - For a commercial activity, the adverse effect on the sustainability of the city centre caused by the activity establishing out of zone;
 - The likelihood of industrial sprawl caused by the cumulative effect of allowing non-industrial activities to establish in the industrial zones.

Refer to Chapters 3 and 4.

Explanation (1): This policy is intended to reduce or eliminate adverse effects which arise due to the location of industries in or near areas which are sensitive to the environmental effects generated by industrial activity. It is recognised that industrial activity is important for the economy of the district and should be enabled to proceed where it will not be detrimental to the environment. Outside of the Gisborne area it is not known if any industry will be developed or what form it might take. For this reason a flexible approach is necessary in the assessment of the effects of such activities taking into account the characteristics of the surrounding environment.

Principal reason (1): Prevention of adverse environment effects on or from industry.

Explanation and Principal Reason (2): Industrial activities may have an adverse effect on the immediate locality and on the wider environment. If the requirements of Section 5 of the Act are to be complied with these adverse effects should be avoided, remedied or mitigated.

Explanation (3): In areas other than Gisborne urban area and its surrounding flat land, the demand for land for industry has historically been very limited. The predicted expansion of forest related industry could create some demand for processing outside of the main centre, but this is uncertain. A flexible approach is necessary to ensure that people are able to provide for their economic needs through industry without reducing the quality of the environment, or the amenity values enjoyed by other people. Principal reason (3): To allow flexibility for industries where it is difficult to predict their effects, or in areas where it is difficult to predict demand for industry.

Explanation and Principal Reason (4): When assessing the suitability for a non-industrial activity to locate in the industrial zone, it is important to consider the sensitivity of the activity to a number of possible effects generated by surrounding industrial uses, also the impact on the commercial zones of commercial activities not locating in the city centre and the adverse effects of filling areas identified as appropriate for industrial activities with non industrial uses, which could readily locate in other zones.

19.5 Objective (Natural Heritage)

3. Avoid, remedy, or mitigate the adverse effects of industrial activities upon the natural heritage values of the receiving environment. with particular reference to Chapter 4, Natural Heritage

Principal reason (3): Industrial uses may create effects which could adversely impact upon the natural values of the environment. This could include both the immediate and wider environment.

19.6 Policies (Natural Heritage)

4. To avoid locating industries on sites which are important for the functioning of ecosystems, natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna, or the life supporting capacity of air, water and soil, with particular reference to Chapter 4, Natural Heritage, unless the effect of locating on the site can be mitigated by some method.
5. To ensure that industries do not create, either alone or in combination with other activities, adverse effects which will reduce the quality of the natural environment.
6. Recognition that in some areas the quality of the environment and ecosystems has been degraded, and enhancement may be required in association with any industrial development.

Explanation (5): The Act places considerable emphasis on the protection of natural systems in Sections 5, 6 and 7. These matters are incorporated in the purpose of the Act, matters of national importance and other matters to have regard to. Natural systems may include ecosystems, natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna, or the life supporting capacity of air, water and soil and are referred to in particular in Chapter 4, Natural Heritage. Principal reason (5): Protection of natural systems from adverse effects from industries.

Explanation (6): This policy recognises that not all industries will be able to group with other industries or similar activities due to the particular characteristics of the activity. In these cases consideration of the effects of the industry and the ability of both the immediate locality and wider environment to receive such effects will be required to avoid conflict between activities or deterioration of environmental qualities.

In areas other than the Gisborne urban area and its surrounding flat land, the demand for land for industry has historically been very limited. The predicted expansion of forest related industry could create some demand for processing outside of the main centre, but this is uncertain. A flexible approach is necessary to ensure that people are able to provide for their economic needs through industry without reducing the quality of the environment, or the amenity values enjoyed by other people. Principal reason (6): To allow flexibility for industries where it is difficult to predict their effects, or in areas where it is difficult to predict demand for industry.

Explanation (7): The previous use of some sites has led to a reduction in the quality of the environment or ecosystems. In these circumstances it is desirable that the environment may be improved rather than maintained in a degraded condition. Principal reason (7): Maintenance and enhancement of the quality of the environment.

19.7 Objective (Infrastructure)

4. Sustainable management of the District's infrastructural resources.
5. Access to industrial zones which does not compromise the safety and efficiency of the state highway network, given the essential nature of the networks contribution to the economic, social and cultural wellbeing of the community and to achieve sustainable management¹.

Principal reason (4): Industrial activities often require substantial infrastructural support including roads, sewers, waste disposal, water and energy supplies. The supply of these support networks can have major environmental impacts and it is important that these effects are avoided, remedied or mitigated.

Principal reason (5): Access to industrial zones has the potential to compromise the safety and efficiency of the existing state highway network. The objective recognises the need to safeguard the limited resource that the roading infrastructure represents, especially state highways. Such infrastructure is essential to achieve sustainable management.

19.8 Policies (Infrastructure)

8. Industrial activities to provide a standard of servicing which meets their operational needs while avoiding remedying or mitigating any adverse environmental effects.
9. In areas where connection to reticulated water and sewer systems is unavailable industries operating only where they can provide for their water supply waste water and effluent treatment and other waste disposal in a manner which will avoid mitigate or remedy any adverse environmental effects.
10. Connection of individual sites via an internal roading network in the Rural Industrial A zone to secondary roads such as Aerodrome and MacDonalds Roads, to avoid any unnecessary compromise of the state highway roading network.
11. When considering whether to grant consent or impose conditions in respect of any resource consent in the Rural Industrial A zone regard shall be given to:
 - The need for the area to develop as an integrated and efficient industrial precinct that specifically provides for small to medium sized industrial activities.
 - The extent to which the subdivision complies with the Roding Concept Plan in Appendix 31 provided that:
 - * a variation to the Roding Concept Plan may be considered if the proposal enables the orderly development of a roading network to the

¹ Inserted by Plan Change 24 notified 28 October 2006, submissions closed on 28 November 2006, decision notified 13 October 2007, appeal period closes 27 November 2007.

- entire area without compromising the integrity of the concept or requiring any site to obtain direct access to State Highway 35.
- where a proposed subdivision comprises sites of less than 1000m² area per site, then consideration shall be given to:
 - * the ability of the utility network to cope with the increased density of development;
 - * the potential cumulative effect on the operation of existing and provision of future infrastructure; *and*
 - * whether a financial contribution will assist in avoiding, remedying or mitigating any adverse effects that the increased density may cause.
 - Evaluate landscape provisions for the area and impose conditions relating to planting and landscape requirements for the area to the extent necessary to establish planted areas consistent with Appendix 34 and to ensure protection of watercourses and maintenance and where possible enhancement of amenity values.
 - To protect the safe and efficient operation of Gisborne Airport by ensuring that ground-based activities do not interfere with Airport and aircraft operations including the use of navigation and communication devices.

Explanation (8): The resources available from the district to provide services to industry are limited and industries will need to contribute to the costs of infrastructure which supports their operations. These services are vital both for the efficient functioning of the industry and to avoid potential adverse environmental effects. Principal reason (8): Avoidance of adverse effects from overtaxing existing infrastructure network and ensuring new systems are appropriate for the industry they serve and will not create adverse environmental effects.

Explanation (9): Infrastructure systems can create adverse environmental effects themselves such as visual detraction, public safety concerns, odour, and noise. In urban areas and some surrounding rural locations reticulated services are available or extension of services is feasible. In other more remote locations industries will need to consider whether they will be able to adequately provide for their service needs and waste disposal needs. Monitoring will be important to ensure that facilities provided are working effectively. Principal reason (9). To ensure industries in unserved areas are able to obtain and provide services and disposal systems which will not adversely impact upon the environment, and ensure infrastructure services operate efficiently.

Explanation and Principal Reason (10): A Roding Concept Plan for the rural Industrial A zone has been developed. The Roding Concept Plan indicates the links required between sites for the provision of essential vehicular access to the entire zone. This was prepared to enable development while ensuring that the development was sustainably managed and that the efficiency of the state highway network is not compromised by further accessways onto this limited access stretch of the highway. Deviations from the concept is encouraged provided that the policy of connecting all sites via an internal road network is achieved.

Explanation and Principal Reason (11): The Council has identified this area in recognition of the limited availability of suitable land for small to medium industrial activities. This is a strategic decision for which consideration should be given, to ensure the provision of such land is not compromised by any individual circumstance.

The Council has approved a Roding Concept Plan for the rural Industrial A zone. The Roding Concept Plan indicates the links required between sites for the provision of essential vehicular access to the entire zone. This was prepared to enable development while ensuring that the development was sustainably managed.

Deviation from the concept are encouraged provided that the objective of connecting all sites via a roading network is achieved with development outside of the parameters of the Roothing Concept Plan. This will depend on the capacity of the system as well as whether a financial contribution would be able to avoid, remedy or mitigate any potential adverse effects.

The design of utility infrastructure for the zone has been based on assumptions about the types and density of industrial development as well as the level of discharge each will contribute to the system at peak times. From this financial contributions are calculated. If significant deviations from the assumptions are enabled to occur then it is likely that the infrastructure to be provided to service the zone will be inadequate. To avoid this inefficient use of resources careful consideration must be given at the time of granting any resource consent which deviates from the rules as provided for in the Plan.

To ensure that any adverse effects on the environment are minimised and that planting and buffer areas are positively considered in site design processes, landscaping conditions will be imposed.

The potential for aircraft accidents increases near the airport as aircraft undertaking landing or taking off manoeuvres are in close proximity to the ground have limited options to manoeuvre and require precise control and guidance. Ground-based activities in the vicinity of the airport must be compatible to maintain the efficient operation and safety of aircraft using Gisborne Airport and its air space corridors.

Threats to aircraft operations arising from nearby ground-based activities may include intrusions into aircraft flight corridors by the height of structures, dust, smoke or birds, significant thermal disturbances or electronic interference to navigation aids (e.g. reflection from large metal structures). The principal reason is to safeguard the operational environment of Gisborne Airport to provide for the safety and health of people.

19.9 Objective (Amenity)

6. Where industrial activities or areas meet with other zones or activities the environment is to be enhanced to avoid, mitigate or remedy adverse environmental effects on adjoining sites and areas.
7. A pattern of landuse integrated with networks utility to promote:
 - Energy efficiency and efficiency in the use of natural and physical resources;
 - A safe and healthy environment;
 - Maintenance and where possible enhancement of amenity values particularly at zone boundaries but also within industrial zones;
 - Avoidance of adverse effects on the environment.
8. Maintenance and where possible enhancement of amenity values and environmental quality within industrial zones.

Principal reason (6): To achieve a reasonable level of amenity for people carrying out other activities including residential, adjacent to industrial areas.

Principal reason (7): The pattern of subdivision, development and consequential installation of infrastructure, must be designed, located and constructed so as to ensure that Part II matters in the Act are satisfied. It is recognised that the development of industrial areas can have a significant effect on natural and physical resources as well as social wellbeing and the amenity values of the surrounding area.

Principal reason (8): Industrial zones generally have lower levels of amenity and often present an untidy and cluttered appearance. Noise and odour levels within industrial zones area also higher than elsewhere in the District. While there is some general acceptance of lower amenity levels in industrial zones, these values are still regarded as important. Mitigation of noise and odour and maintenance and where possible enhancement of amenity values are important for the social wellbeing of staff and visitors.

This objective promotes and encourages the maintenance and where possible enhancement of amenity values and environmental quality which includes those matters covered in Part II of the Resource Management Act 1991.

19.10 Policy (Amenity)

12. Industrial development along road frontages at the zone boundary and other zone boundaries to be located and landscaped or otherwise designed to enhance the level of visual amenity. To ensure the landscaping will enhance visual amenity the scale, height and nature of the industrial development, existing landscape setting, and likely effectiveness of proposed screening will need to be taken into account.
13. To promote the maintenance and where possible enhancement of amenity values within industrial zones, and the surrounding environment by requiring new development to ensure that building design and orientation on the site enhances the streetscape of every adjoining arterial or principal road and public space, regardless of whether physical access is available to that road.

Explanation (12): Effects from industries can affect workers and visitors to the industrial area and those who live, visit or work on adjoining sites. It is intended that effects will be managed to ensure that noise levels for adjoining residential areas will be restricted to those enabling normal residential activities (i.e. sleeping), visual appearance will not detract from adjoining areas and that industrial structures will not overshadow adjoining land to more than a minor extent.

The visual appearance of industrial areas can be unattractive due to the utilitarian nature of structures, large areas sometimes left vacant or used for loading, outdoor storage of materials and lack of landscaping or screening. It is intended that new developments will be able to achieve higher levels of amenity through careful design without impairing the function of the facility. Visible areas such as road frontages and zone boundaries will need particular attention to design. Such design shall ensure that landscaping does not protrude or be allowed to grow in such a manner that will adversely affect suitable sight distances for motorists entering and exiting entranceways and intersections onto Awapuni Road. This is notably relevant with Awapuni Road being one of the arterial routes into Gisborne. Lytton Road and Stanley Road are identified as the main linkages between the beach and city. Principal reason (12): Avoidance of adverse effects on visual amenity from industrial development.

Explanation and Principal Reason (13): Industrial zones generally have lower levels of amenity and often present an untidy and cluttered appearance. Noise and odour levels within industrial zones are also higher than elsewhere in the District. While there is some general acceptance of lower amenity levels in industrial zones, these values are still regarded as important. Noise, odour and amenity value are important for staff and visitors within industrial zones and these benefits also extend beyond the zone itself. Areas visible from major roads (principal and arterial) should be especially safeguarded, not only with regard to landscaping to enhance such boundaries but also in terms of building design and orientation to avoid such areas being treated as backyard spaces (especially where no vehicular access is available to such roads) causing a loss of amenity value to the surrounding environment.

19.11 Objective (Location)

9. The avoidance, remediation or mitigation of the adverse effects of industrial activities upon the life supporting capacity of the district's soil resources.
10. To preserve the Rural Industrial B zone for the very largest of industrial activities to ensure that such activities have opportunities to establish in the region and that this is not compromised by fragmentation of the zone.

Principal reason (9): Efficient use of water and soil resources will reduce conflict between potential users.

Principal reason (10): The very largest of industrial operations have very limited location choices in the district, due to the effect such operations have on more sensitive environments. Council

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has identified a significant area of land suitable for such activities. This land may not be fully developed for many years and it is important to the sustainable development of the district that the zone is not compromised in the short to medium term by the establishment of small or medium industrial operations. Council will review the effectiveness and efficiency of the Plan in regard, and amend the Plan if fragmentation becomes a real issue.

19.12 Policies (Location)

14. To locate industrial activities where possible on land that is of comparatively low productive capacity.
15. To resist establishment of small or medium industries within the Rural Industrial B zone and to facilitate their location in other industrial zones where the adverse effects on the environment can be avoided, remedied or mitigated.

Explanation (14): It is desirable that industry avoids the use of prime productive soils where possible to preserve as much of that resource for farming activities. This may not always be practical if suitable sites are not available or if sites of lower productive capacity do not meet the operational needs of the industry. Principal reason (14): To preserve the productive potential of high quality soils where possible.

Explanation and Principal Reason (15): It is desirable that the zone be kept available over the long term for the largest of industrial operations, as these activities cannot readily identify other locations easily due to the quantity of land required and the potential effects on more sensitive environments. The General Industrial and Rural Industrial A zones have been specifically established to accommodate small and medium industrial activities. Location of such activities in the Rural Industrial B zone should only be provided for where this would better achieve the purpose of the Act.

19.13 METHODS OF IMPLEMENTATION

19.13.1 Works and Services

1. Council works and services i.e. water and sewer reticulation, roading, road amenity programmes to be implemented through the Council's Annual Plan

Principal reason (1): In some instances direct implementation of service works by Council through the Annual Planning process is the most efficient method for achieving some policies.

19.13.2 Regulation

1. Rules within the District Plan, Waste Plan and Air Plan to avoid, mitigate or remedy adverse environmental effects from or on industry.
2. Identification of rural and urban industrial zones in the District Plan. As one method to achieve Policies 19.8 and 19.12, land is to be zoned for industry in the Gisborne urban area and the surrounding area. The zones recognise that different areas differ in their responses to environmental effects. Zoning is one method for reducing or avoiding adverse effects on areas or activities which might be adversely affected by industrial activity.
3. There are three zones:
 - a) General Industrial - which is a method to reduce or eliminate adverse effects from industry on other urban activities, particularly residential, and to also reduce any adverse effects other urban activities may place on industrial activities.
 - b) Rural Industrial A – which is a method to control the adverse effects of industrial activities, whilst providing principally for industrial support services and allied smaller industries required by large processing industries likely to be located in the Rural Industrial B zone, and for rural industrial activities which do not require an urban location. This method will assist to preserve the majority of the Rural Industrial B zone for the largest of industrial processing activities and to largely retain the General Industrial zone for urban based industrial activities.
 - c) Rural Industrial B - which is a method of reducing the combined effects large processing industries, their support services and allied smaller industries may have on the rural environment and to preserve the productive potential of the soils of Poverty Bay where possible.
 - d) Outside of the Gisborne urban area, the Poverty Bay Flats and Tolaga Bay, industrial zoning will not be used as a method for implementing the policies.
 - e) Rules related to petrochemical prospecting, exploration and mining will apply across all zones as the location of these activities will vary depending on the location of the resource being investigated or mined.

Refer to urban and rural planning maps for location of zones.

Principal reason (1): Rules will be used to provide certainty that defined environmental standards will be able to be achieved. Rules also provide certainty for the applicant and for the administration of the Plan.

Principal reason (2 and 3): In the past the main method for controlling industrial effects was zoning. This method is still considered appropriate for the urban environment and as one tool for restricting the impact of industry on the prime soils of the Poverty Bay Flats.

The three zones each have distinct characters and functions but there may be some overlap of both character and function provided there are no adverse effects on the environment.

19.14 RULES FOR INDUSTRIAL ZONES

Note

Activities shall comply, where relevant, with the regional or district rules specified in Chapter 3-Cultural Heritage, Chapter 4-Natural Heritage, Chapter 5-Natural Hazards, Chapter 6-Land, Chapter 8-Utilities, Chapter 9-Contaminated Sites, Chapter 9A-Hazardous Substances, Chapter 10-Signs, Chapter 12-Subdivision and Chapter 14-Financial Contributions.

General Rules

The following General Rules shall apply to all Permitted and Controlled activities conducted in industrial zones:

Note:

Industrial activities which emit a discharge to air shall comply with the Proposed Regional Air Quality Management Plan 1996.

19.14.1 All activities shall comply with rules specified in Chapter 11-Noise and Vibration, and Chapter 15-Parking.

19.14.2 All activities shall comply with Appendix 14, Airport Height Control Surfaces.

19.14.3 Lighting and Glare

- a) All exterior lighting shall be directed away from adjacent properties and roads so as to avoid any adverse glare effects on properties or roads.
- b) Welding activities (excluding temporary construction activities) shall be screened so that they are not visible from residential, rural, or reserve zones and roads.
- c) Activities shall not emit artificial lighting greater than:
 - i) 10 lux spill (horizontal and vertical) of light as measured at or within the boundary of any site zoned residential or the notional boundary of any rural dwelling;
 - ii) 20 lux spill (horizontal and vertical) of light as measured at or within the boundary of any property zoned commercial.
 - iii) 10 lux spill (horizontal and vertical) of light as measured within any road carriageway, other than from road lighting.
- d) Activities shall not emit lighting or glare that may compromise aircraft safety or the safe movement of air traffic nearing the vicinity of the Gisborne Airport by constituting a hazard in navigable air space pursuant to Civil Aviation rule Part 77.

19.14.4 Height

- a) Maximum Building Height: 20 metres (excluding chimneys in the General Industrial and Rural B zones only and excluding ventilator shafts, water tanks, elevator lofts, antennas and finials and similar parts of the building that constitute only decorative features in all zones.

General Industrial and Rural Industrial B zones: 20 metres

Rural Industrial A zone: 12 metres

*Refer to Appendix 21 –
Recession Plane
Indicator.*

- b) Where any site has a common boundary with or is separated from land zoned residential, rural or reserve by any road or railway, then structures shall not project beyond a building envelope constructed by recession planes from points 2.75 m above the boundary facing the residential, rural or reserve zoned site. The angle of such recession planes shall be determined for each site by use of the recession plane indicator.

Refer to 8.10 and Appendix 14 for height controls relating to the Airport.

Note:

Some sites within the Rural Industrial A zone are also located within the vicinity of the Airport Protection Overlay Area or the Airport Height Control Surface Area additional height restrictions may apply.

19.14.5 Stormwater

- a) Where the site connects to a piped stormwater drainage system, stormwater runoff from the site is to discharge at the connection point to the primary system. Drainage works are to take into consideration the slope and contour of the site.
- b) Where stormwater runoff is greater than the capacity of the system which is to receive it, stormwater detention mechanisms are to be installed to prevent overflows from the system.

Refer to 12.6.2 rules relating to subdivision and minimum site size.

Note: To determine stormwater drain capacity refer to: Gisborne District Council Engineering Code of Practice (March 2000). Where the site is not reticulated for stormwater drainage, refer to the Regional Discharges to Land and Water, Waste Management and Hazardous Substances Plan.

19.14.6 Site Coverage

- a) Maximum net site area of any site which may be covered by buildings in the Rural Industrial A zone only: 70%

19.14.7 Minimum Site Size (excluding meteorological activities)

- a) General Industrial Zone: 800m² or smaller site that existed at the date of the notification of the Plan.
- b) Rural Industrial A Zone: 1000m²
- c) Rural Industrial B Zone: 2 hectares or smaller sites that existed at the Operative Plan date (31st January 2006).

19.14.8 Yard Distances

- a) Yards are only required where the site adjoins a reserve, rural, residential zone or community facility or a road adjacent to a reserve, rural or residential zone or community facility. Front sites adjoining Stanley Road shall provide a front yard and sites adjacent to Awapuni Road shall be provided with a yard on that boundary.
- b) General Industrial Zone: 4.5 metres
- c) Rural Industrial B Zone: 10 metres
- d) Rural Industrial A Zone: All yards are defined in Table One below and all yards shall be planted in accordance with Table One, except where provided for in Appendix 32:

Yards are Required on Boundaries in the Following Situations	a) Minimum Yard Width	Landscaping Type (Refer to Appendix 32 for details)
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Yards are Required on Boundaries in the Following Situations	a) Minimum Yard Width	Landscaping Type (Refer to Appendix 32 for details)
Boundaries adjacent to a State Highway.	b) 20m	a) Type 1
Road boundaries or other site boundaries adjacent to a rural zone, where the onsite building façade has a length greater than 30 metres.	c) 20m	b) Type 1
Road boundaries or other site boundaries adjacent to a rural zone where the onsite building height is greater than 10 metres.	d) 20m	c) Type 1
Road boundaries or other site boundaries adjacent to a rural zone where the onsite building height is less than or equal to 10 metres (except boundaries adjacent to State Highway).	e) 10m	d) Type 2
Any site boundary adjacent to or within Gisborne Airport boundary or any site boundary adjacent site zoned Industrial.	f) No yard	e) No landscaping requirement
Any road boundary where building façade has significant architectural detailing and building length is less than or equal to 30m (excludes sites adjacent to State Highway).	g) 6m	f) Type 3
Any road boundary where building length is less than or equal to 30m and no buildings is closer than 20m to the boundary (excludes sites adjacent to State Highway). Visitor or staff carpark areas.	g) 6m	f) Type 4
Any road boundary where building length less than or equal to 30m and no buildings closer than 20m to boundary (excludes sites adjacent to State Highway). Truck manoeuvring bay.	h) 4.5m	g) Type 5

Table One: Yard Requirements for Rural Industrial A Zone

- d) No industry activity shall be conducted within 350 metres of the dwelling occupied for residential activities and existing at 5th February 2005 on land legally described as Lot 1 DP 6868 located at 202 MacDonalds Road, Matawhero, unless that industrial activity complies with the noise controls specified in Rule 11.12.4.1 as though the dwelling was zoned Rural.

19.14.9 Outdoor Storage

- a) All outdoor storage areas for goods, materials, product, plant, machinery or equipment, and waste associated with the business shall be permanently screened when viewed from a residential zone, reserve zone, rural zone, or a road.
- b) Any outdoor storage of organic products or organic waste shall be covered, and shall be kept in an appropriate manner so as to not attract pests or birds in the industrial environment.

19.14.10 Residential Accommodation

- a) Refer to Table 4 Chapter 11-Noise and Vibration.

*Refer to Chapter 11.12.3,
11.13, 11.14.2, 11.15,
11.18.*

19.14.11 Traffic

- a) The movement of heavy vehicles to and from sites within the rural industrial zone shall be restricted to the hours between 0600 to 2100 hrs.
- b) No motorised vehicular access shall be permitted to Willows Road, Matawhero, from sites undertaking industrial activities, on a part or whole of the site, where the site also has frontage to MacDonalds Road. All motorised vehicular access to these sites shall be via MacDonalds Road.
- c) Rural Industrial A Zone: Access shall be via either Aerodrome Road or MacDonald Road as appropriate either directly or via lawful access over adjoining land for sites legally described as Lots 1 and 2 DP 8322, Lot 1 DP 4596, Lot 1 DP 773, Lot 24 DP 715, Pt Awapuni A2 Sections 3, 4A1, 4A2, 4A3 and 4B. No access shall be granted directly onto State Highway 35, except via Limited Access Points already approved by Transit New Zealand.
- d) Rural Industrial A Zone: Development and subdivision of sites shall adhere to the concepts of the internal roading network designed to enable all sites to be serviced without direct access to State Highway 35 as depicted in Appendix 31 "Roading Concept Plan".

19.14.12 Radio Frequency Radiation

- a) All activities shall comply with the New Zealand Standard NZS2772.1 (1999) Radiofrequency Fields: Part 1 Maximum Exposure Levels - 3KHz - 300GHz and with NZS 6609.2:1990 - Radiofrequency radiation: Part 2: Principles and Methods of Measurements 300khz to 100ghz.
- b) All activities shall comply with the International Commission on Non-ionizing Radiation Protection (ICNIRP) Guidelines (1998).

19.14.13 General Landscaping

- a) All activities shall comply with the following rules for landscaping specified in Appendix 32:

19.15 GENERAL INDUSTRIAL ZONE

19.15.1 Permitted Activities

The following activities shall be permitted activities provided they comply with the General Rules where applicable:

19.15.1.1 Industries

19.15.1.2 Warehouses

19.15.1.3 Activities and structures ancillary to industry

19.15.1.4 Recreational activities and structures

19.15.1.5 Residential accommodation in association with any activity listed above provided that the activity does not occur within the Noise Impact Overlay

*Refer to Appendix 19
– Airport Noise
Boundaries.*

19.15.1.6 Parking areas

19.15.1.7 Service stations and the storage and sale of liquid petroleum gas

19.15.1.8 Meteorological activities

Provided that:

- a) Associated structures shall have a ground coverage of 50m² or less; and have a height not exceeding 15 metres;
- b) Site area shall be 500m² or less.

19.15.1.9 Installation or alteration of antennas and support structures (other than network utility activities)

19.15.1.10 Temporary activities

Provided that:

- a) The activity shall be exempt from all the General Rules except noise.
- b) The activity shall comply with rules for noise specified in Rule 11.13.3 (Table 8).
- c) The duration of the activity (excluding military training) shall be a maximum of four days including set-up and dismantling time.
- d) An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site.
- e) Activities shall only be conducted between 0700 - 2200 hours, where the site is located in or adjacent to a residential zone.

19.15.1.11 Transfer stations and recycling depots

19.15.1.12 Alterations and additions to existing dwelling units

Note:

Attention is drawn to the requirements of the Building Act 2004. The necessary consents in terms of health and safety, can be obtained from the Environmental Health and Building Inspectorates of Council.

19.15.2 Restricted Discretionary Activities

The following activities shall be restricted discretionary activities:

19.15.2.1 Activities listed as Permitted which do not comply with the rules in respect of:

- a) Noise and Vibration
- b) Lighting
- c) Height
- d) Stormwater disposal
- e) Site Size
- f) Yards
- g) Roads, accessways and parking
- h) Outdoor Storage
- i) Landscaping
- j) Financial contributions, works and services
- k) Duration, frequency and hours of operation of the activity

Council will restrict its discretion to the matters a) - g) specified below:

- a) Impact on amenity values
- b) Impact on character of surrounding vicinity
- c) Effects on human health and comfort
- d) Shading
- e) Aviation safety and requirements relevant to Gisborne Airport
- f) Heritage values in the heritage alert layer
- g) Financial contributions, works and services

19.15.3 Discretionary Activities

The following activities shall be discretionary activities:

19.15.3.1 Activities listed as Permitted which do not comply with the rules and are not provided for as Restricted Discretionary activities

19.15.3.2 Irradiation plants

19.15.4 Non-Complying Activities

The following activities shall be non-complying activities:

- 19.15.4.1 Activities which are not specifically provided for as Permitted, Restricted Discretionary, or Discretionary activities

19.16 RURAL INDUSTRIAL A ZONE

Note:

1. For the purpose of these rules any activity includes erecting or altering buildings and structures, unless otherwise specified.
2. Attention is drawn to Rule 5.20.1 which regulates the location of buildings and structures within this zone.

19.16.1 Permitted Activities

The following activities shall be permitted activities provided they comply with the General Rules where applicable.

19.16.1.1 Farming excluding the erection of residential buildings

19.16.1.2 Warehouse activities

19.16.1.3 Additions to or alterations of existing industrial or ancillary buildings

Provided that:

- a) The addition or alteration does not exceed 500 square metres gross floor area (gfa).

Note:

Attention is drawn to the requirements of the Building Act 2004. The necessary consents in terms of health and safety can be obtained from the Environmental Health and Building Inspectorates of Council.

19.16.1.4 Meteorological activities

Provided that:

- a) Associated structures shall have a ground coverage of 50m² or less; and have a height not exceeding 15 metres;
- b) Site area shall be 500m² or less.

19.16.1.5 Installation or alteration of antennas and support structures (other than those operated by network utility operators)

19.16.1.6 Temporary activities

Provided that:

- a) The activity shall be exempt from all the General Rules except noise, lighting and glare, height, outdoor storage and general landscaping.
- b) The activity shall comply with rules for noise specified in Rule 11.13.3 (Table 8).
- c) The duration of the activity (excluding military training) shall be a maximum of four days including set-up and dismantling time.
- d) An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site.

19.16.1.7 Alterations and additions to existing dwelling units**Note:**

Attention is drawn to the requirements of the Building Act 2004. The necessary consents in terms of health and safety can be obtained from the Environmental Health and Building Inspectorates of Council.

19.16.1.8 Lunchbars and Dairies**19.16.1.9 Activities listed in 19.16.1 shall not apply to Pt Awapuni 1J2B ML 1954****19.16.2 Controlled Activities**

The following activities shall be controlled activities provided they meet the General Rules where applicable:

19.16.2.1 Additions to or alterations of existing industrial or ancillary buildings with gross floor area greater than 500m² (but less than or equal to 1000m²)

Council shall limit its control to the matter a) – e) specified at the end of this section.

19.16.2.2 Industry and ancillary services*Provided that:*

- a) The ancillary services activities shall be secondary to the principal use of the site for industrial activities.
- b) Ancillary retail activities, including restaurants, shall not exceed 100m² gross floor area.

Council shall limit its control to the matter a) – e) at the end of this section.

19.16.2.3 Erection of new buildings or structures visible from any road, public place or land zoned rural

Council shall limit its control to the matter a) – e) specified at the end of this section.

Refer to Appendix 19 – Airport Noise Boundaries.

19.16.2.4 Activities listed in 19.16.1, 19.16.2 and located on Pt Awapuni 1J2B ML (Awapuni Road)*Provided that:*

- a) the boundary between the Rural Industrial A Zone and the Heritage Reserve Zone is fenced with post and wire prior to commencement of any rural industrial activity; *and*
- b) a memorial stone is erected on the site of the urupa in the "Heritage Reserve" zone prior to the commencement of any rural industrial activity

Council shall limit its control to the matters a)- d) specified at the end of this section and the two additional matters as follows:

- a) Fencing
- b) Erection of a memorial stone.

19.16.2.5 Carriers and transport operators depots

Council shall limit its control to the matter a) – e) specified at the end of this section.

Matters for which Council shall limit its control for the above activities are:

- a) ²Maintenance and enhancement of amenity values.
- b) Site layout particularly building design and location on site.
- c) Compliance with the intent of the Rooding Concept Plan.
- d) Provision of network utility services.
- e) Mitigation of flood risk.

19.16.3 Restricted Discretionary Activities

The following activities shall be restricted discretionary activities:

19.16.3.1 Activities listed as Permitted or Controlled which do not comply with the general rules relating to any two of the following:

- a) **Noise and Vibration**
- b) **Lighting and glare**
- c) **Height** – provided that Rule 19.14.4 shall not be exceeded by more than 5 metres
- d) **Stormwater disposal**
- e) **Site size**
- f) **Yards** – provided that rule 19.14.8 shall not be exceeded by more than 50 percent
- g) **Roads, accessways and parking**
- h) **Traffic** (excluding non-compliance with Rule 19.14.11(c) and (d))
- i) **Outdoor Storage**
- j) **Residential accommodation**
- k) **Landscaping**
- l) **Duration, frequency and hours of operation of the activity**

Council will restrict its discretion to the matters a) - c) specified below and the other matters specified at the end of this section:

- a) Impact on character of surrounding vicinity
- b) Effects on human health and comfort
- c) Aviation safety and requirements relevant to Gisborne Airport

² Amended by submission of Weigh NZ Plan Change 24

19.16.3.2 Retail activities (including restaurants) not provided for as Controlled activities

Provided that:

- a) The retail activities shall be ancillary to the principal use of the site for industrial activities; *or*
- b) The retail activities shall not exceed 400 square metres gross floor area.
- c) The activity shall comply with all the general rules where applicable.

Council will restrict its discretion to the matter a) specified below and the other matters specified at the end of this section:

- a) Impact on the city environment.

19.16.3.3 Service stations, truck stops and refuelling depots

Provided that

- a) The activity shall comply with all the general rules where applicable.

Council will restrict its discretion to the matter a) specified below and the other matters specified at the end of this section.

- a) Mitigation of any offsite effects of hazardous facility.

19.16.3.4 Residential accommodation in association with any activity listed as permitted provided that the activity does not occur within the Noise Impact Overlay

Provided that:

- a) The activity shall comply with all the general rules where applicable.

Council will restrict its discretion to the matters a) – c) specified below and the other matters specified at the end of this section.

- a) Building design particularly in terms of noise insulation
- b) Impact on character of surrounding vicinity
- c) Effects on human health and comfort

19.16.3.5 Transfer stations and recycling depots

Council will restrict its discretion to the matters a) – f) specified at the end of this section.

Council will restrict its discretion to the matters a) – f) specified below and any other specific matters listed above for each activity:

- a) Enhancement of amenity values
- b) Site layout particularly building design and location on site
- c) Compliance with the intent of the Rooding Concept Plan
- d) Mitigation of flood risk
- e) Provision of landscaping and signage

- f) Provision of network utility services

19.16.4 Discretionary Activities

The following activities shall be discretionary activities:

- 19.16.4.1 **Activities listed as Permitted or Controlled which do not comply with the rules and are not provided for as Restricted Discretionary activities**

- 19.16.4.2 **Any activities that do not comply with Rules 19.14.12 (c) or (d) and in relation to the indicative future roading link identified in Appendix 31 "Roading Concept Plan"**

In determining whether to grant consent and what conditions, if any, to impose, the Council will, in addition to the objectives and policies assess any application in terms of the following further policies:

- a) To ensure that alternative safe and effective access facilities are available to service the future development of the remaining land zoned Rural Industrial A and adjacent to Awapuni Road;
- b) Approval of Transit New Zealand, as the road controlling authority for Awapuni Road (State Highway 35), of any alternative access to the remaining land zoned Rural Industrial A and adjacent to Awapuni Road.

- 19.16.4.3 **Any activity listed as an offensive trade in terms of the Third Schedule to the Health Act 1956 (refer to Appendix 34)**

- 19.16.4.4 **Activities listed as Permitted or Controlled which do not comply with the General Rules and do not comply with either of Rules 19.16.3.1(c) or (e) or (g)**

- 19.16.4.5 **Log storage activities**

19.16.5 Non-Complying Activities

The following activities shall be non-complying activities:

- 19.16.5.1 **Activities which are not specifically provided for as a Permitted, Controlled, Restricted Discretionary, Discretionary activities**

19.17 RURAL INDUSTRIAL B ZONE

19.17.1 Permitted Activities

The following activities shall be permitted activities provided they comply with the General Rules where applicable.

19.17.1.1 Farming activities excluding the erection of residential buildings

19.17.1.2 Meteorological activities

Provided that:

- a) Associated structures shall have a ground coverage of 50m² or less, and have a height not exceeding 15 metres;
- b) Site area shall be 500m² or less.

19.17.1.3 Installation or alteration of antennas and support structures (other than network utility activities)

19.17.1.4 Temporary activities

Provided that:

- a) The activity shall be exempt from all the General Rules except noise.
- b) The activity shall comply with rules for noise specified in Rule 11.13.3 (Table 8).
- c) The duration of the activity (excluding military training) shall be a maximum of four days including set up and dismantling time.
- d) An individual or business may not undertake the same temporary activity more than once in 60 days, on the same site.
- e) Activities shall only be conducted between 0700 – 2200 hours, where the site is located in or adjacent to a residential zone.

19.17.1.5 Activities listed in 19.16.1.1, 19.16.1.2, 19.16.1.3, 19.16.1.4 shall not apply to Pt Awapuni 1J2B ML 1954

19.17.1.6 Additions to or alterations of existing industrial or ancillary buildings

Provided that:

- b) The addition or alteration does not exceed 100 square metres gross floor area.

Note:

Attention is drawn to the requirements of the Building Act 2004. The necessary consents in terms of health and safety, can be obtained from the Environmental Health and Building Inspectorates of Council.

19.17.2 Controlled Activities

The following activities shall be controlled activities provided they meet the General Rules where applicable:

19.17.2.1 Industries and ancillary services

Council shall limit its control to the matter a) specified below:

- a) Financial contributions, works and services.

19.17.2.2 Residential accommodation in association with any industry or ancillary service provided that the activity does not occur within the Noise Impact Overlay

Council shall limit its control to the matter a) specified below:

- b) Financial contributions, works and services.

19.17.2.3 Activities listed in 19.16.1, 19.16.2.1 and 19.16.2.2 in respect of Pt Awapuni 1J2B ML 1954

Provided that:

- a) The boundary between the Rural Industrial Zone and the Heritage Reserve Zone is fenced with post and wire prior to commencement of any rural industrial activity; *and*
- b) A memorial stone is erected on the site of the urupa in the "Heritage Reserve" Zone prior to the commencement of any rural industrial activity.

Council shall limit its control to the matters a) – c) specified below:

- c) Financial contributions, works and services.
- d) Fencing.
- e) Erection of a memorial stone.

19.17.2.4 Transfer stations and recycling depots

Council shall limit its control to the matter a) specified below:

- a) Financial contributions, works and services.

19.17.3 Restricted Discretionary Activities

The following activities shall be restricted discretionary activities:

19.17.3.1 Permitted activities or Controlled activities which do not comply with the rules in respect of:

- a) Noise and vibration.
- b) Lighting.
- c) Height.
- d) Stormwater disposal.
- e) Site size.
- f) Yards.
- g) Roads, accessways and parking.
- h) Outdoor storage.
- i) Landscaping.
- j) Financial contributions, works and services.
- k) Duration, frequency and hours of operation of the activity.

Council will restrict its discretion to the matters a) – h) specified below:

- a) Impact on amenity values.
- b) Impact on character of surrounding vicinity.
- c) Effects on human health and comfort.
- d) Shading.
- e) Parking and access.
- f) Impact on natural heritage values and the functioning of natural ecosystems.
- g) Heritage values within the heritage alert layer.
- h) Financial contributions, works and services.

19.17.4 Discretionary Activities

The following activities shall be discretionary activities:

- 19.17.4.1 Activities listed as Permitted which do not comply with the rules and are not provided for as Restricted Discretionary activities
- 19.17.4.2 Irradiation plants

19.17.5 Non-Complying Activities

The following activities shall be non-complying activities:

- 19.17.5.1 Activities which are not provided for as a Permitted, Restricted Discretionary, Discretionary or Prohibited activities.**

19.18 PETROCHEMICAL EXPLORATION and PRODUCTION and MINING

Gisborne District contains hydrocarbon resources which are likely to be subject to investigation to determine the location of sites which could be mined commercially. As the location of exploration and mining activities will be determined by the potential hydrocarbon resource, rules for these industrial activities will extend outside of the industrial zones and cover all of the Gisborne District area. The effects from the various activities associated with petrochemical exploration will vary depending on the characteristics of the location.

Exploration for other minerals could also occur within the District and could generate a variety of environmental effects depending on the exploration and extraction processes used.

19.18.1 Permitted Activities

Note

Activities shall comply, where relevant, with the regional or district rules specified in Chapter 3-Cultural Heritage, Chapter 4-Natural Heritage, Chapter 5-Natural Hazards, Chapter 6-Land, Chapter 8-Utilities, Chapter 9-Contaminated Sites, Chapter 9A-Hazardous Substances, Chapter 10-Signs, Chapter 12-Subdivision and Chapter 14-Financial Contributions.

The following activities shall be permitted activities:

19.18.1.1 Geological and geophysical prospecting activities in the Rural G, Rural P and Industrial Zones

Provided that:

- a) Notice shall be given to landowners within 100 metres of any prospecting activities, to the District Council and to tangata whenua at least 30 days prior to commencement of operations. The notice is to include information on the nature, location, timing and effects of the activity.
- b) Public notice in a newspaper circulating in the prospecting area shall be printed 7 days prior to commencement of operations.
- c) The minimum distance between a shot hole and any dwelling shall be 100m unless the written approval of the owner and occupier has been obtained.
- d) Restoration and rehabilitation of disturbed areas including access tracks, shot holes, drainage areas, vegetation and gates and fences shall be carried out.
- e) All activities must comply with the General Rules specified in Chapter 11-Noise and Vibration and Chapter 15-Parking.

19.18.2 Discretionary Activities

The following activities shall be discretionary activities:

- 19.18.2.1 Geophysical prospecting in all zones and areas other than Rural P, Rural G and Industrial Zones
- 19.18.2.2 Exploration and development appraisal well drilling within the Rural P, Rural G or Industrial Zones
- 19.18.2.3 Production (Mining) in the Rural P, Rural G or Industrial Zones
- 19.18.2.4 Activities listed as Permitted which do not comply with the rules

19.18.3 Non-Complying Activities

The following activities shall be non-complying activities:

- 19.18.3.1 Activities which are not provided for as Permitted or Discretionary activities

19.19 ANTICIPATED ENVIRONMENTAL RESULTS

- a) Maintenance or enhancement of the natural heritage environment of industrial sites and the surrounding environment.
- b) Avoid, remedy or mitigate any adverse effects on the productive capacity of the soils of Gisborne District.
- c) Infrastructure resources managed in a sustainable manner.
- d) Enhancement of the visual amenity of the interface between industrial and other activities, while ensuring motorist safety is maintained by safeguarding suitable sight distances from entranceways and intersections. Particular emphasis is given to one of the arterial routes into Gisborne along Awapuni Road and Stanley Road and Lytton Road which are identified as major links between the beach and the City.
- e) Industrial activities operating in places and ways which avoid, mitigate or remedy any adverse effect on the environment.