

DISTRICT WIDE MATTERS

ENERGY, INFRASTRUCTURE AND TRANSPORTATION

ENE ENERGY

Overview

As the main urban area of the Southland region, Invercargill is a major consumer of energy.

Historically, readily available and relatively affordable energy has driven economic growth. It is therefore important to ensure that Invercargill has a secure supply of energy in order to be able to maintain economic growth and provide greater resilience to energy supply and price shocks.

Changes in behaviour as a result of fluctuations in availability and price of energy needed to be anticipated and planned for.

In particular, use of energy associated with urban development needs to be considered. If cities are spread out with inefficient roading patterns, transport energy is wasted. Use of energy within buildings can be substantially reduced by design that makes best possible use of naturally available energy sources, such as the sun.

There is potential for renewable energy development within the Invercargill District, particularly a wind resource in the Bluff and Greenhills areas, and options such as solar, tidal and wave energy. The Council recognises the benefits of renewable electricity generation are a matter of national significance.

Activities that harness the energy potential of the District's energy resources may generate adverse environmental effects, however, energy must be sourced from its location and any adverse effects considered alongside positive effects at a local, regional and national level. This gives rise to competing values between the energy resource and amenity, landscape and biodiversity values.

The presence of land suitable for development in close proximity to the Port of Bluff provides an opportunity to locate facilities and plants to service and develop energy resources located elsewhere in the Southland region.

Note: *Issues, Objectives and Policies relating to the transmission and distribution of energy resources are covered in the Infrastructure and Transportation sections of the Plan.*

Issues

The significant resource management issues for energy:

- ENE-I1** Energy can be lost through inefficiency in building design and urban design resulting in adverse effects on people, communities and the environment.

- ENE-I2** Development and use of Invercargill's energy resources gives rise to competing values, with adverse environmental impacts arising at the same time as benefits at a local, regional and national level.
- ENE-I3** There are energy resources available for use in Invercargill that are under-utilised and capable of being developed at a small scale for individual use, and at a large scale for transmission or transportation throughout the City and beyond.
- ENE-I4** Land use and development has the potential to adversely impact on the existing and future utilisation of energy resources and associated infrastructure, including the National Grid.

Objectives

- ENE-O1** Energy resources are used efficiently.
- ENE-O2** An integrated planning approach is taken wherever practicable to the management of adverse effects resulting from the use and development of local and regional energy resources, recognising and balancing the significance of those effects with the benefits that arise at a local, regional and national level.
- ENE-O3** Generation and use of renewable energy resources is increased.
- ENE-O4** The national significance of renewable electricity generation activities is recognised.
- ENE-O5** Maintenance and, where possible, strengthening of the security of electricity supply is enabled.
- ENE-O6** Building design and development takes into consideration energy efficiency and conservation.

Policies

ENE-P1 Efficiency and Conservation:

To promote energy efficiency and conservation through subdivision and building design and development.

Explanation:

Energy, in all its different forms, is a core part of everything we do, so it is extremely important that we continue to have a secure supply in the future. Improving energy efficiency can reduce pressure on existing energy production and infrastructure. The active promotion of the conservation and efficient use of energy is important when considering subdivision design, building design, and site layout. Energy conservation and efficiency also needs to be promoted in domestic, residential, commercial, transport and industrial planning.

ENE-P2 Renewable Energy:

To recognise the local, regional and national benefits of renewable energy, and provide for the use and development of renewable energy resources while recognising the need to avoid, remedy or mitigate adverse effects on the environment and public health, where this is practicable.

Explanation:

Providing for the development and use of renewable energy resources when forming policy and making decisions on resource consents will provide for future generations by not reducing the resources or impacting on the climate. Recognition needs to be given to the fact that there is a limited/finite number of sites that are suitable for renewable energy generation.

The National Policy Statement for Renewable Electricity Generation 2011 acknowledges that practical constraints associated with renewable electricity generation activities can limit the ability to avoid, remedy or mitigate adverse effects.

ENE-P3 Small and Community-scale Renewable Electricity:

To provide for investigation into and development and operation of renewable electricity resources for use by individuals, businesses and local communities.

Explanation:

Small scale renewable distributed generation has the benefit of increasing reliability of energy supply and reducing risk of energy supply failure for individuals and communities. There are real opportunities for individuals, businesses and community groups to provide for their own needs through small scale distributed generation. The Council encourages the use of small scale energy production for individual domestic use where proven to be suitable, i.e. solar hot water systems for homes. However, there are adverse effects created by these systems, such as glare and noise generation. These effects on the expected amenities of the area should also be considered, avoided, remedied or mitigated.

ENE-P4 Non-renewable Energy:

To provide for investigation into and development and operation of mineral and non-renewable energy resources where adverse effects can be avoided, remedied or mitigated.

Explanation:

Because energy has such an important role in our society, consideration needs to be given to all energy sources to ensure the best outcome for people living in Invercargill. It is important to make provision for the development of those mineral resources that are regionally and nationally significant by taking into account the potential benefits to the community and the region and nation as a whole. It is also important that nationally significant resources are protected against future reverse sensitivity issues by managing development and land use to avoid conflict.

ENE-P5 Priority:

To promote the use and development of renewable energy resources ahead of non-renewable energy resources.

Explanation:

While the use of renewable energy resources can impact on the environment, preferring the development and use of renewable energy resources over non-renewable energy resources when forming policy and making decisions on resource consents will provide for future generations by not reducing the resource or impacting on the climate.

ENE-P6 Reverse Sensitivity:

To avoid reverse sensitivity effects on consented and existing energy facilities and associated infrastructure, and on undeveloped energy resources.

Explanation:

Energy facilities which have already been consented are entitled to freedom from complaints from adjacent land uses which have established subsequently.

ENE-P7 Management of Effects:

To ensure adverse effects of energy facilities, any associated traffic movements and any associated earthworks are appropriately managed.

Explanation:

Energy facilities, like any other land use, need to manage their effects on the environment.

ENE-P8 Maintenance and Upgrading:

To provide for the maintenance and upgrading of existing renewable electricity generation activities.

Explanation:

Once established, the maintenance and upgrading of infrastructure for existing renewable electricity generation will enable the efficient use of existing resources.

Methods of Implementation

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|---------------|---|
| ENE-M1 | Zoning to delineate areas for urban expansion to promote energy efficient urban form. |
| ENE-M2 | Rules to provide for the investigation and development of renewable energy resources as priority over non-renewable energy resources. |
| ENE-M3 | Rules to maximise passive solar gain in new subdivision and land use design. |
| ENE-M4 | Consider energy efficiency as part of subdivision consents. |
| ENE-M5 | Recognise innovative and energy efficient design through environmental awards. |
| ENE-M6 | Promote energy efficiency and conservation through education – guidelines, brochures and leaflets, consultation, and facilitation. |

INDUSTRIAL ZONES

IND INDUSTRY OVERVIEW

Overview

Maintenance of 'critical mass' - creation and maintenance of jobs - is the most important overall issue on enabling the Invercargill community to provide for its future well-being. The Council wishes the District Plan to be part of an overall strategy supporting job creation and maintenance. Provision of industrial zoning will enable industry to locate in a variety of areas within the Invercargill City District. Amenity standards which make it convenient and attractive for them to do so, are also an important part of this overall strategy.

Five industrial zones have been identified to reflect the widely varying nature of industrial activity that currently exists in Invercargill, its varying degrees of compatibility with other land uses, and to make provision for a variety of future growth possibilities both short and long-term.

1. **Light Industry:**
There are several areas where light industry will generally be acceptable as residential neighbours 'in the next street block' but not normally right next door.
2. **Urban Industry:**
Large industrial, processing, warehousing, service and transport activities which are likely to need to operate up to 24 hours a day, seven days a week, but which are of a size and scale that they are appropriate in a separate zone but within the urban area.
3. **Lake Street**
4. **Large Industry:**
Large industrial, processing, warehousing, service and transport activities which are likely to need to operate up to 24 hours a day, seven days a week, and which, because of their scale, are inappropriate within the urban area, require dedicated zoned areas.
5. **Awarua:**
Here, land has been zoned for large industry in anticipation of development. The Awarua area, with its proximity to both the City of Invercargill and the Port of Bluff, its location adjacent to State Highway 1 and the Bluff branch railway, is located adjacent to an existing Industrial 3 Zone. These factors contribute to its potential as an industrial site.

Issues

The significant resource management issues with respect to industry:

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|---------------|--|
| IND-I1 | A lack of sufficient provision for industrial land can mean there is inadequate choice of sites available for any industry that wishes to locate in Invercargill. |
| IND-I2 | Failure to manage the effects of industry may mean that its requirements do not integrate with transport and other infrastructure systems, and may result in industry detracting from the amenities of other land uses in other areas. |
| IND-I3 | Failure to manage the amenity of the industrial areas may make them unattractive for industries to locate and do business. |

IND-I4 Failure to manage the orderly and sequential development of the land zoned at Awarua could result in inefficient use of this area and waste of the opportunity it offers.

Objectives

IND-O1 Maintenance of the hierarchy of industrial areas reflecting the different sorts of industry they provide for.

IND-O2 Industries will locate and group in the appropriate zones for those industries.

IND-O3 Critical mass will be maintained in the industrial groupings, both individually and in the District as a whole.

IND-O4 The pattern of industrial activity will not become dispersed.

Policies

IND-P1 Inside Built-up Urban Areas:

To provide for a range of industrial activities within the District's built-up urban areas whilst managing the scale of these activities and any potential adverse effects at the interface with residential and business areas and on the District's transportation and infrastructure networks.

Explanation:

Industries which require extensive space are better located away from the built-up urban area where they would be of such a size as to dominate an area and where their presence is likely to result in inefficient use of urban services. Industries located near residential and business areas can create a nuisance if they operate during the night and should be designed and operated to minimise adverse environmental effects on activities in the adjoining zones.

IND-P2 Outside Built-up Urban Areas:

To minimise restrictions on industrial activities located outside the District's built-up urban areas whilst having regard to the need to maintain the amenity anticipated for activities within neighbouring zones.

Explanation:

Large industries requiring extensive sites should not be restricted from operating 24 hours a day, seven days a week, if required by the nature of their business. Perceived effects need to be controlled only at or beyond the boundary of the zone.

IND-P3 Zoning:

To discourage industries operating in isolation outside of the areas zoned for it.

Explanation:

Grouping industries into discrete zones protects the amenity values of these zones and helps prevent the erosion of the amenities of other zones.

IND4Z INDUSTRIAL 4 (AWARUA) ZONE

Overview

In providing for its long term future, maintaining and diversifying its economic critical mass may be the most important issue that Invercargill has to address on an ongoing basis. In further recognition of this, land has been zoned for large industry in anticipation of development.

The Awarua area, with its proximity to both the City of Invercargill and the Port of Bluff, and its location adjacent to State Highway 1 and the Bluff Branch Railway, is located adjacent to an existing Industrial 3 Zone. These factors contribute to its potential as an industrial site. Long term possibilities for large scale processing or servicing industry may occur in association with lignite related developments, on-shore or off-shore oil or gas developments, and/or processing of forest products.

The majority of the Awarua site is above the three metre contour and offers opportunities for hazard free sites for large buildings.

Concept Plan **APP5.6 – Appendix 5.6 Concept Plan – Industrial 4 (Awarua) Zone** has been developed to address stormwater, traffic and landscape effects of the development. Planning includes provision for connection to water supply and foul sewer reticulation.

Issues

The significant resource management issues for the Industrial 4 (Awarua) Zone:

- IND4Z-I1** Failure to achieve location of industries on sites and in areas which are conducive to successful operation is likely to affect the ongoing viability of that industry.
- IND4Z-I2** Lack of controls on effects of activities in the Industrial 4 Zone may result in an inappropriate level of amenity within the Industrial 4 Zone and adversely affect the other zones nearby.
- IND4Z-I3** The geographic character of the Invercargill City District means that some areas within it are not suitable for large industry.
- IND4Z-I4** Land uses within the Industrial 4 Zone can have adverse effects on each other, and can be incompatible with lawfully established activities that may generate adverse effects, including, but not limited to, noise, odour and dust emission.
- IND4Z-I5** The stormwater effects of development at Awarua may have adverse effects on neighbouring farms.
- IND4Z-I6** Failure to stage and manage development in a sequential manner may result in a development which makes inefficient use of land and infrastructure resources.

Objectives

- IND4Z-O1** Sufficient land is available for future development of large industrial warehousing and service activities which, because of their scale, are encouraged to locate in appropriate areas within the Invercargill City District outside the urban area.
- IND4Z-O2** The identification, maintenance and enhancement of the amenity values of the Industrial 4 Zone.
- IND4Z-O3** Development within the Industrial 4 Zone is managed in such a way as to protect and enhance the landscape, ecological and heritage values of the District.

- IND4Z-O4** Infrastructure is provided to a standard required by future land owners to sites within the Industrial 4 Zone.
- IND4Z-O5** Road safety is maintained within and adjoining the Industrial 4 Zone.
- IND4Z-O6** The avoidance, remediation or mitigation of the effects of stormwater runoff from industrial sites on the environment.
- IND4Z-O7** Reverse sensitivity effects on permitted and lawfully established activities within or adjacent to the Industrial 4 Zone as a result of any future subdivision or land use activities within the Industrial 4 Zone are avoided.

Policies

IND4Z-P1 Industrial 4 (Awarua) Zone:

To establish and implement the Industrial 4 Zone and to enable its use by industrial activities.

Explanation:

The Council considers that it is necessary to provide for the economic future of Invercargill by zoning in anticipation of larger scale service and processing industry. Locational decisions by such industries are aided by the certainty of appropriately zoned land being available. The Awarua area offers flat terrain and proximity to Invercargill, State Highway 1, the Bluff Branch Railway and the Port of Bluff.

IND4Z-P2 Noise:

To provide within the Industrial 4 Zone for a reasonable level of daytime and night time noise associated with a range of industrial, warehousing and service activities whilst respecting the lower ambient noise levels of adjacent zones.

Explanation:

By their nature industrial activities can produce moderate to high levels of noise emissions. Whilst the noise controls are not to be exceeded beyond the boundary of the zone, the physical distance of the Industrial 4 Zone from residential areas should enable moderate to high noise emissions during both the day and the night.

These areas are working environments so noise limits will be put in place to ensure that the workers and visitors in the areas are not subjected to unreasonable noise emissions.

Noise Sensitive Activities are not anticipated within this zone as they would not be compatible with the industrial nature of the site or with nearby railway and State Highway activities.

IND4Z-P3 Odour:

To accept odour emissions whilst ensuring the absence of nuisance from objectionable odour.

Explanation:

A variety of odours is an inevitable by-product of industrial activity. However, odours can be excessive or unpleasant and the Council has the ability to take enforcement action when necessary.

IND4Z-P4 Glare:

To accept glare within the zone associated with large building surfaces, whilst ensuring freedom from nuisance from glare and avoiding the adverse effects of glare on transportation networks.

Explanation:

By their nature and scale, some glare from large building surfaces can be expected within the Industrial 4 Zone. Glare can become a major nuisance or even a hazard if not considered in the operation of a site, the design of buildings or in the design of moving signage, and the Council needs the ability to take enforcement action. Although a minor and transient inconvenience from glare is part of everyday life, the effects of glare from within the Industrial 4 Zone on the transportation networks should be controlled.

IND4Z-P5 Electrical Interference:

To avoid nuisance from electrical interference.

Explanation:

The possibility of electrical interference is an environmental effect that needs to be considered in the placement and maintenance of electrical equipment and machinery, including transmitting aerials.

IND4Z-P6 Lighting:

To provide for lighting associated with businesses and activities within the area, including security lighting, whilst avoiding nuisance to other activities in the vicinity.

Explanation:

Lighting can be necessary for security and can also be a legitimate way of promoting a premises or enterprise. However, lightspill on to neighbouring properties can be a nuisance and an adverse environmental effect. Lightspill can also cause a hazard to transportation networks including to aircraft, vehicles, trains, cyclists and pedestrians. It is necessary that the District Plan establishes limits around the amount of lightspill that can occur as a by-product of an operational industrial area.

IND4Z-P7 Signage:

To provide for signage associated with business and activities within the Industrial 4 Zone.

Explanation:

Signage is a necessary part of an industrial area, to assist people to identify premises or businesses that they may be looking for and also to help give these premises 'presence' in the public realm.

Signs can also reduce the safety and efficiency of the transportation networks if they are poorly located, distract drivers' attention, or restrict visibility. Signs should be located and designed in a manner that avoids these effects.

IND4Z-P8 Hazardous Substances:

To provide for the manufacture, storage and use of substances classed as hazardous, whilst having regard to the safety needs of the general public.

Explanation:

Hazardous substances are part of the normal operation of many industrial activities. Use, manufacture and storage of hazardous substances may impose a risk constituting an adverse environmental effect.

Requiring activities that utilise significant quantities of hazardous substances to co-locate within the Industrial 4 Zone will contain the potential environmental, and health and safety, effects away from more sensitive urban environments.

IND4Z-P9 Dilapidated Structures and Ill-Maintained Lands:

To require that buildings within the Industrial 4 Zone will be sound, well-maintained and tidy in appearance.

Explanation:

The Council needs the authority and ability to take action in relation to any building or facility which becomes dilapidated or unkempt. Unkempt sites discourage redevelopment in the area.

IND4Z-P10 Demolition or Removal Activities:

To manage the adverse effects of demolition or removal on amenity values by ensuring the clean-up, screening and maintenance of sites.

Explanation:

Although normally temporary and localised, demolition activities can create a significant nuisance. There is an obligation to ensure that demolition materials are disposed of responsibly. There is also a need to ensure that the site is made safe, clean and tidy in a timely manner with minimal inconvenience to the public in general.

IND4Z-P11 Height of Structures:

To enable height of buildings in the Industrial 4 Zone to meet the operational requirements of activities in the zone, whilst having regard to landscape qualities of the areas within the Invercargill District.

Explanation:

The landscape of the areas surrounding Invercargill is large-scale and expansive, comprising large areas of flat terrain. Large industrial buildings have been established, changing but not destroying the landscape qualities of the area. It is a landscape where large buildings are accepted and do not look out of place. However there is a potential for cumulative effect, resulting in destruction of current landscape values. This potential should be recognised and addressed in new development proposals.

IND4Z-P12 Service Vehicles:

To require efficient and convenient provision for service vehicles.

Explanation:

The types of activities anticipated as operating within the Industrial 4 Zone are vehicle oriented, with a need for heavy vehicle access. Efficient and convenient provision for service vehicles will be required as part of any activity carried out within this zone.

IND4Z-P13 Bird Flight Path:

To promote building design that takes into account potential hazards to birds flying through the Industrial 4 Zone.

Explanation:

The Industrial 4 Zone is located at Awarua, in close proximity to wetlands of international importance. These wetlands are significant avifauna habitat.

IND4Z-P14 Stormwater Runoff:

To require stormwater runoff from buildings and ground surfaces to be managed in a manner that, as far as practical:

1. Provides for the removal of sediments and contaminants prior to leaving the site
2. Avoids increases in flows within the Mokotua Stream and Waipaka Creek that would exacerbate the effects of any flooding within those water bodies
3. Diverts any stormwater that cannot be disposed of on-site into common wetlands, water courses or water storage areas within the Industrial 4 Zone.

Explanation:

Possible changes to stormwater flows could have a significant adverse effect on neighbouring properties which can and should be avoided. There are a number of techniques that could be adopted by land owners to manage stormwater on their land.

IND4Z-P15 View Shafts:

To manage industrial activities so as to protect significant view shafts within the Industrial 4 Zone.

Explanation:

Views, particularly of the Ōmaui Peninsula and Bluff, from State Highway 1, have been identified in landscape studies as the most important visual amenity of the area.

IND4Z-P16 Potential Natural Hazards:

To protect areas less than three metres above mean sea level, and riparian areas adjoining waterways as shown on the Concept Plan attached in **APP5.6 – Appendix 5.6 Concept Plan – Industrial 4 (Awarua) Zone**.

Explanation:

The areas less than three metres above mean sea level, and riparian margins of waterways within the Industrial 4 Zone are not only at risk from natural hazards. Restricting development within these areas will also provide a buffer and minimise impacts on water. These areas have been identified on the Concept Plan and are to be set aside as Local Purpose Reserves.

IND4Z-P17 Landscape:

To maintain, protect or enhance landscape values by:

1. Ensuring that landscaping is provided to reduce views of industrial development from adjoining land and from State Highway 1
2. Requiring the provision of landscaping on each site within the Industrial 4 Zone to mitigate the visual effects of development on that site
3. Retaining, where practical, existing views from State Highway 1 towards Bluff Hill
4. Promoting the use of indigenous vegetation sourced locally as part of landscaping undertaken in the Industrial 4 Zone
5. Providing, where practical, views along any wetland corridors created from areas available to the public.

Explanation:

A landscaping strip around the periphery of the zone has been incorporated into the Concept Plan.

The zone is sufficiently large to enable industrial planning to incorporate landscaping. The Council's vision for the area is as an attractive industrial estate.

Views of the Bluff – Greenhills area are an attractive feature of the scenery viewed from State Highway 1.

Indigenous vegetation is more likely to survive in the harsh climatic conditions that can prevail in this area and will complement nearby conservation land.

Wetland corridors are a feature of the area and retaining views along them is in the public interest.

IND4Z-P18 Indigenous Biodiversity:

To protect areas of significant indigenous vegetation by:

1. Enhancing the wetland values within the Industrial 4 Zone whilst avoiding adverse effects on other land from inundation and changes to groundwater levels
2. Avoiding adverse effects on the ecological values of the New River Estuary and other parts of the Ramsar Wetland of International Importance
3. Avoiding, where practicable, earthworks and other ground disturbance that could result in changes in groundwater levels that adversely impact on areas of indigenous vegetation.

Explanation:

As the area is developed, there will be opportunities to preserve and enhance areas of significant biodiversity within the zone:

1. *As the area is developed there will be opportunities to preserve and enhance wetlands in some areas, possibly in association with stormwater management*
2. *Development of the area needs to respect the fact that it is in close proximity to a conservation area of international importance*
3. *Maintaining the ecology of the area is very dependent on avoiding widespread changes to natural groundwater levels.*

IND4Z-P19 Natural Hazard:

To take into account the potential impacts of sea level rise when locating any buildings less than five metres above mean sea level.

Explanation:

Any property less than five metres above mean sea level is deemed nationally to have the potential to be at risk from sea level rise.

IND4Z-P20 Heritage:

To protect the heritage values within the Industrial 4 Zone by:

1. Retaining and enhancing, where practical, buildings and other structures that were part of the Awarua radio transmission and receiving site
2. Retaining, where practical, view shafts from within the Awarua Historic Area towards Stewart Island, Bluff Hill and Ōmaui
3. Excluding industrial activities and associated traffic from the Awarua Historic Area shown on the District Planning Maps.

Explanation:

The Awarua Marine Radio Station is recognised for its historic interest and importance and is registered by Heritage New Zealand. The Awarua Marine Radio Station site is being developed as an historic precinct and long-distance views from the site are an important amenity. This heritage precinct needs to be kept separate from traffic movements associated with industrial development.

IND4Z-P21 Infrastructure:

To require, as part of any subdivision within the Industrial 4 Zone, provision to be made for the ongoing supply of water and the treatment and disposal of sewage and trade waste (excluding the use of on-site effluent disposal systems) and stormwater, and to promote opportunities on-site for water re-use and the treatment of stormwater.

Explanation:

1. *Reticulated services supplying water and treating and removing wastewater are both feasible and practical within certain design limits. On-site collection of rainwater is unlikely to be sufficient to meet the needs of most industries. There could be concerns about the effect on the Tiwai aquifer if groundwater sources were used. Wastewater has the potential to have significant adverse effects on the environment and is best removed and treated at a centralised facility.*
2. *Innovative stormwater engineering solutions are needed to both enable site development and minimise adverse effects of increased or changed stormwater flows.*
3. *Reducing discharge quantities, especially at times of peak flow, together with other water engineering solutions is a good way to help avoid adverse effects of development on the natural water regime of the area.*

IND4Z-P22 Road Safety:

To restrict all access to and egress from the Industrial 4 Zone by industrial traffic to Colyer Road and to require the upgrade of the Colyer Road/State Highway 1 intersection to a standard commensurate with the volume of traffic using it.

Explanation:

This is necessary to minimise disruption to flows on the State Highway and to minimise effects on the efficiency and safety of the State Highway.

IND4Z-P23 Rail Access:

To promote the provision of rail access to the Industrial 4 Zone and require that any rail access to the Industrial 4 Zone be grade separated at the State Highway.

Explanation:

The availability of easy access to rail is one of the strategic advantages of the site. Rail can be an energy-efficient and cost-effective method of moving bulk goods. It is necessary for any rail access to be grade separated at the State Highway to minimise effects on the efficiency and safety of the State Highway.

This is necessary to minimise disruption to flows on the State Highway.

This is also necessary to minimise effects on the efficiency and safety of the State Highway.

IND4Z-P24 Reverse Sensitivity:

To locate and design activities to avoid reverse sensitivity effects on permitted and lawfully established activities on or adjacent to the Industrial 4 Zone.

Explanation:

Industries and farming activities already established in the area need to be able to continue to operate reasonably and within the parameters set by the District Plan, or by their lawful establishment, without being subjected to reverse sensitivity effects associated with complaints by newcomers to the area who do not understand the current working environment and the range of noise, dust and odour emissions that may be generated within it.

Methods of Implementation

IND4Z-M1	Delineate the Industrial 4 Zone on the District Planning Maps.
IND4Z-M2	Include Rules identifying activities that are appropriate within the Industrial 4 Zone.
IND4Z-M3	Identify the anticipated amenity values for the Industrial 4 Zone, include environmental standards to protect and enhance them, and implement through enforcement under the Resource Management Act 1991, education, advocacy and collaboration with other territorial authorities.
IND4Z-M4	Include Rules addressing District Wide issues.
IND4Z-M5	Require all applications for resource consent to include an analysis of the proposal on the defined amenity values of the Industrial 4 Zone.
IND4Z-M6	Utilise Concept Plans to manage the effects of activities.
IND4Z-M7	Land ownership and sale.
IND4Z-M8	Initiate environmental advocacy for: 1. Promotion of the use of indigenous vegetation sourced locally as part of landscaping undertaken in the Industrial 4 Zone 2. Promotion of landscaping for amenity and screening, particularly along key transportation routes 3. Promotion of best practice for on-site collection of water and on-site disposal of waste water, for example the use of porous surfaces, water holding and stormwater design options that minimise adverse effects of water flows on existing water bodies within the adjoining the Industrial 4 Zone 4. Promotion of the provision of rail access to the Industrial 4 Zone.
IND4Z-M9	Prepare guidelines on techniques that could be adopted by landowners within the Industrial 4 Zone to manage stormwater on their land.
IND4Z-M10	Identify cross boundary issues, e.g. discharge.
IND4Z-M11	Consult with land owners and occupiers, iwi, central government organisations, internal Council departments and local community and business groups.
IND4Z-M12	Recognise sectorial responses, such as New Zealand Transport Agency published guidelines, and hazardous substances standards and guidelines.

DISTRICT WIDE MATTERS

ENERGY, INFRASTRUCTURE AND TRANSPORT

ENE ENERGY

ENE-R1 Any activity associated with the investigation into renewable energy generation is a permitted activity, provided that such activities comply with all other Rules and standards in this Plan.

ENE-R2 Small and community-scale renewable energy generation with an installed electricity generation capacity of up to 20 kilowatts (kW) is a permitted activity provided that:

1. The energy generation facility is not located:
 - a. In an area of significant indigenous biodiversity identified on the District Planning Maps
 - b. On the site of an identified building, structure, place or area identified in **APP3 – Appendix 3 Heritage Record** in this District Plan, or
 - c. Within an outstanding natural feature or landscape identified on the District Planning Maps.
2. No more than three wind electricity generation turbines or masts are located on any site.

ENE-R3 Any activity associated with the investigation, development and operation of renewable energy generation in the Industrial 4 Zone is a permitted activity.

ENE-R4 The following activities are discretionary activities:

1. Small and community-scale renewable energy generation that does not comply with **ENE-R2** or **ENE-R3** above
2. Any activity associated with the investigation, development and operation of non-renewable energy generation in the Industrial 4 Zone.

ENE-R5 The following activities are non-complying activities:

1. Any activity associated with the investigation into the development of non-renewable energy generation, except as provided for in **ENE-R4.2** above
2. Any energy generation activity not provided for in **ENE-R1** to **ENE-R5.1** above is a non-complying activity.

ENE-R6 Applications under **ENE-R4** and **ENE-R5** above shall address the following matters, which will be among those taken into account by the Council:

1. Any adverse effects on:

- a. The natural character of the coastal environment, wetlands, lakes and rivers and their margins
 - b. The protection of outstanding natural features and landscapes
 - c. Indigenous biodiversity
 - d. The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga
 - e. The safe and efficient movement of traffic
 - f. Amenity values of any surrounding commercial, residential or rural areas and/or activities
 - g. The safety and integrity of any high pressure gas line, high voltage electricity line or other significant network utility, infrastructure or service
 - h. Heritage
 - i. Any significant geological or archaeological values
 - j. The visual character and amenity of the area, including:
 - i. The extent to which the proposal will adversely impact on residences, key public places including roads, and recreation areas.
 - ii. The proximity of the proposal to any significant ridgelines.
 - iii. The visibility of the proposal with particular regard to any highly visible landscapes.
 - iv. Glare and light flicker
2. The nature and location of the energy source
 3. Logistical or technical practicalities associated with developing, operating or maintaining the proposed electricity generation activity
 4. The nature and location of existing electricity generation activities
 5. Any effects of connecting to existing infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities and the local electricity distribution network
 6. Effects of any associated earthworks
 7. Any adverse effects on communities and the environment through the ongoing operation and subsequent closure of energy facilities
 8. The ability to connect to existing National Grid transmission lines
 9. The need for feasibility and effects of providing additional lines/connections to the National Grid including substations.

IND4Z INDUSTRIAL 4 (AWARUA) ZONE

IND4Z-R1 Permitted Activities:

The following are permitted activities in the Industrial 4 Zone:

1. Agriculture
2. Essential Services
3. Freight Depot
4. Heavy Industry
5. Land Transport Facility
6. Light Industry
7. Specialist Facilities for Animal Husbandry including Veterinary Clinic
8. Storage and sale of liquid and gaseous fuels.

IND4Z-R2 Controlled Activities:

The following are controlled activities in the Industrial 4 Zone:

1. The erection of any buildings and structures, other than:
 - a. Within the Awarua Historic Area shown on the District Planning Maps
 - b. On Part Lot 1 DP 6760
 - c. On Lot 1 DP 6874
 - d. Within areas shown on the Concept Plan as being less than 5 metres AMSL.
2. The matters over which the Council shall exercise its control are:
 - a. The manner in which the design of buildings and structures may create a hazard to the flight of birds
 - b. The colour of buildings and structures
 - c. The provision for the management of stormwater, sewerage and tradewaste
 - d. The avoidance of glare and lightspill
 - e. Landscaping
 - f. The effect of the bulk and location of buildings on:
 - i. The amenity of the Heritage Area shown on the Concept Plan
 - ii. The amenity of any residence located on adjoining land within the Rural Zone within a distance of 100 metres from that building
 - iii. Views from State Highway 1 towards Bluff Hill

- iv. Views from the Heritage Area shown on the Concept Plan towards Bluff Hill, Stewart Island and Ōmaui
- g. The avoidance of reverse sensitivity effects on any lawfully established activities or facilities in or adjacent to the Industrial 4 Zone.

Note: Applications under **IND4Z-R2** need not be publicly notified, but may be served on potentially affected persons.

IND4Z-R3 Formation of any areas of hard surfaces (including concrete, asphalt or bitumen) and any surfaces used for the movement and parking of vehicles and the external storage of goods and materials is a controlled activity.

The matters over which the Council shall exercise its control are:

- 1. The provision for the management of stormwater
- 2. Landscaping.

Note: Applications under **IND4Z-R3** need not be publicly notified, nor will written approvals be necessary.

IND4Z-R4 Discretionary Activities:

The following are discretionary activities in the Industrial 4 Zone:

- 1. The treatment of human effluent or industrial waste in facilities servicing more than one site.

IND4Z-R5 Non-complying Activities:

The following are non-complying activities in the Industrial 4 Zone:

- 1. Any activity not listed as permitted, controlled or discretionary.
- 2. Erection of any buildings or structures:
 - a. Within the Awarua Historic Area shown on the District Planning Maps
 - b. On Part Lot 1 DP 6760
 - c. On Lot 1 DP 6874
 - d. Within areas shown on the Concept Plan as being less than 5 metres AMSL
- 3. Noise Sensitive Activity
- 4. Within the Awarua Historic Area shown on the District Planning Maps - industrial, manufacturing, processing or servicing activity of any kind and/or storage and sale of liquid and gaseous fuels.

Concept Plan

IND4Z-R6 Within that part of the Industrial 4 Zone at Awarua, illustrated on the Industrial 4 Zone Concept Plans in **APP5 – Appendix 5 Concept Plans**, all land use activities shall comply with the Concept Plans.

IND4Z-R7 Any activity that does not comply with **IND4Z-R6** above is a non-complying activity.

Access

IND4Z-R8 Except as provided for in **IND4Z-R9** below, any activity utilising any road for access to the Industrial 4 Zone other than Colyer Road shall be a discretionary activity.

IND4Z-R9 **IND4Z-R8** does not apply to:

1. Vehicles using the farm access road shown on the Concept Plan in **APP5 – Appendix 5 Concept Plans** for the Industrial 4 (Awarua) Zone, for the purposes of travelling to and from:
 - a. The residences located on that road
 - b. The heritage area shown on the Concept Plan.
2. Vehicles associated with the carrying out of agricultural activities on land within the Industrial 4 Zone.

IND4Z-R10 Applications under **IND4Z-R8** above shall address the following matters, which will be among those taken into account by the Council:

1. The potential adverse effects on road safety.
2. The adequacy and design of that part of the roading network used to gain access to the Zone.

Height of Structures

IND4Z-R11 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height:

1. Maximum height: 35 metres.

IND4Z-R12 Where an activity does not comply with **IND4Z-R11** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree and practical effect of overshadowing of neighbouring properties
4. The ability to mitigate any adverse effects of the increase in building or structure height.

Site Coverage

IND4Z-R13 The maximum coverage of all buildings on the site shall not exceed 25% of the net site area.

IND4Z-R14 Where an activity does not comply with **IND4Z-R13** above, the activity is a discretionary activity.

IND4Z-R15 Applications under **IND4Z-R14** above shall address the following matters, which will be among those taken into account by the Council:

1. Measures proposed to deal with stormwater
2. The effect of the excess coverage on the amenities of neighbouring properties
3. The visual effect of large buildings.

