

INDUSTRIAL ENVIRONMENT AREA



Introduction

INDUSTRIAL ENVIRONMENT AREAS recognise the differing characters of industrial areas that have evolved within the New Plymouth District in response to the levels of acceptable risk associated with the location, use and storage of HAZARDOUS SUBSTANCES. The identification of INDUSTRIAL A, B, C, D, E and F ENVIRONMENT AREAS recognise areas of differing character and their proximity to other types of uses and consequently the level of amenity expected.

The INDUSTRIAL A ENVIRONMENT AREAS are those areas which are characterised by ‘light’ industrial uses located in close proximity to BUSINESS and RESIDENTIAL ENVIRONMENT AREAS. They are usually small to medium sized SITES that contain small-scale warehouses and on-SITE car parking areas.

The INDUSTRIAL B ENVIRONMENT AREAS are similar to the INDUSTRIAL A ENVIRONMENT AREAS in that they are located in urban areas and in close proximity to BUSINESS and RESIDENTIAL ENVIRONMENT AREAS, however, they are separated through distance or topography from neighbouring sensitive uses, such as residential development.

The INDUSTRIAL C ENVIRONMENT AREAS include a wide range of industrial uses. They are located in the relative vicinity of RESIDENTIAL ENVIRONMENT AREAS and/or sensitive water bodies, or serve as a buffer to separate other ENVIRONMENT AREAS from INDUSTRIAL ENVIRONMENT AREAS. These areas tend to have larger lots that contain large warehouses and/or large areas of OUTDOOR STORAGE. These SITES usually provide for car parking on-SITE and the BUILDINGS are usually set back from the ROAD BOUNDARY.

The INDUSTRIAL D ENVIRONMENT AREA includes much of Port Taranaki, the New Plymouth power station and the associated industrial activities in the Breakwater Road/Centennial Drive locality. This area is characterised by many large warehouses, cranes, storage tanks and large expanses of impervious surfaces

for OUTDOOR STORAGE. Most BUILDINGS are not set back from ROADS within the port except where car parking is provided between BUILDINGS and the ROAD. The functional requirements of this area dictate that there are few TREES or areas of landscaping.

The INDUSTRIAL E ENVIRONMENT AREA is similar to the INDUSTRIAL C ENVIRONMENT AREA except that it is predominantly located in the Bell Block industrial areas. This area is the principal location for general heavy industry in the district, and as such is well separated from sensitive RESIDENTIAL ENVIRONMENT AREAS but remains close to principle arterial routes and transport centres.

The two “Think Big” petrochemical industrial SITES, located at Waitara Valley and Motunui and situated in rural settings, have been zoned INDUSTRIAL F ENVIRONMENT AREA. This is due to their unique visual characteristics and the potential hazard safety risk inherent with these petrochemical complexes. The respective SITES are characterised by their use of large quantities of raw energy feedstock for manufacture within an array of large, tall BUILDINGS, towers and flues, extensive pipework and supporting STRUCTURES, and large areas of hard surfacing. These SITES are either well landscaped around their edges or set back from main transportation routes.

Checklist to the INDUSTRIAL ENVIRONMENT AREA

1 Does your activity involve any of the following?

No → go to question 2

Yes



Rules that apply to specific activities:

- | | | |
|--|--------------------------|---------------|
| | ✓ | Refer to Rule |
| • ERECTION of STRUCTURES including: | | |
| - BUILDINGS | <input type="checkbox"/> | Ind1-3, 8-21 |
| - NETWORK UTILITIES | <input type="checkbox"/> | Ind1-7, 23-26 |
| - SIGNS | <input type="checkbox"/> | Ind1-7,24-47 |
| - any other type of STRUCTURE | <input type="checkbox"/> | Ind1-7 |
| • Earthworks (EXCAVATION and FILLING) | <input type="checkbox"/> | Ind48-52 |
| • Use of HAZARDOUS SUBSTANCES | <input type="checkbox"/> | Ind53-64 |
| • OUTDOOR STORAGE of materials | <input type="checkbox"/> | Ind65 |
| • Consumption of liquor | <input type="checkbox"/> | Ind66-67 |
| • Activities that generate stock truck effluent | <input type="checkbox"/> | Ind68 |
| • Subdivision of land | <input type="checkbox"/> | Ind69-76 |
| • Any subdivision or development within the Egmont Road Industrial C Environment Area Structure Plan | <input type="checkbox"/> | Ind92-100 |

Note: When determining what the activity involves consider all aspects of the activity, e.g. NETWORK UTILITY operations may also involve BUILDINGS, earthworks etc.

2 Do you meet the following standards?

Rules that apply to all land uses:

- | | | |
|--|--------------------------|---------------|
| | ✓ | Refer to Rule |
| • Light emission standards | <input type="checkbox"/> | Ind77-79 |
| • Noise emission standards | <input type="checkbox"/> | Ind80-83 |
| • Requirement to provide VEHICLE ACCESS POINTS, on-SITE parking for MEDIUM SERVICE VEHICLES or larger, loading and standing areas, and on-SITE manoeuvring and queuing | <input type="checkbox"/> | Ind84-89 |

Note: Where a rule in an OVERLAY and a rule in these sections are inconsistent, the rule in the OVERLAY applies.

Rules specific to activities

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
STRUCTURES						
STRUCTURES - rules applying to all STRUCTURES (including BUILDINGS)						
ERECTION of STRUCTURES						
Ind1	(excluding any STRUCTURE located underground) within the shaded area of the railway level crossing sightline area for: - a controlled crossing (refer Diagrams 19.1 and 19.2, Appendix 19)	n/a	n/a	under all circumstances	n/a	1) The potential hazard to ROAD and rail traffic safety and efficiency due to a loss of visibility.
Ind2	- an uncontrolled crossing (refer Diagrams 19.3 and 19.4, Appendix 19) within the restart zone	n/a	n/a	under all circumstances		
Ind3	not within the restart zone	maximum size of 0.3m in diameter or width	n/a	does not meet the conditions for a permitted activity		
STRUCTURES - rules applying to all STRUCTURES other than BUILDINGS						
ERECTION of STRUCTURES other than BUILDINGS						
Ind4	maximum HEIGHT (excluding BUILDINGS and TEMPORARY STRUCTURES) INDUSTRIAL A and B ENVIRONMENT AREAS	whichever is the greater of: a) 15m; or b) 10m divided by the AVERAGE WIDTH of the STRUCTURE;	n/a	does not meet the conditions for a permitted activity	n/a	1) The extent to which the increased HEIGHT of the STRUCTURE will: - adversely affect the character and visual amenity of the area; - visually dominate the area; - adversely affect OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES; - intrude into and/or block an URBAN VIEWSHAFT (see section 3 of the planning maps); and

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
		<p>In addition, any attachment to a STRUCTURE may exceed the permitted HEIGHT of the STRUCTURE provided that the sum of the attachment's three dimensions does not exceed 5.5m (height plus width, plus depth); And provided that, in all instances, the STRUCTURE does not penetrate AIRPORT FLIGHT PATH SURFACE 1 (refer to Appendix 11, Diagrams 11.1 and 11.2 of Volume II and section 3 of Volume III).</p> <p>For the purpose of this rule, permitted HEIGHT means allowed by part a) or b) of this rule, existing use rights, resource consent, or by an approved outline plan for a designation.</p>				<ul style="list-style-type: none"> - adversely affect the natural character of the coastal environment or PRIORITY WATERBODIES. <p>2) Whether topography, planting, set backs or alternative design will mitigate the adverse effects of extra HEIGHT.</p> <p>3) Where the SITE is located in AIRPORT FLIGHT PATH SURFACE 1 (APFPS1 - refer to section 3 of the planning maps), the extent to which the additional HEIGHT of the proposed STRUCTURE will adversely affect the safe and efficient movement of aircraft in the vicinity of New Plymouth Airport.</p> <p>4) Any adverse visual effects on the New Plymouth entrance corridors.</p> <p>5) Whether the STRUCTURE is necessary for the operation of an EMERGENCY SERVICE and what alternative locations are available.</p> <p>6) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind5	INDUSTRIAL C and E ENVIRONMENT AREAS	<p>20m</p> <p>In addition, any attachment to a STRUCTURE may exceed the permitted HEIGHT of the STRUCTURE provided that the sum of the attachment's three dimensions does not exceed 5.5m (HEIGHT plus width, plus depth); And provided that the STRUCTURE does not penetrate AIRPORT FLIGHT PATH SURFACE 1 (refer to Appendix 11, Diagrams 11.1 and 11.2 of Volume II and section 3 of Volume III).</p>	n/a	does not meet the conditions for a permitted activity		

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			Controlled	Discretionary		
		For the purpose of this rule, permitted HEIGHT means allowed by this rule, existing use rights, resource consent, or by an approved outline plan for a designation.				
Ind6	INDUSTRIAL D ENVIRONMENT AREAS	Including any attachment does not penetrate AIRPORT FLIGHT PATH SURFACE 1 (refer to Appendix 11, Diagrams 11.1 and 11.2 of Volume II and section 3 of Volume III)	n/a	does not meet the conditions for a permitted activity		
Ind7	INDUSTRIAL F ENVIRONMENT AREAS	no STRUCTURE shall project beyond the envelope shown in Diagram 3.5 in Appendix 3	n/a	does not meet the conditions for a permitted activity		

Note: For the port area, STRUCTURES greater than 20m in HEIGHT should be checked with New Plymouth airport to ensure that Civil Aviation requirements are met.

STRUCTURES - BUILDINGS

ERECTION of BUILDINGS

Ind8	maximum HEIGHT (excluding TEMPORARY BUILDINGS) within INDUSTRIAL A and B ENVIRONMENT AREAS	8m In addition, a single roof tower may exceed the permitted HEIGHT of a BUILDING by up to 5m provided that the roof tower is not greater than 0.6m in horizontal dimension nor higher above GROUND LEVEL than the horizontal distance between the tower and the nearest dwelling in a RESIDENTIAL, OPEN SPACE or RURAL ENVIRONMENT AREA	n/a	greater than 8m	n/a	<ol style="list-style-type: none"> 1) The extent to which the extra HEIGHT of the proposed BUILDING will: <ul style="list-style-type: none"> - adversely affect the character and visual amenity of the surrounding area; - have an overbearing effect on SITES within the RESIDENTIAL ENVIRONMENT AREA; - adversely affect OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES; - intrude into and/or block an URBAN VIEWSHAFT (see section 3 of the planning maps); - be visually intrusive from the ROAD; and - adversely affect the natural character of the coastal environment or PRIORITY WATERBODIES. 2) The extent to which SITE layout, separation distances, topography, planting or set backs can mitigate the adverse effects of extra HEIGHT.
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Ind9	within INDUSTRIAL C and E ENVIRONMENT AREAS	<p>And, in addition, any attachment to a BUILDING or roof tower may exceed the permitted HEIGHT provided that the sum of the attachment's three dimensions does not exceed 5.5m (HEIGHT plus width, plus depth).</p> <p>10m</p> <p>In addition, a single roof tower may exceed the permitted HEIGHT of a BUILDING by up to 5m provided that the roof tower is not greater than 0.6m in horizontal dimension nor higher above GROUND LEVEL than the horizontal distance between the tower and the nearest dwelling in a RESIDENTIAL, OPEN SPACE or RURAL ENVIRONMENT AREA.</p> <p>And, in addition, any attachment to a BUILDING or roof tower may exceed the permitted HEIGHT of the BUILDING provided that the sum of the attachment's three dimensions does not exceed 5.5m (HEIGHT plus width, plus depth).</p>	n/a	greater than 10m		<p>3) Where the SITE is located in AIRPORT FLIGHT PATH SURFACE 1 (APFPS1 - refer to section 3 of the planning maps), the extent to which the additional HEIGHT of the proposed BUILDING will adversely affect the safe and efficient movement of aircraft in the vicinity of New Plymouth Airport.</p> <p>4) Any adverse visual effects on the New Plymouth entrance corridors.</p> <p>5) Whether the BUILDING is necessary for the operation of an EMERGENCY SERVICE and what alternative locations are available.</p> <p>6) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind10	within INDUSTRIAL D ENVIRONMENT AREAS - port-west (refer Diagram 16.1)	<p>Including any attachment does not penetrate AIRPORT FLIGHT PATH SURFACE 1 (refer to Appendix 11, Diagrams 11.1 and 11.2 of Volume II and section 3 of Volume III)</p>	n/a	does not meet the conditions for a permitted activity		

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Ind11	- all other areas	whichever is the lesser: 15m plus a single roof tower up to 0.6m in horizontal dimension and up to 5m tall, plus any attachment to a BUILDING or roof tower that does not exceed 5.5m in the sum of its three dimensions (HEIGHT plus width plus depth) or 3m plus the distance to the closest adjoining RESIDENTIAL ENVIRONMENT AREA boundary	n/a	does not meet the conditions for a permitted activity		1) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind12	within INDUSTRIAL F ENVIRONMENT AREAS	no BUILDING shall project beyond the BUILDING envelope shown in Diagram 3.5 in Appendix 3	n/a	does not meet the conditions for a permitted activity		
Note: For the port area, BUILDINGS greater than 20m in height should be checked with New Plymouth airport to ensure that Civil Aviation requirements are met.						
Ind13	minimum setback (excluding TEMPORARY BUILDINGS) from the ROAD BOUNDARY INDUSTRIAL A or B ENVIRONMENT AREAS	4.5m	3.5m	less than 3.5m	1) The location and design of the BUILDING. 2) Landscaping.	1) Whether the reduced setback will adversely affect: <ul style="list-style-type: none"> - the streetscape of the area; - streetscape or visual amenity of any adjacent RESIDENTIAL or RURAL ENVIRONMENT AREA; - the privacy and outlook of adjoining SITES; and - the visibility for traffic leaving the SITE.
Ind14	INDUSTRIAL C, D or E ENVIRONMENT AREAS	3m	n/a	less than 3m		2) Any adverse visual effects on the New Plymouth entrance corridors.
Ind15	INDUSTRIAL F ENVIRONMENT AREAS	10m	n/a	less than 10m		3) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the SITE. 4) The ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape. 5) The ability to mitigate adverse effects of the reduced setback on adjoining SITES and the streetscape through screening, planting and alternative design. 6) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of the reduced setback. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the

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						<p>alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind16	minimum setback (excluding TEMPORARY BUILDINGS) from SIDE BOUNDARIES INDUSTRIAL A, B, C, D and E ENVIRONMENT AREAS where adjoining a RESIDENTIAL or RURAL ENVIRONMENT AREA	5m	n/a	less than 5m	n/a	<ol style="list-style-type: none"> 1) The adverse effects of non-compliance on the outlook and privacy of adjoining SITES in RESIDENTIAL and RURAL ENVIRONMENT AREAS. 2) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the SITE. 3) The HEIGHT, bulk and location of windows of the non-complying portion of the BUILDING and how it may affect the adjacent SITE. 4) The ability to mitigate adverse effects of the non-complying portion of the BUILDING on adjoining SITES through BUILDING design, including location of windows and HEIGHT, screening and planting. 5) The extent to which the existing topography or vegetation will mitigate the adverse effects on the adjoining SITE. 6) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of reduced setbacks. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind17	INDUSTRIAL F ENVIRONMENT AREAS	50m	n/a	less than 50m		
Ind18	minimum setback between the closest part of any HABITABLE BUILDING and the centre line of a high voltage transmission LINE (66kv or greater)	22m	n/a	less than 22m	n/a	<ol style="list-style-type: none"> 1) The extra level of electric magnetic field (EMF) exposure residents in the HABITABLE BUILDING encounter due to a reduced separation distance (refer to International Commission on Non-Ionizing Radiation Protection Guidelines). 2) The ease of operational access to the LINES by staff and contractors responsible to the NETWORK UTILITY operator to allow for upgrades and maintenance. 3) The integrity of the electrical supply provided by the LINE.

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Ind19	landscaping of ROAD BOUNDARIES for SITES within the INDUSTRIAL A, B, C, D and E ENVIRONMENT AREAS (excluding TEMPORARY BUILDINGS)	<ol style="list-style-type: none"> 1) One TREE per six full metres of ROAD BOUNDARY shall be planted and maintained. 2) The TREE(S) shall be located on the SITE anywhere within 5m of the ROAD BOUNDARY. 3) The TREE(S) shall be a minimum of 1.5m in HEIGHT at installation. 4) Where existing TREES on the SITE meet the above minimum size standard and their visibility from the ROAD is not obstructed by BUILDINGS or solid fences, these may be used as part of or all of the required landscaping. 		does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The adverse effects of reduced, alternative or no planting on the streetscape of the area. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) Alternative methods used to soften the appearance of the BUILDING from the ROAD and enhance the streetscape. 4) The extent to which existing topography, planting and SITE design can mitigate the adverse visual effects resulting from reduced, alternative or no planting. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind20	landscaping of SIDE BOUNDARIES for SITES within the INDUSTRIAL A, B, C, D or E ENVIRONMENT AREAS which adjoin a SITE within a RESIDENTIAL ENVIRONMENT AREA (excluding TEMPORARY BUILDINGS)	<p>shall be screened by either:</p> <ol style="list-style-type: none"> 1) a solid fence or wall of a minimum HEIGHT of 1.8m, or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 3m in width within five years; or 3) a combination of both located between the BUILDING and those 	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The adverse effects of reduced, alternative or no screening on the outlook and amenity of adjoining SITES in RESIDENTIAL ENVIRONMENT AREAS. 2) The scale of the BUILDING and its distance from the boundary with the RESIDENTIAL ENVIRONMENT AREA. 3) The ability of existing vegetation and topography on the SITE or adjoining SITES to mitigate any adverse visual effects of reduced, alternative or no screening on the adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA. 4) The ability to mitigate any adverse visual effects of reduced, alternative no screening through the use of alternative methods. 5) The design, layout and use of the SITE which may compensate for reduced, alternative or no screening.

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		boundaries which adjoin the RESIDENTIAL ENVIRONMENT AREA				6) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: A recommended list of species for specific locations within the district is available from the COUNCIL.						
Ind21	requirement for financial contributions for DWELLING HOUSES	meets the requirements specified in Appendix 5	n/a	does not meet the conditions for a permitted activity	n/a	1) Ability to provide services to an acceptable standard by alternative means. 2) Any proposed measures to avoid, remedy or mitigate adverse effects, including any environmental compensation proposed. 3) The extent to which a financial contribution may be met by offsets (see Appendix 5).
ERECTION or use of BUILDINGS for NOISE SENSITIVE ACTIVITIES						
Ind22	requirement for sound attenuation of any BUILDING (excluding TEMPORARY BUILDINGS)	shall be designed and constructed in accordance with an acoustic design certificate from an acoustic engineer so that the level of noise received within a NOISE SENSITIVE ROOM, excluding noise from construction work, does not exceed 40 dBA L10 between 10pm and 7am on any day	n/a	does not meet the conditions for a permitted activity	n/a	1) The necessity for soundproofing any NOISE SENSITIVE ROOM having regard to the design, construction and room layout of the proposed BUILDING or BUILDINGS. 2) The extent to which other features on the SITE, including natural topography or proposed ground contouring, vegetation and other STRUCTURES, will mitigate the effects of noise on any NOISE SENSITIVE ROOM. 3) The primary purpose of a BUILDING and the anticipated frequency of use of any of its NOISE SENSITIVE ROOM. 4) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: To achieve compliance with rule Ind22 while at the same time ensuring adequate ventilation, NOISE SENSITIVE ROOMS with doors and windows or other openings opening to the outdoors may need to utilise other methods to meet the ventilation requirements of the Building Act 2004 and relevant codes thereunder.						

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STRUCTURES - NETWORK UTILITIES						
Installation and operation of transformers, LINES and necessary associated equipment for conveying electricity						
Ind23	maximum electric field strength measured in areas reasonably accessible to the public	5 kV/m (root-mean-square)	n/a	n/a	n/a	n/a
Ind24	maximum magnetic flux density measured in areas reasonably accessible to the public	100 microtesla (root-mean-square)	n/a	n/a	n/a	n/a
Installation and operation of COMMUNICATION FACILITIES						
Ind25	maximum field strength	shall not exceed the levels specified within NZS2772.1:1999 and NZS2772.1:1999A1, measured in accordance with NZS6609:2:1990 and NZS6609.2:1990AA	n/a	n/a	n/a	1) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 (NES-TF) apply to the planning and operation, by a network operator (as defined in those regulations), of a telecommunication facility that generates radio frequency fields. Rule [Res22, Rur36, Bus26, Ind25 or OS22 as appropriate] applies to those parties that generate radio frequency fields, to which the NES-TF does not apply.						

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ERECTION of SUBSTATIONS AND SWITCHING STATIONS (see also the rules for BUILDINGS where applicable)						
Ind26	requirement to provide landscaping where a SUBSTATION or SWITCHING STATION is greater than 10m ² in area and greater than 3m in HEIGHT, where visible from an adjoining RESIDENTIAL ENVIRONMENT AREA	shall be screened by: 1) a solid fence or wall with a minimum HEIGHT of 1.8m; or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation, which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years; or 3) a combination of both located along those boundaries of the SITE which adjoin the RESIDENTIAL ENVIRONMENT AREA	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The adverse effects resulting from reduced or no screening on the outlook and visual amenity of adjoining SITES. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The ability to mitigate any adverse visual effects resulting from reduced or no screening on adjoining SITES through alternative means. 4) The ability of the topography and existing vegetation of the locality to mitigate any adverse visual aspects resulting from reduced or no screening on adjoining SITES. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: A recommended list of species for specific locations within the district is available from the COUNCIL.						
STRUCTURES - SIGNS						
ERECTION of OFFICIAL SIGNS						
Ind27		under all circumstances	n/a	n/a	n/a	n/a
ERECTION of ADVERTISING SIGNS, where clearly visible from any ROAD (note: these rules apply to all ADVERTISING SIGNS)						
Ind28	location of SIGNS intended to attract the attention of motorists on a SITE visible from a ROAD where the posted speed limit is greater than or equal to 70km/h	shall be located: 1) not less than (0.6 x the posted speed limit) metres from any other ADVERTISING SIGN; and 2) so that the ADVERTISING SIGN presents an unrestricted view for not less than 180m	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduction in SIGN separation or visibility distances of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The proximity of other ADVERTISING SIGNS.

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			Controlled	Discretionary		
Ind29	general appearance of SIGN	shall not emulate the form, colours, shape or message of any OFFICIAL SIGN or signal	n/a	n/a	n/a	n/a
Ind30	illumination	shall not be internally or externally illuminated by means of flashing blinking or moving lights	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The frequency, intensity and duration of the intermittent or flashing light source and illumination. 2) The proximity of the ADVERTISING SIGN to other properties and the likely effects on amenity values, particularly at night-time. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to inappropriate illumination of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
	minimum lettering size where clearly visible from a ROAD and intended to attract the attention of motorists where the posted speed limit is:				n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduction in lettering size of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
Ind31	less than 70km/h	120mm	n/a	less than 120mm		
Ind32	70 km/h or greater	160mm	n/a	less than 160mm		
Ind33	movement of SIGN where it is clearly visible from any STATE HIGHWAY or ARTERIAL ROAD	shall not involve the mechanised movement of any of its parts	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to movement of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
Ind34	removal of a TEMPORARY SIGN	shall be removed within seven days after the SIGN has either completed its purpose or the event being advertised has passed	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse effects on the visual amenity of the locality and whether the proposed ADVERTISING SIGN would be obtrusively visible having regard to the intended duration of the display. 2) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the extended ERECTION of the ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.

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FREESTANDING SIGNS and ADVERTISING SIGNS attached to or painted on a BUILDING and/or other STRUCTURE (see also rules that apply to all ADVERTISING SIGNS)						
Ind35	location of FREESTANDING SIGNS intended to attract the attention of motorists within a COUNCIL or STATE HIGHWAY ROAD reserve	n/a	n/a	under all circumstances	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the ADVERTISING SIGN being within the ROAD reserve, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The proximity of other ADVERTISING SIGNS.
Ind36	maximum SIGN DISPLAY AREA TEMPORARY SIGNS	3m ² SIGN FACE, up to 6m ² per ROAD BOUNDARY	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The area of the proposed SIGN in relation to the architectural characteristics of the BUILDING(s) on-SITE. 2) The adverse effects of the additional area on the architectural characteristics and visual amenity of BUILDINGS and/or SITES in the immediate vicinity, taking into account the number and sizes of any other outdoor ADVERTISING SIGN and the need to avoid the cumulative effect of visual intrusion or clutter. 3) Whether any support STRUCTURE is likely to be visually obtrusive in relation to the architectural features of the BUILDING to which it is attached, or in the context of the street scene. 4) Whether any alternative forms of support would be less likely to be visually obtrusive. 5) The length of time the SIGN will be on the SITE (TEMPORARY SIGNS only). 6) Any adverse visual effects on the New Plymouth entrance corridors.
Ind37	PERMANENT FREESTANDING SIGNS	15m ² per SITE	n/a	greater than 15m ²		
Ind38	maximum HEIGHT FREESTANDING SIGNS within: - INDUSTRIAL A, B, C, D and E ENVIRONMENT AREAS	9m	n/a	greater than 9m	n/a	<ol style="list-style-type: none"> 1) The HEIGHT of the proposed SIGN in relation to the architectural characteristics of the BUILDING(s) on-SITE. 2) The adverse effects of the additional HEIGHT on the architectural characteristics and visual amenity of BUILDINGS and/or SITES in the immediate vicinity, taking into account the number and sizes of any other outdoor ADVERTISING SIGN and the need to avoid the cumulative effect of visual intrusion or clutter. 3) Whether any support STRUCTURE is likely to be visually obtrusive in relation to the architectural features of the BUILDING to which it is attached, or in the context of the street scene.
Ind39	- INDUSTRIAL F ENVIRONMENT AREAS	5m	n/a	greater than 5m		

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Ind40	SIGNS that are attached to or painted on a BUILDING or STRUCTURE	shall not project above, at the point of attachment, any part of the roof of a BUILDING or the highest point of a STRUCTURE provided that where a SIGN is attached to a BUILDING or STRUCTURE with differing roof HEIGHTS it shall not project above the highest point of the BUILDING or STRUCTURE to which it is attached	n/a	does not meet the conditions for a permitted activity		<ul style="list-style-type: none"> 4) Whether any alternative forms of support would be less likely to be visually obtrusive. 5) The impact of the HEIGHT of the ADVERTISING SIGN on the visual amenity of the BUILDING(S) facade and skyline. 6) The length of time the SIGN will be on the SITE (TEMPORARY SIGNS only). 7) Any adverse visual effects on the New Plymouth entrance corridors.
Ind41	projection of SIGN over a ROAD BOUNDARY	n/a	n/a	under all circumstances	n/a	<ul style="list-style-type: none"> 1) The nature of land use below or adjacent to the proposed ADVERTISING SIGN and in particular, the intensity of pedestrian activity in the vicinity. 2) The location of the ADVERTISING SIGN in relation to the ROAD CARRIAGEWAY and any adverse effects from the additional projection of the SIGN on the safety of pedestrian and vehicular traffic. 3) The length of time the ADVERTISING SIGN will be on the SITE (TEMPORARY SIGNS only).
FOOTPATH SIGNS (see also rules that apply to all ADVERTISING SIGNS)						
Ind42	location	shall be located in that area of the ROAD reserve directly adjoining the SITE and shall not obstruct or impede traffic or pedestrian movement	n/a	does not meet the conditions for a permitted activity	n/a	<ul style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the FOOTPATH SIGN being located inappropriately within the ROAD reserve, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count. 2) The necessity of the FOOTPATH SIGN to be located in a position that may impede or adversely affect the safety of pedestrians or VEHICLES. 3) Whether any measures can be used to mitigate any adverse effects on pedestrian and vehicular traffic safety.

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Ind43	maximum number per SITE	one	n/a	more than one	n/a	<ol style="list-style-type: none"> 1) The proximity of dwellings and the visual intrusion of the additional FOOTPATH SIGN(s) on other SITES adjacent to the proposed SIGN, taking into account the character of the area. 2) The potential for conflict or hazard with either vehicular or pedestrian movement.
Ind44	HEIGHT minimum	600mm	n/a	less than 600mm	n/a	<ol style="list-style-type: none"> 1) The HEIGHT relative to the area of the proposed FOOTPATH SIGN. 2) Any effect the HEIGHT of the FOOTPATH SIGN has on the safety of pedestrian or vehicular traffic. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduced or increased width of the proposed FOOTPATH SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count.
Ind45	maximum	900mm	n/a	greater than 900mm		
Ind46	width minimum	400mm	n/a	less than 400mm	n/a	<ol style="list-style-type: none"> 1) The width relative to the area of the proposed FOOTPATH SIGN. 2) Any effect the width of the FOOTPATH SIGN has on the safety of pedestrian or vehicular traffic. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduced or increased HEIGHT of the proposed FOOTPATH SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count.
Ind47	maximum	600mm	n/a	greater than 600mm		
EARTHWORKS						
EXCAVATION and FILLING						
Ind48	restrictions based on slope of land as part of an approved BUILDING consent under the Building Act 2004 or an approved subdivision consent	under all circumstances	n/a	n/a	n/a	n/a

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Ind49	all other EXCAVATION and FILLING on a slope	<p>on an AVERAGE SLOPE of up to 22 degrees or on an AVERAGE SLOPE greater than 22 degrees where:</p> <ol style="list-style-type: none"> 1) the HEIGHT of FILL or depth of EXCAVATION is no greater than 1.5m in the vertical; or 2) the HEIGHT of the slope on which EXCAVATION or FILLING is being undertaken is no greater than 3m in the vertical; or 3) the slope created by the EXCAVATION or FILLING is no greater than: <ol style="list-style-type: none"> (a) 3m in HEIGHT in the vertical; or (b) 22 degrees. <p>Where a slope is benched, no bench shall be greater than 3m in HEIGHT and the benching shall not result in an AVERAGE SLOPE that is steeper than existed prior to the EXCAVATION or FILLING.</p>	on an AVERAGE SLOPE greater than 22 degrees but no greater than 40 degrees where the criteria listed in the permitted column are not met	on an AVERAGE SLOPE greater than 40 degrees where the criteria in the permitted column are not met	<ol style="list-style-type: none"> 1) Drainage of water from the SITE to prevent slope instability. 2) Clearance of vegetation. 3) Location, depth and quantity of earthworks. 4) Amount of impervious surfaces. 	<ol style="list-style-type: none"> 1) Physical attributes of the slope, including: <ul style="list-style-type: none"> - slope angle, HEIGHT, and shape (convex or concave); - soil composition (grain size, potential for liquefaction or compression); - drainage (potential for saturation); - shear strength; and - climatic factors which may affect slope stability (such as heavy rainfall). 2) Any potential effects of the EXCAVATION or FILLING on the stability or slope overland flow on the property or on any adjacent properties. 3) Any increase in risk to human safety. 4) Any increase in the likelihood or magnitude of a natural hazard event. 5) Any engineering, design or SITE measures proposed to reduce slope instability (e.g. retention of vegetation, provision for ground reinforcement, sub and surface water control). 6) Proposed mitigation measures such as revegetation, slope restoration, etc. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind50	all other EXCAVATION and FILLING relative to a slope greater than 40 degrees	<ol style="list-style-type: none"> 1) not closer than H to the: <ol style="list-style-type: none"> (i) base of the slope (EXCAVATION only) (ii) top of the slope (FILLING only); <p>or</p>	n/a	does not meet the conditions for a permitted activity	<ol style="list-style-type: none"> 1) Drainage of water from the SITE to prevent slope instability. 2) Clearance of vegetation. 3) Location, depth and quantity of earthworks. 	<ol style="list-style-type: none"> 1) Physical attributes of the slope, including: <ul style="list-style-type: none"> - slope angle, HEIGHT, and shape (convex or concave); - soil composition (grain size, potential for liquefaction or compression); - drainage (potential for saturation); - shear strength; and - climatic factors which may affect slope stability (such as heavy rainfall).

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
		2) where the depth of the EXCAVATION or FILLING plus H is not greater than 3m. (where H is the HEIGHT of the slope - refer to Diagram 10.3 in Appendix 10)			4) Location, depth and quantity of earthworks. 5) Amount of impervious surfaces. 6) Location of BUILDINGS.	2) Any potential effects of the EXCAVATION or FILLING on the stability or slope overland flow on the property or on any adjacent properties. 3) Any increase in risk to human safety. 4) Any increase in the likelihood or magnitude of a natural hazard event. 5) Any engineering, design or SITE measures proposed to reduce slope instability (e.g. retention of vegetation, provision for ground reinforcement, sub and surface water control). 6) Proposed mitigation measures such as revegetation, slope restoration, etc. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind51	reinstatement of earthworks for any EXCAVATION or FILL of greater than: 1) 2000m ³ in any 1ha area; or 2) 1ha area exposed; in any 12 month period	all bare earth shall, as soon as is practicable, but not later than six months from the date of disturbance, be: 1) stabilised so that no earth moves off-SITE or presents a danger to life or property; and 2) vegetated, SEALED, paved, metallised or built over	n/a	does not meet the conditions for a permitted activity	n/a	1) Extent, location and timing of EXCAVATION and FILLING. 2) The ability to mitigate adverse visual effects through other means (such as topography or retention of vegetation). 3) Potential for EXCAVATION or FILLING to increase the likelihood or magnitude of a natural hazard event (including erosion) to occur, and any measures undertaken to avoid such an event. 4) Proposed alternative measures for the restoration or rehabilitation of the SITE. 5) The adverse effects on OUTSTANDING OR REGIONALLY SIGNIFICANT LANDSCAPES. 6) Any adverse effects on the natural character of PRIORITY WATERBODIES. 7) Any adverse visual effects on the New Plymouth entrance corridors. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:

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						<ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind52	composition of FILL	soil, concrete, brick and/or rubble of not greater than 600mm particle size with less than 5% organic matter by volume	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Proposed composition of FILL. 2) Potential for decomposition, slippage, or settlement of materials. 3) Potential danger to human health or safety. 4) Any adverse visual effects and the mitigation measures proposed. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Note: Earthworks near a WATERCOURSE may require resource consent from Taranaki Regional Council.

HAZARDOUS SUBSTANCES

Establishment of HAZARDOUS FACILITIES

Ind53	EFFECTS RATIO, where the HAZARDOUS FACILITY is located: in the INDUSTRIAL A ENVIRONMENT AREA and within 20m of any RESIDENTIAL ENVIRONMENT AREA	equal to or less than 0.02 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Location of the facility and proximity to sensitive features including: <ul style="list-style-type: none"> - activities and areas involving people such as child care facilities, schools, rest homes, hospitals, shopping centres and residential areas; - WATERCOURSES, catchments, aquifers and the coast; - identified hazard areas such as the COASTAL HAZARD AREA and the FLOOD HAZARD AREA, - VOLCANIC HAZARD AREA or the Norfolk or Inglewood FAULT LINES; and - any wildlife habitats including bush areas and wetlands. 2) Choice of SITE location including the nature of the subsoil and SITE geology. 3) SITE design and management including: <ul style="list-style-type: none"> - SITE drainage and OFF-SITE INFRASTRUCTURE, e.g. stormwater drainage systems, sewer type and capacity;
Ind54	in the INDUSTRIAL B ENVIRONMENT AREA and within 25m of any RESIDENTIAL ENVIRONMENT AREA	equal to or less than 0.02 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind55	in the INDUSTRIAL A, B or C ENVIRONMENT AREA and within 20m of any BUSINESS ENVIRONMENT AREA	equal to or less than 0.2 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		

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Ind56	in the INDUSTRIAL C or D ENVIRONMENT AREA and within 30m of any RESIDENTIAL ENVIRONMENT AREA	equal to or less than 0.02 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		<ul style="list-style-type: none"> - the disposal of wastes containing HAZARDOUS SUBSTANCES; - adherence to health and safety and/or environmental management systems; and - self monitoring and maintenance procedures. <p>4) Risk mitigation and management measures including:</p> <ul style="list-style-type: none"> - spill contingency and emergency planning, including potential hazards, failure modes and exposure pathways; - emergency procedures; and - fire safety and fire water management. <p>5) Any potential cumulative or synergistic effects that may result from the establishment and operation of the HAZARDOUS FACILITY.</p> <p>6) Transport of HAZARDOUS SUBSTANCES and any adverse effects on the operation and safety of the roading network.</p> <p>7) Alternative locations or methods for undertaking the activity.</p> <p>8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind57	in the INDUSTRIAL D or E ENVIRONMENT AREA and within 30m of an OPEN SPACE ENVIRONMENT AREA	equal to or less than 0.2 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind58	in the INDUSTRIAL E ENVIRONMENT AREA and within 30m of a RURAL or INDUSTRIAL C ENVIRONMENT AREA	equal to or less than 0.75 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind59	in the INDUSTRIAL F ENVIRONMENT AREA and within 50m of the RURAL ENVIRONMENT AREA	equal to or less than 0.75 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind60	anywhere else in the INDUSTRIAL A ENVIRONMENT AREA	equal to or less than 0.3 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind61	anywhere else in the INDUSTRIAL B ENVIRONMENT AREA	equal to or less than 0.5 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind62	anywhere else in the INDUSTRIAL C or D ENVIRONMENT AREA	equal to or less than 0.75 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Ind63	anywhere else in the INDUSTRIAL E ENVIRONMENT AREA	equal to or less than 1.0 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		

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Ind64	anywhere else in the INDUSTRIAL F ENVIRONMENT AREA	equal to or less than 1.5 provided that the conditions set out in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
OUTDOOR STORAGE						
OUTDOOR STORAGE of items						
Ind65	landscaping requirement for OUTDOOR STORAGE areas which: 1) amount to 14m ³ or more; 2) are stored for a period of eight, or more, consecutive weeks in any 12 month period; 3) are on any SITE within the INDUSTRIAL A, B, C, D and E ENVIRONMENT AREAS; and 4) are visible from an adjoining RESIDENTIAL AREA or a RESIDENTIAL ENVIRONMENT AREA located ACROSS THE ROAD from the SITE.	shall be screened by: 1) a solid fence or wall of a minimum HEIGHT of 1.8m; or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years; or 3) a combination of both located between the OUTDOOR STORAGE area and those boundaries of the SITE which adjoin the RESIDENTIAL ENVIRONMENT AREA; or located between the OUTDOOR STORAGE area and those boundaries of the SITE which are ACROSS THE ROAD from a RESIDENTIAL ENVIRONMENT AREA	n/a	does not meet the conditions for a permitted activity	n/a	1) Any adverse visual effects resulting from reduced or no screening of the OUTDOOR STORAGE area. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The distance of the OUTDOOR STORAGE area from the relevant boundary. 4) The time period, type and volume of goods for which the OUTDOOR STORAGE area will be used. 5) The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects of reduced or no screening of the OUTDOOR STORAGE area. 6) The ability to mitigate any adverse visual effects of reduced or no screening of the OUTDOOR STORAGE area through alternative means. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: A recommended list of species for specific locations within the district is available from the COUNCIL.						

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CONSUMPTION OF LIQUOR						
Use of a SITE for the on-SITE consumption of liquor where a licence is required under the Sale of Liquor Act 1989 (excluding TEMPORARY EVENTS)						
Ind66	hours of operation: SITE located within 50m of a RESIDENTIAL or RURAL ENVIRONMENT AREA	n/a	n/a	at all times	n/a	1) The nature and scale of the activity and its compatibility with surrounding activities. 2) Noise (including from entertainment and patrons) and traffic generation effects. 3) The topography of the SITE and neighbouring areas. 4) The ability to remedy or mitigate any adverse effects of the activity by the layout or design of the SITE or BUILDINGS, or by the provision of landscaping or similar measures. 5) The location of on-SITE car parking in relation to residential activities. 6) The days of the week which the premises are open and the frequency of entertainment activities.
Ind67	SITE located further than 50m from a RESIDENTIAL or RURAL ENVIRONMENT AREA	7am to 3am	n/a	does not meet the conditions for a permitted activity		
STOCK TRUCK EFFLUENT						
Generation of stock truck effluent						
Ind68	requirement for stock truck effluent receiving facilities	any SITE that receives more than 850 per head of stock in any one month shall establish on-SITE discharge systems for receiving stock truck effluent, including washdown facilities	any operation that has the use of any existing stock truck effluent receiving facility, where that effluent facility: 1) has secure working hours access; and 2) is located no more than 20 km from the SITE	n/a	1) The suitability of any alternative stock truck effluent receiving facility in terms of secure working hours access and its location in relation to the proposed SITE. 2) The number of stock trucks serving the SITE.	n/a
Note: Technical advice as to the design of suitable stock truck effluent disposal facilities may be obtained from either the COUNCIL or Taranaki Regional Council. APPLICANTS are also advised that a discharge consent may also be required from Taranaki Regional Council.						

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			Controlled	Discretionary		
SUBDIVISION						
Subdivision of land						
Ind69	of an ALLOTMENT where there is an increase in the number of ALLOTMENTS being served by, or having ownership of, a RIGHT OF WAY	n/a	n/a	under all circumstances	1) Design and layout of the subdivision, including position of boundaries. 2) Development of the subdivision and SITES having regard to: - appropriate VEHICLE access; and - provision and location of services. 3) Protection of: - natural features; - OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES; and - vegetation. 4) Legal protection of SIGNIFICANT NATURAL AREAS. 5) Provision of public space areas for recreation, conservation, or pedestrian/cycle access purposes. 6) Works to mitigate against the adverse effects of natural and/or other hazards. 7) Alteration of contour, earthworks and clearance of vegetation.	1) Where access is via a RIGHT OF WAY: - the extent to which the RIGHT OF WAY is capable of handling extra traffic or parking from the land use associated with the subdivision; - whether the RIGHT OF WAY could be reasonably upgraded to meet the extra usage; - whether the extra use of the RIGHT OF WAY places it beyond the scale of development which a RIGHT OF WAY could reasonably be expected to provide access; - effects on the amenity of ALLOTMENTS adjoining the RIGHT OF WAY; and any adverse effects on the ROAD TRANSPORTATION NETWORK. 2) Where an ALLOTMENT includes a CONTAMINATED SITE, the extent of contamination, proposed use of the ALLOTMENT and mitigation measures proposed. 3) Effects of ALLOTMENT size and shape on the character of the area, amenities of the neighbourhood and the potential efficiency and range of uses of the land. 4) The effect of the subdivision on natural features, SIGNIFICANT NATURAL AREAS, OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES, Category A heritage BUILDINGS or items and their settings, vegetation, wetlands, or other habitats of wildlife and any existing or proposed protection or enhancement measures. 5) The effect of any methods used to make the ALLOTMENT suitable for the purpose of the subdivision on: - the land form; or - the likelihood or magnitude of natural hazard events. 6) Effects of natural hazards on potential uses of the ALLOTMENT and any methods proposed to avoid or mitigate against them. 7) Any intensification of land use due to the subdivision or consequent use and the extent to which this will increase risk to human life, property, INFRASTRUCTURE and the environment.
Ind70	minimum ALLOTMENT size	n/a	no minimum	n/a		
Ind71	requirement to provide PRACTICABLE vehicular access to ALLOTMENTS from a ROAD*, except where created solely for NETWORK UTILITIES, ROADS or reserves	n/a	meets the requirements specified in Appendix 22.2A	does not meet the standards and terms for a controlled activity		
Ind72	of an ALLOTMENT that will require a ROAD to be vested as legal ROAD	n/a	n/a	under all circumstances		
Ind73	requirement for services – stormwater disposal, water supply and sewage disposal	n/a	meets the requirements specified in Appendix 22.2	does not meet the standards and terms for a controlled activity		
Ind74	requirement for a BUILDING platform	n/a	meets the requirements specified in Appendix 22.1	does not meet the standards and terms for a controlled activity		
Ind75	requirement for existing BUILDINGS to meet standards in relation to the new boundaries	meets the relevant conditions for a permitted activity	meets the relevant standards and terms for a controlled activity	does not meet the conditions for a permitted activity nor the standards and terms for a controlled activity		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Ind76	requirement for financial contributions	n/a	meets the requirements specified in Appendix 5	does not meet the standards and terms for a controlled activity	8) Amalgamation requirements. 9) Easement requirements. 10) Financial contributions. 11) INDICATIVE ROADS.	8) Whether the size of the ALLOTMENTS enables use of them in compliance with the relevant rules of the plan for permitted activities or standards and terms for controlled activities (i.e. setback requirements, etc). 9) Whether the non-compliance of BUILDINGS with the required standards for permitted activities will adversely affect the character or other aspects of the environment. 10) Effects of the proposed roading pattern and subdivision on the indicative roading pattern shown on the planning maps. 11) Effects on existing traffic levels, the ROAD TRANSPORTATION NETWORK, access, stormwater management, POTABLE WATER supply, and wastewater reticulation. 12) Ability to provide services to an acceptable standard by alternative means. 13) The effect of the subdivision on the ability to service adjoining ALLOTMENTS. 14) The extent to which public space areas for recreation, conservation, or pedestrian/cycle access purposes are provided for. 15) The extent to which the proposal has regard to Maori values, particularly any traditional, cultural, or spiritual aspect relating to the land. 16) Any proposed measures to avoid, remedy or mitigate adverse effects, including any environmental compensation proposed. 17) Extent to which the financial contribution may be met by offsets as outlined in Appendix 5. 18) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
* Note: Where a subdivision proposal requires access from a STATE HIGHWAY, APPLICANTS should consult Transit New Zealand.						

Rules that apply to all land uses

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
LIGHT						
Emission of light (excluding TEMPORARY EVENTS)						
	<p>maximum level of LIGHT OVERSPILL between the hours of 10pm and 7am on any day, measured at:</p> <ul style="list-style-type: none"> - any point at a distance of 2m or greater from within the boundary of any RECEIVING SITE; or where any part of a BUILDING located within a RECEIVING SITE is within 2m of the boundary of that SITE, LIGHT OVERSPILL may be measured at the exterior surface of any window of any HABITABLE ROOM 				n/a	<ol style="list-style-type: none"> 1) HEIGHT, direction, angle and shielding of light source. 2) Screening of the light source, including fences and planting. 3) Contrast of background illumination. 4) Duration of light emission. 5) The amount of light emission measured in lux. 6) The extent to which the light source: <ul style="list-style-type: none"> - adversely impacts on local amenity; - is necessary for reasons of safety or security, enhanced amenity or public enjoyment; and - can be modified, shielded, screened or operated so as to mitigate any adverse effects arising from excessive light levels. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind77	RESIDENTIAL ENVIRONMENT AREAS	10 lux (in both the horizontal and vertical planes)	n/a	greater than 10 lux (in both the horizontal and vertical planes)		
Ind78	BUSINESS, INDUSTRIAL or OPEN SPACE ENVIRONMENT AREAS	20 lux (in both the horizontal and vertical planes)	n/a	greater than 20 lux (in both the horizontal and vertical planes)		
Ind79	- the NOTIONAL BOUNDARY of any RECEIVING SITE located within the RURAL ENVIRONMENT AREA	10 lux (in both the horizontal and vertical planes)	n/a	greater than 10 lux (in both the horizontal and vertical planes)		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
NOISE						
Emission of noise						
Ind80	noise generated by CONSTRUCTION WORK, measured in accordance with NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Ambient noise levels. 2) The length of time, and the level by which, the noise standards (refer to Appendix 12) will be exceeded, particularly at night. 3) The nature and location of nearby activities and the effects they may experience resulting from increased noise levels. 4) Whether the noise levels are likely to detract from the amenity or general environmental quality of the area in which they are received. 5) Whether the noise levels are likely to cause sleep disturbance or result in adverse health effects. 6) The topography of the SITE and any influence this may have on noise transmission. 7) Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. SITE layout and design, design and location of STRUCTURES, BUILDINGS and equipment and the timing of operations). 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind81	noise generated by wind turbines, measured in accordance with NZS 6808:2010 Acoustics - Wind Farm Noise	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
Ind82	noise generated by EMERGENCY SERVICES, measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Sound	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
Ind83	noise generated by any other activity (excluding TEMPORARY EVENTS), measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
TRAFFIC AND TRANSPORT						
Requirement to provide VEHICLE ACCESS POINTS, on-SITE parking for MEDIUM SERVICE VEHICLES or larger, loading and standing areas, and on-SITE manoeuvring and queuing (excluding TEMPORARY EVENTS)						
Note: If parking is provided, then the design of it is required to meet the dimension requirements as required by Ind85 and Part B of Appendix 23.						
Ind84	VEHICLE ACCESS POINT	meets the conditions for a permitted activity as specified in Part A in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Whether the VEHICLE ACCESS POINT is sufficiently removed from an intersection having regard to traffic volumes on the ROADS, the 85th percentile speed of VEHICLES on ROADS and any other factors that will

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
Ind85	parking	meets the conditions for a permitted activity as specified in Part B in Appendix 23	n/a	does not meet the conditions for a permitted activity	1) Signage 2) Design 3) Location 4) Formation	<p>prevent congestion and confusion between VEHICLES turning at the VEHICLE ACCESS POINT or at the intersection.</p> <p>2) Whether there is a need to separate entry and exit points in order to reduce potential traffic confusion or congestion.</p> <p>3) Whether the physical form of the ROAD will minimise the adverse effects of inappropriate access manoeuvres, for example whether the ROAD offers good visibility, the presence of solid median to stop right hand turns, or a flush median to assist right hand turns.</p> <p>4) Whether particular mitigation measures such as an acceleration or deceleration lane are required due to the volume of and speed of VEHICLES on the ROAD.</p> <p>5) Any cumulative effects of extra VEHICLE ACCESS POINTS on the function of the ROAD BOUNDARY in terms of its position in the ROADING HEIRARCHY.</p> <p>6) Whether the speed environment on the ROAD, as determined by the 85th percentile speed data, is such that the sight distance standards in the plan can be safely reduced.</p> <p>7) The types of VEHICLES serving the SITE, their intensity, the time of day the SITE is frequented and the likely anticipated VEHICLE generation.</p> <p>8) Whether parking provided on a separate SITE is compatible with the surrounding land uses.</p> <p>9) Whether it can be demonstrated that a less than normal incidence of traffic generation and associated parking, LOADING or STANDING SPACES will be required by the proposal.</p> <p>10) Whether it is physically practicable to provide the required parking for MEDIUM SERVICE VEHICLES or larger, LOADING, STANDING, QUEUING and/or MANOEUVRING SPACES in the SITE in terms of existing location of the BUILDINGS, DEFINED RETAIL FRONTAGE, and access to the ROAD, or topography.</p> <p>11) Whether the parking for MEDIUM SERVICE VEHICLES or larger, LOADING, STANDING, QUEUING and/or MANOEUVRING SPACES will be required for use outside of peak traffic, cyclist or pedestrian flows.</p> <p>12) Whether the design, grade or formation of the alternative construction of parking, LOADING or STANDING SPACE, or DRIVEWAY will assist in managing any actual or potential adverse effects that arise.</p> <p>13) The adverse effects of using parking, LOADING or STANDING SPACES for manoeuvring and/or QUEUING SPACE.</p>
Ind86	LOADING and STANDING SPACE	meets the conditions for a permitted activity as specified in Part C in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Ind87	DRIVEWAY	meets the conditions for a permitted activity as specified in Part D in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Ind88	on-SITE MANOEUVRING SPACE	meets the conditions for a permitted activity as specified in Part E in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Ind89	on-SITE QUEUING SPACE	meets the conditions for a permitted activity as specified in Part F in Appendix 23	meets the standards and terms for a controlled activity as specified in Part F in Appendix 23	does not meet the conditions for a permitted activity nor the standards and terms for a controlled activity	1) QUEUING SPACE 2) Design 3) Location 4) Formation	

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						<p>14) Whether a significant adverse visual or nuisance effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking for MEDIUM SERVICE VEHICLES or larger, design or formation of all parking spaces, LOADING, STANDING, QUEUING and/or MANOEUVRING SPACE or access in the required manner.</p> <p>15) The adverse effects on the safety of people, both on and off the SITE, due to not providing the required parking for MEDIUM SERVICE VEHICLES or larger, design or formation of all parking spaces, LOADING, STANDING, QUEUING or MANOEUVRING SPACE, VEHICLE ACCESS POINT or DRIVEWAY and/or inappropriate design or construction of these.</p> <p>16) The extent to which the safety and efficiency of the ROAD TRANSPORTATION NETWORK would be adversely affected by parking, loading, manoeuvring and/or queuing VEHICLES due to inappropriate design or construction.</p> <p>17) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of reduced number of parking for MEDIUM SERVICE VEHICLES or larger, LOADING and/or STANDING SPACES and the provision or reduction of QUEUING and/or MANOEUVRING SPACES.</p> <p>18) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind90	requirement to provide landscaping, where a SITE contains eight or more formed car parking spaces or an equivalent sized parking area, visible from an adjoining ROAD	<ol style="list-style-type: none"> 1) One TREE per eight spaces shall be planted and maintained. 2) The TREE(S) shall be located anywhere within the parking area or between the parking area and the ROAD. 3) The TREE(S) shall be a minimum of 1.5m in HEIGHT at installation. 	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse visual effects due to reduced or no planting of the parking area, on the character of the area. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The ability to mitigate any adverse visual effects from the ROAD, resulting from reduced or no planting of the parking area, through alternative means. 4) The ability of the topography, existing planting and the layout of the SITE to mitigate any adverse visual effects from the ROAD, resulting from reduced or no planting of the car parking area.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
		<p>4) Where VEHICLE parking or manoeuvring is located within the DRIPLINE AREA of any of these TREES barriers shall be installed to ensure that VEHICLES do not damage these TREES.</p> <p>5) Where existing TREES on the SITE meet the above minimum size standard and their visibility from the ROAD is not obstructed by BUILDINGS or solid fences, these may be used as part of or all of the required landscaping.</p>				<p>5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind91	requirement to provide landscaping, where a SITE contains eight or more formed car parking spaces or an equivalent sized parking area, visible from an adjoining RESIDENTIAL ENVIRONMENT AREA	<p>shall be screened by either:</p> <ol style="list-style-type: none"> 1) a solid fence or wall of a minimum HEIGHT of 1.8m, or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years; or 3) a combination of both located between the parking area and those boundaries of the SITE which adjoin the RESIDENTIAL ENVIRONMENT AREA. Where VEHICLE parking or manoeuvring is located 	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse visual effects of non-compliance on the outlook and privacy of adjoining SITES in RESIDENTIAL ENVIRONMENT AREAS. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The distance of the parking area from the boundary with the RESIDENTIAL ENVIRONMENT AREA. 4) The time period for which the parking area will be used. 5) The number and type of VEHICLES parked in the area. 6) The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from non-compliance, on adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA. 7) The ability to mitigate any adverse visual effects of the parking area on adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA through alternative methods. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
		within the DRIPLINE AREA of any of this landscaping or TREES, barriers shall be installed to ensure that VEHICLES do not damage this landscaping or TREES				<ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Note: A recommended list of species for specific locations within the district is available from the COUNCIL.

EGMONT ROAD INDUSTRIAL C ENVIRONMENT AREA SHOWN IN APPENDIX 28: STRUCTURE PLAN (RULES IND92-IND101)

(Rules IND1-IND91 are required to be met as they apply to the Industrial C Environment Area)

Development and subdivision within the Egmont Road Industrial C Environment Area Structure Plan in Appendix 28.

Ind92	development and SUBDIVISION in the Egmont Road Industrial C Environment Area Structure Plan in Appendix 28 (referred to as the Egmont Road Structure Plan in Ind Rules Ind92-Ind98)	development shall be in accordance with the Egmont Road Structure Plan.	n/a	development not in accordance with the Egmont Road Structure Plan	n/a	<ol style="list-style-type: none"> 1) The extent of the non compliance with the provisions of the Egmont Road Structure Plan and how this affects the ability to comprehensively develop the site. 2) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind93	maximum BUILDING size of any one BUILDING on a SITE	up to 400m ² GROSS FLOOR AREA	greater than 400m ² in GROSS FLOOR AREA	n/a	<ol style="list-style-type: none"> 1) The location, height and design of the BUILDING including building modulation and exterior cladding and colour. 2) Landscaping including consideration of the retention of vegetation that exists along the southern boundary of the site at the time that development is proposed. 3) Location of free standing signage including consideration of grouping free 	<ol style="list-style-type: none"> 1) The extent to which the proposed BUILDING will: <ul style="list-style-type: none"> - Adversely affect the character and visual amenity within and beyond the area; and - Be visually intrusive from the ROAD. 2) The extent to which SITE layout, separation distances, topography, planting, set backs or building modulation and exterior cladding and colour can mitigate the adverse visual effects of the BUILDING including when viewed from RESIDENTIAL AND RURAL ENVIRONMENT AREAS and maintain and/or enhance the streetscape. 3) Any adverse visual effects on the New Plymouth entrance corridors. 4) Whether the proposed setback from the boundary will adversely affect: <ul style="list-style-type: none"> - The streetscape of the area; and - The visual amenity and outlook from RESIDENTIAL or RURAL ENVIRONMENT AREAS.
Ind94	maximum length of a building side on a SITE	up to 30 metres in length	greater than 30 metres in length	n/a		
Ind95	ERECTION of SIGNS	if not within the 20 metre setback in the Egmont Road Structure Plan and meets rules Ind39-Ind59	within the 20 metre setback in the Egmont Road Structure Plan. except where noted as a Discretionary Activity	n/a		

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			Controlled	Discretionary		
Ind96	ERECTION of BUILDINGS	if not within Area A of the Egmont Road Structure Plan and meets other standards and terms for permitted activities	within Area A of the Egmont Road Structure Plan (matters of control 5-8)	within the 20 metre setback in the Egmont Road Structure Plan or within 5 metres of the eastern, western or southern boundaries of the Structure Plan	<p>standing signs at one locality.</p> <p>4) Direction of free standing signage and whether the effects are internal to the Egmont Road Structure Plan area or external to surrounding areas.</p> <p>RELATING TO RULE IND96</p> <p>5) The requirement for a planting plan for the 20 metre setback area in the Egmont Road Structure Plan.</p> <p>6) How the planting proposed in the planting plan will screen the buildings and associated activities with the site from the road.</p> <p>7) How the planting proposed will integrate with adjacent planting along the state highway</p> <p>8) Financial contributions.</p>	<p>5) The extent to which the proposed setback is necessary due to the shape or natural and physical features of the SITE or the specific requirements of the proposed activity.</p> <p>6) The ability to mitigate adverse effects of the setback on adjacent SITES and the streetscape through screening, planting and alternative design.</p> <p>7) The visual effects of signage when viewed from RESIDENTIAL AND RURAL ENVIRONMENT AREAS.</p> <p>8) Financial contributions.</p> <p>9) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind97	restriction on ground levels, excavation and filling and vegetation clearance associated with subdivision and development (refer also to Rules Ind92, 94 and 95)	ground levels for building platforms for any site within the Structure Plan shall be set at a maximum height of RL28 datum level (Taranaki datum 1970) except within the 20 metre setback or within 5 metres of the eastern, western or southern boundaries of the Egmont Road Structure Plan where noted as a Discretionary Activity	ground levels for building platforms that do not meet the maximum height of RL28 datum level (except where specifically identified as a Discretionary Activity)	EXCAVATION and FILLING (earthworks) and clearance of vegetation within the 20 metre setback of the Structure Plan or within 5 metres of the eastern, western or southern boundaries of the Egmont Road	<p>1) The visual effects of a change in ground level when viewed from surrounding RURAL and RESIDENTIAL Environment Areas and the roading network.</p> <p>2) Consideration of BUILDING height and modulation and landscaping to filter views of buildings.</p>	<p>1) Physical attributes of the slope, including:</p> <ul style="list-style-type: none"> - Slope angle, HEIGHT and shape (convex or concave); - Soil composition (grain size, potential for liquefaction or compression); - Drainage (potential for saturation); - Shear strength; and - Climatic factors which may affects lope stability (such as heavy rainfall). <p>2) Any potential effects of the EXCAVATION or FILLING on the stability or slope overland flow on the property or on any adjacent properties.</p> <p>3) Any increase in risk to human safety.</p>

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
				Structure Plan and/or does not meet the standards and terms for a controlled activity		<p>4) Any increase in the likelihood or magnitude of a natural hazard event.</p> <p>5) Any engineering, design or SITE measures proposed to reduce slope instability (e.g. retention of vegetation, provision for ground reinforcement, sub and surface water control).</p> <p>6) Proposed mitigation measures such as revegetation, slope restoration and retention of existing vegetation.</p> <p>7) The extent to which EXCAVATION or FILL in combination with SITE layout, separation distances, topography, planting or set backs can mitigate the adverse visual effects of any BUILDING.</p> <p>8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind98	SUBDIVISION in the Egmont Road Structure Plan (refer also to Rules Ind 92, 93 & 95 and OL41)	n/a	rules Ind48-Ind52 and Ind69-Ind76 as they apply to the INDUSTRIAL C ENVIRONMENT AREA, except where noted as a Discretionary Activity	SUBDIVISION OF LAND within the 20 metre setback in the Egmont Road Structure Plan	1) Matter of control as for rules Ind48-Ind52 and Ind69-Ind76 as they apply to the INDUSTRIAL C ENVIRONMENT AREA.	<p>All of the Assessment Criteria 1 to 18 relating to Rules Ind69-Ind76, plus the following:</p> <p>1) Works to assist in the mitigation of adverse visual and landscape effects as viewed from surrounding RURAL and RESIDENTIAL Environment Areas.</p> <p>2) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Ind99	stormwater infrastructure to be provided as part of development and/or subdivision (refer also to Rules Ind92-Ind94 and Rule Ind73 as it relates to	n/a	meets the requirements specified in Appendix 22.2 as it relates to subdivision, and	does not meet the standards and terms for a Controlled Activity	1) Management of stormwater flows.	<p>Assessment Criteria 7, 11, 12 and 13 relating to Rules Ind69-Ind76, plus the following:</p> <p>1) The extent to which the development and/or subdivision layout and the provision of stormwater infrastructure is provided in a manner that enables the whole of the area to be developed in a consequential and logical manner and does</p>

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
	stormwater disposal as part of subdivision)		in addition stormwater flows from the whole of the Industrial C Environment Area through the existing stormwater outlet to the Mangaone Stream shall be 'hydraulically neutral" (i.e. discharge to the Mangaone Stream is no greater than currently exists, being in the order of 500l/s) and accommodate storm events with an AEP of 50%, 10% and 1%			not preclude the potential for future urban development of adjoining land.
Ind100	maximum daily trip generation, measured in VEHICLE EQUIVALENT MOVEMENTS Total over 24 hours * For the purpose of Rule Ind100 the definition of "Site" for the calculation of the VEHICLE EQUIVALENT MOVEMENTS shall be the whole of the Egmont Road Industrial C Environment Area as shown on the Structure Plan in Appendix 28	1,750 per day	n/a	More than 1,750 per day	n/a	<ol style="list-style-type: none"> 1) The ability to mitigate the adverse effects of extra traffic generation to and within the SITE. 2) The extent to which any increase in the number or pattern of traffic movements will affect the safety or convenience or any ROAD or RIGHT OF WAY, including the time of day/night that the additional traffic movements occur and/or their concentration at any particular point. 3) Any adverse effects on the safety and the efficiency of the ROAD TRANSPORTATION NETWORK and ROAD users. 4) The type and intensity of increased vehicles using the ROAD and how this may adversely impact on the quality and maintenance requirements of the ROAD pavement, taking into consideration the need for a ROAD maintenance agreement to address matters such as extra-ordinary repair work, widening or resurfacing to and within the SITE. 5) Effect of the proposed roading pattern on the indicative road network 6) Financial contributions.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						<p>7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
TEMPORARY EVENTS						
Requirement to operate a TEMPORARY EVENT						
Ind101	the operation of a TEMPORARY EVENT	n/a	a TEMPORARY EVENT that occurs no more than six times on any one SITE in a calendar year	does not meet the conditions for a controlled activity	<ol style="list-style-type: none"> 1) On-site CONSUMPTION OF LIQUOR. 2) LIGHT OVERSPILL. 3) Noise management. 4) The management of traffic. 5) The provision of information about the activity to adjoining and nearby neighbours. 6) Storage, preparation and sale of food. 7) Toilet and other facilities necessary for the health and safety of patrons, staff, contractors and performers. 8) Potable water supply. 9) First aid facilities. 10) Fire safety and emergency egress. 11) Recycling and solid waste disposal facilities. 12) Duration of the event and hours of operation. 	<ol style="list-style-type: none"> 1) Whether traffic management techniques have been considered and where necessary have been implemented for the event (eg road closure, on-site maneuvering) and if the techniques are considered appropriate to mitigate adverse effects associated with increased traffic. 2) Whether the sale and consumption of liquor is being effectively managed. 3) LIGHT OVERSPILL is managed to reduce impacts on surrounding properties. 4) Whether all potential adverse effects associated with the surrounding amenity have been appropriately mitigated. 5) The surrounding neighbours to the event have been informed about the event and given appropriate information. 6) Noise has been appropriately assessed by a qualified and experienced person and potential adverse effects mitigated. (e.g. noise monitoring condition).

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
					14) Advertising signage. 15) Location and construction of STRUCTURES and BUILDINGS.	
Note: Full information on the notification of applications for resource consents is given in the implementation section of the plan (page 381)						
Ind102	noise generated by a TEMPORARY EVENT measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound	meets the conditions for a permitted activity as specified in Table 12.1A in Appendix 12	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Consideration of the existing ambient noise levels. 2) The length of time that specified noise levels will be exceeded (particularly at night). 3) The potential for cumulative noise effects which may result in adverse effects on noise receivers. 4) The maximum level of noise likely to be generated, its nature, character and frequency, and the disturbance this may cause to people in the vicinity. 5) The extent to which the noise effects can be appropriately mitigated. 6) The positive effects associated with the TEMPORARY EVENT. 7) The potential adverse effects on the amenity, health and safety of surrounding environment.

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Amenity, Health and Safety													HAZARDOUS SUBSTANCES			Heritage	Natural Hazards	Traffic and Transport							Works and Services			
Policy Number																												
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TOPICS

Amenity, Health and Safety

**HAZARDOUS
SUBSTANCES**

Heritage

**Natural
Hazards**

Traffic and Transport

**Works
and
Services**

Policy Number

Rule	1.1	1.2	1.3	2.1	2.3	2.4	2.5	3.1	5.1	5.2	5.3	9.1	10.1	10.2	10.3	11.5	12.1	13.1	20.1	20.2	20.3	20.4	20.5	20.6	20.7	22.1	22.2	Rule	
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Amenity, Health and Safety														HAZARDOUS SUBSTANCES			Natural Hazards		Traffic and Transport						Works and Services					
Policy Number																														
Rule	1.1	1.2	1.3	2.1	2.3	2.4	2.5	4.3	6.3	6.4	7.1	8.1	9.1	10.1	10.2	10.3	11.5	12.1	13.1	20.1	20.2	20.3	20.4	20.5	20.6	20.7	22.1	22.2	Rule	
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