

Rapaki Property Group – Belfast Business Park

The following are the rules for development of land zoned **Industrial Heavy** in the **Christchurch Replacement District Plan**.

These rules have been paraphrased for simplicity. Contact the Council for exact wording.

| Permitted Activities | Activity Specific Standards |
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| P1- Any new building or addition to a building for any permitted activity listed in P2 to P18 below P2-Industrial activity P3-Heavy industrial activity P4- Warehousing and distribution activities P5-High technology industrial Activity P6-Service industry P7-Trade and industry training Facility | No activity specific standards |
| P8-Ancillary retail activity, unless specified below | Must not be more than 250m ² or 25% of the gross floor area of all buildings on the same site, whichever is the lesser Is limited to the display and sale of goods produced, processed or stored on the site. |
| P9-Food and beverage outlet P10-Service station | No activity specific standards |
| P11 Ancillary office activity | Any ancillary office activity shall: a. occupy no more than 500m ² or 30% of the gross floor area of all buildings on the same site, whichever is the lesser or for yard based activities, shall occupy no more than 250m ² of floor area on the whole site. |
| P12-Public transport facility P13-Emergency service facilities P14-Parking lots and parking Buildings P15-Gymnasium P16-Poultry hatchery P17-Bulk fuel supply infrastructure P18-Community corrections facility | No activity specific standards |
| Discretionary Activities | These activities require consent |
| D1 Commercial services | |
| D2 The processing of quarried materials by screening, crushing, washing and/or mixing with additive materials. | |

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| Non-Complying Activities | These activities require consent and are generally not considered suitable for the zone |
| NC 1 Any activity not provided for as a permitted, restricted discretionary, or non-complying activity. | |
| NC4 Residential activity, health care facility, education activity, guest accommodation | |

built form standards Industrial Heavy Zone

| Standard | Requirement |
|---|--|
| Building Height | 15m for a building within 20 metres of a residential or rural zone; otherwise no limit. |
| Building setback from road boundaries/ railway corridor | 1.5m, unless below applies 3m for buildings opposite a residential zone 4m for buildings, balconies and decks on sites adjacent to or abutting railway line: |
| Building setback from the boundary with a residential zone | 3m from the boundary with a residential zone. |
| Recession plane requirements for internal boundaries adjoining a residential zone | Applies to boundary with residential land only. |
| Outdoor Storage Of Materials | Applies to sites adjoining residential zone only. Screening to be by a fence or landscaping, both of which are required to be at least 1.8m in height. |
| Landscaped areas | Only applies to sites opposite or adjoining a residential zone. Road frontage of all sites opposite a residential zone: 1 tree for every 10m of road frontage or part thereof. Sites adjoining a residential zone: At least 1 tree for every 10m of the boundary or part thereof, trees should be evenly spaced along that boundary. |
| Water supply for fire fighting | Water supply connecting to needs to comply with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008) |

Rapaki Property Group – Belfast Business Park

The following are the rules for development of land zoned **Industrial General in the Christchurch Replacement District Plan**.

These rules have been paraphrased for simplicity. Contact the Council for exact wording.

| Permitted Activities | Activity Specific Standards |
|--|--|
| P1- Any new building or addition to a building for any permitted activity listed in P2 to P21 below P2-Industrial activity P3- Warehousing and distribution activities P4-High technology industrial Activity P5-Service industry P6-Trade and industry training Facility | No activity specific standards |
| P7-Ancillary retail activity, unless specified below | Must not be more than 250m ² or 25% of the gross floor area of all buildings on the same site, whichever is the lesser Is limited to the display and sale of goods produced, processed or stored on the site. |
| P9-Food and beverage outlet P10 Trade Supplier P11 Yard-based supplier P12-Service station P13 Second-hand goods outlets | No activity specific standards |
| P14 Ancillary office activity | Any ancillary office activity shall: a. occupy no more than 500m ² or 30% of the gross floor area of a. occupy no more than 500m ² or 30% of the gross floor area of all buildings on the same site, whichever is the lesser or for yard based activities, shall occupy no more than 250m ² of floor area on the whole site; and b. have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where the office activity fronts the street. |
| P15-Public transport facility P16-Emergency service facilities P17-Gymnasium | No activity specific standards |
| P18 Pre-School | Any pre-school activity shall be: a. located more than 100 metres from the boundary of an Industrial Heavy Zone; and b. any habitable space must be designed |

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| | <p>and constructed to achieve an external to internal noise reduction of not less than 25 dB $D_{tr, 2m, nTw} + C_{tr}$; and</p> <p>b. any bedroom or sleeping area must be designed and constructed to achieve an external to internal noise reduction of not less than 30 dB $D_{tr, 2m, nTw} + C_{tr}$.</p> |
| <p>P19-Parking lots and parking Buildings P20-Community corrections facility</p> | <p>No activity specific standards</p> |
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Listed Activities that require consent:

- Commercial Services
- Heavy Industrial Activities.
- Any other activity that is not specifically listed

Built form standards Industrial General Zone

These rules have been paraphrased for simplicity. Contact the Council for exact wording.

| Standard | Requirement |
|---|--|
| Building Height | within 20m of a residential zone 15m otherwise no limit |
| Building Setback from road boundaries or railway corridor | Fronting an arterial road 3m Opposite residential zone 3m Adjacent/abutting railway lines 4m from rail corridor boundary Anywhere else 1.5m |
| Building Setback with Residential Zone boundary | 3m |
| Recession Plan adjoining residential zone | Applies to internal site boundary where it adjoins a residential zone – measured at point 2.3m above boundary – angle depends on zone. Where a site adjoins Blakes Road at East Belfast, no buildings shall project beyond a building envelope constructed by recession planes commencing at a point 8 metres above the Blakes Road boundary and climbing at an angle of 15 degrees until it reaches a line 50 metres back from and parallel to the Blakes Road boundary. |
| Outdoor Storage of materials | Shall not be located in the minimum setbacks specified above Shall be screened by landscaping, fencing or other screening to a minimum height of 1.8m from adjoining residential zone |
| Landscaped areas | Road frontage of all sites opposite a residential zone shall have a landscape strip with a minimum width of 1.5m, and 1 tree per 10m of road frontage or part thereof. 1 tree per 10m along shared internal boundary with residential zone On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof |
| Water supply for fire fighting | Sufficient water supply and access to water supplies for fire fighting shall be provided to all buildings via Council's urban fully reticulated water supply system in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS: 4509:2008) |

