INDUSTRIAL HEAVY ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item/Setting on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site (incl public realm tree) |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay  High Flood Hazard Management Area  Flood Ponding Area  Waimakariri FMA  Te Waihora/Lake Ellesmere or Wairewa/Lake Forsyth FMA |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Water body |  |
|  |  | Coastal hazard – Refer City Plan |  |
|  |  | Sensitive activity near road or railway or in Central City? – refer rules in Ch. 6.1.6 and 6.1.7 |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 16.5.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 16.5.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **16.5.1.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **16.5.1.4 Discretionary activities**  Commercial services  Processing of quarried materials. |  |
|  |  |  | **16.5.1.5 Non-complying activities**  Any activity not otherwise provided for.  Any activity at 330 Springs Road or on land north of Johns Road which exceeds 0.09l/s/ha daily average sewage flow  Buildings on greenfield sites within setbacks from National Grid or specified electricity distribution lines  Sensitive activities, buildings and fences within setbacks from National Grid transmission lines or support structures.  Sensitive activities, buildings and fences within setbacks from specified electricity distribution lines or support structures.  Any activity within area defined in Appendix 16.8.1 as “Areas subject to wastewater discharge restrictions” which results in average daily sewage flow from a site exceeding 0.09l/s/ha.  Residential activity  Health care facility  Education activity  Preschool  Guest accommodation. |  |

| BUILT FORM STANDARDS – to be met by all permitted activities and RD2 unless otherwise stated | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 16.5.2.1 Maximum building height  15m for buildings within 20m of a residential or rural zone |  |
|  |  |  | 16.5.2.2 Setback from road boundaries/railway corridor  Activity fronting arterial road or opposite residential zone (except adjacent/abutting railway lines) - 3m  Buildings, balconies and decks on sites adjacent to or abutting railway lines - 4m from the rail corridor boundary  All other activities - 1.5m |  |
|  |  |  | 16.5.2.3 Setback from residential zone boundary  Sites adjoining residential zone at Wigram - no setback  All other areas - 3m | *Boundary rule if not adjoining public land* |
|  |  |  | 16.5.2.4 Recession planes  As per Appendix 16.8.11.  Applicable to all internal site boundaries adjoining a residential zone, except the residential zone at Wigram. | *Boundary rule if not adjoining public land* |
|  |  |  | 16.5.2.5 Outdoor storage of materials  ODS area must be screened by landscaping, fencing or other screening to minimum height of 1.8m from adjoining residential zone. |  |
|  |  |  | 16.5.2.6 Landscaped areas  Minimum width of 1.5m and minimum 1 tree/10m road frontage or part thereof, required along the road frontage for all sites:   * Opposite a residential zone * At Chaneys, north of Main North Rd between SH1 and the railway line * Adjoining Main South Rd between Marshes and Halswell Junction Roads   (Does not apply to emergency service facility or vehicle access to a site)  On sites adjoining a residential zone, trees must be planted adjacent to the shared boundary with 1 tree/10m of boundary, evenly spaced.  On sites opposite a rural zone, a landscaping strip must be provided of 10m minimum width and 1 tree/10m road frontage or part thereof, except for sites within IHZ(Sir James Wattie Drive) adjoining Marshs Rd to the east of the Southern Motorway designation where the min width is 6m.  All required landscaping/trees must be as per Appendix 6.11.6  At 330 Springs Road, the existing line of eucalyptus along the southern boundary must be retained. |  |
|  |  |  | 16.5.2.7 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 16.5.2.8 Visual amenity and screening  Site adjoining Opens Space, SP (Cemetery), SP(Tertiary Education) zone – landscaping, fences, walls or combination to 1.8m height minimum along length of zone boundary excluding any road frontages. Where landscaping provided it shall be continuous and for min depth 1.5m along zone boundary. |  |

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| AREA SPECIFIC RULES – Note activities also subject to 16.5.1 and 16.5.2 unless otherwise specified in 16.5.3 | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 16.5.3 Sir James Wattie Drive - *Refer to the Sir James Wattie Drive ODP in Appendix 16.8.7.* | | | | |
|  |  |  | **16.5.3.1 Activity status tables** -refer tables for details.  Note that the following activities are non-complying:   * Development within the ODP area until the upgrade of the intersection of Shands Rd and Sir James Wattie Drive; * Site access directly onto Marshs Rd west of the Southern Motorway designation or Shands Rd; * Activity exceeding daily average sewage flow from site of 0.09l/s/ha. |  |
|  |  |  | 16.5.3.2.1 Building setback from road boundaries  Sites adjoining Marshes Rd east of Southern Motorway designation - 6m setback  Sites adjoining the Southern Motorway designation - 6m setback. |  |
|  |  |  | 16.5.3.2.2 Landscaped areas  Setback from Southern Motorway designation must contain a landscape strip of minimum 1.5m width and 1 tree/10m road frontage or part thereof. |  |
| 16.5.4 South West Hornby - *Refer to the South West Hornby ODP in Appendix 16.8.8.* | | | | |
|  |  |  | **16.5.4.1 Activity status tables** - refer tables for details.  Note that the following activities are non-complying:   * Site access directly onto Shands Rd or Main South Rd; * Activity exceeding daily sewage flow of 0.09L/s/ha.   Note that the restricted discretionary activities include:   * Site access directly onto Marshs Rd; * Specific developments southwest of and within the ODP 'rural wastewater irrigation area'. |  |
|  |  |  | 16.5.4.2.1 Building height  10m for buildings within 20m of the rural zone boundary and the Marshs Rd boundary. |  |
|  |  |  | 16.5.4.2.2 Building setback from road boundaries  Office buildings and parking buildings on sites fronting Marshs Rd - 10m setback  All other buildings - 20m setback. |  |
|  |  |  | 16.5.4.2.3 Building setback from southwest boundary and residential properties  Sites with a boundary adjoining the rural zone - 10m setback (does not apply to sites adjoining the ‘rural wastewater irrigation area’ on ODP  Sites adjoining Lot 1 DP64487 (until the residential activity ceases or until 30/3/2026) - 20m setback. | *Boundary rule if not adjoining public land* |
|  |  |  | 16.5.4.2.4 Landscaped areas  Setbacks from Marshs Rd and the rural zone must comprise a landscaping strip - refer rule for details. |  |
| 16.5.5 Springs Rd *Refer to the Springs Rd ODP in Appendix 16.8.13* | | | | |
|  |  |  | 16.5.5.1 Activity status tables - refer tables for details.  Note that the following activities are non-complying:   * Site access directly onto Springs Rd; * Any new road to Springs Rd in locations other than as marked on the ODP as “Road access to Springs Rd”   Note that the restricted discretionary activities include:   * Any new road to Springs Rd in the location marked on the ODP as “Road access to Springs Rd” |  |
|  |  |  | 16.5.5.2.1 Minimum building setback from Southern Motorway  10m from Stage 2 Designation boundary |  |
|  |  |  | 16.5.5.2.2 Landscaping adjoining Southern Motorway  The 10m setback required in 16.5.5.2.1 landscaped with 1 tree/10m road frontage or part thereof. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | | | | | | | | |
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| Compliance | | | | | | | Rule | | | Comments | |
| Y | | N | | | N/A | |
| 7.4.2 Rules | | | | | | | | | | | |
|  | |  | | |  | | 7.4.2.1 P1 7.4.3.1 Minimum number of car parks  As per Table 7.5.1.1 in Appendix 7.5.1  Permitted reductions are in Appendix 7.5.14. | | |  | |
|  | |  | | |  | | 7.4.2.1 P1 7.4.3.1 Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.5.14 Table 7.5.1.3 | | |  | |
|  | |  | | |  | | 7.4.2.1 P1 7.4.3.1 Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.5.1 Table 7.5.1.2 | | |  | |
|  | |  | | |  | | 7.4.2.1 P2 7.4.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.5.2. | | |  | |
|  | |  | | |  | | 7.4.2.1 P3 7.4.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.5.3. | | |  | |
|  | |  | | |  | | 7.4.2.1 P4 7.4.3.4 Manoeuvring for parking and loading areas  On-site manoeuvring area for all activities with a vehicle access Appendix 7.5.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay | | |  | |
|  | |  | | |  | | 7.4.2.1 P5 7.4.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. | | |  | |
|  | |  | | |  | | 7.4.2.1 P6 7.4.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. | | |  | |
|  | |  | | |  | | 7.4.2.1 P7 7.4.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.5.7.  Queue space - 4 or more car parks or residential units, Appendix 7.5.8.  Pedestrian warning system or visibility splay Appendix 7.5.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.4.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.2.3.8 (b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.5.10 | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.5.11 Table 7.5.11.1 | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.5.11 Table 7.5.11.2. | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.5.11 Table 7.5.11.4 | | |  | |
|  | |  | | |  | | 7.4.2.1 P8 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 | | |  | |
|  | |  | | |  | | 7.4.2.1 P9 7.4.3.9 Location of buildings and access in relation to road/rail level crossings | | |  | |
|  | |  | | |  | | 7.4.2.1 P10 7.4.3.10 High trip generators - as specified in rule. | | |  | |
| 7.4.2.2 Controlled activities | | | | | | | | | | | |
|  | |  | | |  | | **C1**  Any activity not complying with 7.4.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.4.4.19.1; and * Access not obtained from state highway, major arterial, or crosses railway line; and | | |  | |
| 7.4.2.3 Restricted discretionary activities | | | | | | | | | | | |
|  | |  | | |  | | **RD1**  Any activity that doesn't comply with standards in rule 7.4.3 or requires consent under 7.4.3.10 except where provided for as a controlled activity | | |  | |
| GENERAL RULES | | | | | | | | | | | |
| Compliance | | | | | | Rule | | | | | Comments |
| Y | | N | | N/A | |
| Natural hazard rules - Chapter 5 DP | | | | | | | | | | | |
|  |  | |  | | | Flood hazard rules – Chapter 5.4 | | | | |  |
|  |  | |  | | | Liquefaction management rules – Chapter 5.5 | | | | |  |
|  |  | |  | | | Slope Instability rules – Chapter 5.6 | | | | |  |
| Other provisions | | | | | | | | | | | |
|  | |  | |  | | Hazardous substances – Chapter 4 | | | | |  |
|  | |  | |  | | Noise – Chapter 6.1 | | |  | | |
|  | |  | |  | | Outdoor lighting – Chapter 6.3 | | |  | | |
|  | |  | |  | | Aircraft Protection – Chapter 6.7 | | | | |  |
|  | |  | |  | | Water Body setbacks Chapter 6.6 | | | | |  |
|  | |  | |  | | Sign rules – Chapter 6.8 | | | | |  |
|  | |  | |  | | Licensed premises/sale of alcohol - Chapter 6.9 | | | | |  |
|  | |  | |  | | Earthworks – Chapter 8.9 | | | | |  |
|  | |  | |  | | Indigenous biodiversity – Chapter 9.1 | | | | |  |
|  | |  | |  | | Landscapes and natural character – Chapter 9.2 | | | | |  |
|  | |  | |  | | Historic Heritage – Chapter 9.3 | | | | |  |
|  | |  | |  | | Trees – Chapter 9.4 | | | | |  |
|  | |  | |  | | Ngai Tahu values – Chapter 9.5 | | | | |  |
|  | |  | |  | | Coastal environment – Chapter 9.6 | | | | |  |
| NES – Managing Contaminants in Soil to Protect Human Health | | | | | | | | | | | |
|  | |  | |  | | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | | | | |  |
| GENERAL COMMENTS: | | | | | | | | |  | | | | |
|  | | | | | | | | | | | | | |