

## 13.4 Specific Purpose (Styx Mill Road Transfer Station) Zone

### 13.4.1 Introduction

- a. 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.
- b. 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.
- c. 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.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

### 13.4.2 Objectives and policies

#### 13.4.2.1 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.

##### 13.4.2.1.1 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.

##### 13.4.2.1.2 Policy – Recycling and sorting

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

### 13.4.3 How to interpret and apply the rules

- a. 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 Rule [13.4.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in all areas of the Specific Purpose (Styx Mill Road Transfer Station) Zone:

- 4 Hazardous Substances and Contaminated Land;

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport; and
- 11 Utilities and Energy.

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.

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

### 13.4.4.1 Activity status tables

#### 13.4.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Styx Mill Road Transfer Station) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.4.4.1.2](#), [13.4.4.1.3](#), [13.4.4.1.4](#), [13.4.4.1.5](#) and [13.4.4.1.6](#)

	Activity	Activity specific standards
P1	Household refuse disposal	<ol style="list-style-type: none"> <li>a. Any future development shall be generally in accordance with the Development Plan, Appendix <a href="#">13.4.6.1</a>;</li> <li>b. All landscaping areas as shown on Appendix <a href="#">13.4.6.1</a> shall be maintained in good condition to provide the continuous screening of the <a href="#">site</a>;</li> <li>c. The entry gate to the <a href="#">site</a> shall be setback not less than 25 metres from the <a href="#">boundary</a> with Styx Mill Road;</li> <li>d. A security perimeter fence of a minimum height of 2 metres shall be maintained at all times in the general location shown on the Development Plan, Appendix <a href="#">13.4.6.1</a>;</li> <li>e. All refuse at the <a href="#">site</a> shall be deposited under the roof area except green waste and hardfill;</li> <li>f. All rubbish shall be removed from the pit floor at the end of each business day;</li> <li>g. The pit floor and the surrounding yard shall be thoroughly cleaned at the end of each business day;</li> <li>h. Birds and vermin shall be controlled to avoid nuisance within and outside the <a href="#">site</a>;</li> <li>i. Hours of operation shall be limited to between 07:00 and 18:00, except that up to two <a href="#">vehicle movements</a> for delivery and/or pickup of refuse may occur between 06:00 and 07:00;</li> <li>j. The <a href="#">site</a> and surrounds shall be patrolled a minimum of once per day for the purpose of keeping the <a href="#">site</a> and surrounds generally free of litter; and</li> </ol>

		k. No toxic chemicals, liquid or other wastes shall be accepted at the <a href="#">site</a> which cannot be disposed of safely.
<b>P2</b>	Green refuse disposal and processing	a. No composting shall take place on <a href="#">site</a> ; b. Green waste shall be removed from <a href="#">site</a> before causing odour nuisance; and c. <a href="#">Outdoor storage areas</a> shall be setback a minimum distance of 30 metres from Styx Mill Road <a href="#">frontage</a> and at least 6 metres from other <a href="#">boundaries</a> .
<b>P3</b>	<a href="#">Erection of buildings</a>	a. Only <a href="#">buildings</a> or structures with a <a href="#">height</a> of not more than 9 metres, and which are for the purpose related to the operation of the transfer station; and b. <a href="#">Buildings</a> shall be <a href="#">setback</a> at least 30 metres from Styx Mill Road <a href="#">frontage</a> and 6 metres from other <a href="#">boundaries</a>
<b>P4</b>	Sorting of recycling material	a. All material shall be stored under roof not visible from the <a href="#">road</a> .

#### 13.4.4.1.2 Controlled activities

There are no controlled activities

#### 13.4.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		The <b>Council's</b> discretion shall be limited to the following matters:
<b>RD1</b>	Activities listed in Rule <a href="#">13.4.4.1.1</a> P1 to P4 that do not meet one or more of the activity specific standards.	As relevant to the activity specific standard that is not met, as outlined in Rule <a href="#">13.4.5</a> .

#### 13.4.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
<b>D1</b>	Any activity not provided for as a permitted, controlled or restricted discretionary, non-complying or prohibited activity.
<b>D2</b>	Disposal of <a href="#">hazardous substances</a> and/or toxic <a href="#">substances</a> .

#### 13.4.4.1.5 Non-complying activities

There are no non-complying activities

#### 13.4.4.1.6 Prohibited activities

There are no prohibited activities

## 13.4.5 Rules - 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.

## 13.4.6 Appendix

### Appendix 13.4.6.1 – Development Plan – Specific Purpose (Styx Mill Road Transfer Station) Zone

