

SCHEDULES

Schedule 17.5A: Activities on Network Tasman Ltd Site at Main Road, Hope

Controlled Activities

- I. Any land use on Lot 1 DP 20183, Lots 1 & 2 DP 435942, Lot 3 DP 435942, Lot 4 DP 435942, Lots 2 & 3 DP 4875 is a controlled activity, if it complies with the following conditions: C50 4/13
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- (a) The activity is one of the following:
- (i) The storage of goods on Lot 1 DP 435942 C50 4/13 Op 8/14
 - (ii) Offices
 - (iii) Light manufacturing activities
 - (iv) Trade workshops
 - (v) The retail sale of goods which are either manufactured or serviced on the site, provided that the retail display area does not exceed 100 square metres.
 - (vi) Laboratories
 - (vii) Transport depots on Lot 1 DP 435942 C50 4/13 Op 8/14
- (b) The activity complies with the following applicable conditions:
- (i) **Noise**
Condition (m) as set out in rule 17.4.2.1.
 - (ii) **Hours of Operation**
Limited to 7:00 am to 7:00 pm, Monday to Saturday inclusive.
 - (iii) **Air Emissions – Dust and Odour**
Conditions (e) and (f) as set out in rule 17.4.2.1.
 - (iv) **Glare**
Conditions (g) and (h) as set out in rule 17.4.2.1.
 - (v) **Screening**
Outdoor storage areas are screened from view from adjoining properties used for residential purposes by a solid wall or fence 1.8 metres high.
 - (vi) **Amenity Plantings**
The boundary with any adjoining site used either for residential purposes, or the ex railway reserve or the State Highway is planted with a 2-metre deep planting strip of shrubs that have a mature height of not less than 2 metres and not more than 3 metres. The shrubs are evergreen varieties spaced to provide effective screening. Alternatively, a solid screen fence may be provided along the boundary with the agreement of adjoining property owners. C50 4/13
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 - (vii) **Stormwater** C50 4/13
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Condition (p) as set out in rule 17.4.2.1.

For new development within Lot 1 DP 20183 (south-west of Reed Andrews Drain), the peak runoff rate during a 1-in-100 year storm event does not exceed the predevelopment peak runoff rate.

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(c) Buildings comply with the following conditions:

(i) **Maximum Coverage**

65 per cent.

(ii) **Maximum Height**

10 metres.

(iii) **Location of Doors**

Goods service docks, open work bays, and openable work bays do not face any dwelling on an adjoining site unless there is an intervening building that effectively screens such openings from the dwelling.

(iv) **Building Envelope**

Any building erected on a site adjoining a site used for residential purposes complies with the building envelope required in rule 17.4.3.1(j).

(v) **Setbacks**

Buildings are no closer than 5 metres to any boundary with an adjoining site occupied by a dwelling, and no closer than 3 metres to any other site boundary.

(vi) **Signs**

A single free-standing sign meeting the specification in Figure 16.1C at the intersection of the site access with State Highway 6. Wording is restricted to the names of businesses operating in the scheduled area. Individual businesses within the site may display signs as specified in Figure 16.1B for industrial zones provided that these are not visible from sites used for residential purposes.

(vii) **Finished Building Platform Level**

Any new building platform level must be no less than 500 millimetres above the estimated 1-in-50-year flood level, as assessed by a Chartered Professional Engineer.

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(d) Sufficient information is provided to satisfy the Council that the requirements under (a) to (c) above will be complied with. Any application must be lodged with a site layout plan, landscape plan, building elevations, a description of the activity and the processes it involves and methods to be adopted to comply with conditions.

A resource consent is required and may include conditions. The Council's assessment is limited to, the following matters over which the Council has reserved control:

- (1) In respect of buildings within 10 metres of the State Highway 6 boundary, the appearance of buildings.
- (2) How planting achieves an attractive State Highway 6 frontage using a mix of low plantings and specimen trees at 10 metre intervals whilst ensuring visibility to and from the State Highway.
- (3) Whether along the land fronting Norman Andrews Place landscaping proposed will ensure the maintenance of existing native planting (and replacement of any existing planting which may die or are diseased) and any additional planting will achieve a dense screen along Norman Andrews Place frontage.

- (4) Whether the planting proposed adjoining the Railway Reserve is such as will provide screening along that boundary within the 3 metre setback whilst also allowing intermittent views of the buildings on the site.
- (5) In respect of buildings within 10 metres of the north western or north-eastern boundary with 68 Main Road Hope (Lot 1 DP 20392) (while this property is still in residential use) whether the design of the building and associated landscaping has addressed amenity values from this residential property including outlook, privacy and solar access.

Restricted Discretionary Activities

2. Any land use that complies with all the conditions of rule 1 of this Schedule except condition (b)(ii) (Hours of Operation) is a restricted discretionary activity, if it complies with the following condition:

- (a) **Hours of Operation**
Limited to 7.00 am to 10.00 pm, Monday to Saturday inclusive.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion.

- (1) The avoidance, remedying or mitigation of any adverse effect on amenity values of adjacent properties used for residential purposes.

3. Any land use that is a transport depot or storage of goods activity on scheduled land, other than on Lot 1 DP 435942, is a restricted discretionary activity, provided that it complies with all the conditions of (b), (c) and (d) of Rule 1.

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A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion.

- (1) The potential effects on the safe and efficient operation of State Highway 6 at CP57 and CP66, with the New Zealand Transport Agency (NZTA) being the only potentially affected party.

Discretionary Activities

4. Any land use that is not identified as a controlled activity under rule 1 or a restricted discretionary activity under rule 2 or rule 3 of this Schedule is a discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed.

