

5.2.7. Port Zone

5.2.7.1. Any activity in the Port Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.6. It must also comply with the District Wide rules in Part 7.

5.2.7.2. Stormwater run-off associated with any permitted or controlled activity, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.

5.2.7.3. Permitted Activities

5.2.7.3.1. Any activity which complies with the standards listed below, except dwellings.

5.2.7.3.2. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.2.7.4. Controlled Activities

5.2.7.4.1. Any activity which complies with the standards for controlled activities and which involves a dwelling related to the operation of any permitted activity.

5.2.7.4.2. Matters over which the Council reserves control on controlled activities are:

5.2.7.4.2.1. The siting and design of any dwellings so that the occupants of any dwelling are not exposed to unreasonable nuisance or danger and the dwelling does not interfere with any existing or future Port activity.

5.2.7.4.2.2. The imposition of financial contribution conditions relating to landscaping, planting, fencing or screening as provided for in Part 8 of the Plan.

5.2.7.5. Discretionary Activities

5.2.7.5.1. Any activity which complies with the standards for discretionary activities and is not a permitted or controlled activity.

5.2.7.5.2. Discretionary activities will be generally assessed according to the criteria in Part 9.

5.2.7.5.3. Financial contributions may be required in accordance with Part 8.

Table 5.6 Port Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Blasting	No blasting shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No blasting shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.
Boundaries	Front yards 5m setback from road. Rear and side yards 10m where the property adjoins another zone.	Not applicable.	Front yard setback 4m from road where the property adjoins another zone.
Building Height	Maximum building height is 35m.	Not applicable.	Not applicable.
Development Contributions	Refer to Part 8	Refer to Part 8	Refer to Part 8
Dust Nuisance	A dust, fume or smoke nuisance shall not be created by an activity as per 5.2.7.6.5.	A dust, fume or smoke nuisance shall not be created by an activity as per 5.2.7.6.5.	A dust, fume or smoke nuisance shall not be created by an activity as per 5.2.7.6.5.
Esplanade Strips	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Light Spill	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Odour Nuisance	An activity shall not create an objectionable odour which is detectable at the boundary of any residential site.	An activity shall not create an objectionable odour which is detectable at the boundary of any residential site.	An activity shall not create an objectionable odour which is detectable at the boundary of any residential site.
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Site Coverage	Maximum site coverage is 75%.	Not applicable.	Not applicable.
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3
Vibration	No vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No vibration shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.

5.2.7.6. Explanation/Reasons

- 5.2.7.6.1. The Port Zone is restricted to the area around the Port of Westport. It also provides Port zoned land in Westport which could be available for coast related development in the future.
- 5.2.7.6.2. The zone recognises that the effects of some port activities are best controlled by segregation of that activity from other land uses, in particular those of a residential nature.
- 5.2.7.6.3. The building height standard reflects that the use of cargo and container handling equipment is critical to the Port's operations. A permitted height of 35m is considered realistic for Port activities provided that no building shall encroach on a recession plane at an angle of 35 degrees measured from a point 2.5m above ground level at the boundary of any commercial or residential zone.
- 5.2.7.6.4. Also, see the Industrial Zone for an explanation and reasons for performance standards for amenities, storage, noise, vibration and blasting.
- 5.2.7.6.5. A dust, fume or smoke nuisance shall not be created by an activity. Such a nuisance is deemed to occur when:
- There is visible evidence of suspended solids or particulate matter in the air beyond the zone boundary that the activity occurs in; or
 - There is visible evidence of deposited particulate matter or dust which can be traced to an activity and which settles on any ground, building or structure on any site within Residential or Commercial Zones.