Insert in Plan as 3.4 –

1.1 Industrial Growth Development Areas

The Industrial Growth Development Areas (IGDA) have been identified for industrial development under the Tararua District Council Growth Strategy 2053 to meet industrial demand across the District. Over this time period, the District is predicted to experience growth and additional industrial land is required across Tararua District to cater this growth. Industrial activities have a different level of effect than other zones, generally involving higher levels of noise, more intensive site coverage, and a reduced amount of on-site amenity. While it is important to enable the development of industry, a balance is required where industrial activities are located at the gateways to townships or adjoin State Highways and other zones.

The IGDA includes a new large greenfield industrial site to the west of Woodville where the Te ahu a Turanga Highway comes down from the ranges and meets the existing road into the Woodville township. The IGDA also includes the existing industries at the Oringi Business Park site and the ~~**Pahiatua Fonterra Milk Factory**~~ **Pahiatua Dairy Manufacturing** site. The District Plan's existing Industrial Management Area has been applied to these sites to futureproof these for the underlying activities as it is recognised that they play an important role in the industrial context of the District. It is acknowledged that these sites do not have reticulated three waters networks available and that these sites are managed via on-site means. There are no immediate programmes to provide reticulated networks in these locations.

Insert into Plan as Chapter 4.7

1.2 DEV02 – GIZ – Industrial Growth Development Areas (IGDA)

1.2.1 INTRODUCTION

The provisions for the IGDA will enable efficient consenting of staged development in a planned and efficient manner having regard to the need for connections to adjacent land and to on-site servicing.

Previous investigations and assessment by the Council have demonstrated the suitability of this land for industrial development.

IGDA objectives, policies and provisions apply in addition to those of the underlying sections of the Plan, in particular the following:

- Chapter 2 – Resource Management Policy Section
- Chapter 3 – Management Areas
- Chapter 4 – Rules
- Chapter 5 – Environmental Standards
- Chapter 6 – Interpretation

The provisions in this chapter shall prevail where there are any inconsistencies in the underlying zoning.

When considering an application made for land-use, subdivision or development in the IGDA, in addition to the specific land-use and subdivision objectives and policies for the IGDA listed below, the following also apply:

- Section 2.2 – Urban Land Use Management
  - 2.2.2, 2.2.3, 2.2.4 – Objectives and Policies
- Section 2.4 – Subdivision and Development
  - 2.4.2, 2.4.3, 2.4.4, 2.4.5 – Objectives and Policies
- Section 2.5 – Natural Hazards
  - 2.5.2 – Objectives and Policies
- Section 2.6 – Amenity and Environmental Quality
  - 2.6.2, 2.6.4, 2.6.6 – Objectives and Policies
- Section 2.8 – Infrastructure
  - 2.8.2, 2.8.3 – Objectives and Policies

Other Relevant District Plan Provisions

Resource consent may be required under other sections of the District Plan.

The rules contained in this section take precedence over any other zone rules that may apply to subdivision in the District Plan, unless specifically stated to the contrary. Where subdivision or land use is not covered by the rules in this section, then the rules of the relevant underlying chapter apply.

Objectives

DEV02-O1	Subdivision and development create quality industrial environments which will provide for continued industrial development in the District and contribute to the District being a desirable place to live, visit, work and play.
DEV02-O2	Subdivision and development are designed and located in a manner that contributes to creating a well-functioning industrial environment that: 1. Responds to the site's physical characteristics and context; 2. Is accessible, connected and integrated with the surrounding environment; 3. Represents good design outcomes; 4. Enables industrial operations, freight, and logistically intensive activities; 5. Is sustainable and resilient to natural hazards and climate change impacts; 6. Manages any potential reverse sensitivity effects.
DEV02-O3	Infrastructure is planned to service proposed subdivision and development in a manner that extends from existing networks and connects with the wider IGDA infrastructure network in an integrated, efficient and coordinated manner and is provided at the time of subdivision.
DEV02-O4	Stormwater design and implementation integrate with the design and timing of subdivision and development while ensuring downstream effects are mitigated.
DEV02-O5	Avoid adverse effects from natural hazards by ensuring subdivision and development does not occur in areas where significant risk of material damage exists unless such risks can be adequately remedied or mitigated.
DEV02-O6	The existing industries and activities at the Oringi Business Park site and the ~~**Pahiatua Fonterra Milk Factory**~~ **Pahiatua Dairy Manufacturing** site, are protected for industrial purposes, including future expansion, while maintaining the self-serviced nature of these industries.

Policies	
DEV02-P1	Enable industrial activities in the IGDA, recognising that these activities generate higher levels of light, noise, vibration, odour, and high volumes of traffic while mitigating any effects on adjacent areas at a level that recognises the industrial setting and is reasonable for the location.
DEV02-P2	Require subdivision and development design and layout to respond

	positively to and be integrated with the surrounding context, including by: 1. Maximising accessibility and connectivity with the surrounding transport network; 2. Incorporating physical site characteristics, constraints and opportunities into subdivision and development design; 3. Creating allotment sizes and shapes that support a range of industrial activities; 4. Ensuring that subdivision and development design recognises the need to minimise future conflicts with roading and network utilities; 5. Promoting sustainable stormwater management through water sensitive design solutions; 6. Managing the potential reverse sensitivity effects at the industrial and any residential/rural interface.
DEV02-P3	Avoid non-industrial activities in the Industrial Growth Development Areas, unless the activities: 1. are ancillary to an industrial activity; or 2. provide goods or services essential to industrial activities and have an operational need to locate in the IGDA; 3. do not create potential reverse sensitivity effects that may constrain industrial activities; and 4. do not detract from the viability and vibrancy of the Commercial Management Area where these activities may be more appropriately located.
DEV02-P4	Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Demonstrating that the subdivision and development will be appropriately serviced and integrated with any existing and planned infrastructure; 2. Ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision or development; and 3. Requiring connections to Council's reticulated systems or appropriate on-site infrastructure to be provided, at the time of subdivision. 4. Ensuring that the existing industries on the Oringi Business Park site and the ~~**Pahiatua Fonterra Milk Factory**~~ **Pahiatua Dairy Manufacturing** site can continue to operate without reticulated three waters networks being available and that these sites are to be managed via on-site means.
DEV02-P5	Require efficient and sustainable stormwater control and disposal systems to be designed and put forward at the time of subdivision that:

	1. Achieve hydraulic neutrality; 2. Recognises the value of natural systems in sustainable stormwater management and incorporates water sensitive and low impact design principles, that are sufficient for the amount and rate of anticipated runoff; 3. Mitigate the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land, where sufficient infrastructure capacity is not available; 4. Where feasible, utilise stormwater management areas for multiple users, while ensuring they have an interface with residential activities or commercial activities that do not compromise the predominant or planned character of the zone; 5. Avoid any increase in sediment and other contaminants entering waterbodies or downstream effects as a result of stormwater disposal; and 6. Where it is proposed to dispose of stormwater to a waterbody, considers the outcome of any consultation with tangata whenua, including any expert cultural advice provided, with respect to mitigation measures and opportunities to incorporate mātauranga Māori into the disposal method.
DEV02-P6	Subdivision and associated earthworks must have regard to ground conditions and natural hazards, including liquefaction and flood risks.

Rules	
Subdivision within an IGDA	
DEV02-SUB-R1	Activity Status: **Restricted Discretionary** Where compliance with the following standards is achieved: DEV02-SUB-S1, DEV02-SUB-S2, DEV02-SUB-S3, DEV02-SUB-S4, DEV02-SUB-S5, DEV02-SUB-S6 AND Rule 5.2.2, Rule 5.2.3.1, Rule 5.2.3.4, Rule 5.2.3.5, Rule 5.2.3.6 (The above rules apply with all necessary modifications to apply to the RGDA) **Matters over which discretion is restricted:** a. The size, design, shape, location and layout of allotments. b. Staging and sequencing of development, including alignment with the wider growth direction for the area.

	c. The extent to which the proposal enables future subdivision and development of adjoining allotments. d. Efficient use of land and compatibility with character and the role, function and predominant character of the Zone. e. The subdivision design and layout, and the design and location of building platforms to integrate built form into the natural landform. f. The suitability of the allotments for the construction of buildings for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application. g. Legal and physical access to and from the allotments and the extent of any upgrading work to existing roads. h. The extent to which there is capacity for connection to existing reticulated essential services and the provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity. i. Use of appropriate stormwater disposal measures and the use of sustainable stormwater management and water sensitive (low impact) design principles. j. The outcome of any consultation with tangata whenua, including any expert cultural advice provided. k. Connectivity with, and safe and efficient functioning of, the surrounding road network and the provision of road access, including protection of land for future road access, to new areas for subdivision, compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity. l. The effect of any road location and/or design on functioning of overland flow paths. m. The relevant provisions of the current Engineering Standards. n. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. o. The measures to avoid, remedy, or mitigate adverse effects on any cultural, spiritual or historic values of importance to tangata whenua that are associated with the land being subdivided. p. Management of potential reverse sensitivity effects on existing land uses. **Notification**: An application under this rule is precluded from being publicly notified, in accordance with section 95A, or limited notified, in accordance with section 95B of the Resource Management Act 1991. **Note**: this rule takes precedence over Rule 4.4.3.1(a) and Rule 5.2.4.2(a).

	Activity status where compliance is not achieved: Discretionary

Standards	
DEV02-SUB-S1 – Allotment Area	There is no minimum allotment area.
DEV02-SUB-S2 – Building Platforms	1. All allotments created shall contain a building platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant standards of the underlying zone. 2. Each allotment must provide a stable, flood-free building platform suitable for building foundations. 3. Provision of a geotechnical investigation of each stage including recommendations on mitigation of risk of liquefaction including earthworks, stormwater ponds, services, stormwater conveyance, road construction and building foundations.
DEV02-SUB-S3 – Water Supply	Where capacity and connection are available, all new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary. OR Where capacity and connection are not available, all new allotments must be provided with an on-site water supply arrangement.
DEV02-SUB-S4 – Wastewater Disposal	Where capacity and connection are available, all new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary. OR Where capacity and connection are not available, all new allotments must be provided with an on-site wastewater disposal arrangement.
DEV02-SUB-S5 – Stormwater Management	A Stormwater Management Plan must be prepared by a suitably qualified and experienced person which must address the following: a. How hydraulic neutrality is to be achieved, including assessment of overland flow paths and potential flood impacts. b. A site-specific assessment of the likely changes in stormwater quantities created by the development for storm durations appropriate for the relevant receiving system using the HIRDS database, taking into account climate change effects. c. How all allotments provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces. d. How the stormwater management system will ensure that any changes in runoff from the site will be addressed.

	e. Reduction in peak flow discharges by flow attenuation. f. Reduction in discharge volumes by infiltration, soakage or other means appropriate for the site. g. The ability to use Water Sensitive Design to address stormwater runoff quality aspects. h. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. i. Integration with existing stormwater assets.
DEV02-SUB-S6 – Comprehensive Development Plan	Provision of a Comprehensive Development Plan showing the staging of development, the design, layout and servicing of the stage to be consented and any future consequences for achieving adequate connectivity with adjoining IGDA land. The level of detail within the CDP must be of a commensurate level of detail to the scale and intensity of the proposal.

Rules	
Activities within an IGDA	
Where a land use/activity is not covered by the rules in this section, then the rules of the relevant underlying chapter apply. **For the purposes of these rules, the Pahiatua Dairy Manufacturing site means:** **The dairy manufacturing and processing activity established on the existing Pahiatua Dairy Manufacturing site, including activities and facilities ancillary to the receipt and dispatch of dairy products, by-products, and waste.**	
DEV02-GIZ-R1	**Expansion of Existing Industries and New Industrial Activities** (on the Oringi Business Park site and the ~~**Pahiatua Fonterra Milk Factory**~~ **Pahiatua Dairy Manufacturing** site) Activity Status: **Permitted** Where compliance with the following **rules and** standards is achieved: Part 5 of this Plan. **Rule 4.1.2.2** And i. DEV02-GIZ-S1, DEV02-GIZ-S2 and DEV02-GIZ-S3 ii. Any ancillary activity is secondary to the primary industrial activities on the site; and iii. The gross floor area of any ancillary activity does not exceed 30% of all buildings on the site. **Activity status where compliance is not achieved: Discretionary**

DEV02-GIZ-R2	**Industrial Activities and any building or structure associated with industrial activities within the IGDA (**excluding existing industries on the Oringi Business Park site and the ~~**Pahiatua Fonterra Milk Factory**~~ **Pahiatua Dairy Manufacturing** site**)** Activity Status: **Permitted** Where compliance with the following standards is achieved: Part 5 of this Plan. **And** i. DEV02-GIZ-S1, DEV02-GIZ-S2 and DEV02-GIZ-S3 ii. Any ancillary activity is secondary to the primary industrial activities on the site; and iii. The gross floor area of any ancillary activity does not exceed 30% of all buildings on the site. **Note**: this rule takes precedence over Rule 4.4.2. **Activity status where compliance is not achieved: Discretionary**

Standards	
DEV02-GIZ-S1 – Water Supply	Where capacity and connection are available, all new development must be provided with a connection to Council's reticulated water supply systems at the allotment boundary. OR Where capacity and connection are not available, all new development must demonstrate that it is to be provided with an appropriate on-site water supply arrangement.
DEV02-GIZ-S2 – Wastewater Disposal	Where capacity and connection are available, all new development must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary. OR Where capacity and connection are not available, all new development must demonstrate that it is to be provided with an appropriate on-site wastewater disposal arrangement.
DEV02-GIZ-S3 – Stormwater Management	A Stormwater Management Plan must be prepared by a suitably qualified stormwater engineer which must address the following: a. How hydraulic neutrality is to be achieved, including assessment of overland flow paths and potential flood impacts. b. A site-specific assessment of the likely changes in stormwater quantities created by the development for storm durations appropriate for the relevant receiving system using the HIRDS database, taking into account climate change effects.

	c. How the development provides the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces. d. How the stormwater management system will ensure that any changes in runoff from the site will be addressed. e. Reduction in peak flow discharges by flow attenuation. f. Reduction in discharge volumes by infiltration, soakage or other means appropriate for the site. g. The ability to use Water Sensitive Design to address stormwater runoff quality aspects. h. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. i. Integration with existing stormwater assets.