

## 6.23 STEWART ISLAND INDUSTRIAL AREA CONCEPT PLAN

### 1. Explanation

1.1 The objectives of the Stewart Island Development Concept Plan are to:

- (a) Provide for light industrial activity on Stewart Island in a manner and at a location that recognises the unique nature of the Island environment and its distinctive intrinsic amenity values.
- (b) Allow for development within the Stewart Island Industrial Resource Area to be sustainably managed to mitigate adverse effects on the environment.

1.2 The industrial resource area that is subject to this Development Concept Plan is part Section 3 4 5 and 6 Block 1 Paterson Survey District as shown on Map 69 (the Stewart Island Industrial Resource Area).

1.3 The Stewart Island Industrial Resource Area is surrounded by a 40 metre width buffer strip of indigenous vegetation as shown on Map 69.

1.4 The internal boundary of the buffer strip shall be fenced in permanent material at the time of the subdivision.

### 2. Activities

#### 2.1 Permitted Activities

Subject to compliance with the performance standards specified in clause 3.2 the following activities are permitted activities within the Stewart Island Industrial Resource Area:

- (a) The processing and handling of products, including related by-products and waste materials;
- (b) Warehouses, silos, stores and cool stores for the storage of any products produced or processed on the site;
- (c) Energy production including boilers, power plants and co-generation plants;
- (d) Transport servicing and engineering workshops;
- (e) Facilities for the storage of dangerous goods and hazardous substances including related by-products and waste materials;
- (f) Storage of vehicles, machinery, boats, roading materials, plant and associated materials;
- (g) Contractors Depots with associated workshops and storage;

(h) Building and structures to accommodate any permitted activities.

(i) The erection and maintenance of the fence referred to in 1.4.

### 3. Permitted Activity Performance Standards

3.1 All permitted activities in the Stewart Island Industrial Resource Area shall comply with any relevant performance standard method or rule contained in Sections 3.1 to 3.13 of the Plan.

3.2 In addition, the following permitted activity performance standards shall apply to permitted activities in the Stewart Island Industrial Resource Area. Where there is a conflict between any general performance standard method or rule in the Plan and any permitted activity performance standard set out in this clause the latter shall prevail.

#### 3.2.1 Height

The maximum height for buildings and structures in the Stewart Island Industrial Resource Area shall be 7.5 metres.

#### 3.2.2 Finish of Structures

Buildings or structures are to be finished in green, grey or brown colours which are not in contrast with the surrounding landscape and which do not reflect at a greater intensity than the natural background.

#### 3.2.3 Earthworks

Any activity that displaces or removes soil, subsoil or rock (or similar material) either within or from a property, over any period of time where;

- No more than 200 m<sup>3</sup> of materials is disturbed or removed.
- The maximum height of fill or depth of cut does not exceed 1.5 metres.
- The earthworks do not occur within 5 metres of a permanently wet or continually flowing water body greater than 1 metre in width.
- The earthworks do not come within 1 metre, or the horizontal distance equivalent to the maximum depth of cut on site (whichever is the greater), of the legal side or rear boundary of any adjoining site, including publicly owned land.
- Earthworks do not come within the drip line of any podocorp described in 6.

#### 4. **Restricted Discretionary Activities**

Any earthworks that do not comply with clause 3.2.3 shall be a restricted discretionary activity.

In assessing an application for a restricted discretionary activity under this clause, Council shall restrict its discretion to the following matters.

- (a) Necessity for the extent and location of earthworks.
- (b) The re-establishment of an appropriate vegetation cover.
- (c) The disposal of waste material.
- (d) The placement and compaction of fill.
- (e) The stability of the natural ground in the vicinity of the site and any fill material.
- (f) The design and construction of retaining structures.
- (g) Control measures to mitigate the potential for altered run-off patterns.
- (h) The visual effect of the completed earthworks.
- (i) The adverse effect on any podocarp described in 6

#### 5. **Discretionary Activities**

Any activity that does not comply with Permitted Activity Performance Standards 3.2.1 or 3.2.2 shall be a discretionary activity.

#### 6. **Non-complying Activities**

Notwithstanding any other Rule in the Plan the clearance, modification, damage or removal of any indigenous vegetation in the buffer zone shown on Map 69 or of any podocarps within the Stewart Island Industrial Zone that are equal to greater than 5 metres in height shall be a non-complying activity.