
5.2.6. Industrial Zone

5.2.6.1. Any activity in the Industrial Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.5. It must also comply with the District Wide rules in Part 7.

5.2.6.2. Stormwater run-off associated with any permitted or controlled activity, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.

5.2.6.3. Permitted Activities

5.2.6.3.1. Any activity which complies with the standards listed below except dwellings.

5.2.6.3.2. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.2.6.4. Controlled Activities

5.2.6.4.1. Any activity which complies with the standards for controlled activities and which involves a dwelling related to the operation of any permitted activity.

5.2.6.4.2. Matters over which the Council reserves control on controlled activities are:

5.2.6.4.2.1. The position, design and external appearance of buildings so that the occupants of any dwelling are not exposed to unreasonable nuisance or danger and the dwelling does not interfere with any existing or future industrial activity.

5.2.6.4.2.2. The imposition of financial contribution conditions relating to landscaping, planting, fencing or screening as provided for in Part 8 of the Plan.

5.2.6.4.3. Until the Trade Waste By-Law is effective (1 July 2008), within the Sergeants Hill Industrial Area, any industrial or commercial activity or development is a controlled activity. After the Trade Waste By-Law is effective, industrial or commercial activities or developments will be permitted, provided they comply with the standards in Table 5.5A.

5.2.6.5. Discretionary Activities

- 5.2.6.5.1. Any activity which complies with the standards for discretionary activities and is not a permitted or controlled activity.
- 5.2.6.5.2. Discretionary activities will be generally assessed according to the criteria in Part 9.
- 5.2.6.5.3. Financial contributions may be required in accordance with Part 8.

Table 5.5 Industrial Zone Standards, except Sergeants Hill Industrial Area

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Blasting	No blasting shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No blasting shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.
Boundaries	Front yards 5m setback from road. Rear and side yards 10m setback except where the property adjoins another zone.	Not applicable.	Front yard setback 4m from road where the property adjoins another zone.
Building Height	Maximum building height is 35m, provided that no building shall encroach on a recession plane at an angle of 35 degrees measured from a point 2.5m above ground at the boundary of any Commercial or Residential Zone.	Not applicable.	Not applicable.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Part 7.9.5	Refer to Part 7.9.5	Refer to Part 7.9.5
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Light Spill	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Service Areas / Storage Areas	All service and storage areas shall not be visible from any residentially zoned site or from any public road, such areas not to include buildings or structures used for storage or servicing purposes and over 5m in height.	Not applicable.	Not applicable.
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Site Coverage	Maximum site coverage is 75%.	Not applicable.	Not applicable.
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3
Vibration	No vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No vibration shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.

Table 5.5A Industrial Zone Standards - Sergeants Hill Industrial Area

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Table 5.5 (Industrial Zone)		
Blasting			
Boundaries	<p>Front yards 20m setback from State Highway 67 and 5m setback from all other roads.</p> <p>Rear and side yards Refer to Table 5.5 (Industrial Zone)</p>	Not applicable.	Refer to Table 5.5 (Industrial Zone)
Building Height	Maximum building height is 20m.	Not applicable.	Not applicable.
Concept Plan	<p>Any industrial or commercial activity, development or subdivision in the Sergeants Hill Industrial Area shall be undertaken generally in accordance with the Concept Plan in Part 5.2.6.7.</p> <p>For the purpose of this rule, “generally in accordance” means that locations and alignments of roads, accesses, infrastructure, facilities and services is the same or similar to that shown on the Concept Plan.</p>	Not applicable.	Any activity, development or subdivision which is not generally in accordance with the Concept Plan in Part 5.2.6.7.

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Developments	At the time of any industrial or commercial activity, development or subdivision in the Sergeants Hill Industrial Area, the site shall be connected into Council’s sewerage and water reticulation at the cost of the developer.	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Table 5.5 (Industrial Zone)		
General			
Glare			
Historic/Cultural Items			
Light Spill			
Noise			
Notable Trees			
Parking			
Planting and Landscaping	<p>At the time of subdivision, or within 12 months of first activity or development, landscaping shall be provided generally in accordance with the Concept Plan in Part 5.2.6.7, except where Part 7.9.3 takes precedence.</p> <p>For the purpose of this rule, “generally in accordance” means that locations, extent and type of landscaping is the same or similar to that shown on the Concept Plan and landscape schedule and shall include a 2m wide strip either side of the internal drain.</p>	Not applicable.	Not applicable.
Recession Planes	Refer to Table 5.5 (Industrial Zone)		
Service Areas / Storage Areas			
Signs			
Site Coverage			

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Stormwater Disposal	<p>Prior to the development of any industrial or commercial activity or development in the Sergeants Hill Industrial Area, the wetland area shall be provided generally in accordance with the Concept Plan in Part 5.2.6.7.</p> <p>For the purpose of this rule, “generally in accordance” means that location, extent and type of wetland is the same or similar to that shown on the Concept Plan.</p>	Not applicable.	Refer to Part 7.9.2
Subdivision	Refer to Table 5.5 (Industrial Zone)		
Vibration			

5.2.6.6. Explanation/Reasons

- 5.2.6.6.1. The Industrial Zone is restricted to small, specific areas of the District mostly where industry is currently located. It also provides industrially zoned land in Westport which could be available for development in the future. Industrially zoned land includes parts of Adderley and Derby Streets in Westport, part of the Westport Port area adjacent to the Buller River, the harbour operational area, the old gasworks site in Peel Street and the Hattie Street, Roberts Street and Elizabeth Street industrial area in Reefton.
- 5.2.6.6.2. The zone recognises that the effects of some industrial activities are best controlled by segregation of that activity from other land uses, in particular those of a residential nature.
- 5.2.6.6.3. Standards have been set with the aim of controlling the effects of industry and associated activities which have the potential to adversely impact on the amenities of neighbours and environmental quality. Site specific rules apply to the Sergeants Hill Industrial Area. This area was established by private plan change, and site specific rules are required to ensure adequate servicing and access, and to avoid and mitigate adverse effects.

- 5.2.6.6.4. Landscaping of yards provides a visually pleasing buffer between an industrial activity and other land uses. Outdoor storage of materials is a typical activity associated with industry. Screening storage areas where this occurs, including the use of landscaping will ensure that unsightly or visually offensive areas will not be visible to neighbours including those people using adjacent public roads.
- 5.2.6.6.5. Residential areas in particular need to be protected from noise (see Part 7.8) but also vibration and blasting. While industrial activities may necessarily generate these effects, the hours in which they occur have been restricted to ensure night-time residential amenity is protected.
- 5.2.6.6.6. Also see Part 7.2 for an explanation and reasons for specific performance standards.

5.2.6.7. Sergeants Hill Industrial Area Concept Plan

