INDUSTRIAL GENERAL 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 | | | | |
|  |  |  | 16.4.1.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 16.4.1.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **16.4.1.3 Restricted discretionary activities**  Commercial services  Any other activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **16.4.1.4 Discretionary activities**  Heavy industrial activity  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity. |  |
|  |  |  | **16.4.1.5 Non-complying activities**  Sensitive activity within the Lyttelton Port Influences Overlay Area  Sensitive activity within the 50dBA air noise contour  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 in the IG Zone between Main South Rd and the railway line southwest of 15 Foremans Rd which results in daily average sewage flow from a site exceeding 0.09L/s/ha.  Any activity within the area defined in Appendix 16.8.1 as “Area subject to wastewater discharge restrictions”, which results in daily average sewage flows from a site to the Council's reticulated network exceeding 0.09 l/s/ha  Residential activity on the Tannery site. |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 16.4.2.1 Maximum building height  15m for buildings within 20m of a residential zone |  |
|  |  |  | 16.4.2.2 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 |  |
|  |  |  | 16.4.2.3 Setback from boundary with residential zone  3m  Setback does not apply to IG zone off Haytons Road. | *Boundary rule if not adjoining public land* |
|  |  |  | 16.4.2.4 Recession planes  As per Appendix 16.8.11.  Applicable to:   * Internal boundaries adjoining a residential zone (except IG zone off Haytons Road) * Blakes Road boundary, for sites adjoining Blakes Road at East Belfast - refer rule for recession plane details. | *Internal boundary setback is a boundary rule if not adjoining public land* |
|  |  |  | 16.4.2.5 Outdoor storage of materials  Not located within the minimum setbacks from road/rail in 16.4.2.2.  ODS area must be screened by landscaping, fencing or other screening to minimum height of 1.8m from adjoining residential zone. |  |
|  |  |  | 16.4.2.6 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 * Adjoining Main North Rd (SH1) between Dickeys and Factory Roads * Adjoining Main South Rd between Barters and Halswell Junction Road * Adjoining Tunnel Rd.   (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.  All required landscaping/trees must be as per Appendix 6.11.6. |  |
|  |  |  | 16.4.2.7 Visual amenity and screening  Sites adjoining Open Space, SP (School) SP (Cemetery) or SP(Tertiary Education) zone:   * landscaping, fences, walls or combination to min 1.8m in height along length of zone boundary, excluding any road frontages. * Where provided as landscaping minimum depth of 1.5m and continuous along the zone boundary. |  |
|  |  |  | 16.4.2.8 Access to IG zone - Deans Avenue  Activity on sites bounded by Deans Ave, Lester Lane and the railway line must have access only from Lester Lane (or any realigned lane). |  |
|  |  |  | 16.4.2.9 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |

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| AREA SPECIFIC RULES | | | | |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 16.4.3 Waterloo Park - *Refer to the Waterloo Park ODP in Appendix 16.8.2.* | | | | |
|  |  |  | **16.4.3.1.1 Activity status tables** **and activity specific standards** - refer tables for details.  Note that restricted discretionary activities include:   * Site access directly onto Pound Rd, Brixton, Wilson or Mortlake Streets;   Note that non-complying activities include:   * Activity that results in daily average sewage flow exceeding 0.09L/s/ha and average daily sewage discharge exceeding 863m2/day. |  |
|  |  |  | 16.4.3.2.1 Building setback from road boundaries  Pound Road north of ODP setback line in Appendix 16.8.2i - 10m setback  Pound Road south of ODP setback line - 20m setback |  |
|  |  |  | 16.4.3.2.2 Landscaped areas  On Pound Road frontage:   * 10m minimum width landscape strip, excl vehicle crossings and rear sites * As per ODP for areas identified on ODP for specific landscape treatment * Must be completed as a condition or subdivision consent, or if no subdivision, in conjunction with development in the relevant locations. |  |
| 16.4.4 Portlink Industrial Park - *Refer to the Portlink Industrial Park ODP in Appendix 16.8.3* | | | | |
|  |  |  | **16.4.4.1 Activity status tables and activity specific standards** -refer tables for details.  Note that the following activity is non-complying:   * Development resulting in more than 10ha of land within the ODP area being occupied by businesses before completion of the upgrade of Kennaway and Chapmans Rd intersection - refer rule for specifics. |  |
|  |  |  | 16.4.4.2.1 Building height  11m for buildings within this height limit area on the ODP |  |
|  |  |  | 16.4.4.2.2 Building setback from road boundaries  Tunnel Road frontage - 3m setback |  |
|  |  |  | 16.4.2.2.3 Landscaped areas  On Tunnel Road frontage:   * 1.5m minimum width landscape strip, excl area identified on ODP as 'landscape and stormwater area'. * Planting must be in accordance with Part A of Appendix 6.11.6 and the Landscape Plan and Plant Species List in Appendix 16.8.3. * Must be completed as a condition or subdivision consent, or if no subdivision, in conjunction with development in the relevant locations.   Adjacent to Heathcote River and within the zone:   * Planting within the 'landscape and stormwater area' on the ODP must be in accordance with Part A of Appendix 6.11.6 and the Landscape Plan and Plant Species List in Appendix 16.8.3. * Legal public access ways must be provided as per the ODP * No erection of buildings, fences, signage, parking, or other uses within the landscape and stormwater area. * Existing vegetation marked on the ODP must be maintained. |  |
| 16.4.5 Musgroves - *Refer to the Musgroves ODP in Appendix 16.8.4* | | | | |
|  |  |  | **16.4.5.1 Activity status tables and activity specific standards** - refer tables for details.  Note that the following activities are non-complying:   * Site access to Wigram Road or Aidanfield Drive; * Activity resulting in daily average sewage flow from a site exceeding 0.09l/s/ha. |  |
|  |  |  | 16.4.5.2.1 Roading and access - refer rule for details. |  |
| 16.4.6 North Belfast – *Refer to the North Belfast ODP in Appendx 16.8.5* | | | | |
|  |  |  | The area of land within the boundary of the North Belfast Outline Development Plan (Appendix 16.8.5) between Factory Road and Kaputone Stream is subject to the rules applicable to the Rural Urban Fringe Zone and Rule 16.4.6.1.1 (P2) and Rule 16.4.6.1.4 (D1). It is not subject to any other provisions of Rule 16.4.6.1 until such time as the landowner advises the Council in writing that it proposes to cease undertaking rural activities and composting on the land, or, at the latest, on 30 March 2026. |  |
|  |  |  | 16.4.6.1 Activity status tables and activity specific standards - refer tables for details.  Note that the following activities are RD:   * Any proposed road access into the ODP area from Main North Rd (SH1) excluding the section of Main North Rd north east of SH1   Note that the following activities are NC:   * Activity resulting in daily average sewage flow from a site exceeding 0.09l/s/ha. * Any site access directly on to Main North Road or the Northern Arterial |  |
|  |  |  | 16.4.6.2.1 Minimum building setback – Northern Arterial designation – 10m |  |
|  |  |  | 16.4.6.2.2 Minimum building setback – Belfast Cemetery or esplanade reserve or strip   * Belfast cemetery or ‘future area for Cemetery purposes’ on ODP 16.8.5.i. – 6m * Boundaries with esplanade reserve/strip - 3m |  |
|  |  |  | 16.4.6.2.3 Landscaped areas  Sites adjoining Belfast cemetery or ‘future area for Cemetery purposes’ on ODP or from residential zone or esplanade reserves   * 3m minimum width landscape strip * Planting must be in accordance with Appendix 6.11.6 * Must be completed as a condition or subdivision consent, or if no subdivision, in conjunction with development in the relevant locations. |  |
|  |  |  | 16.4.6.2.4 Building setback from springs  Min 20m setback from:   * surveyed point of spring identified on ODP; or * any spring not on ODP and not within Lots 5,6,7 DP 71209 – setback measured from the head/s of spring/s where visible |  |
| 16.4.7 Stanleys Road | | | | |
|  |  |  | **16.4.7.1 Activity status tables and activity specific standards** -refer tables for details.  Note that any activity resulting in daily sewage flow from a site exceeding 0.09L/s/ha is non-complying. |  |
|  |  |  | 16.4.7.2.1 Roading and access  Development preceding subdivision at 6 Stanleys Rd must include a footpath along the road frontage. |  |
| 16.4.8 Trents Road - *Refer to the Trents Road ODP in Appendix 16.8.6* | | | | |
|  |  |  | **16.4.8.1 Activity status tables and activity specific standards** -refer tables for details. |  |
|  |  |  | 16.4.8.2.1 Building setback from boundary with adjoining zones  Refer rule for setbacks applicable to different activities and zone boundaries. | *Boundary rule if not adjoining public land* |
|  |  |  | 16.4.8.2.2 Landscaped areas and amenity  Additional to 16.4.2.6  Minimum 10% of site must be a landscaped area.  Landscaping strip required along following boundaries:   * NE boundary with Residential Suburban Zone and Selwyn District - 10m * SE boundary with Selwyn District - 15m * Either side of northern most Trents Rd zone access - 2m * Remaining zone boundary except vehicle crossings - 5m * Frontage of all internal roads within the zone open to the public, whether vested in Council or not, except vehicle crossings - 1.5m.   Any fence on boundary of site adjoining the Selwyn District boundary shall be post and wire, except across vehicle crossings.  Existing vegetation marked on OPD to be retained must be maintained. |  |
|  |  |  | 16.4.8.2.3 Noise mitigation  Development on site with boundary shown on ODP as 'Noise Control Fencing Requirement' must include a fence - refer rule for details. |  |
|  |  |  | 16.4.8.2.4 Stormwater management  All stormwater must be treated and discharged to ground within the ODP area, unless specified below.  No discharge to surface water from any site for all events up to the critical duration 2% annual exceedance probability event.  Note: Stormwater facilities must be incorporated into all developments. |  |
|  |  |  | 16.4.8.2.5 Roading and access  Refer rule for details of pre-requisites and access restrictions. |  |
| 16.4.9 South West Hornby *- Refer South West Hornby ODP in Appendix 16.8.8.* | | | | |
|  |  |  | **16.4.9.1 Activity status tables and activity specific standards** -refer tables for details. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 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: | | | | | | | | |  | | | | |
|  | | | | | | | | | | | | | |