

SECTION 12A: NORTH EAST INDUSTRIAL ZONE

CONTENTS

12A.1	Introduction	1
12A.2	Resource Management Issues	2
12A.3	Objectives and Policies	3
12A.4	Rules: Permitted Activities	9
12A.4.1	<i>Permitted Activities</i>	9
12A.4.2	<i>Temporary Military Training Activities in the North East Industrial Zone and Expansion Area.</i>	13
12A.5	Rules: Controlled Activities	13
12A.5.1	<i>Industrial Activities Fronting External Roads</i>	13
12A.5.2	<i>Buildings Which are not Permitted Activities</i>	14
12A.6	Rules: Restricted Discretionary Activities	15
12A.6.1	<i>Any Activities, excluding Temporary Military Training Activities, which do not Comply with the Performance Standards for Permitted or Controlled Activities and are not Otherwise Specified as a Discretionary or Non-Complying Activity are a Restricted Discretionary Activity in Regard to the Following:</i>	15
12A.6.2	<i>North East Industrial Zone Extension AREA</i>	19
12A.6.3	<i>Industrial Activities in the North East Industrial Zone Extension Area Adjoining Sites with Existing Residential Dwellings</i>	29
12A.6.4	<i>Temporary Military Training Activities in the North East Industrial Zone and Extension Area which do not Comply with Permitted Activities Standards.</i>	30
12A.7	Rules: Discretionary Activities	31
12A.7.1	<i>Discretionary Activities</i>	31
12A.7.2	<i>Any Activity (including roads) seeking access to Richardsons Line, Setters Line or Roberts Line.</i>	32

12A.7.3	Any Activity within the North East Industrial Zone Extension Area that cannot comply with Rule 12A.4.1(m)	32
12A.8	Rules: Non-Complying Activities	33
12A.8.1	Non-Complying Activities	33
12A.8.2	The Following Activities are Non-Complying Activities within the North East Industrial Zone:	33
12A.8.3	The construction of any building, or the filling and raising of the level of the land within a Watercourse Reserve and the Existing Stormwater Detention Area shown in Structure Plan Map 7.2 is a Non-Complying Activity.	34
12A.8.4	Activities in the North East Industrial Zone Extension Area Seeking Access to Railway Road.	34
12A.8.5	Activities in the Runway End Protection Areas	34
12A.9	Rules: Prohibited Activities	35
12A.9.1	Prohibited Activities in the Air Noise Contour Identified on Map 10.6.6.1	35
12A.10	Rules: Noise	35
12A.10.1	Noise	35
12A.11	Rules: Notification	37
12A.11.1	Notification	37
Map 12A.6.3 Dwellings Located within the North East Industrial Zone Extension Area		42

12A. NORTH EAST INDUSTRIAL ZONE

12A.1 Introduction

Specific market requirements for large industrial sites of 5ha and above, and sites which can be accessed on a 24 hour basis, are not readily available in the City's urban industrial area. With projected growth, particularly in the distribution and communication industries in the City, building on Palmerston North's strategic geographic location in the centre of the southern North Island, land is required to accommodate these activities, as well as growth in other types of industrial activity.

The North East Industrial Zone area was identified as the most suitable area in the City for industrial zoning following a detailed analysis of options. Its location and topography are well-suited to industrial development, services can be provided which will meet the needs of most industrial users, and it is unsuitable for alternative urban uses such as residential largely due to the proximity to the Palmerston North Airport. It can readily be accessed by road and rail, and proximity to the City's airport means that synergies with that mode of transport are also possible. At approximately 233 hectares, and allowing for internal roading and landscaping space, it is large enough to provide for the City's industrial expansion needs for the long-term.

As an industrial expansion area in a rural context, there is the opportunity to ensure high-quality and efficient layout and design of the area as a whole. Given the rural context, perimeter screening by appropriate planting will be essential. There are some residential activities within and adjacent to the Zone, and the effects of industrial activities on their amenity values will need to be taken into account in both the shorter and longer term. However, the Zone's separation from established Residential Zone areas means that the scale of potential adverse effects on City residents is much reduced due to this location.

The area of this Zone can be regarded as a "scarce resource" in city-wide terms because of its accessibility and relative distance from residential areas. For this reason, the Zone's focus is on providing for industrial activities with non-industrial activities generally considered on a case by case basis through the resource consent process.

The North East Industrial Zone Extension Area is suitable to accommodate an extension to the industrial land available within the City where it's demonstrated the land can be accessed and receive network services through public service corridors. There are servicing issues that are required to be addressed to ensure that any development of this surrounding land is undertaken in an efficient and effective manner, and for this reason specific assessments the North East Industrial Zone Extension Area have been created. These seek to ensure that while development is enabled, such development occurs in a manner that ensures servicing connectivity and hazard mitigation issues are addressed in an integrated way. Council requires assurance that this is efficient and effective and is achieved at the earliest stage of development consistent with the North East Industrial Zone Structure Plan. Subdivision and development on sites require resource consent to be obtained addressing these issues.

A number of additions have been made to the North East Industrial Zone over the last 10 years. The original North East Industrial Zone involved rezoning 95 hectares of rural land to industrial in 2004. The Scheduled North East Industrial Zone Sites provided an additional 12 hectares of land in 2010, and the North East Industrial Zone Extension introduced 126 hectares of land in 2015.

NOTE TO PLAN USERS

1. This part of the Plan should be read in conjunction with other relevant parts including Section 6 General Rules, Section 7 Subdivision, Section 14 Hazardous Substances, Section 20 Land Transport and Section 22 Natural Hazards.
2. Refer to Section 5.4(i) – Special Requirements Relating to activities within the North East Industrial Zone, for additional information to be provided when lodging an application for a resource consent in respect of activities within the North East Industrial Zone.

12A.2 Resource Management Issues

The following resource management issues have been identified in the North East Industrial Zone:

1. The demand for larger industrial greenfield lots, for a range of activities, which are not available elsewhere in the City.
2. The opportunity to develop an attractive, efficient industrial area with high internal amenity values, and the ability to connect to road, rail and air transport services.
3. The effects of industrial activities and/or associated buildings on adjoining rural areas.
4. The need to allow for the continuation of residential and agricultural uses which are established in the area on a transitional basis, while mitigating effects on those activities.
5. The effects of industrial zone retail and office development on the established physical resources in industrial areas and the wider city.
6. The potential for inefficient use and development of the physical resources and associated infrastructure of the industrial area by non-industrial activities.
7. The need to address visual and other effects often associated with industrial areas.
8. The need to provide for the ongoing efficient operation of the airport by recognising height limits included in the Plan and protecting noise sensitive activities within the vicinity of the Palmerston North International Airport.
9. The need to manage stormwater in the area in a sustainable manner.
10. The need for new developments within the North East Industrial Zone to be in accordance with any relevant structure plan to ensure achievement of the desired environmental outcomes and the integrated provision of infrastructure at the earliest stage of development.
11. The risk of uncoordinated and sub-optimal urban form.
12. The need for connectivity between staged developments and adjacent industrial areas.
13. The need to ensure that appropriate mitigation measures are put in place to support industrial development in areas affected by natural hazards.
14. The need to minimise potential conflicts of use and development on the safe and efficient operation and maintenance of existing gas infrastructure within the NEIZ Extension Area.
15. The potential for aircraft to undershoot or overshoot the Palmerston North Airport runway.

Explanation

The City's existing land bank of industrial land is insufficient to meet medium or long term demands. It is short of opportunities to accommodate industrial activities needing lots of over 5 hectares in size and includes little land which can be accessed on a 24-hour basis. Rezoning the North East Industrial Zone area from rural to industrial provides opportunities to develop an attractive and modern

industrial area suitable for a wide range of activities, including large-footprint industrial activities. Provision of land to meet these needs is a major issue for the City.

The expansion of the City's urban fabric through industrial use of the area included in this Zone raises several additional issues which require attention within this Plan.

The Zone will result in new uses near to existing activities established on the rural land to the north, east and west. There are some established residential activities in these areas and adverse effects on them must be avoided, remedied or mitigated. These include noise, visual and traffic effects.

Nuisance effects such as dust and odour can be an issue in industrial areas. These effects can be caused by discharges from industries in the Zone or by wind-blown dirt from unsealed yards. Every discharge to air from an industrial or trade premise requires a discharge permit from the Manawatu-Wanganui Regional Council unless the discharge is expressly provided for by a Rule 14-12 of the One Plan. Compliance with the conditions of rules of this District Plan does not exempt any person from compliance with requirements in the One Plan.

Because the North East Industrial Zone is expected to provide sufficient land supply for large floor plate industrial activities over the long term, it is expected that some existing land uses may continue for several years from the date of rezoning. While industrial activities are generally compatible with rural and recreational activities, where there are existing dwellings in the area these need a level of protection from the adverse effects of industrial uses nearby.

The effects of commercial development not associated with industrial activities have been identified as an issue throughout the City's industrial areas for a number of reasons. If no controls are put in place, industrial land is likely to attract retailing, office and other commercial activities. This raises two concerns in general terms. Firstly, it would quickly lead to the inefficient use and further development of the physical resources, particularly buildings and infrastructure which have already been developed within the business areas to meet the needs of business activities. Secondly, it would displace industrial activities which would then have to try to find other areas in which to establish.

Other non-industrial activities, i.e. residential activities, also have the potential to affect the operation and viability of the City's industrial areas by using industrial land and due to the potential reverse sensitivity effects. Controlling the expansion of such activities in the "scarce resource" area of the North East Industrial Zone is also an issue in terms of the City's efficient development, and its ability to provide for industrial growth.

People have an expectation that future industrial areas will be developed on the same basis as those of the past. This expectation results in a negative expectation for the development of the area.

The area has constraints to development relating to airport noise requirements and height limits relating to the airport. These must be taken into account when planning the industrial use of the area. There are also constraints relating to the capability to manage wastewater from the area, and the need to sustainably manage stormwater within the Zone and downstream.

Greenfield development is best managed by ensuring the provision of services, access and connectivity is achieved at the earliest stage of development. Subdivision and the use of structure plans ensure comprehensive and integrated development occurs and that issues relating to infrastructure and natural hazards are effectively and efficiently managed early in the development process.

12A.3 Objectives and Policies

Within the broad objectives of the City View objectives in Section 2, the following specific objectives and policies have been identified.

OBJECTIVE 1

To meet the City's needs for land for industrial growth.

POLICIES

- 1.1 To provide an area of land zoned primarily for industrial purposes in the location shown as the North East Industrial Zone.
- 1.2 To enable the establishment of industries requiring large lots within the Zone.

1.3 To provide for transitional uses, including existing uses, of the land within the Zone.

Explanation

A substantial proportion of present industrial land supply is located in the City's urban areas and at Ashhurst. These areas contain very few large sites, and limitations on 24-hour servicing because of their proximity to residential. The limited supply of large lot industrial land will not only limit the City's overall economic growth but will also mean that some types of industries which would otherwise find Palmerston North an attractive location, may not be able to locate in the City.

The Zone area is approximately 233 hectares, of which a substantial proportion is needed for roading, and open space including drainage areas and landscaping. The rate of uptake by industries will determine how long the area will meet growth needs.

The area of land zoned North East Industrial is suitable for industrial purposes due to its accessibility to the roading network and potentially to the rail network. The land is unsuitable for other activities, particularly for future residential development, due to proximity to the airport.

Land in the North East Industrial Zone can be regarded as a "scarce resource" within the City area. The Zone provisions have been developed which will enable certain types of activities, including "large footprint" activities which need large land areas, while limiting opportunities for other types of activities frequently found in industrial zones, including activities which have a commercial rather than an industrial flavour.

As well as promoting the continued use of existing and established industrial resources, defining where industry can establish within the City provides certainty to existing and prospective residential homeowners and commercial operators, concerned with the location of industry within the City. The identification of industrial areas also enables industrial operators to plan the development, redevelopment or expansion of industry with confidence and certainty, and it also enables the Council to plan for infrastructure provision and renewal with certainty.

As the land is estimated to provide for the growth of the City over the long-term, not all of the land will be developed immediately. Therefore, provision is made for appropriate transitional activities including rural and recreational activities. There are a number of existing dwellings within the Zone. These can be expected to remain at least on a transitional basis, and their amenity requires a level of protection. Other activities, which may be incompatible with the long-term industrial use of the land, will be assessed on a case by case basis through the resource consent process.

OBJECTIVE 2

To enable industrial use and development of the Zone taking into account topography, any existing site features, natural hazards, the servicing needs of future industry and the ability for people and vehicles to move safely and efficiently through the area.

POLICIES

- 2.1 To ensure that the design, layout and servicing of the Existing Zone is, as far as reasonably practicable, in accordance with key design principles outlined in the Design Guide.
- 2.2 To ensure that subdivision, use and development in the Zone follows the layout shown on the Structure Plan (see Section 7, Map 7.2), particularly in regard to watercourse reserve areas and road access points.
- 2.3 To identify and retain watercourses as watercourse reserve areas and design features at the time of subdivision and/or development.
- 2.4 To provide opportunities for pedestrians, cyclists and vehicles, while ensuring that conflict with industrial traffic is minimised.
- 2.5 To ensure that additional traffic does not put pressure on the safe and efficient operation of the roading network.
- 2.6 To provide open space within the industrial area on a planned basis for amenity purposes where possible, particularly in association with the retained open space within watercourse reserve areas.

- 2.7 To provide for the efficient movement of vehicles and in particular the access requirements of emergency service vehicles.
- 2.8 To avoid the construction of any building, or the filling and raising of the level of the land within Watercourse Reserve Areas and the Existing Stormwater Detention Area shown in Structure Plan Map 7.2.

Explanation

This objective and its associated policies provide for the development and use of the area. As a large “greenfields” industrial area, there is both a need to provide adequate access, servicing and internal layout through the subdivision and initial development stage, and also opportunity to “design with nature” to develop an attractive and efficiently-functioning area, which will provide high levels of amenity for future industries, people who work in and visit the area, and nearby residents.

To ensure this, the Council will retain a higher level of control in the North East Industrial Zone over subdivision and building development than normal in other industrial zones. To assist developers and the community in understanding the design and development principles which should be applied for the North East Industrial Zone, a design guide and structure plan has been prepared. This will also be used to assist assessing activities that require consents. Note that the Design Guide does not apply to the North East Industrial Zone Extension Area.

OBJECTIVE 3

To promote the efficient development and use of land and associated infrastructure within the Zoned area.

POLICIES

- 3.1 To enable the establishment and development of industry within the North East Industrial Zone.
- 3.2 To enable a limited range of non-industrial activities which are compatible with and ancillary to industrial activities.
- 3.3 To ensure the availability of lots for the purposes of developing large lot industries, for both current and future generations is not compromised through inappropriate land use activities and/or subdivision.
- 3.4 To manage adverse effects on the environment from inundation or the discharge of stormwater.
- 3.5 To provide for development of the North East Industrial Zone Extension Area in an integrated manner with the existing North East Industrial Zone without compromising other goals of the Plan for surrounding land.
- 3.6 To ensure in the North East Industrial Zone Extension Area design of the servicing required for the area, including roading and hazard management, is provided at the earliest stage of development.
- 3.7 To ensure the adverse effects of stormwater runoff in the North East Industrial Zone Extension Area are mitigated by utilising on-site primary stormwater management with collection and storage, and permeable surfaces, in addition to integrated secondary processing through common watercourse reserve areas.
- 3.8 To require an integrated approach to the provision of stormwater management that recognises the capacity of existing systems and natural drainage patterns within the North East Industrial Zone Extension Area.
- 3.9 To require the use of sustainable urban drainage systems and low impact design systems throughout the North East Industrial Zone Extension Area.
- 3.10 To ensure stormwater management contributes to the visual amenity of the

3.11 To require development in the North East Industrial Zone Extension Area to comply with Structure Plan 7.2 to ensure an integrated and sustainable pattern of development.

Explanation

The provisions pertaining to the North East Industrial Zone have been developed to recognise the shortage of large lots within the developed and existing greenfields industrially zoned land throughout Palmerston North. One of the principal purposes of the Zone is to provide for activities which require "large footprint" buildings and substantial associated areas of land. It has been therefore identified that provisions are required to ensure that the availability of large lots within this Zone are protected for the use of future generations as well as providing for current developments.

Once land within the North East Industrial Zone is developed, it will continue to be used for a range of activities over time in a way similar to other industrial zones. The Zone allows for a range of industrial activities as well as those activities that are compatible with and ancillary to industry.

The North East Industrial area forms part of a large catchment area which feeds into the Mangaone Stream. It is therefore necessary to carefully manage the discharge of stormwater to avoid adverse effects on downstream properties. Water course reserve areas have been identified for this purpose in the structure plan.

The extension of the North East Industrial Zone to adjoining sites is appropriate however Council servicing is not currently provided directly to these areas. Should development of the North East Industrial Zone Extension Area occur before direct servicing is extended, this needs careful management and consideration at the time of a use or development application, to ensure that servicing is provided in a manner that guarantees both continued supply and at an appropriate level of service to reflect the demands generated by the use of the site.

Watercourse Reserve areas have been identified on the North East Industrial Zone Structure Plan (Map 7.2). These areas are to be managed as open space, fully planted for amenity and stormwater purposes, and include walkways for pedestrian and cycle connections where appropriate.

The North East Industrial Zone Extension Area forms part of a large catchment area that feeds into the Mangaone Stream. It is therefore necessary to carefully manage the discharge of stormwater to avoid adverse effects on downstream properties, particularly within the Taonui Basin.

The response to stormwater management within the Extension Area involves the adoption of on-site Water Sensitive Design (WSD) measures in conjunction with the use of existing gully systems for stormwater attenuation. For the stormwater response to be effective the two pronged approach needs to be consistently applied across the whole of the Extension Area.

The second component of the stormwater approach is to utilise existing gully systems, Watercourse Reserve Areas, for the primary purpose of detention and for supplementary retention of stormwater. The detention function of Watercourse Reserve Areas is predominately for peak flow management with the aim of mitigating the impact of high flows on downstream drainage systems. The secondary retention function of Watercourse Reserve Areas is predominately for the purpose of supporting the requirement of collectively retaining the first 5mm of a 24 hour rainfall event to mitigate the run-off from all impervious areas in the catchment.

OBJECTIVE 4

To ensure that the establishment and operation of industry within the North East Industrial Zone is not unduly impeded or compromised by the effects of incompatible or inappropriate land uses.

POLICIES

- 4.1 To avoid the use of North East Industrial zoned land for residential purposes, other than for existing residential activities on a transitional basis.
- 4.2 To manage the scale of "commercial" development within the North East Industrial Zone to a narrower range of activities than in other industrial zones, to ensure efficient use and development of the natural and physical resources of the Zone.
- 4.3 To restrict the size and scale of ancillary retail and office activities.

- 4.4 To require buildings, or parts of buildings, that are to be used for office development and noise sensitive activities to comply with sound insulation and ventilation performance standards to mitigate neighbouring industrial noise and protect activities against Palmerston North Airport noise.

Explanation

Existing residential and a limited range of commercial activities have a role to play within the North East Industrial Zone. However, for the North East Industrial Zone it must be appreciated that:

The area has been specifically provided to accommodate large floor plate industry, and once developed will represent a significant community investment in land and infrastructure for industrial purposes;

Provision is made to accommodate existing residential activities within the Zone on a transitional basis, but not fully provide or maintain the level of residential amenity found within the City's residential areas, or the existing rural character;

The City has established business areas where substantial investment has occurred to accommodate commercial activities and generally satisfy the amenity and functional requirements of these activities (i.e. pedestrian access and covered walkways, streetscaping, large public and private car parks etc.). Unrestricted commercial development within the North East Industrial Zone would undermine established business areas, and community investment within these areas. As the Zone is a scarce resource, specifically intended for industrial growth, it is reasonable that a narrower range of commercial activities should be provided for here.

In light of this, Council considers it important to restrict residential and commercial activities from establishing within the North East Industrial Zone. This will ensure that industries are not impeded, or compromised, by future residential or commercial activity related demands, expectations or effects.

Restricting commercial development within the North East Industrial Zone will also reinforce the role of the city's business area. This approach is consistent with City View objectives and the objectives of the city's business areas, as it contributes to the efficient and effective use of the city's existing business area resource.

Noise sensitive activities are discouraged in the North East Industrial Zone where high levels of noise can be generated on neighbouring sites on a potentially unrestricted basis. The maximum practicable noise insulation performance standards are provided to buildings used by offices and noise sensitive activities to provide mitigation against neighbouring noise. The maximum noise insulation standards will also protect noise sensitive activities and offices in the North East Industrial Zone against noise from Palmerston North Airport. This will mitigate the reverse sensitivity issues that might arise from complaints about airport noise.

OBJECTIVE 5

To avoid, remedy or mitigate adverse environmental effects on the amenity of the North East Industrial Zone and areas at the interface with the Zone.

POLICIES

- 5.1 To avoid, remedy or mitigate the adverse effects of large buildings, including effects on areas at the interface with the North East Industrial Zone.
- 5.2 To ensure that adverse effects on the rural amenity values of the area are avoided or mitigated.
- 5.3 To ensure that planting and landscaping plans for streets and lots are approved at the time of subdivision (or where subdivision is not involved, prior to commencement of industrial use).
- 5.4 To ensure that road access to the North East Industrial sites is in accordance with the Structure Plan (Section 7, Map 7.2).
- 5.5 To avoid road access to the North East Industrial Zone Extension Area from Railway Road.

- 5.6 To ensure that planting and landscaping for buffer and amenity setback areas are undertaken as a condition of subdivision consent, or where subdivision is not involved, prior to commencement of industrial use.

Explanation

The greater part of the North East Industrial Zone is surrounded by rural land. It is important to ensure that industrial activities within the Zone do not have significant adverse effects on the quality and amenity of the nearby rural area and residents within the rural area, including visual or noise effects. As far as practicable, industrial traffic should be directed away from rural roads that are classified as local roads (see Section 20), and onto Minor Arterial, Major Arterial or roads that have been upgraded to full industrial standard. Access to North East Industrial Zone Extension Area from Railway Road is a non-complying activity. The Council's approach to managing the road network in this area of the City is to promote Roberts Line, Kairanga-Bunnythorpe Road and Railway Road as a strategic route for freight movement. For this reason, it is preferable to minimise the opportunities for additional side-friction and avoid access to Railway Road as it is a Major Arterial Road. The road layout shown in the North East Industrial Zone Structure Plan promotes access to the south-eastern part of the Extension Area via Roberts Line and Richardson Line for this reason. The requirement for landscape buffer areas for sites fronting Railway Road also reinforces the Plan's intention in this regard.

OBJECTIVE 6

To maintain or enhance visual amenity within the North East Industrial Zone.

POLICIES

- 6.1 To require any activity involving the construction, addition to or external alteration of buildings within the North East Industrial Zone to contribute to the visual enhancement and amenity of the Industrial area, particularly ensuring consistency with the Design Guide and Structure Plan (Map 7.2).

Explanation

Provision for landscaping, planting and the visual enhancement of industrial areas will improve the work environments of these areas and enable industry to make a small but significant contribution to the attractiveness of the City as a whole.

The North East Industrial Zone area is adjacent to rural land and is the City's "gateway" from the air, as well as important approaches from Milson Line, Railway Road and the North Island Main Trunk Line. Therefore, while the visual character of the area will change overtime from rural to industrial, particular attention is needed to ensure that the visual amenity of the area is maintained or enhanced.

OBJECTIVE 7.1

To avoid, remedy or mitigate the adverse effects of aircraft noise on noise sensitive activities in the vicinity of the Palmerston North Airport.

OBJECTIVE 7.2

To avoid, remedy or mitigate the potential adverse effects of activities in the vicinity of Palmerston North Airport on airport operations.

POLICIES

- 7.1 To mitigate the adverse effects of aircraft noise on any building to be used for sensitive activities in the North East Industrial Zone.
- 7.2 To ensure that any development complies with the Airport Protection Surface Rule in Section 13.4.

Explanation

The operation of a modern airport gives rise to a range of sound emissions relating mainly to aircraft

operations. These sound emissions may adversely affect noise sensitive activities such as accommodation or education in nearby areas.

To protect potential occupiers of land situated within the vicinity of the airport from levels of noise that may be incompatible with normal standards of amenity, controls are used to mitigate the adverse effects of airport operational noise on noise sensitive activities in the North East Industrial Zone. The controls also have the effect of protecting the operation of the airport from noise sensitive activities to allow it to function efficiently, effectively and safely.

To ensure that responsibility for mitigation of operational aircraft noise is not borne solely by affected industrial property owners, the Plan also includes specific noise mitigation measures to control operational activities within the Airport Zone. Please refer to R13.4.6 Sound Emissions in the Airport Zone.

As the Airport Protection Surface affects part of the North East Industrial Zone, it is important that developments within this Zone comply with R13.4.7 Airport Protection Surface.

OBJECTIVE 8

To minimise the risk to people and property from aircraft undershooting or overshooting the runway at the Palmerston North Airport.

POLICIES

- 8.1 To avoid any buildings or activities in the Runway End Protection Area which result in the mass assembly of people.

Explanation

The Runway End Protection Areas are where aviation accidents are most likely to occur. Avoiding new buildings and activities involving the mass assembly of people reduces the risk of damage to property and loss of life.

12A.4 Rules: Permitted Activities

12A.4.1 Permitted Activities

Unless otherwise specified as a Controlled Activity, the following are Permitted Activities provided that they comply with the relevant performance standards and provided the land is not a Scheduled North East Industrial Zone Site:

- (a) Industrial Activities
- (b) Warehousing, storage and depots
- (c) Roads, walkways, railway access, and cycle ways
- (d) Ancillary Office and Retail Activities
- (e) Ancillary parking areas and buildings
- (f) Prepared Food & Beverage Outlets
- (g) Service Stations
- (h) Flood protection and soil conservation activities
- (i) Staff recreation facilities ancillary to a permitted use
- (j) Establishment and maintenance of planting areas
- (k) Water Attenuation Activities within Water Course Reserve Areas

NOTE TO PLAN USERS

For the purposes of this rule any activity includes buildings and structures.

- Please check with the Manawatu-Wanganui Regional Council for any additional requirements contained in their One Plan.
- Refer to Section 6 regarding Earthworks Rules.

Performance Standards

(a) Maximum Height

All buildings and structures shall comply with R13.4.7.1 (Airport Protection Surface) or 9 metres whichever is the lower.

(b) Maximum Building Size

- All buildings located on-site with a total gross floor area of up to 500m² are permitted.
- Any side of a building up to 50m in length is permitted (regardless of insets or setbacks within the overall building form).

Explanation

The North East Industrial Zone performance standards set a maximum height for any buildings or structures within the Zone to prevent penetration of the Airport Protection Surfaces as set out in R13.4.7.1, and also establishes the size and height at which a building may have adverse visual effects which, in accordance with the design objectives and policies for the Zone, should be assessed as a controlled activity.

(c) Road Setback

- Any activity (including signs, fences and buildings) shall comply with the performance standards in R12A.5.1 (which relates to the boundaries of those sites fronting external roads).
- On the boundaries of sites which front internal roads (i.e. those roads which exclude Railway Road, Roberts Line, and Richardsons Line), any building or structure, excluding signs, shall be set back a minimum distance of 3 metres from any road frontage.

Explanation

The road setback standard ensures that a uniform site presentation occurs along roadways. The road setback standard will maintain consistency in building development patterns and provide an area for visual amenity planting.

(d) Landscape Amenity

Compliance with R11.9.1.2(i) – Landscape Amenity.

NOTE TO PLAN USERS

Within the existing North East Industrial Zone, the landscape amenity clause applies to the boundaries of those sites that do not front onto Railway Road, Setters Line (North), Roberts Line and Richardsons Line.

(e) Parking, Loading and Access

Compliance with the following performance standards of R20.4.2:

- 20.4.2(b)(i) Parking Spaces for People with Disabilities;
- 20.4.2(c) Car Park Landscape Design;

Palmerston North City Council District Plan

- 20.4.2(d) Formation of Parking Spaces;
- 20.4.2(e) and (f) Loading Space Provision and Design;
- 20.4.2(a) Vehicle Access (note that a specific provision applies to access to some roads adjacent to the Zone);
- 20.4.2(g) Cycle Parking Provision and Design
- 20.4.2(h) Cycle Parking End of Trip Facilities.

(f) Lighting

- i. Compliance with R11.6.1.1(a)(vi).
- ii. Any artificial lighting must be shielded from the approach and take-off paths to and from the Palmerston North Airport.

NOTE TO PLAN USERS

Lighting shall not be installed which may cause confusion with lights for the navigation purposes associated with the safe operation of aircraft utilising Palmerston North Airport. Upward facing lighting must be carefully placed and designed, particularly in relation to those sites located within the Airport Take-Off and Approach Surfaces identified in Figures 13.1 & 13.2.

Developers of sites should also be conscious of the need to ensure that outdoor lighting is directed in such a manner that will not adversely affect the safe and efficient operation of the road traffic. Adverse glare may potentially startle or cause confusion for users of roads adjacent to or located within the North East Industrial Zone.

Explanation

The illumination of industrial sites, particularly at the residential interface, can affect residential amenity where excessive light spill occurs. By minimising permitted off site illumination, the performance standard for lighting will ensure that any adverse off-site effects associated with site illumination from that activity are controlled. The application of this rule will protect the amenity of those living in existing established dwellings within the Zone on a transitional basis.

(g) Signs

Compliance with R6.1.5.

NOTE TO PLAN USERS

1. Those signs that do not comply with R6.1.5 shall be assessed as a Restricted Discretionary Activity as per R6.1.7.1 (Restricted or Unrestricted) as per R6.1.7.1 or as a Discretionary Activity under R6.1.8.1.
2. Signs that project above the parapet level or located on the roof a building within the North East Industrial Zone shall be assessed as a Restricted Discretionary Activity as per R6.1.7.2.
3. Advertising Signs, Temporary Signs or Advertising Devices located in the buffer areas prescribed in R12A.5.1 and R12A.6.2 in the North East Industrial Zone will be assessed as a Non-Complying Activity.

(h) Outdoor Storage

- i. Any outdoor storage area, situated on a site which adjoins or directly faces across a road, any part of a site zoned Rural or public area and which is visible from that rural zoned site or public area, shall be screened from view by either a fence or wall of not less than 1.8 metres in height or dense planting of vegetation capable of growing to 1.8 metres in height.
- ii. The outdoor storage of free-standing products, goods or materials, shall comply with R12A.4.1(a).
- iii. There shall be no outdoor storage of organic products or organic waste on any site. For the purpose of this rule, "organic product or waste" means any uncovered

perishable material likely to attract birdlife.

(i) Hazardous Facilities

Compliance with the provisions of Section 14; Hazardous Substances.

(j) On-Licensed Premises, Retail and Office Activities

i. Retail Activity of goods manufactured on site

Retail activity may only establish where it involves the sale of goods manufactured or repaired on site and does not exceed 200m² per site or 15% of total gross floor area per site, whichever is the lesser, except for prepared food and beverage outlets including licensed bars, restaurants, or dairies that are less than 100m² in total gross floor area, which are permitted.

ii. Ancillary Office Activity

No more than 10% of the gross floor area of a building or part of a building used by any activity shall be used for office purposes.

iii. Prepared Food & Beverage Outlets

The maximum gross floor area shall be 100m².

iv. On-Licensed Premises

An on-licensed premise shall be ancillary to and on the same site as a permitted, controlled or discretionary (restricted) activity, and shall occupy no more than 300m² or 50%, whichever is the smaller, of the gross floor area of a building or part of a building used by the permitted, controlled, or discretionary (restricted) activity.

NOTE TO PLAN USERS

Also refer to:

R20.5.2 – Restricted Discretionary Activities – Drive Through Facilities

(k) Noise & Noise Mitigation

Compliance with R12A.10.1 Noise.

(l) Roads

The construction and operation of roads is a Permitted Activity.

Explanation

The outdoor storage of products, goods or materials on industrial sites can have an adverse visual effect on the amenity of surrounding areas. Controls on the outdoor storage of products, goods and materials will help maintain visual amenity by ensuring that adequate screening is provided and that the product, good or material is not visually dominant. The outdoor storage of organic products or waste has the potential to attract birdlife that could endanger the safe operation of the Palmerston North Airport. For this reason, the outdoor storage of organic product or waste is not permitted.

NOTE TO PLAN USERS

Road access from sites located within the North East Industrial Zone or the North East Industrial Zone Extension Area onto Richardsons Line, Setters Line, or Roberts Line is a discretionary activity until the road and associated intersections are upgraded to a full industrial standard.

Please note that within the existing North East Industrial Zone the establishment of roads through the buffer areas fronting Railway Road and Roberts Line will be assessed on an individual basis as part of the subdivision consent process.

(m) Essential Services

- i. All essential services must be available for connection within 30 metres of the nearest point of the land being developed.
- ii. All new sewer, stormwater and water supply services must be connected to essential services and located through a public service corridor.

(n) Glare

The roofs of buildings must have a matt finish and must not have roof glazing.

Explanation

As infrastructure identified as a physical resource of regional importance by the Manawatu-Wanganui Regional Council's One Plan it is important that the ongoing operational capacity of the Palmerston North Airport is protected. Glare from a shiny roof finish or glazing represents a significant threat to aircraft using the Palmerston North Airport. In this regard, it is important that roofs of buildings have a matt finish and no roof glazing.

12A.4.2 Temporary Military Training Activities in the North East Industrial Zone and Expansion Area.

Temporary Military Training Activities are a Permitted Activity, provided the following Performance Standards are complied with:

Performance Standards

- (a) Compliance with R9.5.8(a), (b) (c) and (d)(i)-(iii)
- (b) Sound emissions from any other activity sources not described in R9.5.8(d)(i)-(iii), shall comply with R12.9.1 Noise

12A.5 Rules: Controlled Activities

12A.5.1 Industrial Activities Fronting External Roads

Any activity on a site with frontage to Richardsons Line, Roberts Line, Railway Road, or Setters Line (North End, as outlined in Section 7, Map 7.2) which complies with the following Performance Standards are Controlled Activities in respect of:

- Planting and maintenance of a road frontage buffer area
- Fencing

NOTE TO PLAN USERS

This performance condition applies to land, which is the subject of "Development" as defined in Section 4. For the purposes of this rule, land being developed means the immediate area of land upon which the development work is being carried out.

provided the land is not in the North East Industrial Zone Extension Area.

Performance Standards

- (a) Buildings or structures shall be setback from the road frontage as follows:
 - Richardsons Line: 12 metres (except for access areas meeting R20.4.2(a)).
 - Roberts Line: 8 metres (except for access areas meeting R20.4.2(a))
 - Railway Road: 8 metres (except for access areas meeting R20.4.2(a))
 - Setters Line (North) for 50 metres south of Richardsons Line: 8 metres (except for

access areas meeting R20.4.2(a)).

- (b) Buffer screen planting within building setback areas shall be as follow:
- (i) Height: trees capable of attaining a minimum height at maturity of 9 metres and shrubs capable of attaining a minimum height at maturity of 4 metres.
 - (ii) Width: Railway Road and Roberts Line the minimum width of planting shall be 3 metres; Richardsons Line and Setters Line (North) the minimum width of planting shall be 5 metres.
 - (iii) Buffer screen planting must be planted for the entire length of the road frontage except for access areas meeting R20.4.2(a).
- (c) Activities under this rule shall comply with all relevant Permitted Activity Performance Standards prescribed in R12.A.4.1.

NOTES TO PLAN USERS

- If the activity does not comply with the above performance standards then R12A.5.2 and/or R12A.6.1 applies;
- A landscaping plan prepared by a qualified landscaping expert shall be provided in accordance with Section 5.4(j);
- For the purposes of this rule any activity includes buildings and structures.

Determination Clause

In determining what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the North East Industrial Zone Objectives and Policies, assess any application in terms of the following:

Matters of Control

- a. To ensure that all buffer areas are planted to adequate depth and height, and in a way that will provide visual screening to residents in the Rural Zone and to road users, including ongoing maintenance of the buffer area, consistency of appearance along the road frontage, and consistency with the Design Guide for the North East Industrial Zone.
- b. To ensure that the visual appearance of fencing located within the buffer area is consistent with the relevant provisions of the Design Guide.

Explanation

This provision is intended to provide a visual and amenity buffer between the industrial areas and nearby residents in the vicinity of the North East Industrial Zone. The widest buffer is provided along Richardsons Line where there are a number of rural residential properties directly across the road.

Along Roberts Line and Railway Road the buffer is the minimum width required to establish an adequate visual buffer. While there are no directly affected neighbours along the opposite side of the Railway Road frontage, this road provides an entranceway to the City and a planted buffer area will provide a transition from rural to urban character. That part of Roberts Line which lies adjacent to the North East Industrial Zone also forms part of the entranceway to the City when travelling south along Railway Road. Applicants will be expected to develop and provide detailed proposals with the assistance of appropriately qualified experts. Owners of the sites will be expected to maintain the buffer areas to a high standard once they have been established.

12A.5.2 Buildings Which are not Permitted Activities

The construction of a building or additions to buildings which, together with the original building, do not meet Performance Standards (a) (max. building height) and/or (b) (maximum building size) of R12A.4.1, but which comply with the following Performance Standards are Controlled Activities in respect of:

- On-site location and external design and appearance

provided the site is not in the North East Industrial Zone Extension Area.

Performance Standards

- (a) The building or the building addition, together with the original building, shall comply with R13.4.7.1 (Airport Protection Surface).
- (b) Buildings under this rule shall comply with all relevant Permitted Activity Performance Standards prescribed in R12.A.4 except for R12A.4.1 (a) and/or (b).

NOTE TO PLAN USERS

1. If the proposed activity does not comply with the above stated performance standards then R12A.6.1 applies.

Determination Clause

In determining what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the North East Industrial Zone Objectives and Policies, assess any application in terms of the following:

Matters of Control

- a. To achieve a high standard of visual amenity within and beyond the Zone;
- b. To achieve consistency with the Design Guide for the North East Industrial Zone in terms of visual amenity, particularly in relation to sections on building layout and building design.

Explanation

Large buildings within the North East Industrial Zone may have a particular visual impact in relation to nearby areas. Controlled use status for large activities provides the opportunity for such effects and opportunities to be evaluated.

12A.6 Rules: Restricted Discretionary Activities

12A.6.1 Any Activities, excluding Temporary Military Training Activities, which do not Comply with the Performance Standards for Permitted or Controlled Activities and are not Otherwise Specified as a Discretionary or Non-Complying Activity are a Restricted Discretionary Activity in Regard to the Following:

- (a) Height – for those activities that do not comply with the Airport Protection Surface as prescribed in R13.4.7.1.
- (b) Road setbacks from roads for those sites other than those boundaries which front Richardsons Line, Roberts Line, Setters Line (North) and Railway Road.

NOTE TO PLAN USERS

Those activities that encroach into the buffer areas as prescribed in R12.A.5.1 shall be assessed as a Non Complying activity as per R12.8.2.

- (c) Landscape Amenity
- (d) Parking, Cycle Parking, Loading and Access

NOTE TO PLAN USERS

Road access from sites located within the North East Industrial Zone onto Richardsons Line, Setters Line

or Roberts Line is a discretionary activity until the road and associated intersections are upgraded to a full industrial standard.

- (e) Lighting
- (f) Outdoor Storage
- (g) Retail Activity of goods manufactured or repaired on site – Retail Activity may only establish as a restricted discretionary activity where it involves the sale of goods manufactured or repaired on site and does not exceed 400 m² per site or 25% of total gross floor area per site, whichever is the lesser.

Office Activity - where office activity is ancillary to a permitted or controlled activity and does not exceed 35% of the total gross floor area of a building/s, or that part of the building occupied.
- (h) On-site location and external design and appearance.
- (i) Essential Services R12A.4.1 (m) (ii) (Public Service Corridors).

Determination Clause

In determining whether to grant consent and what conditions to impose, if any, Council will, in addition to the City View objectives in Section 2 and the North East Industrial Zone Objectives and Policies, assess any application in terms of the following:

Assessment Criteria

(a) Height

- i. The effects on the safe and efficient operation of aircraft utilising Palmerston North Airport.

(b) Setbacks from road boundaries other than those boundaries which front Richardsons Line, Roberts Line, Setters Line and Railway Road.

- i. To take into account the existence of any topographic or other physical feature which makes compliance impracticable or inappropriate.
- ii. To avoid adverse visual impacts on the character of the North East Industrial Zone as outlined in the Design Guide.

Explanation

Standards for the siting of buildings provide for intensive use of most sites. Proposals that do not meet these standards will be assessed on their merits to ensure that neighbours and nearby roadside amenity will not be adversely affected.

(c) Landscape Amenity

- i. To take into account the existence of any topographic or other physical feature which makes compliance impracticable.
- ii. To avoid, remedy or mitigate any adverse visual effects on adjoining or nearby properties which may arise from the lack of provision of landscaping.
- iii. To remedy or mitigate the deficiency in landscape provision through alternative provision of on-site amenity and landscaping.

Explanation

Landscaping provisions within the Plan are intended to enhance roadside amenity within the North East Industrial area. However, there may be other means of achieving similar amenity results and situations where the prescribed standards may be inappropriate. Alternatives will be considered where it can be demonstrated that the neighbours are not adversely affected and where roadside amenity is maintained or enhanced.

(d) Parking, Cycle Parking, Loading and Access

- i. To avoid, remedy or mitigate the effects of the deficiency in parking spaces, access and/or loading facilities on the safe and efficient operation of the roading network.
- ii. To ensure that other safe and effective facilities are available to meet the predicted parking, loading and/or access requirements.
- iii. To avoid, remedy or mitigate the effects of the deficiency in parking, loading and/or access facilities on the ambience and amenity values of potentially affected sites.
- iv. To ensure employment uses provide appropriate opportunities for people to use active and non-vehicular modes of transport

Explanation

Various activities catered for within the Zone are likely to have different operational requirements where servicing and loading activities and car parking is concerned. A range of uses are likely to utilise the industrial zoned sites, but in some cases, it may not be possible to provide for parking, loading and/or access in the manner prescribed. In any such case, the application will be considered on its merits and applicants must demonstrate that any adverse effects are avoided, remedied or mitigated.

(e) Lighting

- (i) To remedy or mitigate the effects of lighting on the amenity of affected residential properties identified in R12A.4.1(f).
- (ii) To ensure residential neighbours, or other nighttime property users, are not adversely affected by the effects of exterior lighting.
- (iii) To ensure road users are not adversely affected by the obtrusive effects of exterior lighting.

Explanation

The illumination of industrial sites, particularly at the residential interface, can affect residential amenity where excessive light spill occurs. The Plan seeks to manage the negative effects of exterior lighting on residential activities at the interface with the Zone and effects for traffic safety by avoiding light spill and glare. Proposals which do not comply with these standards shall be assessed on a case by case basis to determine the extent of the potential adverse effects and whether there are means by which any adverse effects upon residents can be remedied or mitigated.

(f) Outdoor Storage

- i. To take into account the existence of any topographic or other physical feature which makes compliance impracticable.
- ii. To avoid, remedy or mitigate any adverse effects on the visual amenity or general amenity values of adjoining or nearby rural and/or rural residential sites, including effects on residents and road users.
- iii. To ensure that in implementing the above policies the efficiency and functional requirements of the development and activities are taken into account.

Explanation

Screening and outdoor storage standards have been developed to protect the visual amenity of adjacent rural and recreational areas. However, particular site characteristics could reduce the practicality of, or need for, these requirements. In such cases, the application will be assessed on its merits and the applicant will need to demonstrate that the any adverse effects on the visual quality of roadside amenity will be avoided, remedied or mitigated.

(h) Retail and Office Activities

- i. To avoid, remedy or mitigate the adverse effects of the proposed activity on the integrity and operation of the North East Industrial Zone as an industrial area.
- ii. To ensure that any additional retail or office area is essential to the operation of the activity.
- iii. To ensure that the establishment of the additional office or retail activity will not undermine the integrity of the Inner and Outer Business Zones as the retailing and administrative heart of the City.

Explanation

The Plan primarily provides for the development and growth of industrial activities in the North East Industrial Zone, but recognises that retail and office activity has an important ancillary function in the operation of some industries. Proposals which exceed the stated standards will be considered on an individual basis to ensure that any adverse effects on the integrity and effective operation of the North East Industrial Zone and the city's business areas, neighbours, and the roading network are addressed appropriately.

(i) On-site Location and External Design and Appearance

- i. To avoid, remedy or mitigate any adverse effects of buildings and structures on the visual amenity within and beyond the Zone.
- ii. To achieve consistency with the North East Industrial Design Guide, particularly in relation to the sections on building layout and building design.

Explanation

Large buildings within the North East Industrial Zone may have a particular visual impact within and/or beyond the Zone. The North East Industrial Design Guide provides guidance on how any adverse effects from large buildings within or beyond the Zone can be avoided, remedied or mitigated, particularly in relation to the layout and design of buildings.

(j) Essential Services (ii) (Public service corridors)

- i. the ability for Council to maintain and access the pipe in the future.
- ii. the cumulative effect of additional connections into the main trunk services.
- iii. the integration of the services into the existing City network and its effect on efficient and orderly development within urban areas.
- iv. those matters described in Sections 108 of the Resource Management Act 1991.

Explanation

The intent of the Essential Services performance standard (m)(ii) is to ensure that in extending new sewer, stormwater and water supply services to a new development they must connect to essential services and must be located through a public service corridor, which will be vested in Council. Please refer to Diagram 7.3A and 7.3B in the Subdivision Section for examples of how this will be applied.

Where a new essential service is not located in a public service corridor, Council is concerned about its ability in the future to maintain that service. At some stage the service (pipe) will need to be fixed or replaced. If the pipe, which is covered by an easement, runs through a number of private properties, access to the easement may be difficult and quite often a private landowner will have sealed large areas of land over the easement thus impeding replacement of the pipe. In assessing applications of this nature, Council will determine each case on its merits.

Additionally, where services are to be connected into the City Council reticulated systems it is necessary to ensure these connections are efficient and sustainable. This is influenced by how services are connected. The location of services is vital to the long term efficiency of the City infrastructure networks. The provision and location of essential services through a public corridor will ensure a well-managed network and will ensure logical and orderly development outcomes in urban areas avoiding premature development before the necessary infrastructure is in place to service it.

12A.6.2 North East Industrial Zone Extension AREA

In the North East Industrial Zone Extension Area, the construction, alteration or addition to buildings or structures, or any activities specified in R12A.4.1 which do not comply with the Performance Standards for Permitted Activities and are not otherwise specified as a Discretionary or Non Complying Activity are a Restricted Discretionary Activity in regard to the following:

- (a) Structure Plan
- (b) External Design, Appearance and Layout
- (c) Landscape Amenity
 - Amenity Planting within Building Setback Areas
 - Buffer Screen Planting within Building Setback Areas
- (d) Stormwater Management
- (e) Watercourse Reserve Areas
- (f) Parking, Cycle Parking, Loading and Access
- (g) Car Park Landscape Design
- (h) Lighting
- (i) Outdoor Storage
- (j) Retail Activity of goods manufactured or repaired on-site – Retail Activity may only establish as a restricted discretionary activity where it involves the sale of goods manufactured or repaired on-site and does not exceed 400m² per site or 25% of total gross floor area per site, whichever is the lesser.
 - Office Activity – where office activity is ancillary to a permitted activity and does not exceed 35% of the total gross floor area of a building/s, or that part of the building occupied.
- (k) Essential Services
- (l) Fencing
- (m) Gas Pipeline

Performance Standards

- (a) Any development in the North East Industrial Zone Extension Area, including roads, on an allotment in existence prior to 23 April 2018 must comply with subdivision R7.8.2.1.
- (b) Activities under this rule must comply with Permitted Activity Performance Standards 12A.4.1 (a), (e), (f), (g), (h)(ii) and (iii), (i), (j), (k), (m) and (n).

NOTE TO PLAN USERS

For the purpose of performance standard (b) above, any non-compliance with R12A.4.1 (h)(iii) and (n) will be assessed under R12A.8.1 as a non-complying activity.

- (c) **Building Setbacks:** Buildings or structures must be setback the prescribed distance from the site boundary adjoining the road or the adjoining boundary with Rural Zone land as follows:
 - (i) Richardsons Line and Roberts Line: 12 metres (Road Layout 1, 2 and 3 in Structure Plan Map 7.2)
 - (ii) Setters Line (north of Richardsons Line) and Road Layout 4 in Structure Plan Map 7.2: 5 metres

Palmerston North City Council District Plan

- (iii) Railway Road: 8 metres
 - (iv) From the boundary of a North East Industrial Zone Extension Area site where it adjoins Rural Zone land: 15 metres
 - (v) From the boundary of a site which does not front Railway Road or road layouts 1, 2, 3 or 4 in Structure Plan Map 7.2: 5 metres.
- (d) **Amenity Planting within Building Setback Areas:** Building setback areas must be planted from the site boundary adjoining the road for a minimum width as follows:
- (i) Richardsons Line (Road Layout 1 and 2 in Structure Plan Map 7.2) and Roberts Line (Road Layout 3 in Structure Plan Map 7.2): 3 metres.
 - (ii) Setters Line (north of Richardsons Line) and Road Layout 4 in Structure Plan Map 7.2: 3 metres.
 - (iii) For sites that do not front Railway Road or road layouts 1, 2, 3 or 4 in Structure Plan Map 7.2: 3 metres.
 - (iv) All amenity planting areas must provide, at or on the street frontage, at least one specimen tree for every 7 metres of site frontage.
 - (v) Species: species selection must be compiled by reference to the North East Industrial Zone Extension Area Planting Species List in Appendix 1.
 - (vi) All amenity planting areas must be maintained to a high standard at all times.
- (e) **Buffer Screen Planting within Building Setback Areas:** Building setback areas must provide the following:
- (i) On Railway Road a minimum 5 metre width of buffer screen planting.
 - (ii) Where the boundary of a North East Industrial Zone Extension Area site adjoins Rural Zone land a minimum 10 metres width of buffer screen planting.
 - (iii) Height: trees capable of attaining a minimum height at maturity of 9 metres and shrubs capable of attaining a minimum height at maturity of 4 metres.
 - (iv) Species: species selection must be compiled by reference to the North East Industrial Zone Extension Area Planting Species List in Appendix 1.
 - (v) All planted buffer screening areas must be maintained to a high standard at all times.
 - (vi) Security fencing within buffer screening areas must not be visible from the road frontage or adjoining Rural Zone land.

NOTE TO PLAN USERS

For the purpose of performance standards (d) and (e) above a landscaping plan prepared by a qualified landscaping expert must be provided in accordance with section 5.4(j).

(f) Stormwater Management

- (i) Any activity must provide on-site retention of the first 5mm of a 24 hour rainfall event.
- (ii) 10% of a site must be set aside for on-site stormwater retention purposes.
- (iii) Any activity must ensure that runoff generated beyond the first 5mm of a 24 hour rainfall event is directed to a Watercourse Reserve Area.

(g) Fencing

- (i) Any fence facing the road frontage must be located behind landscape amenity planting.

Palmerston North City Council District Plan

- (ii) Any fence fronting a road or any part of a fence within 10 metres of the frontage must not contain barbed wire, razor wire or fabric netting.
- (iii) Any fence forward of a building closest to road must be visually permeable.
- (iv) All fences must be well maintained at all times.

(h) Servicing and Loading Hours

Any activity on a site within the North East Industrial Zone Extension Area which is located within 80 metres of an existing dwelling in a Rural Zone must only undertake the delivery of goods, product, waste or material and/or the distribution of goods, products, waste or materials between 6:00am and 10:00pm.

Except that this rule must not apply where:

- (i) On-site road access and maneuvering areas for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from an existing dwelling in a Rural Zone; and
- (ii) Loading and unloading areas for vehicles involved in the delivery and/or distribution of goods, products or materials are located at least 80 metres from an existing dwelling in a Rural Zone.

Explanation

Where existing dwellings on rural zone sites come in close contact with the NEIZ Extension Area these properties can be adversely affected by night-time delivery, distribution, and loading activities. For example, noise from idling vehicles or the opening and closing of doors. By controlling servicing and loading hours at the interface with existing dwellings in the rural zone it should be possible to reduce the disturbance to nearby residential neighbours.

NOTE TO PLAN USERS

Nothing in performance standard (h) above shall exempt any activity from the requirements of R12A.10.1.

(i) Gas Transmission Pipeline

- (i) A statement describing whether the owner or operator of the gas transmission pipe have been consulted regarding the protection of the gas transmission corridor and what progress has been made in securing the required approvals where relevant.
- (ii) All buildings, structures, trees and plants must be setback no less than 10 metres from the gas transmission pipeline.

Determination Clause

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the assessment criteria below.

Assessment Criteria:

(a) Structure Plan

- (i) The extent to which the building and its associated site layout gives effect to the North East Industrial Zone Structure Plan Map 7.2 and the associated Comprehensive Development Plan required at subdivision.
- (ii) How the proposed development and its associated site relates and connects to adjoining sites and areas and whether it enables future staged development and or subdivision of adjoining lots by giving effect to North East Industrial Zone Structure Plan Map 7.2.
- (iii) The extent to which the development and associated setback planting contributes

to the realisation of a consistent and coordinated landscape treatment in accordance with North East Industrial Zone Structure Plan Map 7.2.

- (iv) The extent to which deviations from the North East Industrial Zone Structure Plan will result in an alternative coordinated, comprehensive outcome that will satisfy its objectives to an equal or greater extent.

(b) External Design, Appearance and Layout

- (i) Whether the design and appearance of any building or structure is in keeping with and complements the North East Industrial Zone Extension Area.
- (ii) The extent to which the building design achieves both visual interest and a sense of coherence and order in an integrated composition. This may be by a combination of means such as modelling of building form, expression of structure, placement of openings, and use of materials and colour.
- (iii) The extent to which materials and colours, considered in combination with the form and orientations of major building elements and surfaces on which they are used avoids risk of excessive glare, particularly in relation to the airport, road users and nearby rural dwellings.
- (iv) The extent to which very large and conspicuous blank walls avoid dominating streets and surrounding industrial and rural area by articulating blank walls within a coherent composition that might include expression of visual rhythm, modulation of form, positioning of openings and other wall penetrations, including consideration of colour, texture and materials.
- (v) The extent to which buildings close to the street present a building frontage and entrances that are visible from the street, and that inhabited spaces within buildings are positioned to relate to the street and publicly accessible areas within the site.
- (vi) The extent to which large scale planting is used to break up the mass of very large buildings and paving areas, and screens outdoor storage areas from public view.
- (vii) The extent to which streetscape amenity is preserved through frontage planting, frontage location of car parking, varied building form or other methods to reduce the building's prominence.
- (viii) The extent to which the proposed development and its associated site layout provides for the ongoing operation and maintenance of the gas transmission pipeline.
- (ix) The extent to which buildings and structures are located and designed to avoid visual dominance of neighbouring rural dwellings.
- (x) The extent to which any building or structure creates shading on dwellings beyond the Zone boundary.

Explanation

Large buildings within the North East Industrial Zone Extension Area may have a particular visual impact in relation to nearby rural areas and residences. They may also be prominent in view from other areas including other sites and the roads within the Zone. Restricted Discretionary status for large activities provides the opportunity to ensure that design of these is considered to achieve a quality outcome that also addresses potential for adverse effects.

The purpose of the road setback standard is to maintain consistency of building form along the streetscape and provide an area for amenity planting at the frontage. Large buildings and barren car parks located close to the street frontage can dominate the streetscape, thereby reducing the amenity of the local area. This can be mitigated by methods such as increased use of larger trees, varied frontage form of buildings, and varied car park design in front of buildings.

However, the minimum setback is relatively shallow considering the potential bulk and size of buildings

provided for in the North East Industrial Zone. Apart from exceptional circumstances a reduced setback is unlikely to maintain the desired level of amenity at the street frontage.

The Hawkes Bay Gas Pipeline runs through the eastern extent of the NEIZ Extension Area. Structure Plan Map 7.2 shows the location of the gas pipeline. It is important that development and use of land within the Extension Area enables the ongoing safe operation and maintenance of the gas pipeline.

(c) Landscape Amenity

- (i) The extent to which any topographic or other physical feature of the site makes compliance impracticable.
- (ii) The extent to which growing conditions are provided that will ensure the successful establishment, growth and on-going viability of landscaping areas.
- (iii) The extent to which species selection complies with the North East Industrial Zone Extension Area Planting Species List in Appendix 1.
- (iv) The extent to which planting areas are designed to consider traffic sight lines, provision of services, and other requirements at site access points.
- (v) The extent to which alternative provision of on-site amenity and landscaping enhances the amenity of the wider streetscape and neighbouring properties.

Explanation

Landscaping provisions within the Plan are intended to enhance streetscape amenity within the North East Industrial Zone Extension Area and to complement the surrounding rural setting. The specified approach to landscaping provision will not be practical in every instance. However, it is critical that alternative responses to landscaping provision positively contribute to on-site and wider streetscape amenity. The maintenance of landscaping, especially in the first twelve months, is critical to its actual success. Factors such as irrigation, wind protection and the growing medium are all critical to the successful establishment of landscaping.

Amenity Planting within Building Setback Areas

- (vi) The extent to which high quality landscaping within the site integrates with landscaping within the road reserve to enhance amenity and give a seamless appearance
- (vii) The extent to which car park design is integrated with landscape design in the front yard to enhance amenity planting areas.
- (viii) The extent to which on-site landscaping establishes an attractive appearance and complements public landscaping at or near the street edge and establishes conditions of safety, visual interest and amenity within the development.
- (ix) The extent to which frontage landscaping is achieved in a way that safety and security is maintained at entrances and intersections, road edges, and all other publicly accessible areas.
- (x) The extent to which a high quality outcome that integrates car parking, site landscaping and streetscape design mitigates the effect of a reduced setback.

Explanation

The intention for amenity planting within building setback areas is to achieve a higher level of amenity for the streetscape and industrial frontages by visually integrating private and public space planting elements. This should be achieved by planting low growing shrubs or grasses underneath the specimen trees located at 7 metre intervals. If taller species are proposed to be used in conjunction with the required specimen trees, then it is recommended that they are located at the interior edge of the amenity planting area as this will allow an impression of open space to be achieved when viewed from the road corridor.

Buffer Screen Planting within Building Setback Areas

- (xi) Whether all buffer areas are planted to adequate depth and height, and in a way that will provide visual screening to residents in the Rural Zone and to road users.
- (xii) The extent to which the planted buffer provides consistency of appearance along the interface with the Rural Zone and Railway Road frontage.
- (xiii) Whether security fencing within buffer screening areas is not visible from adjoining Rural Zone land.
- (xiv) The extent to which grassed areas of varying depth, or areas with low vegetation are provided for within the setback areas in front of the buffer screen planting.

Explanation

The purpose of this provision is twofold. Firstly, the existing buffer planting on the southern side of Richardsons Line will be retained to contribute to a well planted avenue running along Richardsons Line, complemented by the setback planting on its northern side. This is important given Richardsons Line will become a key access route into the North East Industrial Zone Extension Area.

Secondly, the requirement to provide a 12 metre wide setback buffer (with a 10 metre width of buffer screen planting) along the rear boundary of the extension area and an 8 metre wide setback buffer (with a 5 metre width of buffer planting) on Railway Road will provide a visual screen and planted buffer between the North East Industrial Zone Extension Area and the Rural Zone beyond.

Applicants will be expected to develop and provide detailed proposals with the assistance of appropriately qualified experts. Owners of sites will be expected to maintain buffer areas to a high standard once they have been established.

(d) Onsite Stormwater Management

- (i) The extent to which proposed on-site stormwater retention and detention measures ensure hydraulic neutrality is achieved in the 1% AEP plus climate change storm, as per NZS 4404:2010, and that there is no increase in stormwater effects on surrounding areas
- (ii) Whether on-site Water Sensitive Design measures have been put in place to assist with achieving hydraulic neutrality.
- (iii) The extent to which Water Sensitive Design measures contribute to the visual amenity of the development.

(e) Watercourse Reserve Areas

- (i) The extent to which proposed water attenuation activities within Watercourse Reserve Areas ensure hydraulic neutrality is achieved in conjunction with on-site stormwater management measures.
- (ii) The extent to which any Watercourse Reserve Area identified in Structure Plan Map 7.2 that falls within the site have been fully planted in accordance with Structure Plan Map 7.2 and the North East Industrial Zone Extension Area Planting Species List in Appendix 1.
- (iii) Whether boundary fencing avoids Watercourse Reserve Area.

Explanation

The North East Industrial Zone Extension Area forms part of a large catchment area that feeds into the Mangaone Stream. It is therefore necessary to carefully manage the discharge of stormwater to avoid adverse effects on downstream properties, particularly within the Taonui Basin.

The response to stormwater management within the Extension Area involves the adoption of on-site Water Sensitive Design (WSD) measures in conjunction with the use of existing gully systems for stormwater attenuation. For the stormwater response to be effective the two pronged approach needs to be consistently applied across the whole of the Extension Area.

The first component of the approach involves WSD that is a whole of system consideration of the impacts of stormwater on stream corridors, biodiversity health, and ground water recharge. The WSD approach promotes measures that retain stormwater on-site before runoff is concentrated to become a significant point source discharge. These measures could include swales, living roofs, under-slab filtration measures, permeable pavements, rain tanks, or rain gardens. The expectation is that development is undertaken in a manner that ensures predevelopment runoff conditions continue after construction.

The second component of the stormwater approach is to utilise existing gully systems, Watercourse Reserve Areas, for the primary purpose of detention and for supplementary retention of stormwater. The detention function of Watercourse Reserve Areas is predominately for peak flow management with the aim of mitigating the impact of high flows on downstream drainage systems. The secondary retention function of Watercourse Reserve Areas is predominately for the purpose of supporting the requirement of collectively retaining the first 5mm of a 24 hour rainfall event to mitigate the run-off from all impervious areas in the catchment.

Watercourse Reserve Areas are to be planted by the site owner with species listed in North East Industrial Zone Extension Area Planting Species List in Appendix 1. They form an amenity area that will act as a retention area in times of flood but will generally be dry vegetated swales. To maintain their natural appearance, boundary fencing should not dissect these areas.

(f) Parking, Cycle Parking, Loading and Access

- (i) The extent to which the effects of additional traffic generated by activities on the site on the safety and efficiency of the road network are avoided, remedied or mitigated.
- (ii) The extent to which failure to provide the required number of on-site car parks will result in adverse effects on the safe and efficient operation of the road network.
- (iii) The extent to which other uses on the site or on adjoining sites provide opportunities for shared parking, providing a legal agreement binds the alternative parking site to the development.
- (iv) The extent to which it can be demonstrated that the total parking demand generated by the proposed development is less than the number of spaces required.
- (v) The degree to which the car parking layout is functional, convenient and accessible from building entrances.
- (vi) The extent to which the standards for loading and access can be varied without endangering public safety, affecting the safe and efficient operation of the roading network or streetscape amenity.
- (vii) Whether the proposed activities will generate a demand for loading facilities.
- (viii) The extent to which topography, size or shape of the site, the location of any natural or built structures on the site or any other requirements, such as easements, rights-of-way or restrictive covenants, impose constraints which make compliance impracticable.
- (ix) The extent to which activities such as loading, vehicle turning areas, and outdoor covered areas with forklift or vehicle activity are located on the inward side of buildings (away from the Industrial and Rural Zone interface) to reduce noise impacts on adjoining rural dwellings.
- (x) The extent to which opportunities for people to use active and non-vehicular modes of transport are provided.

Explanation

Various activities catered for within the Zone are likely to have different operational requirements where servicing, loading and car parking is concerned. Provisions within the Plan have reasonably considered the range of uses likely to utilise North East Industrial Zone Extension Area sites, but in some

cases, it may not be possible to provide for loading, access or parking in the manner prescribed. In this case it must be demonstrated that any adverse effects which might arise will be addressed.

There is an expectation that on-site car parking will be utilised in advance of on-street car parking. To encourage the use of on-site car parking, the parking layout needs to be arranged in a way that is functional, safe, convenient and accessible from building entrances.

(g) Car Park Landscaping Design

- (i) The extent to which the parking area is visually unobtrusive, integrated with good quality building and landscape design, and does not compromise the coherence and quality of adjacent spaces, nor the experience for pedestrians or road user amenity.
- (ii) The extent to which parking areas are located, accessed and landscaped to present a positive frontage to the street, does not dominate frontages or otherwise undermine street edge quality.
- (iii) The extent to which planting within the parking area is designed and distributed to reduce the open expanse of asphalt and the apparent scale of the car park and improve the amenity for users and viewers of the car park.
- (iv) Whether permeable surfaces form part of the car park design to reduce run off and increase on-site use of stormwater.
- (v) The extent to which growing conditions are provided that will ensure the successful establishment, growth and on-going viability of landscaping.

Explanation

Given the vehicle orientated nature of large floor-plate activities and the number of staff working in the North East Industrial Zone Extension Area, it is natural that vehicle parking is a significant feature of the Zone. Car parks can be quite extensive and barren given the expanse of unbroken seal. The amenity of the car park and the wider streetscape is enhanced when planting is incorporated into the layout, particularly the inclusion of trees. Planting should break up the expanse of seal, provide shade, and introduce an element that is taller than the car, thereby reducing the dominance of the vehicle. Tree planting should form a significant element within the car park, as it is trees that have the greatest effect in reducing the scale of extensively sealed car parking areas.

(h) Lighting

- (i) The extent to which residential neighbours, or other nighttime property users, are not adversely affected by the effects of exterior lighting.
- (ii) The extent to which road users are not adversely affected by the effects of exterior lighting.
- (iii) The extent to which lighting appropriately signals entrances and provides necessary visibility to these and any other areas that may be accessed after dark.

Explanation

The illumination of industrial sites, particularly at the residential interface, can affect residential amenity where excessive light spill occurs. The Plan seeks to manage the negative effects of exterior lighting on residential activities at the interface with the Zone and effects for traffic safety by avoiding light spill, glare and other effects of exterior lighting.

(i) Outdoor Storage

- (i) The extent to which outdoor storage areas are sited and designed so that the visual amenity values of adjoining or nearby rural and / or rural residential sites are maintained.
- (ii) The extent to which outdoor storage areas are sited and designed so that visual amenity and quality of streetscape is maintained.

- (iii) The extent to which outdoor storage areas are sited and designed to allow for the unfettered operation of access, parking, loading and maneuvering areas for vehicles.
- (iv) The extent to which the efficient and functional requirements of the activity are taken into account.

Explanation

It is important that outdoor storage areas are sited and designed in a way where the visual amenity of rural neighbours is protected and the quality of the Zone streetscape is maintained. These qualitative visual outcomes also need to be balanced with the operational requirements of an activity.

(j) Retail and Office Activities

- (i) The extent to which any proposed retail and/or office activities will affect the efficient and effective operation of the North East Industrial Zone Extension Area.
- (ii) The extent to which additional retail and/or office area is essential to the operation of the predominant industrial activity on the site.
- (iii) Whether the establishment of additional retail and/or office activity will undermine the integrity of the Business Zones or lead to dispersal of retail and/or office activity.
- (iv) The extent to which the activity undermines the overarching Business Zone objective and policies.
- (v) Whether the proposed activity could have reverse sensitivity implications for the North East Industrial Zone Extension Area.
- (vi) The extent to which the nature of the predominant industrial activity requires a greater level of administrative support.
- (vii) The extent to which the breach of permitted activity performance standards is reflective of:
 - (a) Any physical constraints such as roof heights, structural pillars and shape of the existing building;
 - (b) The nature and spatial requirements of the products that are to be displayed; and
 - (c) The space that is required for staff amenities due to staff numbers.

Explanation

The Plan primarily provides for the development and growth of industrial activities in the North East Industrial Zone Extension Area, but recognises that ancillary retail and office activity have an important ancillary function in the operation of some industries. Proposals which exceed the stated standards will be considered on an individual basis to ensure that any adverse effects on the integrity and effective operation of the North East Industrial Zone and the city's business areas, neighbours, and the roading network are addressed appropriately.

(k) Essential Services

- (i) The extent to which Council has the ability to maintain and access infrastructure and services in the future.
- (ii) Whether additional connections to main trunk services creates an adverse cumulative effect on the efficient and effective operation of essential services.
- (iii) The extent to which the integration of essential services into the existing City network provides for efficient and orderly development within urban areas.
- (iv) The extent to which the layout and design of infrastructure will facilitate future staged development of the North East Industrial Zone Extension Area in

accordance with North East Industrial Zone Structure Plan 7.2.

- (v) The extent to which stormwater is treated on-site utilising natural systems including retention areas, permeable surfaces, swales and appropriate vegetation.
- (vi) The extent to which identified watercourse reserves are retained and utilised as positive stormwater management and amenity features within the site, and provision is made for appropriate building setbacks and the maintenance and management of these spaces.
- (vii) The extent to which stormwater catchment, storage and processing are integrated with high amenity landscape design on each site.
- (viii) The extent to which permeable surfaces are designed to prevent wind-blown dust.
- (ix) Those matters described in Sections 108 of the Resource Management Act 1991.

Explanation

The intent of the Essential Services performance standard is to ensure that in extending sewer, stormwater and water supply services to a new development they must connect to essential services and must be located through a public service corridor, which will be vested in Council.

Where a new essential service is not located in a public service corridor, Council is concerned about its ability in the future to maintain that service. At some stage the service (pipe) will need to be repaired or replaced. If the pipe was simply provided for through an easement that ran through a number of private properties, access to the easement may be difficult and quite often a private landowner will have sealed large areas of land over the easement thus impeding repair or replacement of the pipe.

Additionally, where services are to be connected into the City Council reticulated systems it is necessary to ensure these connections are efficient and sustainable. This is influenced by how services are connected. The location of services is vital to the long term efficiency of City infrastructure networks. The provision and location of essential services through a public service corridor will ensure a well-managed network. It will also ensure that logical and orderly development outcomes are achieved in urban areas while avoiding premature development before the necessary infrastructure is in place to service it.

(I) Fencing

- (i) The extent to which fencing is integrated with hard and soft landscaping elements and screened by planting.
- (ii) The extent to which fencing along publicly accessible boundaries:
 - Is visually permeable;
 - Avoids barbed or razor wire;
 - Enhances public safety; and
 - Promotes an open character and visual quality within the industrial area.
- (iii) The quality of the fencing and choice of materials used.
- (iv) The extent to which the fence is designed so that visual amenity and the quality of the streetscape in public and rural areas are maintained and enhanced.
- (v) The extent to which consideration has been given to the avoidance of frontage security fencing.
- (vi) The extent to which fencing forward of buildings is visually permeable.

Explanation

Security fencing at the frontage can be problematic. While security fencing may be appropriate and necessary in some instances, it must be carefully designed to ensure that the Zone develops as an attractive industrial area with high internal amenity values. Consideration should be given to the evidence of front fencing, particularly security fencing as this can detract from the openness of the streetscape and its amenity. Where a landscape strip is required at the street edge the amenity value

of the streetscape is increased when the fencing is located behind the landscape strip. A contributing factor for streetscape amenity is often related to the upkeep of fencing at the street frontage. Fences can have adverse effects on the amenity of the streetscape if poorly maintained.

(m) Gas Pipeline

- (i) The extent to which any earthworks associated with the development have safeguards in place to ensure that adequate protection of the gas transmission pipeline is achieved.

NOTE TO PLAN USERS

1. Any development within the North East Industrial Zone Extension Area must supply a geotechnical report as part of the subdivision process. This report should be checked to confirm any mitigation measures required to be carried out on site prior to construction of a building.
2. Any new development must comply with the National Environmental Standard for Assessing and Managing Contaminants in Soil.

12A.6.3 Industrial Activities in the North East Industrial Zone Extension Area Adjoining Sites with Existing Residential Dwellings

Any Activity in the North East Industrial Zone Extension Area adjoining dwellings shown on Map 12A.6.3 which comply with the following Performance Standards are a Restricted Discretionary Activity in regard to the following:

- (a) Planting and maintenance of site boundary buffer area
- (b) Visual screening
- (c) Residential amenity
- (d) Fencing
- (e) Compliance with District Plan noise emission limits
- (f) How the “best practicable option” has been adopted in terms of controlling noise received off-site.
- (g) Layout of buildings and associated activities

Performance Standards

- a. All activities must comply with R12A.10.1.
- b. A 5 metre wide planted buffer area shall be provided for the full length of the boundary(ies) adjoining residentially used sites.
- c. All planted buffer areas must be maintained to a high standard at all times.
- d. A report from an appropriately qualified acoustical consultant shall be provided to the Council stating the “best practicable option” has been adopted in the design, orientation and lay out of new buildings to minimise noise emission from industrial sites as received on any of the dwelling(s) shown on Map 12A.6.3, with specific attention to noise from:
 - (i) On-site traffic circulation routes;
 - (ii) Design and orientation of any goods loading bays associated with any building on the site; and
 - (iii) Outdoor areas used for materials and/or goods handling.

Determination Clause

In determining whether to grant consent and what conditions if any to impose, Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives and

policies, assess any application in terms of the following assessment criteria:

Assessment Criteria:

- (i) Whether a planted visual screen is provided between existing dwellings shown on Map 12A.6.3 and adjoining industrial activities in a manner that will assist in maintaining residential amenity values for the period of time for which the dwellings are in existence.
- (ii) The extent to which growing conditions are provided that will ensure the successful establishment, growth and on-going viability of the planted buffer area.
- (iii) The extent to which the visual appearance of fencing located within the planted buffer area complements rural dwelling fence design.
- (iv) The extent to which the position and design of buildings help reduce noise impacts on adjoining rural dwellings.
- (v) The extent to which activities such as loading, vehicle turning areas, and outdoor covered areas with forklift or vehicle activity are located on the inward side of buildings (away from the perimeter) to reduce noise impacts.

Explanation

At the time of rezoning the land from Rural to North East Industrial Zone Extension Area, a number of dwellings exist within the Zone. These transitional provisions are designed to ensure a level of visual screening and acoustic protection between existing dwellings and new industrial activities. The required acoustic report is intended to ensure the design and layout of buildings has specific regard to considering mitigation options for vehicle and equipment noise, in terms of noise received at existing established residential sites within the Zone.

NOTE TO PLAN USERS

- 1. Note the activity will also be assessed under the R12A.6.2.
- 2. This rule shall apply only in relation to sites adjoining any lot which is used for residential purposes on the basis of existing use rights. Should existing use rights for a single residential dwelling shown on Map 12A.6.3 lapse, or other activities establish on the lot, this rule will no longer apply with respect to that dwelling.
- 3. The buffer area is to be provided within the lot containing the proposed industrial activity.
- 4. A landscaping plan prepared by a qualified landscaping expert shall be provided in accordance with Section 5.4(j);
- 5. For the purposes of this rule any activity includes buildings and structures.

12A.6.4 Temporary Military Training Activities in the North East Industrial Zone and Extension Area which do not Comply with Permitted Activities Standards.

Temporary Military Training Activities that do not comply with the Permitted Performance Standards of R12A.4.2 are a Restricted Discretionary Activity, with regards to:

- Duration;
- Time of Day;
- Noise levels at the notional boundary of any site containing a noise sensitive activity; and
- Any noise management and mitigation measures proposed.

Determination Clause

In determining whether to grant consent and what conditions, if any to impose, Council will, in addition to the City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- (a) The extent to which the effects of noise, including the peak sound levels resulting from impulsive noise, impacts on noise sensitive activities.
- (b) The extent to which the noise management measures will avoid, remedy or mitigate the likely noise impacts.
- (c) Whether a consultation programme is available for communication with occupiers and owners of affected sites, prior to the military training activities commencing, with such consultation including notice of the event, methods for following up complaints received during and after the event, and the process of liaison with Council.

Explanation

The New Zealand Defence Force (NZDF) may need to carry out military training activities that do not meet the performance standards for Permitted Activities. In this case, it is important to ensure that any adverse effects of military training activities on the environment are avoided, remedied or mitigated. The Restricted Discretionary Activity status provides Council with the opportunity to assess the proposed activities and to either grant or decline consent.

12A.7 Rules: Discretionary Activities

12A.7.1 Discretionary Activities

Any activity that does not comply with performance condition 12A.4.1(m)(i) Essential Services and any activity listed below is Discretionary Activity within the North East Industrial Zone.

- Offensive Activities
- Building Supplier
- Early Childhood Facilities
- Health Centres and Health Facilities
- Hire Centres
- Training Facilities
- Community & Leisure Facilities
- Places of Worship

Determination Clause

In determining whether to grant consent and what conditions to impose, if any, the Council will, in addition to the City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the following further policies:

- a. To avoid the establishment of activities which, on their own, or together on a cumulative basis, may form an area of commercial attraction which would detract from the objectives and policies in the Plan supporting commercial containment in other parts of the City.
- b. To ensure that the North East Industrial area develops and retains a predominantly industrial character and land uses.
- c. To evaluate effects on infrastructure, including the safety and efficiency of the roading network.
- d. To avoid, remedy or mitigate adverse effects on amenity values within or outside of the Zone.

To ensure employment uses and community facilities provide appropriate opportunities for people to use activity and non-vehicular modes of transport.

Explanation

The North East Industrial Zone is a scarce land resource. Particular types of activities are controlled under this rule, the first being space extensive, non-industrial activities which require evaluation against objectives and policies prior to establishment, and secondly, offensive industries which need careful environmental assessment to ensure that the environmental and amenity objectives of the Zone are not compromised.

If essential services are not available for connection to Council's reticulated systems, Council requires its full discretion to determine the appropriateness of the development.

12A.7.2 Any Activity (including roads) seeking access to Richardsons Line, Setters Line or Roberts Line.

Any activity (including roads) seeking access from Richardsons Line, Setters Line or Roberts Line is a Discretionary Activity.

Determination Clause

In determining to grant consent and what conditions if any to impose, the Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria

- (i) Whether any adverse effects of the proposed access on the safe and efficient operation of the roading network can be effectively mitigated.
- (ii) The extent to which appropriate access is provided taking into account the requirements of R20.4.2(a).
- (iii) Whether the road or part of the road or intersection requires upgrading to full industrial standard.
- (iv) Whether the approval of the Palmerston North City Council as the roading controlling authority has been obtained.
- (v) The extent to which the proposed activity aligns with Council's planned infrastructure roll-out for the area.

12A.7.3 Any Activity within the North East Industrial Zone Extension Area that cannot comply with Rule 12A.4.1(m)

Any Activity within the North East Industrial Zone Extension Area that cannot comply with R12A.4.1(m)(i) and (ii) is a Discretionary Activity.

Determination Clause

In determining to grant consent and what conditions if any to impose, the Council will, in addition to City View objectives in Section 2 and the North East Industrial Zone objectives and policies, assess any application in terms of the following assessment criteria:

Assessment Criteria:

- (i) Whether agreement has been reached with the Palmerston North City Council to extend or make available essential services within 30 metres of the nearest point of the land being developed.
- (ii) Whether sewer, stormwater and water supply services are connected to essential services and located through a public service corridor.
- (iii) The extent to which the proposed activity aligns with Council's planned infrastructure

Palmerston North City Council District Plan
roll-out for the area.

- (iv) Assessment criteria contained in R12A.6.2(k).
- (v) Those matters described in Sections 108 of the Resource Management Act 1991.

Explanation

Land parcel arrangements at the time of rezoning, the location of essential services, and under strength rural roads mean that Council's preference for infrastructure rollout is for the immediate area on both sides of the Roberts Line and Richardsons Line intersection. It is envisaged the remaining North East Industrial Zone Extension Area to the west will be serviced as stage 2. Actual rates of infrastructure rollout will depend on the rate at which development occurs. The size and scale of large floor plate industrial activity mean that large areas of land within the Extension Area could be developed as a single development, rather than a series of smaller developments. R12A.7.2 and R12A.7.3 provide the Council flexibility to negotiate with development interests where a proposal does not align with the Council's preferred infrastructure rollout plans.

The primary purpose of R12A.7.2 and R12A.7.3 is to enable the Council to control when and how it will roll-out infrastructure provision to support development of the Extension Area and for land within the existing North East Industrial Zone seeking access to Richardsons Line or Setters Line. This rule enables the Council to enter into negotiations with development interests to:

- Establish priorities for infrastructure investment;
- Determine how and where infrastructure investment will occur; and
- Align the roll-out of infrastructure with market demand.

Richardsons Line, Setters Line and parts of Roberts Line are under strength rural roads not suitable for heavy industrial traffic that may be generated by the North East Industrial Zone. In addition, there are potential safety issues at intersections with these roads unless appropriate upgrading is provided.

NOTE TO PLAN USERS

In addition to assessment under R12A.7.2 and R12A.7.3, the application will also be assessed against R12A.6.2.

12A.8 Rules: Non-Complying Activities

12A.8.1 Non-Complying Activities

Any activity not provided for, or not complying with the standards of, a Permitted Activity, a Controlled Activity, a Restricted Discretionary Activity, a Discretionary Activity, or a Prohibited Activity within the North East Industrial Zone shall be a Non-Complying Activity.

Explanation

The purpose of the North East Industrial Zone is to provide for space extensive industrial and warehousing activities. The Council has identified that providing for certain activities that are complementary to the purpose of the North East Industrial Zone is appropriate to support the space extensive activities. It has been determined however that other activities which are not essential to supporting the intended purposes of the North East Industrial Zone should be assessed to determine the effects on the availability of large lots for both present and future generations as well the effects on other zones within Palmerston North City.

12A.8.2 The Following Activities are Non-Complying Activities within the North East Industrial Zone:

- Any activities that encroach into the buffer areas prescribed in R12A.5.1, R12A.6.2 and R12A.6.3;
- Any activities that do not provide the screening as specified in R12A.6.2 and R12A.6.3.
- Any activities that do not provide the screening as specified in the Design Guide prescribed in R12A.5.1;

- Any activities where a report has not been provided from an appropriately qualified acoustical consultant prescribed in R12A.6.3(d).

Explanation

The buffer areas have been prescribed in the District Plan for the purposes of providing a visual and amenity buffer between the industrial areas and nearby residents in the vicinity of the North East Industrial Zone. In terms of the frontage areas along Railway Road, Roberts Line, and land adjoining the Rural Zone the buffer area is intended to provide a transition from rural to urban character.

Activities that are proposed to encroach into the buffer areas and/or not provide the required screening will be required to demonstrate that the adverse effects on road users and nearby residents are no more than minor.

The requirement for an acoustical report is intended to ensure the design and layout of buildings has specific regard to considering mitigation options for vehicle and equipment noise, in terms of noise received at existing established residentially used sites (listed in R12A.6.3) within the Zone. Activities that do not provide an acoustical report will be required to display that the adverse effects on existing established residentially used sites within the Zone are no more than minor.

12A.8.3 The construction of any building, or the filling and raising of the level of the land within a Watercourse Reserve and the Existing Stormwater Detention Area shown in Structure Plan Map 7.2 is a Non-Complying Activity.

Explanation

Watercourse Reserve areas and the Existing Stormwater Detention Area shown on Structure Plan Map 7.2 play an important role in managing the discharge of stormwater from activities within the North East Industrial Zone.

12A.8.4 Activities in the North East Industrial Zone Extension Area Seeking Access to Railway Road.

Explanation

The Council's approach to managing the road network in this area of the City is to promote Roberts Line, Kairanga-Bunnythorpe Road and Railway Road as a strategic route for freight movement. For this reason, it is preferable to minimise the opportunities for additional side-friction and avoid access to Railway Road as it is a Major Arterial Road. The road layout shown in the North East Industrial Zone Structure Plan requires access to the south-eastern part of the Extension Area via Roberts Line and Richardson Line for this reason. The requirement for landscape buffer areas for sites fronting Railway Road also reinforces the Plan's intention in this regard

12A.8.5 Activities in the Runway End Protection Areas

The activities listed in R13.4.4.3 are Non-Complying Activities in the Runway End Protection Areas.

Explanation

Runway End Protection Areas (REPAs) are provided at the end of each runway strip. These areas are required to be free of obstructions or activities which could interfere with aeronautical navigational aids. They are also areas in which statistically there are greater chances of aircraft related accidents. It is therefore desirable that the public's exposure to such risks be reduced by limiting the range of activities permitted in the REPAs.

The rule regulates the total number of people who may assemble on each site (including all buildings on each site) within the REPA. Where only part of a site is within the REPA, the rule controls only the assembly of people within the part of the site that is within the boundaries of the REPA. This principle extends to buildings that are partly within the REPA – the rule controls only the assembly of people within the part of a building that is within the boundaries of the REPA.

Site and building design, combined with other measures (such as clear and well enforced signage) within the REPA are available methods to prevent the assembly of ten or more people.

12A.9 Rules: Prohibited Activities

12A.9.1 Prohibited Activities in the Air Noise Contour Identified on Map 10.6.6.1

The following activities are Prohibited Activities in the Air Noise contour identified in Map 10.6.6.1:

All new dwellings, new dependent dwelling units, new relocated houses, new education and early childhood facilities, new community homes, new accommodation motels, new motel conference centres, new training facilities, new hospitals, new retirement villages, new residential centres, new tourist facilities and any other new buildings used for regular accommodation and communal activities.

These activities are expressly prohibited and no resource consent shall be granted.

Explanation

The above mentioned activities have been identified as being highly sensitive to the effects of excessive noise exposure associated with aircraft operations.

The impact of aircraft noise has been assessed by New Zealand Standard 6805:1992 – Airport Noise Management and Land Use Planning, which recommends as one of the criteria for land use planning within any defined air noise boundary that noise sensitive activities, such as dwellings and schools, be prohibited. The purpose of this rule is to give effect to this recommended standard.

12A.10 Rules: Noise

12A.10.1 Noise

- a. Sound emissions from any activity when measured at or within the boundary of any land in the Rural or Residential Zone shall not exceed the following:

7:00 am to 7:00 pm	55dB L _{Aeq(15mins)}
7:00 pm to 10:00 pm	50dB L _{Aeq(15mins)}
10:00 pm to 7:00 am	45dB L _{Aeq(15mins)}
Night-time L _{max} 10:00 pm to 7:00 am	75dBA L _{max}

- b. Sound emissions from any activity other than an activity on the site of the dwelling, when measured at or within the notional boundary of any occupied dwelling existing within

Palmerston North City Council District Plan

the North East Industrial Zone on 23 April 2018 shall not exceed the following noise limits:

7:00 am to 7:00 pm	55dB L _{Aeq(15mins)}
7:00 pm to 10:00 pm	50dB L _{Aeq(15mins)}
10:00 pm to 7:00 am	45dB L _{Aeq(15mins)}
Night-time L _{max} 10:00 pm to 7:00 am	75dBA L _{max}

NOTE TO PLAN USERS

The notional boundary is defined as a line 20 metres from the facade of the dwelling closest to the noise source, or the legal boundary where this is closer to the dwelling.

For further information refer to Section 6 Noise

Explanation

Industrial activities can adversely affect other adjacent activities through the emission of sound from machinery, engineering processes and site servicing and loading activities. The North East Industrial Zone is intended to accommodate these 'noisier' activities with little restriction on sound emission within the Zone itself. However, the amenity of people living nearby could be adversely affected in the absence of appropriate sound emission controls.

This performance standard is intended to protect people living in nearby rural areas. The limits are equal to those envisaged by the guidelines in New Zealand NZ6802:2008 as being the "guidelines for the reasonable protection of health and amenity". Noise effects tend to reduce rapidly with an increased distance from the direct interface.

This performance standard will afford a degree of protection to both industrial operators and rural and property owners by:

- (i) *establishing a tolerated noise environment within the rural area which industries will have to comply with; and*
- (ii) *providing certainty for industrial operators by establishing a noise environment outside of the industrial areas that accommodates the intended range of activities.*

In the transitional period, while there are still existing residences within the North East Industrial Zone and Extension Area, special provisions apply to maintain a reasonable level of amenity. These apply to the "notional boundary" as a performance measurement point for the affected properties.

Activities which do not meet the standard in this rule are non-complying activities and must obtain consent.

(c) Noise Insulation

Any habitable room used by a noise sensitive activity and or any office activity in a building within the North East Industrial Zone shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

$$DnT,w + Ctr > 35 \text{ dB}$$

Compliance with this performance standard shall be achieved by ensuring habitable rooms and or offices are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating that the design as proposed will achieve compliance with the above performance standard.

(d) Ventilation

Where bedrooms and sleeping areas with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

Office activities shall be provided with mechanical ventilation to comply with the Building

NOTE TO PLAN USERS

Performance standards (b) and (c) above do not apply to those dwellings located in the North East Industrial Zone Extension Area that are entitled to Existing Use Rights pursuant to Section 10 of the Resource Management Act 1991.

Explanation

Acoustic insulation is required for noise sensitive activities and offices within the North East Industrial Zone to mitigate the potential adverse effects on such uses and to avoid potential for constraint that such uses can place on typical industrial activities. The ventilation requirement for bedrooms is to ensure noise attenuation is not compromised if compliance with the requirements of the Building Code (G4) for natural ventilation is achieved by installing openable windows. The required air flow level is based on the minimum standard for habitable spaces set out in NZS 4303.

12A.11 Rules: Notification

12A.11.1 Notification

- (i) The following activities must not be publicly notified: R12A.5.1, R12A.5.2, R12A.6.1(i), R12A.6.2 and R12A.6.3.
- (ii) The following activities must not be limited notified: R12A.5.1, R12A.5.2, R12A.6.1(i) (ii), R12A.6.2 and R12A.6.3.

North East Industrial Zone Planting Species List

Species for inclusion in street, amenity setback, buffer screen planting and flood protection zone

SUBDIVISION STAGE

Street Trees

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Betula papyrifera</i>	Paperbark Birch	Light form, fast growing
<i>Eucalyptus leucoxylon rosea</i>	Red Flowering Gum	Wind hardy, open form. Light colouring of red flowers in Autumn
<i>Gleditsia triacanthos</i> 'sunburst'*	Honey locust	Deciduous, brilliant autumn foliage, fast growing, thorns on branches
<i>Metrosideros excelsa</i> *	Pohutukawa	Wind hardy, slow growing.
<i>Platanus Orientalis 222/7</i>	Oriental Plane	As used by PNCC in Fitzherbert Ave
<i>Ulmus parvifolia</i>	Chinese Elm	Wind hardy, deciduous, rounded upward form
<i>Ulmus variegata</i>	Silver Elm	Deciduous, open upward form

* may need initial upward training to prevent overhang if used beside carriageway

Street Swales

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Lomandra longifolia</i> 'tanika'	Landscape grass	Evergreen, frost and drought hardy. Popular traffic island, swale grass

SITE DEVELOPMENT STAGE

Frontage Trees (within Amenity Setback Areas) *

(Also reference R20.4.2(c))

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Alectryon excelsoir</i>	Titoki	Evergreen, protect from frost when young fast growing, rounded
<i>Alnus jorullensis</i>	Elder	Evergreen, prefers moist soils
<i>Agonis glutinosa, cordata, incana</i>	Alders	Deciduous, hardy, tolerate wet
<i>Betula papyrifera</i>	Paperbark Birch	Light form, fast growing
<i>Eucalyptus ficifolia</i>	Red Flowering Gum	Evergreen, brilliant red flowers summer, wind hardy
<i>Fraxinus oxycarpa</i> 'Raywood'	Claret Ash	Deciduous, brilliant claret autumn colours, rounded form
<i>Gleditsia triacanthos</i> 'sunburst'	Honey locust	Deciduous, brilliant autumn foliage, fast growing, thorns on

		branches
<i>Podocarpus totara</i>	Totara	Evergreen, dense form, slow growing
<i>Ulmus parvifolia</i>	Chinese Elm	Wind hardy, deciduous, rounded upward form
<i>Ulmus variegata</i>	Silver Elm	Deciduous, open upward form

*suitable as specimen trees every 7m in setback planting

Planting within Amenity Setback Areas*

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Arthropodium cirrhatum</i>	Renga Renga lily	Dies off in winter frosts
<i>Austroderia toetoe</i>	NZ toetoe	Tall grass, long seed heads, decorative
<i>Carex species & cultivars</i>	Native grass	Range of species available. Very decorative but sensitive to being in the right soil and environment
<i>Choisya ternata</i>	Mexican Orange Blossom	Flowering evergreen shrub. Can get woody. Decorative but not long lasting
<i>Coprosma ground covers</i>		Hardy, various species, low growing
<i>Libertia species</i>		Range of species available within the genus. Short spikes, orange-green, ground cover, hardy
<i>Lomandra longifolia 'tanika'</i>	Landscape grass	Evergreen, frost and drought hardy. Popular traffic island, swale grass
<i>Hebe species & cultivars</i>		Wide range of species and cultivars. Can get woody with age
<i>Muehlenbeckia species</i>		Various species available, hardy, dense, wiry, interlacing habit, can be colourful dark red or green foliage
<i>Parahebe species</i>		Range of species and cultivars, can be showy but can get woody with age
<i>Phormium cookianum</i>	Mountain Flax	Range of cultivars available, some colourful. Hardy, can be low growing
<i>Trachelospermum jasminoides</i>	False Jasmin	Fragrant flowers in summer like Jasmin, dense ground cover, hardy

* Low growing species potentially suitable for setback planting in the open or under frontage trees. Examples only of some possible species. Specific design recommended; many other species potentially appropriate.

Buffer Screen Planting

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Coprosma robusta</i>	karamu	Evergreen, fast growing native
<i>Cordyline australis</i>	Cabbage tree	Evergreen, hardy, tolerate some wet

Palmerston North City Council District Plan

<i>Corokia species and cultivars</i>		Range of species and cultivars, hardy
<i>Dodonaea viscosa</i>	Ake Ake	Tolerates dry, open form, hardy
<i>Griselinia littoralis</i>	Broadleaf	Hardy, forms solid shrub/hedge.
<i>Griselinia lucida</i>	Shining Broadleaf	Large lime green leafy, decorative
<i>Hebe species</i>		Range of species. Fast. Can get woody,
<i>Hoheria populnea</i>	Lacebark	Tall, open form. Fast growing
<i>Kunzea ericoides</i>	Kanuka	Wispy, dense in groups, hardy to dry
<i>Leptospermum scoparium</i>	Manuka	Similar form to Kanuka, accept some wet
<i>Myoporum laetum</i>	Ngaio	Fast, frost tender when young, spreading
<i>Myrsine australis</i>	Mapou	Slender, fast, red stem
<i>Olearia species</i>		Hardy to wind, wet, range of species and sizes, some very hardy
<i>Phormium cookianum</i>	Mountain flax	Range of cultivars, small, some hardy
<i>Phormium tenax</i>	Swamp Flax	Hardy to wet, tall, dense
<i>Pittosporum eugenioides</i>	Lemonwood	Fast, open form when older, lime green
<i>Pittosporum tenuifolium</i>	Black Matipo	Fast, open form when older
<i>Plagianthus regius</i>	Ribbonwood	Fast, tolerates wet, taller upright shrub
<i>Podocarpus totara</i>	Totara	Dense, long term species, slower growing
<i>Pseudopanax spp & cultivars</i>		Range of species and cultivars
<i>Sophora microphylla</i>	Kowhai	Open form, slow, light foliage

Watercourse Reserves (swale floor)

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Austroderia toetoe</i>	NZ toetoe	Tall grass, long seed heads, wet
<i>Carex secta</i>	Purei	Needs wet, long lasting tall grass
<i>Cordyine australis</i>	Cabbage tree	Evergreen, hardy, tolerate some wet
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Large slow growing tree canopy, wet
<i>Phormium tenax</i>	Swamp Flax	Hardy to wet, tall, dense, cultivars
<i>Plagianthus regius</i>	Ribbonwood	Fast, tolerates wet, taller upright shrub

Watercourse Reserves (side slopes)

<u>Botanic Name</u>	<u>Common Name</u>	<u>Notes</u>
<i>Coprosma robusta</i>	karamu	Evergreen, fast growing native

Palmerston North City Council District Plan

<i>Coprosma robusta</i>	karamu	Evergreen, fast growing native
<i>Cordyine australis</i>	Cabbage tree	Evergreen, hardy, tolerate some wet
<i>Corokia species and cultivars</i>		Range of species and cultivars, hardy
<i>Dacrycarpus dacrydioides</i>	Kahikatea	Large slow growing tree canopy, wet
<i>Griselinia littoralis</i>	Broadleaf	Hardy, forms solid shrub/hedge.
<i>Hoheria populnea</i>	Lacebark	Tall, open form. Fast growing
<i>Leptospermum scoparium</i>	Manuka	Similar form to Kanuka, accept some wet
<i>Myrsine australis</i>	Mapou	Slender, fast, red stem
<i>Olearia species</i>		Hardy to wind, wet, range of species and sizes, some very hardy
<i>Phormium tenax</i>	Swamp Flax	Hardy to wet, tall, dense, cultivars
<i>Pittosporum eugenioides</i>	Lemonwood	Fast, open form when older, lime green
<i>Pittosporum tenuifolium</i>	Black Matipo	Fast, open form when older
<i>Plagianthus regius</i>	Ribbonwood	Fast, tolerates wet, taller upright shrub
<i>Podocarpus totara</i>	Totara	Dense, long term species, slower growing
<i>Sophora microphylla</i>	Kowhai	Open form, slow, light foliage

Map 12A.6.3 Dwellings Located within the North East Industrial Zone Extension Area

