

PLAN CHANGE 58

**PROPOSED NEW SECTION 18
AND ADDITIONAL PLAN PROVISIONS FOR
MATAMATA-PIAKO DISTRICT PLAN**

FINAL v4

Clean version

14 February 2024

18 General Industrial Zone

18.1 General Industrial Zone Issues

The purpose of the General Industrial Zone (GIZ) is to provide for a range of industrial activities which have a low impact on water and wastewater services, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities. This includes providing for cafes, yard-based retail, wholesale retail and trade suppliers and building improvement centres.

The GIZ land is generally located adjacent to the district's towns. Where this land is situated at one of the entries to a town it requires greater design standards to ensure the amenity of the town is maintained and enhanced.

18.2 General Industrial Zone Objectives

GIZ-O1	Industrial activities are able to establish and operate within the zone in an efficient and effective manner.
GIZ-O2	The adverse amenity values and adverse effects of industrial activities on surrounding non-industrial activities and reserve areas are to be avoided or mitigated.

18.3 General Industrial Zone Policies

GIZ-P1	Industrial land is used for industrial activities. Except as specifically provided for, non-industrial activities establish and operate only where they are ancillary to industrial activities, support industrial activities, or are consistent with industrial activities.
GIZ-P2	Industrial activities and infrastructure shall be integrated into existing patterns of development subject to the provision of required infrastructure including roading and Three Waters.
GIZ-P3	The establishment of noxious or offensive activities where there will be adverse amenity effects on adjoining zones or existing residential units, or where reverse sensitivity impacts will be generated within the zone, shall be avoided.
GIZ-P4	Industrial and non-industrial activities within the GIZ shall be managed to avoid or mitigate adverse effects on amenity within other zones, including existing residential units.
GIZ-P5	Amenity levels within the GIZ are improved with the use of landscaping and screening, restrictions on site layout, ensuring orientation of buildings towards the site frontage, and enhanced urban design adjoining reserves or adjoining non-industrial zones.
GIZ-P6	Development which is visible from reserves shall meet appropriate landscaping, screening and building design standards and be in general accordance with Development Area Plans where applicable.

18.4 Activity Status Rules

GIZ – General Industrial Zone

GIZ-R1(1) PER Activities All permitted activities must comply with the general and relevant activity specific standards. The general standards are listed in GIZ-R2(1)-(12). Any activity specific standards are identified in the following activity rules.
(a) Demolition of <i>buildings</i> and structures
General Standards There are no standards for this activity.
(b) Fire Stations
General Standards Refer Rules GIZ-R2(1)-(12)
(c) Activities (including <i>buildings</i>) on public reserves as provided by a Management Plan under the Reserves Act 1977.
General Standards Refer Rules GIZ-R2(1)-(12)
(d) Service Stations
General Standards Refer Rules GIZ-R2(1)-(12) Activity Specific Standards (i) The <i>service station</i> shall be situated at least 100m from the nearest Residential Zone.
(e) Second-hand or pre-used buildings relocated from off-site
General Standards Refer Rules GIZ-R2(1)-(12)
(f) Any <i>Industrial</i> activity excluding those requiring an air discharge consent
General Standards Refer Rules GIZ-R2(1)-(12)
(g) Building improvement centres
General Standards Refer Rules GIZ-R2(1)-(12)
(h) Yard based retail
General Standards Refer Rules GIZ-R2(1)-(12)
(i) Wholesale retail and trade supplier

General Standards

Refer Rules GIZ-R2(1)-(12)

(j) Veterinary Clinics**General Standards**

Refer Rules GIZ-R2(1)-(12) except for ancillary paddocks

(k) One ancillary residential unit per site**General Standards**

Refer Rules GIZ-R2(1)-(12)

Activity Specific Standards

- (i) The *ancillary residential unit* is ancillary to the industrial activity and the industrial activity is occurring on site;
- (ii) The maximum floor area of the *ancillary residential unit* shall be 60m²;
- (iii) An attached carport of no more than 18m² is permissible;
- (iv) The vehicle access shall be from the vehicle crossing serving the industrial activity;
- (v) The *ancillary residential unit* shall be located within 40m of the industrial activity;
- (vi) A minimum outdoor living space of 20m² exclusive to the *ancillary residential unit* shall be provided with a minimum dimension of 3m. This shall be unobstructed by vehicle access and buildings and shall be directly accessible from the main living area; and
- (vii) All on site activities must individually and collectively comply with Rules GIZ-R2(1)-(12)

(l) Cafes and takeaway food outlets with no drive through facilities, and with a maximum gross floor area of 250m².**General Standards**

Rules GIZ-R2(1)-(12)

(m) Ancillary activity to a Permitted Activity**General Standards**

Rules GIZ-R2(1)-(12)

(n) Earthworks**Activity Specific Standards**

Earthworks shall comply with the following standards:

- (i) Maximum cut or fill height -
 - 0.5m within the yard requirement.
 - 1.5m outside the yard requirement.
- (ii) All site works to be reinstated within 6 months of works commencing.
- (iii) Maximum volume of earthworks 1000m³ within any 12 month period.

- (iv) Works must not affect or be located within a scheduled item (Schedule 1 – 3).
- (v) Works cannot involve the excavation or disposal of contaminated land/materials.
- (vi) Works shall be set back 5m from any overland flow path and 10m from any water body.

Exclusion:

Any *earthworks* which;

- (a) have been approved as part of a land use or subdivision consent, or
- (b) are for the removal of topsoil for *building* foundations and/or driveways associated with an approved *building* consent, or
- (c) any *earthworks* associated with utility installation, maintenance, upgrading and / or removal where the ground surface is fully reinstated within one month from when the work started.

GIZ-R1(2) RDIS Activities

All restricted discretionary activities must comply with the general and relevant activity specific standards. The general standards are listed in GIZ-R2(1)-(12). The activity specific standards are identified in the following activity rules.

(a) Any permitted activity which does not comply with one or two standards unless otherwise stated in the standards rules.

Matters of Discretion

Refer GIZ-R3

GIZ-R1(3) - DIS Activities

The matters of discretion Rule GIZ-R3 may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

(a) Any permitted activity which does not comply with three or more standards.

(b) Service stations unable to comply with the activity specific standards in Rule GIZ-R1(1)(d)

(c) *Educational facilities*

General Standards

Rules GIZ-R2(1)-(12)

(d) *Places of Assembly*

General Standards

Rules GIZ-R2(1)-(12)

(e) *Boarding kennels and catteries*

General Standards

Rules GIZ-R2(1)-(12)

(f) Development not in general accordance with a Development Area Plan

GIZ-R1(4) – NC Activities

The matters of discretion Rule GIZ-R3 may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed.

(a) Any discretionary activity that does not comply with one or more standards.

(b) *Retailing* activities not specifically provided for

(c) *Residential activities*, except an *ancillary residential unit*

(d) *Wet industry*

(e) Any activity not specifically listed in the GIZ

(f) An *Industrial* activity that requires an air discharge consent

18.5 Standards for the General Industrial Zone

GIZ-R2 Standards for GIZ

(1) General

All activities shall be required to comply with the following standards. Rule GIZ-R2(1) to (12) are general standards for all activities including linkage rules to other sections of the District Plan.

(2) *Building Envelope*

Unless otherwise stated, the following standards apply to all buildings:

(a) Maximum height

The maximum height is 12m

Refer to Section 8 of the rules for antenna and dishes.

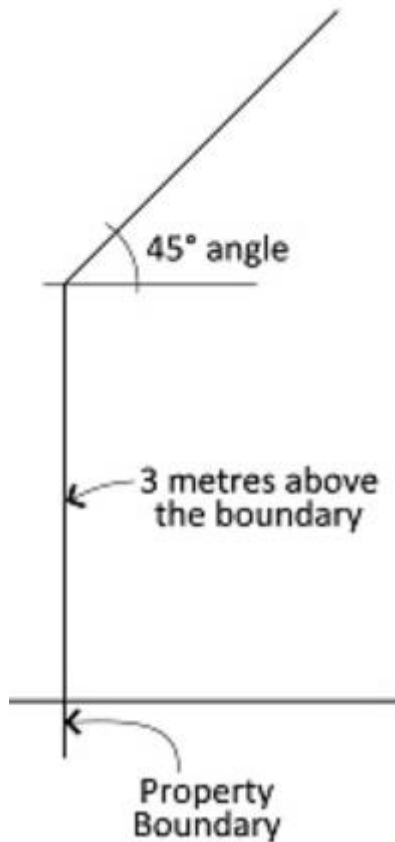
(b) Yards

Front	5m
River Protection	20m
Adjoining any non GIZ (except for residential)	10m
Adjoining any residential zone	40m
Adjoining any reserve (excluding utility reserves) with a width of less than 20m	3m

(3) *Height in relation to boundary*

(a) No part of any building shall penetrate a recession plane at right angles to the boundary inclined inwards at 45 degrees from 3m above *ground level* of any

boundary with an adjoining Residential Zone, Rural Zone or reserve areas (excluding utility reserves) with a width of less than 20m.



(4) Fencing and retaining walls

(a) Fencing design and fencing/retaining wall heights:

<p>For front boundaries of <i>sites</i> and boundaries of sites adjoining a reserve (excluding utility reserves)</p>	<p>Maximum height of a fence is 1.8m and minimum 50% visually permeable. Maximum height of a retaining wall is 0.6m. Provided that no combination of fence and retaining wall shall exceed 1.8m.</p>
<p>All other boundary fences or walls</p>	<p>Maximum height of a fence is 1.8m. Maximum height of a retaining wall is 1.5m. Provided that no combination of fence and retaining wall shall exceed 2.5m.</p>

(5) Maximum Coverage

(a) Maximum coverage on any site shall be determined by the need to comply with the building envelope, landscaping, access and loading requirements.

(6) Noise

(a) The noise level as measured at any point within the boundary of any land zoned Residential or Rural Residential, or the notional boundary of any residential unit in the Rural Zone which was existing at (insert PC58 notification date), shall not

exceed 55dB L_{Aeq} Monday to Saturday – 7am to 10pm, and 40dB L_{Aeq} at all other times. The maximum level shall not exceed 65dB L_{AFmax} between 10pm to 7am.

- (b) The noise level as measured at any point on the boundary within the GIZ shall not exceed 65dB L_{Aeq}.
- (c) The noise must be measured in accordance with the requirements of NZS6801:2008 – Acoustics – Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Acoustics – Environmental Noise.
- (d) *Ancillary residential units* located within the GIZ shall be designed, insulated or constructed and maintained to ensure that:
 - (i) noise received shall not exceed 35dB L_{Aeq} in bedrooms and 40dB L_{Aeq} to all other habitable spaces from noise not on the same site; and
 - (ii) if windows are required to be closed to achieve the noise limits in clause (i) above, the building must be designed and constructed to provide an alternative means of ventilation in accordance with Clause G4 of the New Zealand Building Code; and
 - (iii) an acoustic design report prepared by an appropriately qualified practitioner confirming compliance with clause (i) and (ii) above must be submitted to Council as part of resource or building consent application.
- (e) Noise mitigation for noise sensitive activities refer to Rule 5.2.9.
- (f) Also refer to section 5.2

(7) Contaminated Land

- (a) All activities are to comply with Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

(8) Service and Outdoor Storage Areas

- (a) No service or outdoor storage areas shall encroach onto any front yard or yard facing a reserve (excluding utility reserves).
- (b) All service areas and outdoor storage areas visible from any reserve areas (excluding utility reserves) shall be screened from view with either:
 - (i) 1.8m high close boarded or similar solid fence or wall, and a minimum of 1m wide planting strip, or
 - (ii) A 2m wide planting strip, where the plants are capable of attaining a height of 1.8m and shall be spaced to create a continuous screen on maturity.
- (b) This rule does not apply to storage of machinery or other equipment where the goods are available for sale or hire.

(9) General Site Layout

- (a) No plant or machinery (including air conditioning units) relating to the activity shall be placed within any front yard unless screened by continuous landscaping and/or fencing not less than 1.8m in height. This rule does not apply to storage of machinery or other equipment where the goods are available for sale or hire.
- (b) Offices ancillary to industrial buildings shall be located at the front of building and facing the adjoining road. On corner sites, offices are only required to face one road.

(10) Site Layout of buildings adjoining reserves

- (a) The façade of the building that adjoins a reserve (excluding utility reserves) shall be designed and constructed to meet the following standards:
- (i) Provide a visible change of material, or surface texture, or colour, or a step in plan of at least 0.5m for every 20m of façade length.
 - (ii) Have building materials and colours that have a colour reflectance value of not more than 35% for walls and 50% for roofs.

(11) Water Management

- (a) The harvesting of rainwater for and/or the reuse of grey water shall be operational for non-potable purposes and shall provide for the following, as a minimum:
- (i) Rainwater storage tanks with a minimum storage of 10,000 litres; and
 - (ii) A water re-use system to supply water for outdoor non-potable uses.

(12) District Plan Linkage Rules – Standards

All activities shall comply with the relevant standards identified in the following sections of the District Plan.

- Rule 1.2 Development Suitability
- Rule 2.2.9.1 and 2.2.9.2 Clean fill activities
- Rule 3.5 Activities adjacent to the National Grid
- Rule 3.6 Development adjacent to sub-transmission lines
- Rule 3.7 Approach and restart sight triangles at railway level crossings
- Rule 3.8 Activities adjacent to Flood Control Assets
- Rule 3.9 Signage
- Rule 5.2 Noise
- Rule 5.3 Vibration
- Rule 5.4 Lighting and Glare
- Rule 5.5 Air Emissions
- Rule 5.7 Use and Storage of Hazardous Substances
- Rule 5.9 Infrastructure and servicing
- Section 7 Development Contributions
- Section 8 Works and network utilities
- Section 9 Transportation

18.6 Matters of Discretion – General Industrial Zone

GIZ-R3

(1) Matters of Discretion

The following matters of discretion apply to all Restricted Discretionary activities:

- (a) Any relevant matter under Part B section 1.3 and 1.4 of this plan;
- (b) The extent of non-compliance with any standard including activity specific standards;
- (c) The extent to which the scale and nature of the proposal including any specific site features or design mitigates the adverse effects of the activity;
- (d) The extent to which it is necessary for the activity to be in the GIZ and whether or not it will adversely impact on the function of Business Zones (including Business Zone, Town Centre Zone and Commercial Zone);
- (e) Whether the activity will adversely affect or interfere with the legitimate land use and activities on surrounding sites, including potential reverse sensitivity effects on existing activities;
- (f) The extent to which landscaping and screening is used to mitigate adverse visual effects;
- (g) Traffic and access effects, including the safety and efficiency of the roading network and any effects of not providing carparking;
- (h) The provision of three waters servicing; and
- (i) Whether adequate capacity exists to maintain acceptable levels of service within available public reticulated three waters services.

18.7 Other Plan Provisions – General Industrial Zone

GIZ-R4 Other Plan Provisions

(1) Other plan provisions

Any activity within the GIZ will also need to be reviewed and assessed against the following rules and sections of the District Plan:

- Rule 1.1 Information requirements for resource consent application
- Rule 1.5 Notified and non-notified consents
- Section 5 Performance Standards
- Section 6 Subdivision
- Section 8 Works and network utilities
- Section 10 Natural Environments and heritage
- Section 11 Natural Hazards
- Section 12 Surface of Water
- Section 13 Other Methods
- Section 14 Monitoring
- Section 15 Definitions

18.8 Principal Reasons

GIZ-PR1

It is important that Industrial zoned land is retained for industrial activities. Most retail and commercial service activities are anticipated to occur within the town centres/business zone, in order to support existing businesses, and the continued vibrancy of the existing business areas. However it is anticipated that some retail activities, such as yard based retail, wholesale and retail trade suppliers and building improvement centres could locate within the GIZ, as it is not practical, nor an efficient use of land for such industries to locate within the town centres/business zone.

GIZ-PR2

Industries and industrial areas have different levels of effect than other zones. They generally have higher levels of noise, increased site coverage, and a reduced amount of site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin reserves and other zones, therefore in these locations a higher level of amenity is anticipated.

GIZ-PR3

Demand for water from reticulated water supply services is an effect of subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply systems. Consideration needs to be given as to whether measures need to be taken to manage this demand at the time of subdivision and development, such as by requiring supplementary water collection, including rainwater collection tanks. Reducing demand means less water needs to be treated, which saves money, and has a big impact longer term on how much money needs to be spent on new treatment plants, pipes and reservoirs. This adds up to big savings for the whole community.

**PLAN CHANGE 58
OTHER PROPOSED CHANGES TO
MATAMATA-PIAKO DISTRICT PLAN**

FINAL v4

**Proposed changes are shown in underline (additions) and
strikethrough (deletions)**

**Provisions include amendments incorporated by way of
decisions on Plan Change 56 – Lockerbie, Morrinsville**

Part B – Section 3.2 Rural and Rural-Residential zones

Part B – Section 3.9: Signage – all zones

Amend Rule 3.9.1 to read as follows:

3.9.1 Permitted Activities

	Zone	Type of sign permitted	Total site signage
8	Business and Industrial zones (including the General Industrial Zone)	Signs related to permitted activities established on the site for the advertisement or identification of the established permitted activities.	<p>1.0m² per metre of site frontage in the case of signs attached to or forming part of the principal building to its walls or canopies.</p> <p>In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed the following:</p> <ul style="list-style-type: none"> - For each site frontage less than or equal to 24.0m: 6.0m² - For each site frontage greater than 24.0 metres: 0.25m² for every metre of site frontage up to a maximum of 16m². <p>Notwithstanding the above: One planned arrangement of free-standing signs where more than one rear site shares a common accessway, maximum area of sign shall be: 12.0m².</p>
9	<u>General Industrial Zone</u>	<u>Signs related to permitted activities established on the site for the advertisement or identification of the established permitted activities.</u>	<p><u>1.0m² per metre of site frontage in the case of signs attached to or forming part of the principal building to its walls or canopies.</u></p> <p><u>In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed the following:</u></p> <ul style="list-style-type: none"> <u>- For each site frontage less than or equal to 24.0m: 6.0m²</u> <u>- For each site frontage greater than 24.0 metres: 0.25m² for</u>

	Zone	Type of sign permitted	Total site signage
			<p><u>every metre of site frontage up to a maximum of 16m².</u></p> <p><u>Notwithstanding the above: One planned arrangement of free-standing signs where more than one rear site shares a common accessway, maximum area of sign shall be: 12.0m².</u></p> <p><u>For sites within 20m of the road reserve of a State Highway the above signage shall:</u></p> <p>(i) <u>Not be located on the façade of the building facing a State Highway; and/or</u></p> <p>(ii) <u>Not be a free-standing sign that is directly visible from the State Highway, unless located on an adjoining local road frontage.</u></p>

Part B – Section 5: Performance standards – all activities

Amend Rule 5.2.4 to read as follows:

5.2.4 Industrial Zone (excluding the General Industrial Zone)

Amend Rule 5.3 to read as follows:

5.3 Vibration

- (i) Industrial (including the General Industrial Zone) and Business Activities

Advice note: This Section does not include vibration created as a result of blasting. See Section 4.9.1 for rules related to blasting.

Vibration from Industrial and Business activity shall not exceed the following average levels:

- (a) At or within the boundary of any site zoned Residential, or within 20m of any dwelling in the Rural or Rural-Residential zones:

Time	Average weighted vibration level (Wb or Wd)
Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45 mm/s ²
At all other times	15 mm/s ²

- (b) At or within the boundary of any adjacent site zoned Business or Industrial (including the General Industrial Zone):

Time	Average weighted vibration level (Wb or Wd)
At all times	60 mm/s ²

The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.

Part B – Section 6: Subdivision

Amend Activity Table 6.1

6.1 Activity Table

**Structure Plans and Development Area Plans include:

- Banks Road, Matamata
- Eldonwood South, Matamata
- Tower Road, Matamata
- Banks Road to Mangawhero Road, Matamata
- Lockerbie Development Area Plan, Morrinsville
- Avenue Business Park Development Area Plan, Morrinsville

Refer to Planning Maps and Appendix 9 for Structure Plans and Development Area Plans.

KEY										
P	Permitted activity				C	Controlled activity				
D	Discretionary activity				RD	Restricted Discretionary activity				
N/C	Non Complying activity				PRHB	Prohibited activity				
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5										
Type of subdivision		Zones								
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)	
1. All Zones										
(a)	Boundary Adjustment	C	C	C	C	C	C	C	C	
(b)	Bonus Protection Lots	D	D	D	D	D	D	D		
(c)	Works and Network Utilities.	C	C	C	C	C	C	C	C	
(d)	Subdivision with one or more new vacant developable lots: <ul style="list-style-type: none"> • Within a National Grid Subdivision Corridor; • Within 20m either side of the centreline of a sub-transmission line. 	RD	RD	RD	RD	RD	RD	RD	RD	
(e)	Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none"> • Any state highway, or • A railway line included in the definition of "regionally significant infrastructure" 	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	

KEY									
P	Permitted activity				C	Controlled activity			
D	Discretionary activity				RD	Restricted Discretionary activity			
N/C	Non Complying activity				PRHB	Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(f)	Subdivision of Scheduled Sites				D				
2.	Subdivision in Residential, Business and Industrial Zones								
(a)	Residential Infill			See Rule 4.13					
(b)	Residential Minimum Lot size 450m ² net site area (excluding the Residential Zone within the Lockerbie Development Area Plan see (j) below and Rule 6.3.13)			C					
(c)	Industrial (non-scheduled sites (excluding within the General Industrial Zone) Minimum Lot size 500m ² net site area				C				
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m ² net site area.					C			
(e)	Business (Shop Frontage Area) No minimum Lot size.					C			
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD			
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C					
(h)	Subdivision within the Eldonwood South or Tower Road Structure Plan Areas**.			RD					
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD					
(j)	Subdivision within the Lockerbie Development Plan Area**			RD					RD
(k)	Medium Density Residential Zone**								RD
(l)	General Industrial Zone (Minimum Lot size 1000m² net site area)				C				

KEY									
P	Permitted activity				C	Controlled activity			
D	Discretionary activity				RD	Restricted Discretionary activity			
N/C	Non Complying activity				PRHB	Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5									
Type of subdivision		Zones							
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)	Settlement Zone (including precincts)	Medium Density Residential Zone (including PREC1-Lockerbie)
(l)	<u>Subdivision to create additional lots (except boundary adjustments) within the Avenue Business Park Development Area Plan</u>				RD				

Amend Rule 6.3.3 to read as follows:

6.3.3 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

(i) Additional Performance Standards

Compliance with the relevant Structure Plan or Development Area Plan for subdivision within the following areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan
- Avenue Business Park Development Area Plan

Note: The Structure Plans and Development Area Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.

(ii) Restricted Discretionary Assessment Criteria

See Section 6.5.

(iii) Non-compliance

Subdivisions within the Structure Plan areas and Development Area Plan that fail to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity, except in the Avenue Business Park Development Area Plan where it shall be a discretionary activity.

Insert Rule 6.3.15 to read as follows:

6.3.15 General Industrial Zone

- (i) Additional standards for subdivision using Rule 6.1.2(l):
 - a) The minimum lot size shall be 1000m² with a minimum dimension of 20m, except where lots are created for access or reserves.
 - b) Every subdivision within the Avenue Business Park Development Area Plan shall put in place a water meter for each individual industrial lot.
- (ii) Restricted Discretionary Assessment Criteria
See Section 6.5
- (iii) Non-compliance
Subdivision that fails to comply with the additional controlled standards in 6.3.15(i) above shall be non-complying activity.

Amend Rule 6.5.4 to read as follows:

6.5.4 Structure Plan Areas and Development Area Plans

The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure Plan areas and Development Area Plans or as identified within this plan:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan – Refer to Rules 6.2.4, 6.3.13 and 6.3.14; Chapter 17; Appendix 9.5; and Lockerbie Development Area Plan
- Avenue Business Park Development Area Plan

The relevant matters are:

- i. Compliance with the applicable Structure Plan or Development Area Plan
- ii. The timing, sequencing and funding of infrastructure to service the Structure Plan area or Development Area Plan.
- iii. Subdivision and development within the Residential Zone located within the Banks Road to Mangawhero Road Structure Plan shall be assessed and determined without public notification;
- iv. Subdivision and development within the Residential Zone located within the Banks Road to Mangawhero Road Structure Plan shall be assessed and determined without limited notification, except that limited notification of the following person/s may occur if they are found to be affected with regard to transport effects:
 - (a) NZ Transport Agency;

- (b) Where the proposed subdivision will result in connection to Banks Road, the occupier of the site in Banks Road legally described as identified SA20B/540 being Lot 1 DPS 22046 and identified 663012 being Lot 1 & 2 DPS 5018, Lot 1 DPS 22046 and Part Lot 1 DPS 16966.
- v. Subdivision within the General Industrial Zone located within the Avenue Business Park Development Area Plan shall be assessed and determined without public or limited notification where it is a restricted discretionary activity.

Part B – Section 8: Works and Network Utilities

Amend Tables 8.1.1, 8.2.1, 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.8.1, 8.9.1 to include General Industrial Zone into each Activity Table.

Activity	Zones and Precincts									
	Kaitiaki (Conservation), Identified Significant Features	Residential & Medium Density Residential (including PREC1) & Rural Residential, & Settlement Zone	Business and Settlement Zone (Commercial Precinct)	Industrial (including General Industrial Zone) and Settlement Rural	Public Reserves	Formed Roads	Unformed Roads			

Part B – Appendix 9: Schedule of Works

Insert the Avenue Business Park Development Area Plan, as follows:

9.6 Avenue Business Park Development Area Plan

The provision for off-site infrastructure and services may be subject to a Developer Agreement and/or Development Contributions.

9.6.1 Transportation Works

Subdivision and development within the Avenue Business Park Development Area Plan (ADAP) shall provide:

- (a) A public road connection to Avenue Road North via Magistrate Avenue, as indicatively shown on the ADAP, and the following improvements to the Avenue Road North/Magistrate Avenue intersection:
- (i) A 3m wide right turn bay, 3.5m wide lanes and 1.5m shoulders on Avenue Road North;
 - (ii) A 2m wide pedestrian refuge in accordance with RITS D3.6.4 on Magistrate Avenue; and
 - (iii) Vehicle swept paths to accommodate heavy vehicles.
- (b) A north-south aligned road through the site extending to the northern and stormwater management reserve boundaries and adjoining the boundary of Lot 1 DPS 64677, as indicatively shown on the ADAP;

- (c) All public roads within the ADAP shall be constructed to local road standard with a minimum 20m wide road reserve width, a minimum 10m wide carriageway made up of two traffic lanes and parking on one side and a minimum 1.8m footpath on one side. The public roads shall include stormwater provision which may need additional space;
- (d) The existing pavement on Magistrate Avenue shall be assessed by a suitably qualified professional to assess the increased heavy vehicle loading on the existing pavement and the equivalent financial contribution (if any) required to be paid to Matamata-Piako District Council to cover the cost of the additional pavement loading;
- (e) No vehicle access shall be provided directly from the ADAP to State Highway 26.

9.6.2 Walking and Cycling

Subdivision and development within the ADAP shall provide access for pedestrians and cyclists to Avenue Road North via public roads. The requirement for pedestrian crossing places (such as a refuge) on Avenue Road North which are connected to public footpaths shall be investigated and provided if required and feasible.

Opportunities for access to State Highway 26 shall only be required to be considered as part of subdivision and development within the ADAP if the posted speed limit on State Highway 26 west of Avenue Road North intersection has been reduced to 50 km/h by Waka Kotahi or if a public footpath has been provided by Waka Kotahi or Council along the northern side of State Highway 26 to reduce the need for pedestrians and cyclists to cross State Highway 26.

9.6.3 Landscaping

Subdivision within the ADAP shall provide for the following landscaping which shall be designed and implemented at the time of subdivision in accordance with a landscape plan that includes planting and maintenance specifications and is prepared by a suitably qualified and experienced landscape architect:

- a) Landscaping to a minimum depth of 5m consisting of planting, including trees capable of growing to at least 9m, in the landscape buffer areas which are identified on the ADAP adjoining the boundaries of the site with the Rural Zone. The landscaping shall be in general accordance with the 'Landscape Buffer Planting 5m Wide' cross-sections for the ADAP in Part C. Preference shall be given to native plant species, except where fast-growing exotic trees are required to achieve appropriate buffering.
- b) Landscaping within the stormwater management reserve area which is identified on the ADAP and within public roads. Preference shall be given to native plant species and cultural narratives shall be incorporated within the landscaping design.

9.6.4 Three Waters

Wastewater

Subdivision and development within the ADAP will require the following wastewater infrastructure and design considerations:

- a) A connection and discharge to the Morrinsville wastewater treatment plant, including:
 - a. Confirmation that the wastewater treatment plant and existing mains network has capacity to accommodate wastewater from the ADAP;
 - b. A pump station within the ADAP; and
 - c. An internal reticulation network.

Water

Subdivision and development within the ADAP will require the following water infrastructure and design considerations:

- a) A connection to the Morrinsville water supply network, including:
 - a. Confirmation that the Morrinsville water treatment plant and existing mains network has capacity to provide water supply to the ADAP;
 - b. Connection to the existing water supply main within Avenue Road North, and State Highway 26 as needed; and
 - c. An internal reticulation network.
- b) Rainwater harvesting and greywater reuse.
- c) Water supply for firefighting.

Note: The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 sets out a number of options to provide water for Fire and Emergency New Zealand's operational requirements and shall be used as a guide when designing firefighting water protection. Additional on-site private storage for firefighting may be required.

Stormwater

Subdivision and development within the ADAP will require the following stormwater infrastructure and design considerations:

- a) Water quality treatment utilising a two-stage treatment train approach, including:
 - a. At-source gross pollutant and sediment load reduction; and
 - b. An end of catchment communal device (such as a wetland) located in general accordance with the ADAP.
- b) Downstream erosion protection through implementation of retention and detention;
- c) A connection to the existing conveyance swale located along the southern boundary of the Avenue Business Park – Stage 1 site to convey treated stormwater to the Morrinsville Stream.
- d) An internal primary and secondary reticulation network.

9.6.5 Earthworks

Subdivision and development within the ADAP will require consideration of the following earthworks protocols and management actions:

- a) Opportunities for cultural blessings and implementation of accidental discovery protocols prior to large-scale earthworks;
- b) Erosion and sediment controls to manage effects on water quality during earthworks.

Part B – Section 15: Definitions

For the purpose of the Plan Change 58, the following definitions will apply only in relation to activities and provisions within Section 18 of the District Plan and any associated rule mechanism.

In some instances, the definitions are those mandated for adoption by the National Planning Standards. These are identified by the annotation (NPS).

Insert the following definitions into Section 15.

Activity	Proposed Definition
<u>Ancillary activity (NPS)</u>	<u>For the General Industrial Zone means an activity that supports and is subsidiary to a primary activity.</u>
<u>Boarding kennels and catteries</u>	<u>For the General Industrial Zone means any land, structures or buildings used for the purpose of accommodating dogs or cats on a commercial basis, but does not include the keeping of dogs or cats as an ancillary activity for domestic purposes.</u>
<u>Building (NPS)</u>	<u>For the General Industrial Zone, means a temporary or permanent movable or immovable physical construction that is:</u> a. <u>partially or fully roofed, and</u> b. <u>is fixed or located on or in land, but</u> <u>excludes any motorised vehicle or other mode of transport that could be moved under its own power.</u>
<u>Building improvement centres</u>	<u>For the General Industrial Zone means premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovations of buildings and includes ancillary nurseries and garden centres.</u>
<u>Building coverage (NPS)</u>	<u>For the General Industrial Zone, means the percentage of the net site area covered by the building footprint.</u>
<u>Building footprint (NPS)</u>	<u>For the General Industrial Zone, means in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</u>
<u>Earthworks (NPS)</u>	<u>For the General Industrial Zone, means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation and disturbance of land for the installation of fence posts.</u>
<u>Educational facility (NPS)</u>	<u>For the General Industrial Zone, means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.</u>
<u>Ground level (NPS)</u>	<u>For the General Industrial Zone, means:</u> a. <u>The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created);</u> b. <u>If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;</u>

	<p>c. <u>If, in any case under paragraph (a) or (b) a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.</u></p>
<u>Height (NPS)</u>	<u>For the General Industrial Zone, means the vertical distance between a specified reference point and the highest point of any feature structure or building above that point.</u>
<u>Height in relation to boundary (NPS)</u>	<p><u>For the General Industrial Zone, means the height of a structure, building or feature, relative to its distance from either the boundary of:</u></p> <p>a. <u>a site; or</u></p> <p>b. <u>another specified reference point.</u></p>
<u>Industrial activity (NPS)</u>	<u>For the General Industrial Zone, means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</u>
<u>L_{Aeq} (NPS)</u>	<u>For the General Industrial Zone, means it has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.</u>
<u>L_{AF(max)} (NPS)</u>	<u>For the General Industrial Zone, means it has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound</u>
<u>Ancillary residential unit</u>	<u>For the General Industrial Zone means a self-contained residential unit that is ancillary to an industrial activity undertaken on site e.g. a caretakers residence, live-in employees or security staff accommodation.</u>
<u>Net site area (NPS)</u>	<p><u>For the General Industrial Zone, means the total area of the site, but excludes:</u></p> <p>a. <u>any part of the site that provides legal access to another site;</u></p> <p>b. <u>any part of a rear site that provides legal access to that site;</u></p> <p>c. <u>any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.</u></p>
<u>Notional boundary (NPS)</u>	<u>For the General Industrial Zone means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.</u>
<u>Outdoor living space (NPS)</u>	<u>For the General Industrial Zone means an area of open space for the use of the occupants of the ancillary residential unit.</u>
<u>Residential activity (NPS)</u>	<u>For the General Industrial Zone means use of land and building(s) for people's living accommodation.</u>
<u>Sign (NPS)</u>	<p><u>For the General Industrial Zone means any device, character, graphic, or electronic display, whether temporary or permanent which:</u></p> <p>a. <u>is for the purposes of:</u></p> <p>(i) <u>identification of or provision of information about any activity, property or structure or any aspect of public safety;</u></p>

	<p>(ii) <u>providing directions; or</u></p> <p>(iii) <u>promoting goods, services or events; and</u></p> <p>b. <u>is projected onto, or fixed or attached to, any structure or natural object; and</u></p> <p><u>includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</u></p>
<u>Site (NPS)</u>	<p><u>For the General Industrial Zone, means:</u></p> <p>a. <u>an area of land comprised in a single record of title under the Land Transfer Act 2017; or</u></p> <p>b. <u>an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or</u></p> <p>c. <u>the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or</u></p> <p>d. <u>despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.</u></p>
<u>Utility reserve</u>	<p><u>For the General Industrial Zone means any Local Purpose Reserve exclusively associated with:</u></p> <p>c. <u>telecommunication transmission or distribution; or</u></p> <p>d. <u>electricity transmission or distribution; or</u></p> <p>e. <u>pump stations and potable water treatment systems.</u></p>
<u>Yard based retail</u>	<p><u>For the General Industrial Zone means a retail activity selling or hiring products where more than half of the display area (not including any parking, servicing, landscaping or manoeuvring areas) is located outside of an enclosed building. Such activities include, but are not limited to car, boat and heavy machinery sale yards; garden centres and landscaping supplies, automotive and boating accessories; trailer and caravan sale yards, building and farm supply outlets and hire centres.</u></p>
<u>Wet industry</u>	<p><u>For the General Industrial Zone means any industrial, trade or commercial activity that:</u></p> <p>a. <u>requires water supply exceeding 10,000 litres per day from a municipal supply as part of any industrial, trade, commercial or mechanical plant process (excluding water for staff amenities and offices); and/or</u></p> <p>b. <u>involves discharge of in excess of 10,000 litres of wastewater per day from any industrial, trade, commercial or mechanical plant process (excluding wastewater from staff amenities and offices).</u></p>
<u>Wholesale retail and trade supplier</u>	<p><u>For the General Industrial Zone means premises that engage primarily in the storage, distribution and sale of goods to other businesses for on sale (rather than the general public, although it may include a minor proportion of its sales to the general public), including premises engaged in supplying the construction and</u></p>

	<u>building industries, such as plumbing and building materials, farming and primary production supplies (including seed and grain merchants, farming and horticultural equipment suppliers, and equestrian and veterinary suppliers).</u>
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Part C – Maps and Plans

Amend Planning Maps 7 and 28 to remove Rural zoning from the ADAP site and replace with a General Industrial zoning.

Amend the Planning Maps Legend to include the General Industrial Zone.

Insert the Avenue Business Park Development Area Plan (refer next page) with the other Structure Plans, including the landscape buffer cross sections.