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## Waimāero Fendalton-Waimairi-Harewood Community Board Information Session/Workshop AGENDA

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### Notice of Information Session/Workshop Te Pānui o te Hui:

A Waimāero Fendalton-Waimairi-Harewood Community Board Information Session/Workshop will be held on:

**Date:** Monday 24 February 2025  
**Time:** 4.30 pm  
**Venue:** Boardroom, Fendalton Service Centre,  
Corner Jeffreys and Clyde Roads, Fendalton

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### Membership Ngā Mema

Chairperson	Jason Middlemiss
Deputy Chairperson	Bridget Williams
Members	David Cartwright Linda Chen James Gough Aaron Keown Sam MacDonald Nicola McCormick Shirish Paranjape

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#### Principal Advisor

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19 February 2025

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**Note:** This forum has no decision-making powers and is purely for information sharing.

**To watch the meeting live, or previous meeting recordings, go to:**

<https://www.youtube.com/@fendaltonwaimairiharewoodc6878/streams>

**To view copies of Agendas and Notes, go to:**

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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**TABLE OF CONTENTS NGĀ IHIRANGI**

- 1. Apologies Ngā Whakapāha ..... 3**

**INFORMATION SESSION AND WORKSHOP ITEMS**

- 2. 4.30-4.50pm - WW Riccarton Interceptor (Upper Riccarton) Gravity Main Project Update ..... 5**
- 3. 4.50pm - Industrial Interface Plan Change ..... 7**

## **1. Apologies Ngā Whakapāha**

Apologies will be recorded at the meeting.



## 2. WW Riccarton Interceptor (Upper Riccarton) Gravity Main Project Update

Reference Te Tohutoro: 25/135477

Presenter(s) Te Kaipāhō: Don Gracia, Project Manager  
David Kuru Team Leader, Programme Manager Water Supply

### 1. Detail Te Whakamahuki

<b>Timing</b>	This session is expected to last for 20 minutes.
<b>Purpose / Origin of the Workshop</b>	The purpose of this session is to provide an update to the Board regarding the Wastewater Riccarton Interceptor (Upper Riccarton) Gravity Main Project.

### Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

### Signatories Ngā Kaiwaitohu

<b>Author</b>	David Kuru - Team Leader/Programme Manager Water Supply
<b>Approved By</b>	Gavin Hutchison - Acting Head of Three Waters



### 3. Industrial Interface Plan Change

Reference Te Tohutoro: 24/2339393





Presenter(s) Te Kaipāhō: Mark Stevenson (Head of Planning and Consents)

#### 1. Detail Te Whakamahuki

<b>Timing</b>	This information session is expected to last for 30 minutes.
<b>Purpose / Origin of the Information Session</b>	This information session is in relation to a priority plan change, being the draft Industrial Interface Plan Change, which is now referred to as Plan Change 20. This session is being held as part of the engagement on the draft Plan Change. The session will cover the issues identified, the evidence basis (including technical assessments) that inform the s32 evaluation, and the draft proposed changes to the District Plan.
<b>Background</b>	<p>Council staff have been investigating the management of land use activities at the interface between Industrial and Residential zones since 2019, in response to residents' complaints and Councillor requests (refer to the staff memorandum attached). Council staff advice in 2021 was that further assessment was needed on whether a plan change is necessary and justified (by the evidence).</p> <p>In July 2022, a notice of motion was approved by the Council, noting concern with the lack of controls and notification requirements in the District Plan when it comes to the storage and movement of shipping containers at depots near residential areas.</p> <p>The notice of motion sought a report and/or advice on how, and what, changes could be considered to improve the District Plan by adding more controls and public notification requirements to address the potential negative effects.</p> <p>The review of the industrial interface District Plan controls was delayed due to priority being given to Plan Change 14 Housing and Business Choices (PC14). PC14 did however result in the introduction of a rule as an Industrial Interface Qualifying Matter (IIQM), that places controls on residential intensification within 40 metres of industrial zones. This rule manages greater building heights which could result in increased exposure to noise from permitted industrial activities.</p> <p>Since the hearings for PC14 concluded, staff have refocused to advance Plan Change 20, revisiting how the District Plan currently manages the industrial residential interface and key issues arising. Work has progressed on developing the evidence basis (including technical expert input) and options. Minor other changes are also being considered to correct errors, improve plan clarity and to increase tree canopy cover within industrial zones.</p>
<b>Key Issues</b>	<ul style="list-style-type: none"> <li>• Ensuring industrial activities can establish and operate as anticipated by the zone, while adverse effects are managed appropriately where these can impact on residential areas. Key matters being considered are noise and vibration, landscaping, outdoor storage, and operation of heavy vehicles and machinery.</li> <li>• Reviewing whether all industrial activities are appropriate close to residential areas due to the scale or nature of the activity and associated adverse effect.</li> </ul>

	<ul style="list-style-type: none"> <li>• Considering whether the District Plan can be more effective in improving amenity at the industrial residential interface, over time as sites are redeveloped.</li> <li>• Considering whether the District Plan can be more effective in increasing tree canopy cover throughout industrial zones.</li> <li>• Correcting errors in plan drafting and improving rule wording and clarity where necessary.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Completion of s32 evaluation of options and finalisation of draft proposed changes following engagement.</li> <li>• Prenotification engagement in February-March.</li> <li>• Council briefing in April.</li> <li>• Notification of the plan change on 7<sup>th</sup> May.</li> </ul>
<b>Useful Links</b>	<ul style="list-style-type: none"> <li>• <a href="https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Applications-of-Interest/RMA20223611-Further-information/2024-NZEnvC-343-Braeburn-SCS-v-CCC.pdf">https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/Applications-of-Interest/RMA20223611-Further-information/2024-NZEnvC-343-Braeburn-SCS-v-CCC.pdf</a>.</li> </ul>

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Memos to Council (September 2021 and December 2019)	24/1499446	9
B  	Industrial zone controls	25/184929	27

### Signatories Ngā Kaiwaitohu

<b>Authors</b>	Brittany Ratka - Policy Planner Sarah Oliver - Team Leader City Planning
<b>Approved By</b>	Mark Stevenson - Acting Head of Planning & Consents



Memos



# Memo

Date: 22 September 2021  
From: Mark Stevenson, Team Leader – City Planning  
To: Mayor and Councillors  
Cc: Jane Davis, General Manager Infrastructure, Planning and Regulatory Services; David Griffiths, Head of Planning and Strategic Transport  
Reference: 21/1305274

## Managing industrial activities in the District Plan

### 1. Purpose of this advice

- 1.1 The purpose of this advice is to respond to a resolution of the Finance and Performance Committee on the 26th August 2021 that the Committee “Request staff advice on options to improve consenting requirements/district planning provisions in regards metal recycling and dumping yards to the Urban Design and Transport Committee rather than just a memo”. This follows a councillor raising this matter during deliberations on the Long Term Plan.

### 2. Executive summary

- 2.1 This advice is in response to a resolution for staff to provide advice on options for how the District Plan manages metal recycling and dump yards, arising from concerns about the impacts of these activities on residential areas.
- 2.2 Council has a responsibility under the Resource Management Act to control the effects of the use and development of land and in doing so, requires resource consent for heavy industrial activities in the Industrial Heavy zone and sets standards for noise and visual amenity e.g. requirements for landscaping and the screening of outdoor storage areas, amongst other matters.
- 2.3 Options are presented in this advice of requiring resource consent for metal recycling and dump yards in any industrial zone, or requiring additional standards for these activities e.g. increased setbacks from adjoining boundaries. A preliminary planning assessment identifies that neither option would be the most appropriate way to achieve those objectives and has costs that may outweigh any benefits. The Council would therefore need a fuller assessment of the merits and appropriateness of a Plan Change before having a reasonable basis to resolve to prepare one.

### 3. Context

- 3.1 Concerns have previously been raised by the community regarding the effects of industrial activities on residential neighbours and how the interface between industrial and residential zones is managed. Council staff have previously provided advice to Councillor Johanson on this including a memo investigating whether the Christchurch District Plan’s rules are effective in achieving the intended outcome (**Attachment 1**). The advice below summarises what has been provided previously while also assessing the options for a change to the District Plan to manage the effects of metal recycling and dump yards specifically.

Memos

**Statutory context**

- 3.2 Council has a function under Section 31 of the Resource Management Act 1991 to control any actual or potential effects of the use, development, or protection of land. Under section 7, the Council in managing the use and development of natural and physical resources, is to have particular regard to the efficient and development of resources, including land, the maintenance and enhancement of amenity values and also of the environment.
- 3.3 The Christchurch District Plan, required under the RMA, seeks to manage the effects of land use activities, by defining objectives (outcomes of what is sought), and policies and methods (rules) for achieving those objectives.
- 3.4 The relevant objectives of the District Plan concerned with managing the effects of industrial activities include:
  - 3.4.1 Controlling the location of activities, primarily by zoning, to minimise conflicts between incompatible activities where there may be significant adverse effects on the health, safety and amenity of people and communities (Objective 3.3.14 – Incompatible activities).
  - 3.4.2 Managing adverse noise effects on the amenity values and health of people and communities so that the noise levels are consistent with the anticipated outcomes for the receiving environment (Objective 6.1.2.1 Adverse noise effects).
  - 3.4.3 Limiting the sound level, location and duration of noisy activities in order to manage adverse noise effects (Policy 6.1.2.1.1 Managing noise effects).
  - 3.4.4 Managing the adverse effects on industrial activities, while recognising that sites adjoining an industrial zone will not have the same level of amenity as other areas with the same zoning (Objective 16.2.3 Effects of industrial activities).
  - 3.4.5 Recognising that the level of residential amenity in residential areas that adjoin industrial zones may be of a lower level than other residential areas (Policy 16.2.3.2(b) Managing effects on the environment).
- 3.5 Additionally, Policy 16.2.1.3 (Range of industrial zones) outlines the requirement to recognise and provide for industrial zones with different functions that cater for a range of industrial and other compatible activities depending on their needs and effects:
  - 3.5.1 Industrial General Zone - Recognise and provide for industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic, providing a buffer between residential areas and the Industrial Heavy Zone.
  - 3.5.2 Industrial Heavy Zone - Recognise and provide for a full range of industrial and other compatible activities that generate potentially significant effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, necessitating separation from more sensitive activities.
  - 3.5.3 Industrial Park Zone - Recognise and provide for industrial activities in the high technology sector and other industries in a high amenity environment dominated by open space and landscaping, and that generate higher volumes of traffic than other industries while having negligible effects in terms of noise, odour or the use and storage of hazardous substances.
- 3.6 In the rules of the District Plan, activities are identified as being permitted or requiring resource consent, including industrial activities. Metal recycling and dumping yards are not

Memos



specifically identified and fall within the definition of **Industrial activity** unless there is a discharge of odour or dust beyond the boundary and/or burning of waste in which case, it becomes a **Heavy Industrial activity**.

- 3.7 **Industrial activities** are permitted in the Industrial General and Industrial Heavy zones while **Heavy Industrial activities** are Discretionary in the Industrial General zone and Permitted in the Industrial Heavy zone. This is subject to compliance with standards in the District Plan<sup>1</sup>. Some of the standards that apply to industrial activities control noise and visual amenity e.g. requirements for landscaping and the screening of outdoor storage areas. Discharges to air are dealt with through regional plan rules. Any breaches of these standards require a resource consent, and any known breaches without resource consent would be subject to an enforcement assessment by the compliance unit.
- 3.8 While the District Plan objectives and policies recognise that residential areas adjoining industrial zones may have a lower level of residential amenity, Council staff conducted an investigation to determine the effectiveness of the rules in 2019 as explained in Attachment 1 (Memo to Office of the Chief Executive dated 10 December 2019). These investigations found 12 complaints received between 19 January 2017 and 23 April 2019. The issues identified were primarily related to noise (clanging of metal and droning of machines) while visual amenity, rubbish blowing into residential properties and dust were each also mentioned on at least one occasion. The complaints related to noise resulted in Environmental Health Officers attending the site and undertaking noise measurements, which indicated that in some instances there were breaches of the District Plan noise limits.
- 3.9 The nuisance issues of noise and dust identified from monitoring are not the result of ineffective District Plan provisions. There were attributed to non-compliance with existing rules on noise or are managed by ECan under the regional plan (with regard to discharges to air).

#### 4. Options

- 4.1 The following options have been identified for amending the District Plan.
- 4.2 **Option 1: Staff initiate a plan change to require resource consent for metal recycling and dumping yards**
- 4.2.1 Staff could initiate a plan change to require resource consent as a Restricted Discretionary, Discretionary or Non-complying activity for metal recycling and dumping yards in any industrial zone. This would enable an assessment on a case by case basis.
- 4.2.2 Council would be able to initiate that process only if the Council, with planning advice, was satisfied that those rules would better achieve the objectives of the District Plan than do the current rules.
- 4.2.3 The advantages and disadvantages of this option described below also indicate a preliminary planning staff view that they would not support this change to the District Plan:
- 4.2.4 Advantages
- It would enable an assessment of any proposed metal recycling or dumping yards on a case by case basis, and controls to be put on such activities by conditions of resource consent.

<sup>1</sup> Even if the activity complies with District Plan rules and operates as a permitted activity, resource consent may also be required under regional plans.

Memos



- b. This option may be more consistent with Objective 3.3.14 of the District Plan by managing the effects of activities so that “Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities”.

4.2.5 Disadvantages

- c. A requirement for resource consent for metal recycling and dumping yards in industrial zones is less consistent (compared to the status quo) with objective 3.3.2 of the District Plan, which seeks that reliance on resource consent processes are minimised. It is also not as consistent as the status quo with objectives 3.3.5 and 16.2.1 of the District Plan of recognising the critical importance of business, supporting economic growth and to provide a range of opportunities for business activities to establish and prosper. By requiring resource consent, it would not facilitate these uses in locations intended for industrial activities.
- d. It is unlikely to change the outcomes, having regard to existing controls on noise and visual amenity amongst other matters under the District Plan, and air discharge, including dust and odour, under the regional plan.
- e. It is inconsistent with the function of industrial zones to provide for industrial activities. To require resource consent for some types of industrial activities would not reflect the anticipated outcomes for industrial zones, nor the existing use of these areas.
- f. The effects such activities may be comparable to other types of industrial activities that are deemed appropriate e.g. panel beaters in terms of noise.
- g. It would result in additional transaction costs for applicants, which may not be necessary, particularly on sites some distance from more sensitive activities.
- h. Any plan change will take time to prepare and progress through the process. If challenged, it could be a drawn out process, during which time, metal recycling and dumping yards could be established.

4.3 **Option 2: Staff initiate a plan change to require additional standards for metal recycling and dumping yards**

- 4.3.1 Additional standards could be introduced that are specific to metal recycling and dumping yards, including larger setbacks, limits on the height of any storage and requirements for screening.
- 4.3.2 Council would be able to initiate that process only if the Council, with planning advice, was satisfied that those rules would better achieve the objectives of the District Plan than do the current rules.
- 4.3.3 The advantages and disadvantages of this option described below also indicate a preliminary planning staff view that they would not support this change to the District Plan:
- 4.3.4 Advantages
  - a. This option may be more consistent with Objective 3.3.14 of the District Plan by managing the effects of activities so that “Conflicts between incompatible activities are avoided where there may be significant adverse effects on the health, safety and amenity of people and communities”.
- 4.3.5 Disadvantages

Memos



- b. The introduction of additional standards for metal recycling and dumping yards in industrial zones would be less consistent (compared to the status quo) with objective 3.3.2 of the District Plan, which seeks that the number, extent and prescriptiveness of development controls is minimised. It is not as consistent as the status quo with objectives 3.3.5 and 16.2.1 of the District Plan of recognising the critical importance of business, supporting economic growth and to provide a range of opportunities for business activities to establish and prosper. By introducing additional standards, it would not facilitate these uses in locations intended for industrial activities.
  - c. It is unlikely to change the outcomes, having regard to existing controls on noise and visual amenity amongst other matters under the District Plan, and air discharge, including dust and odour, under the regional plan.
  - d. The effects such activities may be comparable to other types of industrial activities that are not subject to additional standards e.g. panel beaters in terms of noise.
  - e. It would result in additional transaction costs for applicants, which may not be necessary, particularly on sites some distance from more sensitive activities.
  - f. Any plan change will take time to prepare and progress through the process. If challenged, it could be a drawn out process, during which time, metal recycling and dumping yards could be established.
- 4.4 The Council can notify a proposed change to the District Plan only if it reasonably believes that the proposed change is the most appropriate way to achieve the objectives of the District Plan (s32(1)(b)). The preliminary planning assessment above identifies that neither option would be the most appropriate way to achieve those objectives and has costs that may outweigh any benefits. The Council would therefore need a fuller assessment of the merits and appropriateness of a Plan Change before having a reasonable basis to resolve to prepare one.
- 4.5 Central government intends to replace the RMA with new legislation before the end of 2022. This could have implications for management of land use activities. Staff will at that time provide advice to the Council about possible resultant changes to the District Plan.

## 5. Conclusion

- 5.1 Industrial activities, including but not limited to 'metal recycling and dumping yards', can have adverse effects. The District Plan manages the effects of industrial activities through a range of methods including:
  - 5.1.1 Built form standards for building heights, setbacks, outdoor storage, landscaping, visual amenity and screening requirements including at boundaries between zones
  - 5.1.2 Requiring resource consent for heavy industrial activities in industrial zones that adjoin residential areas
  - 5.1.3 General rules in the District Plan that manage noise and lighting effects from activities by placing limitations on the noise/ light levels received at the boundary of adjoining zones. These standards are to be complied with regardless of the activity or its location relative to the site or zone boundary.
- 5.2 The Council's compliance staff continue to work with residents and businesses to ensure that District Plan standards are not being breached, and in the instances where they are, that appropriate enforcement action is taken.
- 5.3 As explained above, a change to the district plan to either require resource consent for metal recycling and dump yards or require additional standards for these activities are not

Memos



considered appropriate, however planning staff will continue to monitor the effectiveness of the District Plan. Should the Council deem it appropriate, a fuller assessment of the merits and appropriateness of a Plan Change could be undertaken to inform any decision.

**Attachments Ngā Tāpirihanga**

No.	Title	Page
A	Memo on effects of activities in industrial zones, December 2019	

**Signatories Ngā Kaiwaitohu**

<b>Author</b>	Mark Stevenson - Team Leader City Planning
<b>Approved By</b>	Brent Pizzey - Senior Legal Counsel David Griffiths - Head of Planning & Strategic Transport Jane Davis - General Manager Infrastructure, Planning & Regulatory Services

PREVIEW

## Strategy and Transformation Group Memo

Date: 10 December 2019  
From: Alison Outram, Policy Planner - City Planning; and Mark Stevenson, Team Leader – City Planning  
To: Office of the Chief Executive

### Effects of industrial activities on the adjoining residential zone

#### Introduction

This memo has been prepared as a response to concerns raised regarding the interface between industrial and residential zones, and follows discussions at the Council meeting of 19<sup>th</sup> December 2018. Matters raised at the meeting related specifically to an area of industrial zoning in Woolston, which is adjacent to land zoned residential. The Linwood-Central-Heathcote Community Board had previously requested information about the activity in the area, and this was supplied to the Board in a memo dated March 2019.

Starting in early 2019, a period of information gathering and monitoring took place. This was followed by analysis and gathering further information to enable a better understanding of the emerging issues, which has culminated in the preparation of this memo.

#### Purpose

The purpose of this report is to investigate whether the Christchurch District Plan rules, for managing the effects of industrial activities on adjoining residential zones, are having their intended outcome. While it is recognised through District Plan objectives and policies that residential areas adjoining industrial zones may have a lower level of residential amenity, an investigation was undertaken to determine the effectiveness of the rules. I.e. are the rules working as intended and are any complaints isolated incidents, or are the rules not having the desired effect and subsequently causing widespread complaints.

#### Strategic Context

The Resource Management Act 1991 (RMA) sets out the role of Regional Councils and Territorial Authorities (city and district councils) in Sections 30 and 31. Amongst other things, city and district councils are responsible for managing the effects of land use activities including noise, while regional councils are responsible for managing discharges of contaminants (including odours) into or onto land, air, or water.

The RMA also requires territorial authorities to have a district plan to manage the effects of the use, development, or protection of land and associated natural and physical resources of the district. This is the purpose of the Christchurch District Plan, which seeks to manage the effects of land use activities using zoning to define different objectives/outcomes, policies and rules, including the activities anticipated to occur in each zone. The relevant objectives and policies of the District Plan concerned with managing effects include:

- Controlling the location of activities, primarily by zoning, to minimise conflicts between incompatible activities where there may be significant adverse effects on the health, safety and amenity of people and communities (Objective 3.3.14 – Incompatible activities).

- Managing adverse noise effects on the amenity values and health of people and communities so that the noise levels are consistent with the anticipated outcomes for the receiving environment (Objective 6.1.2.1 Adverse noise effects).
- Limiting the sound level, location and duration of noisy activities in order to manage adverse noise effects (Policy 6.1.2.1.1 Managing noise effects).
- Managing the adverse effects on industrial activities, while recognising that sites adjoining an industrial zone will not have the same level of amenity as other areas with the same zoning (Objective 16.2.3 Effects of industrial activities).
- Recognising that the level of residential amenity in residential areas that adjoin industrial zones may be of a lower level than other residential areas (Policy 16.2.3.2(b) Managing effects on the environment).

Additionally, Policy 16.2.1.3 (Range of industrial zones) outlines the requirement to recognise and provide for industrial zones with different functions that cater for a range of industrial and other compatible activities depending on their needs and effects (see Table 1).

*Table 1. Functions of different industrial zones (as per Policy 16.2.1.3, Christchurch District Plan)*

<b>Christchurch District Plan Zone</b>	<b>Function</b>	<b>Equivalent zoning under the Christchurch City Plan*</b>
Industrial General Zone	Recognise and provide for industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic, providing a buffer between residential areas and the Industrial Heavy Zone.	B3, B4, B8
Industrial Heavy Zone	Recognise and provide for a full range of industrial and other compatible activities that generate potentially significant effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, necessitating separation from more sensitive activities.	B5, B6
Industrial Park Zone <sup>1</sup>	Recognise and provide for industrial activities in the high technology sector and other industries in a high amenity environment dominated by open space and landscaping, and that generate higher volumes of traffic than other industries while having negligible effects in terms of noise, odour or the use and storage of hazardous substances.	B4T, B7

\*There are some exceptions to these zoning changes.

Table 2 indicates the types of activities that may occur in the Industrial General Zone or Industrial Heavy Zone, and Table 3 outlines the built form standards<sup>2</sup> that apply to the zones. A range of activities are permitted across the industrial zones, however there are also rules that apply in regards to building height, setbacks from boundaries, recession planes, outdoor storage, landscaping, visual amenity and screening. In some cases, there are site-specific rules that apply to sites, reflecting the agreed outcomes of a previous plan change to the City Plan.

*Table 2. Permitted activities in Industrial General and Industrial Heavy Zones (some may have activity specific standards)*

<b>Activity</b>	<b>Industrial General Zone</b>	<b>Industrial Heavy Zone</b>
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<sup>1</sup> The Industrial Park Zone (IP Zone) has not been considered in this report as the IP Zone requires greater landscaping, open space and higher amenity than the Industrial General and Industrial Heavy Zones.

<sup>2</sup> See District Plan Chapter 16.4 and 16.5 for more detail.



Industrial activity	Y	Y
Heavy Industrial activity	N	Y
Warehousing and distribution activities	Y	Y
High technology industrial activity	Y	Y
Service industry	Y	Y
Trade and industry training activity	Y	Y
Ancillary retail activity	Y	Y
Retail activity on the Tannery site	Y	N
Food and beverage outlet	Y	Y
Trade supplier	Y	N
Yard-based supplier	Y	N
Service station	Y	Y
Second-hand goods outlets	Y	N
Ancillary office	Y	Y
Public transport facility	Y	Y
Emergency service facilities	Y	Y
Gymnasium	Y	Y
Preschool	Y	N
Parking lots / Parking building	Y	Y
Community corrections facility	Y	Y
Poultry hatchery	N	Y
Bulk fuel supply infrastructure	N	Y

Table 3. Built form standards for Industrial General and Industrial Heavy Zones

	Industrial General Zone	Industrial Heavy Zone
<b>Maximum height for buildings</b>	The maximum height of any building within 20 metres of a residential zone shall be 15 metres.	
<b>Minimum building setback from road boundaries / railway</b>	3 metres when opposite a residential zone	
<b>Minimum building setback from the boundary with a residential zone</b>	3 metres	3 metres (except for sites adjoining the residential zone at Wigram where there is no minimum setback)
<b>Sunlight and outlook at boundary with a residential zone and road</b>	Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11 of the District Plan (other site specific rules may apply)	
<b>Outdoor storage of materials</b>	Shall not be located within the minimum setbacks Shall be screened by landscaping, fencing or other screening to a minimum of 1.8m in height from any adjoining residential zone	
<b>Landscaped areas</b>	Road frontage opposite a residential zone shall have a landscaping strip with a minimum width of 1.5m and a minimum of 1 tree for every 10m of road frontage or part thereof. On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree per 10m of boundary or part thereof	
<b>Visual amenity and screening</b>	If adjoining a Specific Purpose (School) Zone (or various other specific purpose zones or open space zone), provision shall be	Provision shall be made for landscaping and screening if adjoining certain specific

	made for landscaping and screening.	purpose zones (excludes school zone) or Open Space Zone.
There are additional area-specific rules for Waterloo Park, Portlink Industrial Park, Musgroves, North Belfast, Stanleys Road, Trents Road, South West Hornby, Sir James Wattie Drive, South West Hornby and Springs Road.		

In addition to the zone rules, there are rules in the District Plan that manage noise effects from activities by placing limitations on the sound level received at the boundary of adjoining zones (see excerpt below of Rule 6.1.5.2.1 in the Christchurch District Plan, 'Zone noise limits outside the Central City'). These noise standards are to be complied with regardless of the activity or its location relative to the site or zone boundary.

Zone of site receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		L <sub>A</sub> Eq	L <sub>A</sub> max
a. All residential zones (other than in the Accommodation and Community Facilities Overlay)	07:00-22:00	50	n/a
b. ...	22:00-07:00	40	n/a

Note that regardless of the setbacks and landscaping required by the District Plan, compliance with the noise limits specified above is required.

In summary, the Industrial General Zone (IG Zone) provides for activities that can operate in close proximity to more sensitive zones (such as residential zones) due to the limited effects of noise, odour and traffic from this zone. Due to the more limited nature of activities that can occur in the IG Zone, the zone also acts as a buffer between these sensitive zones and the Industrial Heavy Zone (IH Zone). The IH Zone provides for a greater range of industrial activities that may generate high levels of noise, odour and traffic movements, and may potentially involve the presence of large amounts of hazardous substances (see Appendix A for the definitions of 'industrial activity' and 'heavy industrial activity').

Regardless of compliance with the District Plan provisions, Section 16 of the RMA says that it is the responsibility of every occupier of land to avoid unreasonable noise and that they should adopt the best practicable option to ensure that noise emission does not exceed a reasonable level.

**Effectiveness of the District Plan**

To understand the effectiveness of the current District Plan rules related to industrial activities (general or heavy) at the interface between residential and industrial zones, information was obtained from other Council units about the number and type of complaints that had been received from residential areas about industrial zones/activities. (See Appendix B for the map showing the interface that was considered).

Complaints were sourced from the Regulatory Compliance Unit, Citizen and Customer Services Unit and the Office of the Chief Executive for the period between 1<sup>st</sup> December 2016 and 20<sup>th</sup> March 2019<sup>3</sup>. A large number of complaints were outside the scope of this project as they related to residential activities, festivals, lime scooters, refuse collection, call centre wait time or traffic light phasing. However, 57 complaints were identified as being of relevance and they assist in understanding whether or not the District Plan is operating effectively at the interface between residential and industrial areas.

<sup>3</sup> This time period was used as the replacement District Plan rules became operative in December 2016, and the 20<sup>th</sup> March 2019 was the date when queries were made of the various Council units.

**Site Assessment**

Of the 57 complaints, the majority have their origin in four industrial areas: Belfast (14), Woolston (12), Bromley (10) and Hornby South (9). The remaining industrial areas have between 0 and 3 recorded complaints for the time period used in this research.

Table 4. Number of complaints about industrial activities from adjacent residential zones

Industrial Area	Number of complaints*	Type			
		Noise**	Dust	Odour	Other
Belfast	14	14			
Woolston	12	11	1		2 x Visual 1 x Vibration 1 x Rubbish leaving site
Bromley	10	2		6	1 x Rubbish leaving site 1 x Unspecified
Hornby South	9	8	2		
Northcote	3	2	1		1 x Visual
Lyttelton	2	2			
Phillipstown	2	2			
Waterloo Business Park	2	2			
Wigram/Middleton	2	1			1 x Rubbish leaving site
Sydenham/Waltham	1	1			
Addington	0				
Harewood North	0				
Harewood South	0				
Hornby	0				
Templeton	0				
Wainoni	0				
<b>Total</b>	<b>57</b>	<b>45</b>	<b>4</b>	<b>6</b>	<b>8</b>

\*Note that some complaints may relate to more than one type of adverse effect, therefore the complaints detailed in 'Type' may add to a number greater than that shown in 'Number of complaints'.  
 \*\*Noise complaints relate to daytime operating hours as well as complaints relating to late night or very early morning disturbances.

**Key findings**

Complaints are concentrated in four industrial areas – Belfast, Woolston, Bromley and Hornby South. In Bromley, complaints are about odour from the composting facility, while complaints in other areas (Belfast, Woolston and Hornby South) relate to noise originating from the use of machinery (droning, site scraping, trucks and forklifts), banging and clanging of metal, and the moving of containers.

Further analysis of the complaints at each location follows.

**Belfast**

The main type of complaint in this industrial area is noise. Ten complaints (originating from adjoining residential zones) are related to the cutting of aluminium at 26 Belfast Road (Fairview Concepts), three complaints are related to noise from 20 Station Road, and one complaint was about noise occurring near Factory Road / the railway tracks.

Contact was made with the managing director of Fairview Concepts shortly after the complaint in March 2018, and the noise issue appears to be resolved through an agreement that the workshop door should not be left open while aluminium cutting was underway. The managing director advised that there would be a weekly reminder to staff about the need to keep the workshop door shut while cutting aluminium.

In regards to the noise complaints originating from the Cloud Ocean water bottling plant at 20 Station Road, compliance officers investigated the complaints and requested that Cloud Ocean cease any night time activities and provide an acoustic report that demonstrates compliance with the District Plan.



Source of complaints identified with a red star symbol.

After some delays, the necessary documents for a resource consent application were provided, and resource consent was granted. Although the plant is not currently operating (as of the 30 August 2019), emails to compliance staff indicate that the plant will be operational at the start of 2020. To address noise concerns, a noise barrier is being constructed, and regular noise monitoring is a condition of the resource consent (monthly, then six-monthly, then annually).

Date	Location	Detail
22/02/2017	26 Belfast Road	Noise from cutting of aluminium
18/04/2017	26 Belfast Road	Noise from cutting aluminium
21/04/2017	26 Belfast Road	Noise from cutting aluminium
14/09/2017	26 Belfast Road	Noise from cutting saw
29/01/2018	26 Belfast Road	Noise from aluminium cutting tool
01/02/2018	26 Belfast Road	Excessive noise from cutting aluminium
02/02/2018	26 Belfast Road	Noise from cutting aluminium
07/02/2018	20 Station Road	Noise coming from the plant at night
23/02/2018	Near Factory Road / Railway tracks	Loud droning noise, unsure of source - freezing works or bottling plant
15/03/2018	26 Belfast Road	Loud noise coming from the property
19/03/2018	26 Belfast Road	Noise from cutting sheet metal
23/03/2018	26 Belfast Road	Noise from cutting aluminium
02/10/2018	20 Station Road	Banging and clattering noise, trucks beeping throughout the night. Residents woken up multiple times during the night / early hours of the morning
09/10/2018	20 Station Road	Noise at all hours

**Woolston**

Most of the complaints (originating from adjoining residential zones) in Woolston are about noise as a result of the activities at 76 Garlands Road (the former Skellerup site). After Skellerup relocated to Wigram, the site has been occupied by National Steel and used for car crushing activities. The car crushing activity is considered to be an industrial activity, and therefore a permitted activity in the Industrial General zone, meaning it can operate without resource consent, provided it complies with the applicable standards in the District Plan<sup>4</sup>. Investigations by the compliance team have concluded that the activity is generally operating within the required noise limits, although there have been some breaches of noise limits (between 0.7dB and 1.5dB). Advice from the compliance team is that monitoring of the site is ongoing to ensure the activity complies with the standards in the District Plan.



Source of complaints identified with a red star symbol.

It should also be noted that the car crushing activity is a temporary use of the site, and that the site is being prepared for another activity. The temporary nature of the car crushing activity at its current location is unlikely to warrant any action in the form of a plan change, however stricter enforcement action could be taken for any, even minor, breaches of District Plan rules.

Date	Location	Detail
19/01/2017	Curries Road	Noise at Curries Road from trucks unloading containers, forklifts beeping (only quiet between 1am and 5am)
16/08/2017	Woolston (no specific location)	Email about dust issues in Woolston
02/03/2018	Garlands Road	Constant droaning and the sound of crushing metal at Garlands Road - happens frequently through the day
02/03/2018	Garlands Road	Noise and mess at Garlands Road
06/03/2018	76 Garlands Road	Noise and vibration
07/03/2018	76 Garlands Road	Noise - clanging of metal, droning of machines
12/02/2018	76 Garlands Road	Noise throughout the day
22/03/2018	76 Garlands Road	Ongoing noise - banging and clanging
12/12/2018	Garlands Road	Noise (extended hours), visual intrusion (views from their homes) and pollution (rubbish blowing onto residential properties) from Garlands Road
01/04/2019	76 Garlands Road	Machinery noise
12/04/2019	76 Garlands Road	Scraping noise - using a car as a broom in front of a forklift to sweep up debris
23/04/2019	76 Garlands Road	Noise from using forklift with a car on it to scrape yard

<sup>4</sup> Even if the activity complies with District Plan rules and operates as a permitted activity, resource consent may also be required under regional plans.

**Hornby South**

The main source of complaints (originating from adjoining residential zones) in this industrial area relate to noise from trucks operating and noise from the loading and unloading of containers. There are also two complaints related to dust.

The noise complaints appear to occur during night time hours (for the records where a time of day is mentioned). This could be due to background noise being less during the night time, which can contribute to a greater effect of any noise from industrial sites i.e. sounding louder, and/or could be that the activities in question are exceeding the noise limits for the zone.



*Source of complaints identified with a red star symbol.*

However, emails from compliance staff indicate that noise monitoring has been carried out at 121 Branston Street and 80 Shands Road on several occasions, and the results were that the activities complied with noise limits.

Compliance records for 34 Branston Street only show communications with the compliance team about building warrants of fitness, and there does not appear to have been any recorded compliance or enforcement action related to 716 Halswell Junction Road. However, it should be noted that there was only one complaint allocated to each of these addresses.

Date	Location	Detail
17/01/2017	Container Transport & Storage Yard	Excessive noise from operation of Container Transport & Storage
19/01/2017	121 Branston Street	Noise from trucks (all night)
25/01/2017	121 Branston Street	Noise, hours of operation, dust
02/02/2017	121 Branston Street	Dust from exposed ground at Container Transport and Storage
22/08/2017	121 Branston Street	Loud crashing and banging noises from moving containers at this property. During the night and on Sundays
04/12/2017	80 Shands Road	Loading and unloading of containers prior to 7am
31/05/2018	121 Branston Street	Noise 24/7 from forklifts, really carries at night
10/09/2018	716 Halswell Junction Road	Excessive industrial noise from property
25/10/2018	34 Branston Street	Trucks loading and unloading containers from 9pm onwards

**Bromley**

In Bromley, the main source of complaints (from the residential area around Seascape Gardens, approx. 1km away) are odour related and identify the Living Earth or the EcoDrop facility as the source. It should be noted that these activities and the residential zone are all longstanding rather than new activities, and can rely on existing use rights.



Source of complaints identified with a red star symbol.

As the main complaint is to do with odour, it is generally a matter for Environment Canterbury, rather than the Christchurch City Council. However, the City Council and Environment Canterbury are working together on a project called ‘Bromley Offensive and Objectionable Odours’, and this includes joint investigations, community impact assessments, monitoring and mitigation processes.

The 2018/19 Annual Report from Living Earth to Council indicates that the actual number of complaints is much greater than those reported to the City Council, as the report also includes complaints made via the Environment Canterbury pollution hotline and to Living Earth directly. It should be noted that Living Earth has made various improvements to their operations<sup>5</sup> over time, and the overall number of complaints is decreasing year on year (shown in the table below).

CCC FY Year	F14/15	F15/16	F16/17	F17/18	F18/19	Change prev yr
Days of complaints	115	132	104	91	64	-30%
Number of complaints	227	286	178	165	92	-44%

These operational improvements and the joint project are to assist the operations at Living Earth to comply with their resource consent from Environment Canterbury<sup>6</sup>, in which one of the consent conditions requires no odour to cross the site boundary. There is also a resource consent from the City Council, however the matters covered by this are high traffic generation, site coverage and encroachment into a setback distance.

Date	Location	Detail
09/05/2017	Living Earth	Odour complaint
27/12/2018	Metro Place rubbish dump	Odour
30/12/2018	Living Earth	Odour from composting facility
17/01/2019	Metro Place EcoDrop	Strong rubbish smell
04/02/2019	Metro Place EcoDrop	Complaint about the ecodrop (no further info)
11/02/2019	Living Earth	Odour
13/03/2019	Metro Place EcoDrop	Terrible odour
18/03/2019	Berms outside Metro Place EcoDrop	Concern about plastic and glass on the berms at the Metro Place EcoDrop. This is then being mowed over, making it easier for the material to enter the environment.
09/05/2017	Living Earth	Odour complaint

<sup>5</sup> Memorandum to Elected Members from the City Services Group, dated 18 May 2017, re. Organics Processing Plant.

<sup>6</sup> Resource consent number CRC080301.1

### Conclusion

It can be concluded that outdoor activities appear to be the main source of noise complaints. This is either where the activity is physically taking place outdoors or where operator's behaviour/conduct results in noise from internal machinery being able to be heard outdoors (i.e. through the opening of doors/windows).

If noise complaints persist, the recommendation is for further noise monitoring to assess whether or not noise limits are being breached. It should be noted that nuisance noise is not always captured through noise monitoring because of the manner in which noise is measured (as an average over 15 minute intervals). However, the reporting of noise incidents is vital as Council staff keep records of incidents and can work with business operators to ensure that they are meeting their duties under Section 16 of the RMA (avoiding unreasonable noise and adopting the best practicable option to ensure that noise emission does not exceed a reasonable level).

Where noise complaints are made, Council staff will continue working with business operators to ensure that they are aware of their duties and District Plan noise limits, and to identify opportunities for business operators to minimise their impact on their residential neighbours. Methods to manage effects will vary on a site by site, and may include moving an activity indoors (where possible), ensuring doors or windows are closed when noisy activity is taking place or through better landscaping / screening provision that may assist in reducing how sound carries.

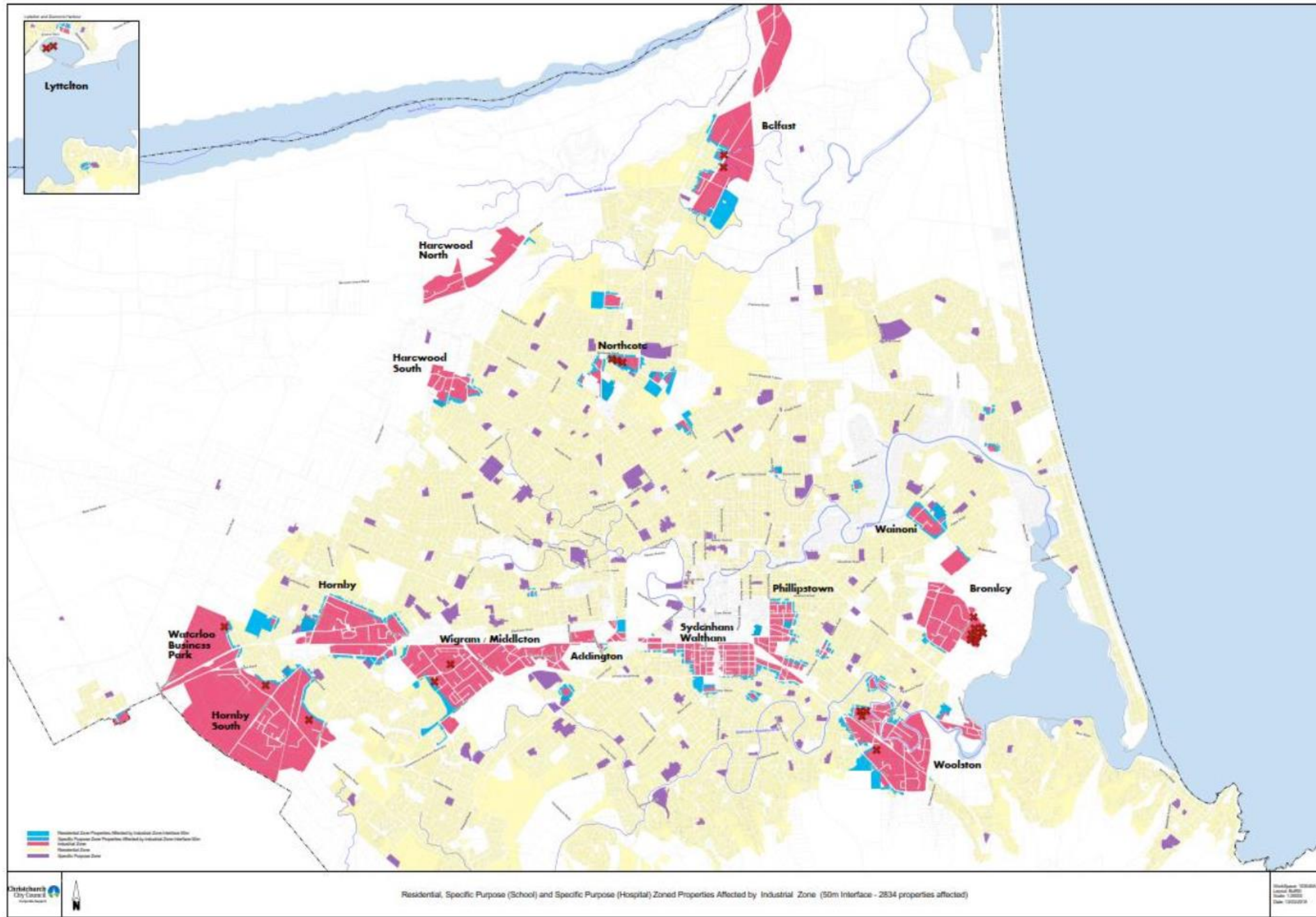
From the information available, there is not an issue necessitating changes to the Christchurch District Plan, however planning staff will continue to monitor the effectiveness of the District Plan through liaising with compliance staff.



**Appendix A – Definitions**

<b>Heavy industrial activity</b>	means: <ol style="list-style-type: none"> <li>a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting;</li> <li>b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;</li> <li>c. storage and disposal of sewage, septic tank sludge or refuse;</li> <li>d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring;</li> <li>e. the burning of waste oil in the open air or in any combustion processes involving fuel-burning equipment;</li> <li>f. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr;</li> <li>g. the open burning of coated or covered metal cable or wire, including metal coated or covered with varnish, lacquers, plastic or rubber;</li> <li>h. any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the Health and Safety in Employment (Asbestos) Regulations 1998 and is supervised and monitored by Occupational Safety and Health staff;</li> <li>i. burning out of the residual content of metal containers used for the transport or storage of chemicals;</li> <li>j. the burning of municipal, commercial or industrial wastes, whether by open fire or the use of incinerators for disposal of waste;</li> <li>k. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery;</li> <li>l. crematoriums; and</li> <li>m. any industrial activity which involves the discharge of odour or dust beyond the site boundary.</li> </ol>
<b>Industrial activity</b>	means the use of land and/or <a href="#">buildings</a> for manufacturing, fabricating, processing, repairing, assembly, packaging, wholesaling or storage of products. It excludes <a href="#">high technology industrial activity</a> , mining exploration, <a href="#">quarrying activity</a> , <a href="#">aggregates-processing activity</a> and <a href="#">heavy industrial activity</a> .

Appendix B – Map



**Attachment B Industrial zone controls**

The following tables are a summary of rules in the District Plan and should not be relied on for any application. Please refer to the District Plan.

Activity status	Description
Permitted activities (P)	are allowed without the need for resource consent providing they comply with the relevant site and zone standards and all general rules.
Controlled activities (C)	require resource consent and are subject to standards and provisions of the District Plan. The Council must grant consent if standards are met. If consent is granted, the Council may impose conditions.
Restricted discretionary activities (RD)	require resource consent and are subject to standards and provisions specified in the District Plan. The Council will assess only the matters of non-compliance and may grant or refuse consent. If granting consent conditions may be imposed.
Discretionary activities (D)	require resource consent and are subject to standards and provisions specified in the District Plan. The Council may grant or refuse consent to a discretionary activity and may impose conditions if consent is granted.
Non-Complying activities (NC)	require resource consent and are those that cannot comply with a standard in the District Plan or which are specified as non-complying because the District Plan has anticipated that they would normally be inappropriate. Non-complying proposals require careful justification as to why they should be approved. Resource consent applications are likely to cost more, take longer and have a greater chance of being refused consent.

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
Industrial activity	means the use of land and/or <a href="#">buildings</a> for manufacturing, fabricating, processing, repairing, assembly, packaging, wholesaling or storage of products. It excludes <a href="#">high technology industrial activity</a> , mining exploration, <a href="#">quarrying activity</a> , <a href="#">aggregates-processing activity</a> and <a href="#">heavy industrial activity</a> .	P	P	P
Heavy industrial activity	means: <ol style="list-style-type: none"> <li>a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting;</li> <li>b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping;</li> <li>c. storage and disposal of sewage, septic tank sludge or refuse;</li> <li>d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring;</li> </ol>	D	P	NC

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
	<ul style="list-style-type: none"> <li>e. the burning of waste oil in the open air or in any combustion processes involving fuel-burning equipment;</li> <li>f. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr;</li> <li>g. the open burning of coated or covered metal cable or wire, including metal coated or covered with varnish, lacquers, plastic or rubber;</li> <li>h. any activity with the potential to discharge asbestos to air, including the removal or disposal of friable asbestos, except where it complies with the Health and Safety in Employment (Asbestos) Regulations 1998 and is supervised and monitored by Occupational Safety and Health staff;</li> <li>i. burning out of the residual content of metal containers used for the transport or storage of chemicals;</li> <li>j. the burning of municipal, commercial or industrial wastes, whether by open fire or the use of incinerators for disposal of waste;</li> <li>k. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; and</li> <li>l. crematoriums and embalming services.</li> </ul>			
Warehousing and distribution activities	means the storage and sorting of materials, goods or products pending distribution.	P	P	P
High technology industrial activity	means the use of land and/or <a href="#">buildings</a> for the research, development and application of advanced technology and applied science. It includes communications technology development, computer and information technology development, scientific research laboratories, and any associated manufacturing, electronic data storage and processing.	P	P	P
Service industry	means the use of land and/or <a href="#">buildings</a> for the transport, storage, maintenance, <a href="#">cleaning</a> or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.	P	P	P
Trade and industry training activity	means land and/or <a href="#">buildings</a> used for occupational training in the skills of engineering, <a href="#">building</a> , aviation, manufacturing and other industrial activities. It includes <a href="#">ancillary offices</a> , <a href="#">cultural activities</a> and <a href="#">recreation activities</a> .	P	P	P

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
Ancillary retail activity	<b>Ancillary</b> has its ordinary dictionary meaning, except that it excludes any activity or any part of an activity carried out on another site. <b>Retail activity</b> means the use of land and/or <a href="#">buildings</a> for displaying or offering goods for sale or hire to the public. It includes <a href="#">food and beverage outlets</a> , <a href="#">second-hand goods outlets</a> , food courts and commercial mail order or internet-based transactions. It excludes <a href="#">trade suppliers</a> , <a href="#">yard-based suppliers</a> and <a href="#">service stations</a> .	P (limits on GFA, glazing, limited to sale of goods produced, processed or stored on the site)	P (limits on GFA, limited to sale of goods produced, processed or stored on the site)	P (limits on GFA, glazing, limited to sale of goods produced, processed or stored on the site)
Retail activity on the Tannery site	N/A	P (limit on GFA)	N/A	N/A
Food and beverage outlet	means the use of land and/or <a href="#">buildings</a> primarily for the sale of food and/or beverages prepared for immediate consumption on or off the <a href="#">site</a> to the general public. It includes <a href="#">restaurants</a> , <a href="#">taverns</a> , <a href="#">cafés</a> , fast food outlets, takeaway bars and any <a href="#">ancillary services</a> . It excludes <a href="#">supermarkets</a> .	P	P	P
Trade supplier	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: a. <a href="#">automotive and/or marine suppliers</a> ; b. <a href="#">building suppliers</a> ; c. catering equipment suppliers; d. farming and agricultural suppliers; e. garden and patio suppliers; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); g. industrial clothing and safety equipment suppliers; and h. office furniture, equipment and systems suppliers.	P	NC (not provided for)	D (not provided for)
Yard-based supplier	means the use of any land and/or <a href="#">building</a> for selling or hiring products for construction or external use (which includes activities such as sale of vehicles and garden supplies), where more than 50% of the area devoted to sales or display is located within covered or uncovered external yard or forecourt space, as distinct from within a secured and	P	NC (not provided for)	D (not provided for)

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
	weatherproof <a href="#">building</a> . Drive-in or drive-through covered areas devoted to storage and display of construction materials (including covered vehicle lanes) will be deemed yard area for the purpose of this definition.			
Service station	means any <a href="#">site</a> where the primary activity is the retail sale of motor vehicle fuels, including petrol, <a href="#">LPG</a> , <a href="#">CNG</a> and diesel. It may include any one or more of the following <a href="#">ancillary</a> activities: <ol style="list-style-type: none"> <li>the sale or hire of kerosene, alcohol-based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles;</li> <li>the mechanical repair, servicing and cleaning of motor vehicles (other than <a href="#">heavy vehicles</a>) and domestic garden equipment, but not panel beating, spray painting and heavy engineering, such as engine reboring and crankshaft grinding;</li> <li>truck stops;</li> <li>inspection and certification of motor vehicles; and</li> <li>the sale of other goods for the convenience and comfort of service station customers.</li> </ol> It excludes any <a href="#">industrial activity</a> or <a href="#">heavy industrial activity</a> . In relation to <a href="#">Sub-chapter 6.5</a> Scheduled activities, service station includes both the activities set out above and activities that would otherwise meet this definition but do not rely on the retail sale of motor vehicle fuels as the primary activity (e.g. mechanics, tyre shops and inspection centres).	P	P	P
Second hand goods outlets	means a <a href="#">retail activity</a> primarily engaged in selling pre-used merchandise. It includes: <ol style="list-style-type: none"> <li>antique dealers;</li> <li>auctioneers;</li> <li>charity shops;</li> <li>pawnbrokers; and</li> <li>suppliers of:                             <ol style="list-style-type: none"> <li>demolition goods and materials; and</li> <li>trade-in goods.</li> </ol> </li> </ol>	P	NC (not provided for)	D (not provided for)
Ancillary office	<b>Office</b> means any of the following: <ol style="list-style-type: none"> <li>administrative offices where the administration of an organisation, whether trading or non-trading, is conducted, including bank administration offices; and</li> </ol>	P (limits on GFA, glazing)	P (limits on GFA)	P (limits on GFA, glazing)

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
	b. professional offices where professional services are available and carried out. These include the offices of accountants, solicitors, architects, surveyors, engineers and consultants.			
Public transport facility	means land and/or <a href="#">buildings</a> used for, or <a href="#">ancillary</a> to, scheduled passenger transport services. It may include a <a href="#">public transport interchange</a> , <a href="#">park and ride facilities</a> , bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers and changing rooms.	P	P	P
Emergency service facilities	means the facilities of authorities that are responsible for the safety and welfare of people and property in the community. It includes fire stations, ambulance stations, police stations and <a href="#">emergency</a> coordination facilities.	P	P	P
Gymnasium	means a <a href="#">building</a> or room/s used for individual or organised or instructed indoor exercise, including aerobics or weight/circuit training, fitness centres with equipment for self-exercise, and <a href="#">ancillary</a> facilities such as health care services, spa/sauna, a small apparel sales area and cafeteria for patrons. Specialised facilities, such as squash courts, are considered <a href="#">ancillary</a> to the gymnasium for the purposes of calculating parking requirements.	P	P	P
Preschool (in IG Zone outside the 50 dB Ldn Air Noise Contour; in Lyttelton, outside the Lyttelton Port Influences Overlay Area as defined on the planning maps; outside the Woolston Risk Management Area as defined on the planning maps. In IP Zone outside the 50 dB Ldn Air Noise Contour)	means the use of land and/or <a href="#">buildings</a> for early childhood education or care of three or more children (in addition to any children resident on the <a href="#">site</a> or the children of the persons providing the education or care) under the age of six years by the day or part of a day, but not for any continuous period of more than seven consecutive days. It includes a crèche, kindergarten, play centre, education and care service or kohanga reo.	P (must be more than 100m from IH, acoustic insulation required)	NC	P
Parking lots/ parking building	<b>Parking lot</b> means stand-alone single level parking facilities at ground level used primarily for parking of motor vehicles and which are not provided to meet demand associated with an	P	P	P

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
	activity or development on the same <a href="#">site</a> . It includes <a href="#">parking areas</a> , <a href="#">access</a> and <a href="#">landscaped areas</a> associated with the parking. <b>Parking building</b> means a <a href="#">building</a> that has single or multiple storeys used primarily for parking of motor vehicles and which is not provided to meet demand associated with an activity or development on the same <a href="#">site</a> . It includes <a href="#">parking areas</a> , <a href="#">access</a> and <a href="#">landscaped areas</a> associated with the parking.			
Community corrections facility	means <a href="#">buildings</a> used for non-custodial community corrections purposes. This includes probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes. Community corrections facilities may be used for the administration of, and a meeting point for, community work groups.	P	P	P
Commercial film of video production	means activities and buildings associated with the creation of a film or video product where undertaken by a professional production company but excludes any residential activity. It excludes filming by news organisations, students or private individuals.	P	P	P
Commercial services	means a business providing personal, property, financial, household, or other retail services to the general public where a front counter service is provided to cater for anticipated walk-in customers. It includes: <ul style="list-style-type: none"> <li>a. authorised betting shops;</li> <li>b. copy and quick print services;</li> <li>c. financial and banking facilities;</li> <li>d. postal services;</li> <li>e. counter insurance services;</li> <li>f. dry-cleaning and laundrette services;</li> <li>g. electrical goods repair services;</li> <li>h. footwear, leather goods and clothing repair and alteration services;</li> <li>i. hairdressing, beauty salons and barbers;</li> <li>j. internet cafes;</li> <li>k. computer, internet and phone services and repairs;</li> <li>l. key cutting services;</li> <li>m. real estate agents and valuers;</li> <li>n. travel agency, airline and entertainment booking services;</li> <li>o. optometrists and/or opticians;</li> <li>p. movie and game hire;</li> <li>q. <a href="#">veterinary care facilities</a> and/or animal grooming services;</li> </ul>	RD	D	P (GFLA limited where on Memorial Ave)



Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
	r. massage therapists; s. tattoo and piercing studios; and t. weight management services.			
Boarding of domestic animals	N/A	RD	NC (not provided for)	D (not provided for)
Recreation facilities	means land and/or <a href="#">buildings</a> used for <a href="#">recreation activities</a> .	RD	NC (not provided for)	D (not provided for)
Sensitive activities within the 50 dB Ldn Air Noise Contour, the Woolston Risk Management Area or within the Lyttelton Port Influences Overlay Area (IG Zone). Sensitive activities within the 50 dB Ldn Air Noise Contour (IP Zone)	<p><b>Sensitive activities</b> means:</p> <ul style="list-style-type: none"> <li>a. <a href="#">residential activities</a>, unless specified below;</li> <li>b. <a href="#">care facilities</a>;</li> <li>c. <a href="#">education activities</a> and <a href="#">preschools</a>, unless specified below;</li> <li>d. <a href="#">visitor accommodation</a>, unless specified below;</li> <li>e. <a href="#">health care facilities</a> which include accommodation for overnight care;</li> <li>f. <a href="#">hospitals</a>; and</li> <li>g. custodial and/or supervised living accommodation where the residents are detained on the <a href="#">site</a>;</li> </ul> <p>but excludes in relation to airport noise:</p> <ul style="list-style-type: none"> <li>h. any <a href="#">residential activities</a>, in conjunction with rural activities that comply with the rules in the relevant district plans as at 23 August 2008;</li> <li>i. flight training or other <a href="#">trade and industry training activities</a> located on land zoned or legally used for commercial activities or industrial activities, including the <a href="#">Specific Purpose (Airport) Zone</a>; and</li> <li>j. <a href="#">commercial film or video production</a> activities; and</li> <li>k. <a href="#">visitor accommodation</a> which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants.</li> </ul>	NC	N/A	NC
Residential activity on the Tannery site	N/A	NC	N/A	N/A

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
Poultry hatchery	N/A	D (not provided for)	P	D (not provided for)
Bulk fuel supply infrastructure	N/A	D (not provided for)	P	D (not provided for)
The processing of quarried materials by screening, crushing, washing and/or mixing with additive materials	N/A	D (not provided for)	D	D (not provided for)
Health care facility	<p>means land and/or <a href="#">buildings</a> used for the provision of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the <a href="#">Health Practitioners Competence Assurance Act 2003</a>). These include:</p> <ul style="list-style-type: none"> <li>a. medical practitioners;</li> <li>b. dentists and dental services;</li> <li>c. opticians;</li> <li>d. physiotherapists;</li> <li>e. medical social workers and counsellors;</li> <li>f. midwives;</li> <li>g. paramedical practitioners; and</li> </ul> <p>include the following facilities:</p> <ul style="list-style-type: none"> <li>h. diagnostic laboratories;</li> <li>i. day <a href="#">care facilities</a> for the elderly and disabled;</li> <li>j. <a href="#">integrated family health centres</a>; and</li> <li>k. <a href="#">accessory</a> offices and <a href="#">retail activity</a> to the above; but</li> </ul> <p>exclude facilities used for:</p> <ul style="list-style-type: none"> <li>l. the promotion of physical fitness, such as <a href="#">gymnasiums</a> and/or pools (except where <a href="#">ancillary</a> to a <a href="#">hospital</a> service or treatment programme);</li> <li>m. beauty clinics; and</li> <li>n. health care within <a href="#">retirement villages</a>.</li> </ul>	D (not provided for)	NC	D (not provided for)

8

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
Education activity	means the use of land and/or <a href="#">buildings</a> for the provision of regular instruction or training. It includes <a href="#">ancillary spiritual activities</a> , <a href="#">recreation activities</a> , health activities and <a href="#">cultural activities</a> , <a href="#">offices</a> , out of school care (all of which may be shared) and boarding/residential accommodation. It also includes <a href="#">preschools</a> in the <a href="#">Specific Purpose (School) Zone</a> and <a href="#">Specific Purpose (Tertiary Education) Zone</a> .	D (not provided for)	NC	D (not provided for)
Guest accommodation	N/A	D (not provided for)	NC	D (not provided for)
Residential activity	<p><b>Residential activity</b> means the use of land and/or <a href="#">buildings</a> for the purpose of living accommodation. It includes:</p> <ul style="list-style-type: none"> <li>a. a <a href="#">residential unit</a>, <a href="#">boarding house</a>, student hostel or a <a href="#">family flat</a> (including <a href="#">accessory buildings</a>);</li> <li>b. <a href="#">emergency</a> and refuge accommodation;</li> <li>c. use of a <a href="#">residential unit</a> as a holiday home where a payment in money, goods or services is not exchanged;</li> <li>d. house-sitting and direct home exchanges where a tariff is not charged;</li> <li>e. rented accommodation and serviced apartments not covered by clause (g) and where individual bookings are for a minimum of 28 consecutive days (except in the Specific Purpose (Golf Resort) Zone); and</li> <li>f. sheltered housing; but</li> </ul> <p>excludes:</p> <ul style="list-style-type: none"> <li>g. <a href="#">visitor accommodation</a> including hotels, resorts, motels, motor and tourist lodges, backpackers, hostels, farmstays, camping grounds, <a href="#">hosted visitor accommodation</a> in a residential unit and <a href="#">unhosted visitor accommodation</a>;</li> <li>h. the use of land and/or <a href="#">buildings</a> for custodial and/or supervised living accommodation where the residents are detained on the <a href="#">site</a>; and</li> <li>i. accommodation associated with a fire station.</li> </ul>	D (not provided for)	NC	D (not provided for)
Waste transfer station	N/A (Does not have own definition and does not neatly fit within definition of industrial activity or heavy industrial activity)	D (not provided for)	NC (not provided for)	D (not provided for)

Activity	Definition	Zone activity status		
		Industrial General (IG)	Industrial Heavy (IH)	Industrial Park (IP)
Stacking of materials	N/A (Does not have own definition however could be considered to fit under definition of 'industrial activity')	P	P	P

Built Form Standard	Industrial General	Industrial Heavy	Industrial Park
<b>Maximum height for buildings</b>	15 metres within 20 metres of a residential zone <i>(Public notification precluded).</i>	15 metres within 20 metres of a residential zone <i>(Public notification precluded).</i>	<ul style="list-style-type: none"> <li>- 15m for buildings</li> <li>- Fencing - 1.2m, or 2m where whole structure at least 50% visually transparent (for fencing and screening structures located between any building and the road boundary)</li> </ul> <i>(Public notification precluded).</i>
<b>Minimum building setback from road boundaries/ railway corridor</b>	<ul style="list-style-type: none"> <li>- 1.5m</li> <li>- 3m (Fronting on to an arterial road or opposite a residential zone)</li> <li>- 4m (From rail corridor)</li> </ul> <i>(Public notification and limited notification precluded, except limited notification not precluded for intrusions into setback from rail corridor).</i>	<ul style="list-style-type: none"> <li>- 1.5m</li> <li>- 3m (Fronting on to an arterial road or opposite a residential zone)</li> <li>- 4m (From rail corridor)</li> </ul> <i>(Public notification and limited notification precluded, except limited notification not precluded for intrusions into setback from rail corridor).</i>	<ul style="list-style-type: none"> <li>- 6m</li> <li>- 1.5m (Ancillary offices)</li> <li>- 3m (Service station canopies)</li> <li>- 1.5m on one road boundary and 6m on any other road boundary (Sites with more than one road boundary)</li> <li>- 4m (From rail corridor)</li> </ul> <i>(Public notification and limited notification precluded, except limited notification not precluded for intrusions into setback from rail corridor).</i>
<b>Minimum building setback from the boundary with a residential zone</b>	3m (Does not apply to IG zone off Haytons Rd) <i>(Public notification precluded).</i>	3m (Nil setback applies adjoining the residential zone at Wigram) <i>(Public notification precluded).</i>	6m <i>(Public notification precluded).</i>

Built Form Standard	Industrial General	Industrial Heavy	Industrial Park
<b>Sunlight and outlook at boundary with residential zone and road</b>	Appendix 16.8.11 – measured from 2.3m above boundary (except other measurement where adjoins Blakes Road). <i>(Public notification precluded, also all notification precluded where an FMA floor level breach).</i>	Appendix 16.8.11 – measured from 2.3m above boundary (except adjoining the residential zone at Wigram). <i>(Public notification precluded, also all notification precluded where an FMA floor level breach).</i>	Appendix 16.8.11 – measured from 2.3m above boundary. <i>(Public notification precluded, also all notification precluded where an FMA floor level breach).</i>
<b>Outdoor storage of materials</b>	Not located within road boundary or railway setbacks, and screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone. <i>(Public notification and limited notification precluded, except where adjoining zone is residential).</i>	Screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone. <i>(Public notification and limited notification precluded, except where adjoining zone is residential).</i>	Not located within road boundary or railway setbacks, and screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone. Parking spaces shall be provided to the side or rear of sites and not between buildings and the road, except for visitor parking. <i>(Public notification and limited notification precluded, except where adjoining zone is residential).</i>
<b>Landscaped areas</b>	<ul style="list-style-type: none"> <li>- Road frontage opposite a residential zone – minimum 1.5m wide strip with minimum 1 tree every 10 metres</li> <li>- Above also applies to sites adjoining Main North Road (between Dickeys Road and Factory Road), Main South Road (between Barthers Road and Halswell Junction Road) and Tunnel Road.</li> <li>- Sites adjoining a residential zone - minimum 1 tree every 10 metres along shared boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Road frontage opposite a residential zone – minimum 1.5m wide strip with minimum 1 tree every 10 metres</li> <li>- Above also applies to sites adjoining Main South Road (between Marshs Road and Halswell Junction Road), and at Chaney's (north of Main North Road, between State Highway 1 and the railway line).</li> <li>- Road frontage opposite a rural zone – minimum 10m wide strip with minimum 1 tree every 10 metres (does not</li> </ul>	<ul style="list-style-type: none"> <li>- 10% of site to be landscaped (excludes parking areas).</li> <li>- Road frontage opposite a residential zone – minimum 1.5m wide strip with minimum 1 tree every 10 metres.</li> <li>- Sites adjoining a residential zone - minimum 1 tree every 10 metres along shared boundary.</li> <li>- 1 tree shall be planted for every 5 car parking spaces within any car parking area.</li> <li>- Must be in accordance with Appendix 6.11.6 Landscaping</li> </ul>

Built Form Standard	Industrial General	Industrial Heavy	Industrial Park
	<ul style="list-style-type: none"> <li>- Must be in accordance with Appendix 6.11.6 Landscaping and Tree Planting - Rules and Guidance.</li> </ul> <p><i>(Public notification and limited notification precluded for first two bullets).</i></p>	<p>apply to sites on Sir James Wattie Drive adjoining Marshs Road (to the east of the Southern Motorway designation where the minimum width is 6 metres).</p> <ul style="list-style-type: none"> <li>- Sites adjoining a residential zone - minimum 1 tree every 10 metres along shared boundary.</li> <li>- Must be in accordance with Appendix 6.11.6 Landscaping and Tree Planting - Rules and Guidance.</li> <li>- Specific requirement to retain eucalyptus trees at 330 Springs Road.</li> </ul> <p><i>(Public notification and limited notification precluded for third bullet).</i></p>	<p>and Tree Planting - Rules and Guidance.</p> <p><i>(Public notification and limited notification precluded for first three bullets).</i></p>
<b>Visual amenity and screening</b> <i>(for sites adjoining Open Space, Specific Purpose (School), Specific Purpose (Cemetery) or Specific Purpose (Tertiary Education) Zones)</i>	Landscaping, fences, walls or combination to a minimum 1.8m in height along zone boundary. Landscaping must have minimum depth 1.5m.	Landscaping, fences, walls or combination to a minimum 1.8m in height along zone boundary. Landscaping must have minimum depth 1.5m. -	N/A
<b>Water supply for fire fighting</b>	Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008). <i>(Public notification precluded, and shall be limited notified only to New Zealand</i>	Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008). <i>(Public notification precluded, and shall be limited notified only to New Zealand</i>	Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings via Council's urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008). <i>(Public notification precluded, and shall be limited notified only to New Zealand</i>

Built Form Standard	Industrial General	Industrial Heavy	Industrial Park
	<i>Fire Service Commission (absent its written approval)).</i>	<i>Fire Service Commission (absent its written approval)).</i>	<i>Fire Service Commission (absent its written approval)).</i>
<b>Site coverage</b>	N/A	N/A	In all areas, the maximum percentage of the net site area covered by buildings shall be 50%. <i>(Public notification and limited notification precluded)</i>
<b>Wastewater discharge restrictions</b> (not a built form standard but a non-complying activity in all industrial zones)	Any activity within the area defined by the overlay on the planning maps as "Area subject to wastewater discharge restrictions" cannot exceed limit in daily average sewage flows from a site to the Council's reticulated network of 0.09 l/s/ha. Note this requirement only applies in industrial zones in the western part of the City.	Any activity within the area defined by the overlay on the planning maps as "Area subject to wastewater discharge restrictions" cannot exceed limit in daily average sewage flows from a site to the Council's reticulated network of 0.09 l/s/ha. Note this requirement only applies in industrial zones in the western part of the City.	Any activity within the area defined by the overlay on the planning maps as "Area subject to wastewater discharge restrictions" cannot exceed limit in daily average sewage flows from a site to the Council's reticulated network of 0.09 l/s/ha. Note this requirement only applies in industrial zones in the western part of the City.
<b>Area specific rules</b>	<p><u>Waterloo Park</u> Specific controls on types of activities, landscaping and road setbacks. Links to Waterloo Park Outline Development Plan in Appendix 16.8.2.</p> <p><u>Portlink Industrial Park</u> Specific controls on alignment with key structuring element, building height, road setback, landscaping. Links to Portlink Industrial Park Outline Development Plan in Appendix 16.8.3.</p> <p><u>Musgroves</u> NC activity status for site access to Wigram Road or Aidanfield Drive. Links to Musgroves Development Plan in Appendix 16.8.4.</p> <p><u>North Belfast</u></p>	<p><u>Sir James Wattie Drive</u> Specific controls on road setbacks, landscaping, key structuring element, development prior to intersection completion, site access on Marshs Road or Shands Road. Links to Sir James Wattie Drive Outline Development Plan in Appendix 16.8.7.</p> <p><u>South West Hornby</u> Specific controls on building height, road setbacks, rural and residential setbacks, landscaping, rural wastewater irrigation area, key structuring element, access onto Marshs Road, Shands Road or Main South Road. Links to South West Hornby Industrial Area Outline Development Plan in Appendix 16.8.8.</p> <p><u>Springs Road</u></p>	<p><u>Tait Campus</u> Specific controls on road setbacks, landscaping, stormwater management, roading and access, key structuring element, and types of activities. Links to Tait Campus Outline Development Plan in Appendix 16.8.9.</p> <p><u>Awatea</u> Specific controls on road setbacks, key structuring element, and types of activities. Links to Awatea Outline Development Plan in Appendix 16.8.10.</p> <p><u>Wairakei Road</u> Specific controls on setbacks from Rural Urban Fringe and Specific Purpose (School) zones, landscaping, roading and access, sewer infrastructure, boundary with residential properties, key</p>

Built Form Standard	Industrial General	Industrial Heavy	Industrial Park
	<p>Specific controls on road setbacks, cemetery/esplanade setbacks, landscaping, spring setback, key structuring element, access onto Main North Road, Rural Urban Fringe activities/composting. Links to North Belfast Outline Development Plan in Appendix 16.8.5.</p> <p><u>Stanleys Road</u></p> <p>Specific controls on roading and access (footpath requirement).</p> <p><u>Trents Road</u></p> <p>Specific controls on boundary setbacks, landscaping, fencing, acoustic fencing, stormwater management, and roading and access. Links to Trents Road Outline Development Plan in Appendix 16.8.6.</p> <p><u>South West Hornby</u></p> <p>Specific controls on key structuring element. Links to South West Hornby Industrial Area Outline Development Plan in Appendix 16.8.8.</p>	<p>Specific controls on Southern Motorway setbacks and landscaping, and site access or new road to Springs Road. Links to Industrial Heavy (Springs Road) Outline Development Plan in Appendix 16.8.13.</p>	<p>structuring element, development prior to intersection upgrades, and new road or site access to Russley Road. Links to Industrial Park Zone (Wairakei Road) Outline Development Plan in Appendix 16.8.14.</p> <p><u>Memorial Avenue</u></p> <p>Specific controls on building height, road setbacks, sunlight and outlook for residential and visitor accommodation, outdoor storage, car parking, landscaping, sewer infrastructure, roading and access, new access or road to Memorial Avenue or Russley Road, types of activities. Links to the Industrial Park Zone (Memorial Avenue) Outline Development Plan in Appendix 16.8.15.</p>