

21.4 Specific Purpose (Styx Mill Road Transfer Station) Zone

21.4.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This chapter relates to activities that may occur in the Specific Purpose (Styx Mill Road Transfer Station) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.

The Specific Purpose -Styx Mill Road Transfer Station Zone applies to the existing transfer station on Styx Mill Road, which is one of three transfer stations in Christchurch City. The zone seeks to provide a safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

21.4.1.2 Objectives and policies

21.4.1.1.1 Objective – Safe and efficient waste transfer

- a. A safe and efficient facility for disposing and recycling of household refuse for onward transmission to the landfill.

21.4.1.1.2 Policy – Management of adverse environmental effects on neighbours

- a. Ensure nuisance is avoided by containing all litter onsite, operating with the prescribed hours, removing all rubbish at the end of each business day and controlling birds and vermin.

21.4.1.1.3 Policy – Recycling and sorting

- a. Provide an opportunity for appropriate material to be sorted and recycled on this [site](#).

21.4.2 How to interpret and apply the rules – Specific Purpose (Styx Mill Road Transfer Station) Zone

21.4.2.1 How to use the rules

The rules that apply to activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone are contained in the Activity Status Tables (including Activity Specific Standards) in Section Rule 21.4.34 below.1.

a.

~~Activity Status Tables (including Activity Specific Standards) in Section 21.4.3 below.~~

b. The ~~Activity-activity Status-status Tables-tables~~ and ~~Standards-standards~~ in the following chapters also apply to activities in all areas of the Specific Purpose (Styx Mill Road Transfer Station) Zone, ~~where relevant~~:

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

~~c. Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.~~

~~Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.~~

Advice Note:

1. The activities undertaken on the site must not be in breach of the current discharge to air consent from the Canterbury Regional Council.

21.4.4 Rules – Specific Purpose (Styx Mill Road Transfer Station) Zone

~~21.4.2.2~~21.4.4.1 Activity status tables

~~21.4.2.2.1~~21.4.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone if they ~~comply-meet with~~ the ~~relevant~~ activity specific standards set out in this table.

Activities may also be ~~controlled~~, restricted discretionary, ~~or~~ discretionary, ~~non-complying~~, or ~~prohibited~~ as specified in Rules ~~21.4.34.21.2 and, 21.4.4.1.3~~ 21.4.3.3, 21.4.3.4, 21.4.3.5 and 21.4.3.6.

	Activity	Activity Specific-specific <u>Standardsstandards</u>
P1	Household refuse disposal-	<ul style="list-style-type: none"> a. Any future development shall be generally in accordance with the Development Plan, Appendix 21.4.56.1; b. All landscaping areas as shown on Appendix 21.4.56.1 shall be maintained in good condition to provide the continuous screening of the <u>site</u>; c. The entry gate to the <u>site</u> shall be <u>setback</u> not less than 25m <u>25 metres</u> from the <u>boundary</u> with Styx Mill Road;

		<p>d. A security perimeter fence of a minimum height of 2m-2 metres shall be maintained at all times in the general location shown on the Development Plan, Appendix 21.4.56.1;</p> <p>e. All refuse at the <u>site</u> shall be deposited under the roof area except green waste and hardfill;</p> <p>f. All rubbish shall be removed from the pit floor at the end of each business day;</p> <p>g. The pit floor and the surrounding yard shall be thoroughly cleaned at the end of each business day;</p> <p>h. Birds and vermin shall be controlled to avoid nuisance within and outside the <u>site</u>;</p> <p>i. Hours of operation shall be limited to between 0700 and 1800 hours, except that up to two <u>vehicle movements</u> for delivery and/or pickup of refuse may occur between 0600 and 0700 hours;</p> <p>j. The <u>site</u> and surrounds shall be patrolled a minimum of once per day for the purpose of keeping the <u>site</u> and surrounds generally free of litter; and</p> <p>k. No toxic chemicals, liquid or other wastes shall be accepted at the <u>site</u> which cannot be disposed of safely.</p>
P2	Green refuse disposal and processing-	<p>a. No composting shall take place on <u>site</u>;</p> <p>b. Green waste shall be removed from <u>site</u> before causing odour nuisance; and</p> <p>c. <u>Outdoor storage areas</u> shall be <u>setback</u> a minimum distance of 30m-30 metres from Styx Mill Road <u>frontage</u> and at least 6m-6 metres from other <u>boundaries</u>.</p>
P3	<u>Erection of buildings-</u>	<p>a. Only <u>buildings</u> or structures <u>with a height of</u> -not more than 9m-9 metres-high, and which are for the purpose related to the operation of the transfer station; and</p> <p>b. <u>Buildings</u> shall be <u>setback</u> at least 30m-30 metres from Styx Mill Road <u>frontage</u> and 6m-6 metres from other <u>boundaries</u></p>
P4	Sorting of recycling material-	<p>a. All material shall be stored under roof not visible from the <u>road</u>.</p>

~~21.4.2.3~~ **Controlled activities**

The activities listed below are ~~controlled activities~~.

~~There are no controlled activities.~~

~~21.4.2.3.1~~ 21.4.4.1.2 **Restricted discretionary activities**

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity	<u>The Council's discretion shall be limited to the following matters:</u>
RD1 Any a Activities listed in Rule 21.4.354.1.1 <u>P1 to P4</u> that does not comply meet with one or more of the Activity-activity Specific-specific Standardsstandards .	<u>As relevant to the activity specific standard that is not met, as outlined in Rule 21.4.5.</u>

		Relevant Activity Specific standard breached and the matters of discretion as outlined in 21.4.4
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~~21.4.2.3.2~~21.4.4.1.3 **Discretionary activities**

The activities listed below are discretionary activities.

Activity	
D1	Any activity not provided for as a permitted or restricted discretionary activity.
D2	Disposal of hazardous and/or toxic <u>substances</u> .

~~21.4.2.4~~ **Non-complying activities**

~~The activities listed below are non-complying activities.~~

There are no non-complying activities.

~~21.4.2.5~~ **Prohibited activities**

~~The activities listed below are prohibited activities.~~

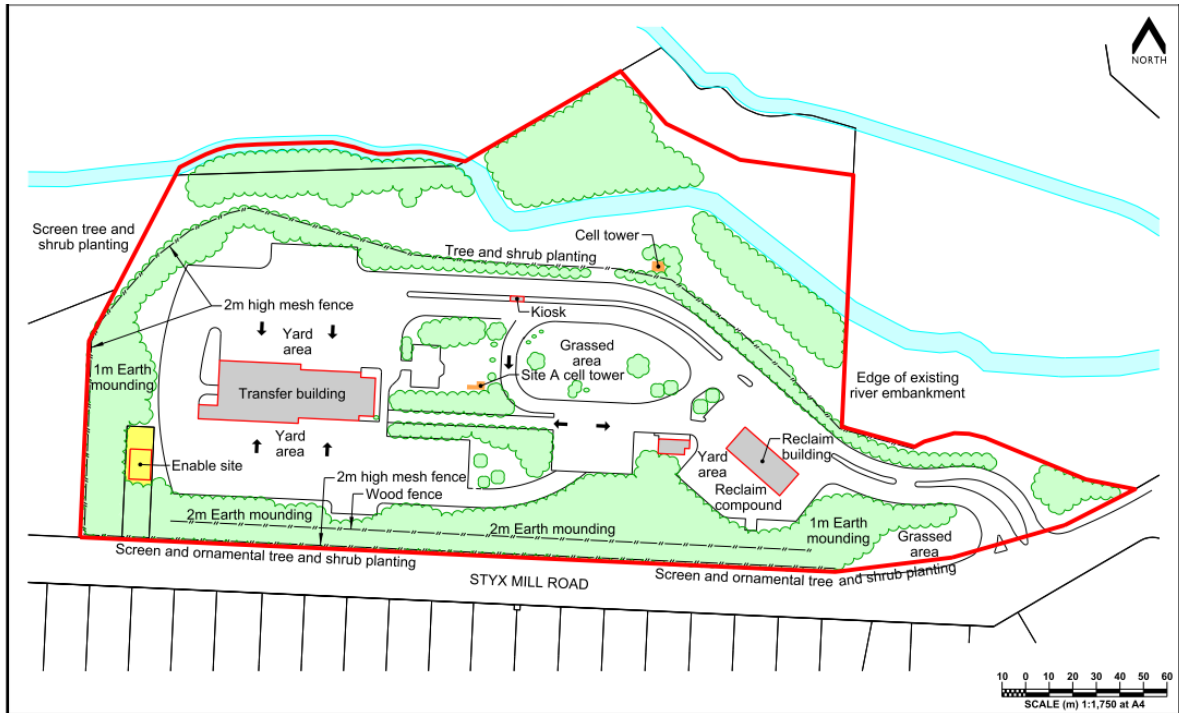
There are no prohibited activities.
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~~21.4.3~~21.4.5 **Matters of discretion**

- a. Any adverse impacts on residences outside the zone in terms of dust, noise, vermin or odour nuisance, also taking account of the hours of operation.
- b. Any adverse effects on the effectiveness of the landscape buffer of the zone, and whether the refuse disposal and recycling activities remain not visible from outside the zone.
- c. Any potential for windblown refuse creating detraction outside the zone.
- d. Any visual impacts of additional or modified buildings and their scale, as seen from outside the zone.
- e. Any impacts created by additional traffic in the vicinity of the site.

~~21.4.4~~21.4.6 **Appendix**

Appendix 21.4.~~5~~6.1 – Development Plan – Specific Purpose (Styx Mill Road Transfer Station) Zone.



Technical Services and Design
Assets and Network Unit
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