

## **10a.15 Land unit - Commercial 5 (industrial)**

### **10a.15.1 Introduction**

This land unit applies to areas of existing industrial activity in western Waiheke and is found in Tahī and Erua Roads in Ostend, and Totara Road in Onetangi. The Tahī and Erua Road industrial area is the largest on the island and contains the majority of the industrial area.

The characteristics of the land unit are:

- A range of low to medium intensity industrial activities on small to medium sized sites.
- High levels of landscape modification and limited vegetation.
- Relatively high levels of impervious surfaces on sites (driveways, parking areas and buildings).
- Flat or a moderate sloped topography.
- Close proximity to residential areas and in some instances recreational and wetland areas.

Overall, the land unit is important as an employment centre and for servicing the industrial needs of Waiheke residents and businesses.

### **10a.15.2 Resource management issues**

The significant resource management issues that need to be addressed in the Plan are:

1. How to provide for a range of industrial activities.
2. How to ensure that industrial activities within the land unit do not adversely impact on the environmental quality of surrounding areas.
3. How to manage the reverse sensitivity effects which can arise between industrial and other more sensitive land uses.

**Note:** Reverse sensitivity is the principle where an existing (and lawful) activity produces effects that a new activity regards as objectionable.

### **10a.15.3 Objectives and policies**

#### **10a.15.3.1 Objective**

To provide for and protect low to medium intensity industrial activity.

##### **Policies**

1. By providing for a range of industrial uses as permitted activities in the land unit.
2. By excluding activities from the land unit that are sensitive to the noise which may be created by complying industrial activities.

#### **10a.15.3.2 Objective**

To ensure that any adverse environmental effect of industrial or other commercial activities within the land unit, on adjoining island residential or recreation areas is avoided or mitigated.

##### **Policies**

1. By imposing additional controls on the location and size of buildings where they adjoin or face island residential or recreation land units.
2. By requiring the screening of yards and storage areas where these adjoin or face island residential or recreation land units

#### 10a.15.4 Resource management strategy

The resource management strategy for the land unit is to provide for low to medium intensity industrial activity while protecting the character and amenity of surrounding residential and recreation land units.

#### 10a.15.5 Rules - activity table

Activities	Status
<u>The construction and relocation of buildings, including buildings used for any of the other activities listed in this table<sup>1</sup></u>	RD
<u>Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <b>part 14 - Definitions</b><sup>1</sup></u>	RD
Boarding kennels and catteries	D
<u>Emergency services facilities</u>	RD
Funeral parlour	P
Industry	P
Motor vehicle sales	P
Motor vehicle services	P
Refuse transfer station	D
Restaurant, cafe and other eating places	RD
Retail premises	P
Service station	D
Winery	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Note:

1. The relationship between buildings and other activities listed in activity tables is explained in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

#### 10a.15.6 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

##### 10a.15.6.1 Yards

1. **Front yard**  
3m minimum - where the front boundary of a commercial 5 site faces an island residential or recreation land unit. Otherwise no front yard is required.

## **2. Side and rear yard**

3m minimum - where the side or rear boundary of a commercial 5 site adjoins an island residential or recreation land unit. Otherwise no side or rear yard is required.

These front, side or rear yards must be landscaped and must not contain parking or manoeuvring areas.

### **Explanation**

The purpose of this rule is to minimise the adverse amenity and visual effects of industrial activity on adjoining residential and recreation land uses while allowing a certain level of development on industrial sites as of right.

## **10a.15.6.2 Screening**

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is in an island residential or a recreation land unit, such areas must be screened from the road or the island residential or recreation land by:

1. A solid wall or fence not less than 1.8m in height built of concrete, brick, stone, timber or other solid material; or
2. Densely planted indigenous vegetation which is capable of reaching a minimum of 1.8m in height and will screen the area throughout the year.

### **Explanation**

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It reduces the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

## **10a.15.7 Assessment matters**

### **1. Matters of discretion for restaurants, café and other eating places**

When considering an application for resource consent for restaurants, café and other eating places, the council has restricted its discretion to considering the following matters:

- the reverse sensitivity effect of the activity on existing industrial activities
- traffic generation
- hours of operation.

### **2. Other listed activities**

For other applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

## **10a.15.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Connectivity and linkages](#)