

OVERVIEW

The Industrial Zone is located in Lyttelton and Church Bay and is the principal industrial area in the District. This Zone provides for light industry and servicing activities, while heavier industry continues in the Lyttelton Port Zone. The Industrial Zone provides for a range of industrial activities including marine engineering, as well as local servicing, thereby reflecting the historical pattern of land use activities in the port town.

The aim of this Zone is to allow the continuation of industrial uses in a similar scale and form, and of similar effects, to those currently established, and to avoid adverse effects on the adjoining non-industrial Zones as far as is practicable.

The character of the Zone is distinct from that of the commercial centre – the Town Centre Zone. It contains a mix of industrial buildings, but the heritage buildings typical of the Town Centre Zone are absent. For this reason, there is no need for any design controls in this area.

ISSUE 1	Recognition of, and provision for, industry and other non-residential activities in Lyttelton and Church Bay.
OBJECTIVE 1	Maintain and consolidate industrial and other non-residential activities to appropriate areas at Lyttelton and Church Bay.

POLICIES

- 1A** Enable a range of industrial, and other specified non-residential activities to establish in the Industrial Zone and to encourage the continuing occupation or redevelopment of sites for such purposes; whilst avoiding, remedying or mitigating adverse effects on the environment.
- 1B** To allow for a level of effects which recognise that industrial activities function more effectively in an area that has less stringent amenity controls.
- 1C** Ensure the establishment of residential activities and other sensitive landuses in the Industrial Zone demonstrate that they will not actually or potentially compromise existing activities or the integrity of the zone.

EXPLANATION AND REASONS

The principal reason for identifying and consolidating the industrial areas is to enable people to have access to functioning industrial areas with a range of industrial or commercial activities and to provide opportunities for such activities to establish. Dispersal of these activities to other areas could lead to greater levels of adverse effects arising. The provisions aim to provide industry with certainty about its ability to establish and/or operate effectively in the future. The

range of activities provided for is limited to those of an industrial and servicing nature which acknowledges the established activities within the zone and its proximity to other more sensitive zones. Nevertheless standards associated with the zone are set at levels appropriate for less sensitive activities, acknowledging that they can generate greater effects than activities in other zones.

Dwellings and other environmentally sensitive land uses are restricted in the zone because of their potential to compromise in particular industrial activities. Such development would need to demonstrate that they would not lead to issues of reverse sensitivity arising that could constrain the existing or future operation of the less sensitive activities which are anticipated for the zone. It is noted that some activities within parts of the zone may also be subject to further restrictions in Chapter 33 (Noise) associated with the Port.

ISSUE 2	Industrial activity within the Industrial Zone has the potential to have adverse effects on the amenity of adjacent residential and commercial areas.
OBJECTIVE 2	To manage and where practical reduce the adverse effects of activities which adjoin, or are adjacent to, residential or commercial areas, on the amenity of those areas.

POLICIES

- 2A** Ensure the adverse effects of shadowing, privacy, noise, glare and visual detraction arising from activities or redevelopment within the Industrial Zone will not unduly reduce the amenity of sites located in the adjoining Residential, Residential Conservation and Town Centre Zones.
- 2B** Ensure that the traffic generated from activities established in the Industrial Zone will not significantly reduce the safety and amenity of sites located in the adjoining zones.

EXPLANATION AND REASONS

The Industrial Zone is located in close proximity to the Residential Zones and the Town Centre Zone. Although it is recognised that the existing amenity of some of these sites adjoining the Industrial Zone may not be as high as for other residential sites in the Residential or Town Centre Zones, activities carried out within the Industrial Zone may reduce the amenity of such sites through increased traffic generation, on-street manoeuvring or parking, noise, glare, shading or visual detraction without adequate controls. Accordingly, rules have been introduced so that activities located in proximity to residential areas in adjoining zones manage and where practical enhance the existing amenity and the health and safety of residents in these zones. Where redevelopment occurs

on sites in the Industrial Zone, these rules would also potentially result in the enhancement of the amenity of those adjoining sites in the Residential or Town Centre Zones.

Accordingly, activities that locate next to residential areas should not compromise or detract from the amenity of the Residential Conservation and Town Centre Zones or the health and safety of residents. Activities located adjacent to these Zones are required to make provision for parking and manoeuvring to ensure that any adverse effects are contained within the site.

METHODS TO IMPLEMENT OBJECTIVES AND POLICIES

- Performance and development standards which control the height, bulk and location of buildings.
- Controls over activities and buildings located adjacent to Residential Conservation and Town Centre Zones.

RULES

1. Permitted Activities

The following are permitted activities where they meet the standard set out in Rule 2 (below):

- Industry.
- Retail premises.
- Public car parking areas.
- The erection, addition modification and demolition of buildings
- Relocated buildings.
- Emergency Services facilities.

2. Conditions for Permitted Activities and Standards for all Discretionary Activities

2.1 Height

Maximum height of buildings and structures

- Lyttelton 12 metres.
- Church Bay 8 metres.

2.2 Building Height in Relation to Boundary

No part of any building shall project beyond a building envelope contained by a 45° recession plane from any point 2.0m above the nearest adjoining

boundary of any site in the Town Centre or Residential Conservation Zones.

2.3 Yards

No building or part of a building shall be erected within 3 metres of the boundary of any site located within a Residential Conservation or Town Centre Zone.

This rule does not apply to road boundaries.

2.4 Site Coverage

Maximum site coverage permitted

- Lyttelton 80% of net site area.
- Church Bay 65% of net site area.

2.5 Access to Rear of Sites

Clear pedestrian access to the rear of each site for fire fighting must be provided and kept free of obstructions. This requirement may be met by legal access provided over an adjoining property.

2.6 Screening

- a) Where any outdoor storage area, refuse disposal area or service area adjoins or directly faces a road or a site within a Residential, Residential Conservation or Town Centre Zone, such areas shall be screened by a wall, close boarded fence or dense hedge not less than 1.8 metres in height.
- b) On-site parking and loading must be separated from any adjacent site within a Residential Conservation Zone by a minimum 1.5 metre wide landscape strip which shall be planted in shrubs and trees.

2.7 Light

Maximum lux spill from artificial sources of light shall not exceed 10-lux spill (horizontal and vertical) at or within any adjoining site within a Residential Conservation or Town Centre Zone.

2.8 Parking and Loading

On-site parking and loading must be separated from any adjacent site within Residential, Residential Conservation or Town Centre Zones by a 3-metre wide landscape strip which shall be planted in shrubs and trees.

2.9 Relocated Buildings

Any relocated building must be clad and roofed within six months of the issuing of a building consent.

3. Restricted Discretionary Activities (Updated April 2007)

Any activity listed as a permitted activity which does not comply with one or more of the conditions listed in Rule 2 shall be a discretionary activity with the exercise of the Council's discretion being limited to the matter specified in the condition.

4. Discretionary Activities (Updated April 2007)

The following are Discretionary Activities provided that they comply with the standards listed in Rule 2 (above):

- a) Service Stations.
- b) Places of assembly, except for a Port Noise Sensitive Activity within the Port Influences Overlay Area shown on Planning Map S2.
- c) Community facilities.
- d) Dwellings, except new dwellings, other than accessory buildings, within the Port Influences Overlay Area shown on Planning Map S2.
- e) Health Care facilities (excluding Emergency Services facilities), except for a Port Noise Sensitive Activity within the Port Influences Overlay Area shown on Planning Map S2.
- f) Visitor facilities.
- g) Offices.
- h) Port Activities.

5. Non Complying Activities (Updated April 2007)

The following shall be non-complying activities:

(Updated November 2010)

- 5.1 Heli-landing areas located within 450m from any Rural-Residential, Small Settlement, Papakaianga, Akaroa Hillslopes, Residential, Residential Conservation or Town Centre Zone.
except that this rule shall not apply to heli-landing areas on sites greater than 3000m² where all of the following conditions are met:
 - (m) The number of flights do not exceed 12 (24 movements) in any calendar year;
 - (n) The flights (movements) do not take place on more than five days in any one month period;
 - (o) The flights (movements) do not exceed three in any one week;
 - (p) Any movements shall only occur between 8.00am and 6.00pm;
 - (q) No movements shall take place within 25m of any dwelling unless that dwelling is owned or occupied by the applicant;
 - (r) A log detailing the time and date of each helicopter movement shall be maintained and made available for inspection by the Christchurch City Council if requested.

- 5.2 Any activity listed in Rule 4 which does not comply with the standards in Rule 2. **(Updated April 2007)**

- 5.3 Establishment of a Port Noise Sensitive Activity within the Port Influences Overlay Area shown on Planning Maps S1 and S2. (Updated April 2007)
- 5.4 Any activity not otherwise specified as a permitted, restricted discretionary, or discretionary activity is a non complying activity. (Updated April 2007)

ASSESSMENT OF APPLICATIONS

Applications for restricted discretionary and discretionary activities will be assessed against the following:

- The relevant objectives and policies of the Industrial Zone.
- Any other objectives and policies of the Plan which are relevant to consideration of the application.
- Any relevant criteria set out in Chapter 30 (Resource Consent Procedures).

ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results are anticipated from the implementation of the objectives and policies relating to the Industrial Zone:

- Consolidation of the principal industrial area in the District to allow for industrial activities to be undertaken with as little impedance as possible.
- A higher level of amenity maintained in the other Zones by limiting the undertaking of industrial activities within them.
- Levels of amenity maintained in other Zones where sites adjoin those in the Industrial Zone.

REFERENCE TO OTHER PROVISIONS

- 14 Cultural Heritage
- 31 Subdivisions
- 32 Financial Contributions
- 33 Noise
- 34 Signs
- 35 Access Parking and Loading
- 37 Waste Management and Hazardous Substances