

## Attachment 6: Provision Cascade for the Industrial Zone

Objective	Policy	Rules	Assessment Criteria	Other mechanisms	
4.6.1 Objective – Economic growth of industry (a) The economic growth of the district's industry is supported and strengthened in industrial zones.	4.6.2 Policy – Provide Industrial Zones with different functions	20.1.1 Permitted Activities 20.1.1A Restricted Discretionary Activities 20.1.2 Discretionary activities 20.1.3 Non-complying Activities			
	4.6.3 Policy – Maintain a sufficient supply of industrial land	20.1.3 Non-complying Activities 20.4.1 Subdivision – General	(i) the extent to which a range of future activities can be accommodated; (ii) amenity values; and (iii) provision of infrastructure; and (iv) the extent to which the subdivision design impacts on the operation, maintenance, upgrade and development of existing infrastructure.	Zones	
	4.6.4 Policy – Maintain industrial land for industrial purposes	20.1.1 Permitted Activities			
		20.1.1A RD1 Restricted Discretionary Activities one residential unit for a caretaker or security personnel		Council's discretion is restricted to the following matters: (i) reverse sensitivity effects including noise, odour, dust, glare and light spill	
		20.1.2 Discretionary Activities			
		20.1.3 Non-complying Activities			
		20.2.3.1 Noise – General			
20.2.3.2 Noise – Construction		(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels; (iv) timing and duration; and (v) methods of construction.			
20.2.4 Glare and Artificial Light Spill		(i) effects on amenity values; (ii) light spill levels on another site; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.			
4.6.5 Policy – Recognition of industrial activities outside of urban areas				Application of Industrial Zones to established and historic industrial uses	
4.6.6 Objective – Manage adverse effects (a) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.	4.6.7 Policy – Management of adverse effects within industrial zones	20.1.1A RD1 Restricted Discretionary Activities one residential unit for a caretaker or security personnel	Council's discretion is restricted to the following matters: (i) reverse sensitivity effects including noise, odour, dust, glare and light spill		
		20.1.2 Discretionary Activities			
		20.1.3 Non-complying Activities			
		20.2.2 Landscape planting	(iv) amenity values; and (v) natural character and cultural values of a river or stream.		
		20.2.3.1 Noise – General			
20.2.3.3 Noise – Construction		(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels;			

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			(iv) timing and duration; and (v) methods of construction.	
		20.2.4 Glare and Artificial Light Spill	(i) effects on amenity values; (ii) light spill levels on another site; (iii) road safety; (iv) duration and frequency; (v) location and orientation of the light source; and (vi) mitigation measures.	
		20.2.5.1 Earthworks – General	(i) amenity values and landscape effects; (ii) volume, extent and depth of earthworks; (iii) nature of fill material; (iv) contamination of fill material; (v) location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) compaction of the fill material; (vii) volume and depth of fill material; (viii) protection of the Hauraki Gulf Catchment Area; (ix) geotechnical stability; (x) flood risk, including natural water flows and established drainage paths; and (xi) land instability, erosion and sedimentation.	
		20.2.7.1 Signs – General	(i) visual amenity; (ii) character of the locality; (iii) effects on traffic safety; (iv) glare and artificial light spill; (v) content, colour and location of the sign. (vi) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (vii) effects on cultural values of any Maaori Site of Significance; (viii) effects on notable architectural features of the building.	
		20.2.7.2 Signs - effects on traffic		
		20.3.1 Building Height	(i) effects on amenity.	
		20.3.3 Daylight admission	(i) effect on amenity.	
		20.3.4.2 Building setbacks – all boundaries	(i) effects on amenity values; (ii) effects on streetscape; and (iii) traffic and road safety.	
		20.3.4.2 Building setback – water bodies		
		20.4.3 Subdivision - Road frontage	(i) traffic effects; and (ii) amenity and streetscape.	

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		20.4.4 Subdivision - Esplanade Reserves and Esplanade Strips	(i) the type of esplanade provided - reserve or strip; (ii) width of the esplanade reserve or strip; (iii) provision of legal access to the esplanade reserve or strip; (iv) matters provided for in an instrument creating an esplanade strip or access strip; (v) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and (vi) costs and benefits of acquiring the land. (vii) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets; (viii) topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken.	
	4.6.8 Policy – Specific activities within Nau Mai Business Park	20.5.1 Application of rules 20.5.2 Permitted Activities 20.5.3 Discretionary Activity 20.5.4 Non-Complying Activities		
	4.6.9 Policy - Management of adverse effects within Nau Mai Business Park	20.5.5 Landscape planting 20.5.6 Noise – General 20.5.7 Signs – General 20.5.8 Outdoor storage of goods or materials 20.5.9 Building height 20.5.10 Construction materials 20.5.11 Building coverage 20.5.12 Gross floor area 20.5.13 Building location and setbacks 20.5.14 Acoustic insulation for dwelling	(i) amenity values; (ii) the extent to which landscaping departs from the specified landscape mitigation details and landscape plan; and (iii) traffic safety.  (i) effects on amenity values; (ii) traffic safety.  A. visual amenity; and B. traffic safety.  (i) visual amenity (i) visual amenity (i) visual amenity (i) effect on amenity values (i) effect on amenity values; and (ii) effect road safety.	
4.6.9A Objective – Adverse effects of land use and development (a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.	4.6.9A Policy - Signage	20.2.7.1 Signs – General 20.2.7.2 Signs - effects on traffic 20.2.2 Landscape planting	(i) visual amenity; (ii) character of the locality; (iii) effects on traffic safety; (iv) glare and artificial light spill; (v) content, colour and location of the sign. (vi) effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (vii) effects on cultural values of any Maaori Site of Significance; (viii) effects on notable architectural features of the building.  (i) adequacy of the width of landscaped strip;	

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			(ii) type, density and height of plantings conducive to the location; (iii) maintenance measures; (iv) amenity values; and (v) natural character and cultural values of a river or stream	
		20.2.3.1 Noise – General	(i) effects on amenity values; (ii) hours and days of operation; (iii) location of noise sources in relation to any boundary; (iv) frequency or other special characteristics of noise; (v) mitigation measures; and (vi) noise levels and duration.	
		20.2.3.3 Noise – Construction	(i) effects on amenity values; (ii) hours and days of construction; (iii) noise levels; (iv) timing and duration; and (v) methods of construction.	
		20.2.5.1 Earthworks – General	(i) amenity values and landscape effects; (ii) volume, extent and depth of earthworks; (iii) nature of fill material; (iv) contamination of fill material; (v) location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) compaction of the fill material; (vii) volume and depth of fill material; (viii) protection of the Hauraki Gulf Catchment Area; (ix) geotechnical stability; (x) flood risk, including natural water flows and established drainage paths; and (xi) land instability, erosion and sedimentation.	
		20.3.1 Building Height	(i) effects on amenity.	
		20.3.3 Daylight admission	(i) effect on amenity.	
		20.3.4.1 Building setbacks – all boundaries	(i) effects on amenity values; (ii) effects on streetscape; and (iii) traffic and road safety.	
		20.3.4.2 Building setback – water bodies		
		20.4.3 Subdivision - Road frontage	(i) traffic effects; and (ii) amenity and streetscape.	
		20.4.4 Subdivision - Esplanade Reserves and Esplanade Strips	(i) the type of esplanade provided - reserve or strip; (ii) width of the esplanade reserve or strip; (iii) provision of legal access to the esplanade reserve or strip; (iv) matters provided for in an instrument creating an esplanade strip or access strip; (v) works required prior to vesting any reserve in the Council, including pest plant control, boundary fencing and the removal of structures and debris; and (vi) costs and benefits of acquiring the land. (vii) layout and design in regard to the effects on the operation, maintenance, upgrading and development of existing infrastructure assets;	

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			(viii) topography, the location of existing buildings, or alternative methods of securing ecological protection, that would justify a reduction in width or not requiring esplanade reserves or strips to be taken,	
4.6.16 Objective – Recognise the essential support role of emergency services training and management activities within industrial zones	4.6.17 Policy – Emergency services facilities and activities Enable the development, operation and maintenance of emergency services training and management activities within the industrial zones.	20.1.1 P13 Emergency services training and management activities	Nil	