

## 5.10 INDUSTRIAL (LIGHT) ZONE

### 5.10.1 BACKGROUND

The Industrial (Light) Zone applies to most of the industrial land in the District. The intention of the zone is to accommodate an extensive range of industrial activities and service activities subject to appropriate controls. Activities involving noxious, hazardous or offensive elements are generally not provided for in the zone. Commercial activities and other non-industrial activities have been limited to those compatible with and which do not inhibit the efficient operation of the industries provided for.

In order to protect the environmental quality and amenity both within the Industrial (Light) zone and beyond the zone boundary, performance standards have been introduced. The standards are designed to control nuisance elements of industry and minimise interference between activities.

Sites in the Amenity Protection Areas (APA) and sites fronting Main Traffic Routes (Strategic Highways, and Regional and District Arterials) have been identified as situations which require scrutiny by Council through either the controlled activity or discretionary activity procedures, depending on the activity that is to be developed. This scrutiny may lead to additional conditions being imposed on the activity to ensure the protection of residential amenities, enhance the appearance of industrial activities and buildings and to protect the function of main traffic routes (eg through the control of access).

In Waihi, the Industrial (Light) zone replaces what were the Industrial A, B and C zones in the Transitional District Plan. Activities in these three zones are a mixture of servicing, light manufacture and depot. The Industrial C zone, applied to a vacant piece of land in the Victoria Street and Quarry Road area. This area provides a "bank" of industrial land suitable for development.

For Paeroa, the Industrial Service and General zones in the Transitional District Plan essentially translate into the new (Light) and (Heavy) zones respectively. Some of the Industrial Service zone areas have not retained an industrial zoning, but rather have been rezoned Town Centre or Residential. This rezoning better reflects the activities that are occurring on the land, and also the activities occurring on adjoining properties.

The Industrial (Light) zone is a new zoning for Ngatea. Its introduction is designed to achieve two things. Firstly, to provide a more appropriate zoning for those activities that are presently and likely to occur, than the previous Commercial zoning provided. The Industrial (Light) zone provides more appropriate performance standards to protect the environment and amenities of adjoining zones. Secondly, the Town Centre "heart" can be reinforced and developed by confining commercial activities into the Town Centre zone and not encouraging commercial activities to stretch along the state highway frontage.

The Industrial (Light) zone is differentiated from the Industrial (Heavy) zone by three main factors, being:

1. More restrictive provision for hazardous substances and facilities.
2. No provision for activities that have the potential to create detrimental odour effects.
3. Provision for limited retailing and sale of food.

In addition, a more restrictive noise performance standard is imposed in the Industrial (Light) zone. In other respects the performance standards for the (Light) and (Heavy) zones are similar or the same.

These provisions reflect the situation of the zone being located adjoining residential and other urban areas.

### 5.10.2 RESOURCE MANAGEMENT ISSUES

(Refer to Industrial Zones Section 5.9.2 for general issues).

### 5.10.3 ANTICIPATED ENVIRONMENTAL RESULTS

The first environmental result for this zone is to maintain and enhance an industrial resource (including land, buildings and services) for future generations.

Second, the operation of industrial activities needs to be managed and controlled to ensure that the amenities of the environment, which are enjoyed by people and communities (eg clean air, quiet) are continually enhanced and improved.

Third, the physical environment is also to be protected and improved. Particular attention should be given to ensuring the pollution of air, water and the ground is avoided.

The efficient movement of traffic on the main traffic routes through the industrial area should not be compromised by vehicles gaining access to and from individual industrial sites. Poorly planned or untidy industrial buildings and activities should not compromise the objective of creating an attractive entrance to the towns for persons using main traffic routes.

### 5.10.4 OBJECTIVES AND POLICIES

(Refer to Industrial Zones Section 5.9.3 for general objectives and policies).

#### **Objective 1**

*To provide for light industrial, service and limited retailing activities in a manner that avoids, remedies or mitigates any adverse environmental effects on adjoining land and activities, the viability of town centres and the traffic function of main traffic routes.*

#### **Policies**

Objective 1 will be achieved by implementation of the following policies:

1. Taking into account the location of the Industrial (Light) zone next to residential, reserve and rural areas.
2. Where industrial activities are located near the boundary of an industrial zone with another urban zone, there will be additional control and assessment of the potential adverse effects on the activities of the zone.
3. Recognising that there is other legislation, organisations and procedures that will to a certain degree control the adverse effects of industrial activities.
4. Managing access (number, location etc) to the main traffic routes.
5. Managing the number and size of advertising signs.

#### **Reasons**

1. The activity status combined with a performance standard approach has been chosen as the most effective way in which to provide for activities.
2. Some activities have the potential to generate effects that are incompatible with other activities in the zone or in adjoining zones. Assessment of those activities needs to be provided for.

**Objective 2**

*To consolidate the Town Centre.*

**Policies**

Objective 2 will be achieved by implementation of the following policies:

1. Zoning land around the Town Centre as Industrial (Light).
2. Excluding Town Centre functions and activities from the Industrial (Light) zone.

**Reasons**

1. The Town Centre and the Industrial (Light) zones cater for separate but complementary activities, which need to be managed to ensure that the viability of the two zones is not undermined.
2. The Town Centre is designed to enable the development of a pedestrian friendly retail/commercial environment. This environment is not suitable for activities that require the movement of vehicles and parking associated with many industrial activities.

**Objective 3**

*To maintain a sufficient land "bank" to provide potential for new industrial activities to develop.*

**Policies**

Objective 3 will be achieved by implementation of the following policies:

1. Monitoring the uptake of land and buildings.
2. Rezoning appropriate parcels of land (including those areas with a constraint for residential development) for industrial light activities when the availability of unoccupied land and/or buildings is low within the existing zoned area.

**Reasons**

1. The site specific requirements for industrial activities means that additional areas need to be assessed as to their suitability, and be available to cater for the anticipated demand. This will assist Council in guiding industrial activities into appropriate areas, rather than being under pressure to allow activities to establish in areas that are sensitive to the external effects of industrial activities.

**5.10.5 METHODS TO IMPLEMENT OBJECTIVES AND POLICIES**

The principal method by which Council will implement the above objectives and policies is by the implementation of the Industrial (Light) zone (both the physical limits shown on the planning maps and the rules) to control the location, type and scale of land use activities.

Monitoring of activities in terms of resource consent conditions and the need to undertake enforcement action to achieve compliance with those conditions and the performance standards will indicate whether the conditions and standards require amendment (either because they are too stringent or because they are not achieving the desired outcome).

Other methods outside the District Plan are available to achieve the zone objectives. These include other legislation, education and information dissemination through industry associations and discussion with individual industries.

Prohibited activity status has been given to surface mining activities. Council has resolved that the appropriate process and assessment of such activities is by means of a private request for a plan change (refer to Section 2.2.5 – Extractive Industries for a description and reasons).

**Reasons**

1. Refer to Section 2.0 which set out Council's main reasons for adopting a zone and rule based approach to the achievement of the objectives and policies.
2. Monitoring is the method proposed to be used for assessing the effectiveness of the District Plan.
3. Refer to Section 2.2.5 – Extractive Industries.

**5.10.6 ACTIVITIES****5.10.6.1 Permitted Activities**

The following are permitted activities and shall comply with the Performance Standards specified in Rule 5.10.7 below:

1. Industrial, manufacturing, warehouse or training activities, except for the following activities which have the potential to generate adverse environmental effects, particularly odour:
  - Blood or offal treating.
  - Boiling of linseed oil.
  - Bone boiling or crushing.
  - Collection and storage of used bottles for sale.
  - Dag crushing.
  - Fellmongering.
  - Fish cleaning.
  - Flax pulping.
  - Flock manufacturing, or teasing of textile materials for any purpose.
  - Glue manufacturing.
  - Gut scraping and treating.
  - Manure works.
  - Nightsoil collection and disposal.
  - Reconditioning of fuel oils.
  - Reconditioning of lubricating oils.
  - Refining of fuel oils.
  - Refining of lubricating oils.
  - Refuse collection and disposal.
  - Septic tank desludging and disposal of sludge.
  - Slaughtering of animals for any purpose other than human consumption.
  - Soap manufacturing.
  - Storage, drying or preserving of bones, hides, hoofs, or skins.
  - Tallow melting.
  - Tanning.
  - Varnish manufacture.
  - Wood pulping.
  - Wool scouring.
2. Any permitted activity specified in Sections :
  - 7.1 - Heritage Features
  - 7.4 - Recognition and Protection of Significant Urban/Township Trees
  - 8.1 - Provision for Network Utilities
  - 8.7 - Signs
  - 8.8 - Hazardous Substances
  - 8.10 - Surface of Water in Lakes, Rivers and Streams
  - 10.1 - Subdivision
3. Any activity listed as a discretionary activity in the Town Centre zone (Rule 5.8.6.3) excluding those activities provided for as discretionary by way of rule 5.8.6.3.6.

4. Factory shops and other retail outlets ancillary to industrial, manufacturing, service, training and warehouse activities, provided that the retail trading floor space does not exceed 100m<sup>2</sup>.
5. Takeaway food bars, coffee bars, tearooms.
6. Residential accommodation in association with any permitted and/or controlled activity, but not exceeding one dwelling per activity.
7. A retail complex on the area bounded by the Hape Stream (Main Drain) to the north, Tower Street, and Belmont and Station Roads, **provided** that:
  - (a) the gfa shall be a minimum of 2,000m<sup>2</sup>
  - (b) no vehicular access is permitted to State Highway No.2.
8. Excavations of up to 20m<sup>3</sup> of material in any one year for transportation off the property of source where such works are not part of an approved subdivision or building work.
9. Placement of clean fill not undertaken as part of an approved subdivision or building consent
  - Up to 30m<sup>3</sup> of clean fill comprising topsoil and subsoil may be placed on a property at an average depth not exceeding 1m.
  - From 30m<sup>3</sup> - 100m<sup>3</sup> of clean fill comprising topsoil, subsoil and any demolition rubble (up to 100m<sup>3</sup>) may be placed on a property where Council is **informed** of the fill action before the activity is carried out. The detail to be provided is:
    - legal description and street address of property
    - nature and source of fill
    - location of fill on site
    - depth of fill
    - compaction of fill.
10. Prospecting and exploration involving not more than 20m<sup>3</sup> of excavation per allotment in any one year.
11. Accessory buildings and activities for any of the foregoing activities.

#### 5.10.6.2 Controlled Activities

The following are controlled activities, shall comply with the Performance Standards specified in Rule 5.10.7 below, and shall be assessed in relation to the criteria specified in Rule 5.10.6.2 **A** below:

1. On Sites in the Amenity Protection Area
 

Any permitted activity listed in Rule 5.10.6.1 above, except for "Network Utilities" and "Residential Accommodation" which are permitted activities.
2. On Sites Fronting And/Or Having Access To Main Traffic Routes (ie Strategic Highway, Regional Arterial or District Arterial) (Refer Section 8.9)
 

Any permitted activity listed in Rule 5.10.6.1 above, except for "Network Utilities" and "Residential Accommodation" which are permitted activities.
3. Anywhere in the Zone.
 

Any controlled activity specified in Sections:

  - 7.1 - Heritage Features
  - 7.4 - Recognition and Protection of Significant Urban/Township Trees
  - 8.7 - Signs
  - 8.10 - Surface of Water in Lakes, Rivers and Streams
  - 10.1 - Subdivision

#### A. Assessment Criteria for Controlled Activities

The following will be used to assess a controlled activity:

1. Design and Appearance of Buildings
  - (a) For sites in the Amenity Protection Areas:
    - the extent to which buildings are designed in a manner which is complementary and sensitive to the existing and potential amenities of the surrounding residential environment in terms of scale, form and harmony
    - whether building features such as major entranceways, doors and windows, and service uses such as extractor fans and airconditioning units, are located so as to direct the transmission of any nuisance elements such as noise, dust, glare and smell away from any residential areas
    - whether building features such as windows, balconies and outside access to second level and higher, have been located or designed to minimise any adverse effect on the privacy and outlook of neighbouring residential buildings and property.
  - (b) For sites fronting and/or having access to main traffic routes (refer to Section 8.9):
    - the extent to which the buildings are designed to present an attractive facade to the street, and include such features as the main public entrance, advertising and window display. In particular, features such as the service or loading entrance, extractor and airconditioning units should be located on side or rear walls.
2. Site Layout
  - (a) For sites in the Amenity Protection Areas:
    - whether buildings, outdoor activities, including storage areas, refuse and waste holding areas, loading/unloading areas, parking and servicing areas have been sited so as to minimise the transmission of any nuisance elements such as noise, dust, glare or smell to any residential zone
    - to what extent have factors such as wind direction, landscaping, and yards been used to assist in the minimising of nuisance elements.
  - (b) For sites fronting and/or having access to main traffic routes (refer to Section 8.9):
    - to what extent have buildings and outdoor activities been set back from front boundaries to allow room on the front of the property for landscaping, access and parking areas, and also to ensure that buildings do not visually dominate the streetscape as viewed from the road
    - whether parking and loading areas have been located to be readily visible to drivers and conveniently accessible in order to minimise disruption to traffic flows on the street, or disrupt the activities on site

- whether storage yards and servicing areas are sited away from the street or screened from the street to minimise visual impact.

### 3. Location and Design of Vehicular Access

#### (a) For sites in the Amenity Protection Areas:

- to what extent has access to and from a site been located as far as practicable or as appropriate in the circumstances from the boundary of an adjoining Residential zone.

#### (b) For sites fronting and/or having access to main traffic routes (refer to Section 8.9):

- whether access to and from sites has been located and designed to minimise any detrimental effects on the safety and efficiency of the street system
- whether the access points are located so as to be readily visible to drivers thereby enabling safe slowing and acceleration distances.

#### (c) For (a) and (b) above, the Assessment Criteria in Rule 9.3.3 - VEHICLE ACCESS AND CROSSINGS shall also be applied.

### 4. Landscape Design

#### (a) Whether the site in the Amenity Protection Areas has been landscaped in a manner that:

- softens the visual impact of industrial uses on Residential zone
- provides a permanent physical buffer between Residential, and Industrial zones
- screens unsightly parts of development
- reduces undesirable elements of industrial activities such as noise, dust and glare
- reduces the scale of buildings (particularly their height) by incorporating trees capable of growing to a height similar to the buildings.

#### (b) Whether the site fronting a main traffic route has been landscaped in a manner that:

- enhances the appearance of industrial development from arterial routes
- visually softens any hard or bleak surfaces
- screens unsightly parts of development
- complements the design and appearance of buildings which present an attractive facade to the street
- does not screen the drivers view of access points or signs identifying the business located on the site
- contributes to an avenue effect through the planting of trees of a type and in a location to produce such an effect.

### 5.10.6.3 Discretionary Activities

The following are discretionary activities and shall be assessed in relation to the criteria specified in Rule 5.10.6.3 A below:

1. Any retail activity in excess of or not provided for in Rule 5.10.6.1.
2. Prospecting and exploration not provided as a permitted activity.
3. Surface mining, underground mining, and mining operations on that land shown on the Planning Maps as being between the notation "Extended Martha Mine" and the zone boundary of the Martha Mineral Zone.
4. Any discretionary activity specified in Sections:
  - 7.1 - Heritage Features
  - 7.4 - Recognition and Protection of Significant Urban/Township Trees
  - 8.1 - Provision for Network Utilities
  - 8.7 - Signs
  - 8.8 - Hazardous Substances
  - 8.10 - Surface of Water in Lakes, Rivers and Streams
  - 10.1 - Subdivision
5. Any permitted or controlled activity that does not meet the performance standards specified in Rule 5.10.7.

#### A. Assessment Criteria for Discretionary Activities

The following criteria will be used to assess a discretionary activity:

1. The performance standards, assessment criteria and environmental results for permitted and controlled activities specified in Rule 5.10.7.
2. The criteria for controlled activities set out in Rule 5.10.6.2 A above.
3. For any specified retail activity and any ancillary retail activity:
  - whether the proposal conflicts with Council's objectives relating to the protection of the main traffic routes and in particular will it lead to strip commercial development of an ad hoc nature
  - whether a location on a major arterial route is reasonably necessary to serve the surrounding industrial area or in respect of those commercial uses appropriate to an industrial zone, to best serve the general public
  - the anticipated traffic volumes generated by the proposal, the means of access to and from the site and the capacity of the adjacent street system to safely accommodate the anticipated traffic, provided that in the case of the main traffic routes, preference shall be given to alternative access arrangements
  - the ease of entry and exit to the site including the visibility of access points
  - whether the proposal significantly conflicts with Council's objectives relating to the sustainability of the Town Centre
  - the availability of appropriately located commercially zoned land able to accommodate such uses
  - whether the public interest would be best served by an industrial location

- whether the bulky nature of the goods or other such characteristics make it more appropriate that they be sold in industrial rather than commercial areas
- whether any ancillary retail activity is clearly subsidiary to and reasonably associated with the principal use of the site.

**B. Assessment Criteria for Prospecting, Exploration, Mining Operations, Surface and Underground Mines.**

The following assessment criteria will be used to assess a discretionary activity for prospecting, exploration, and underground mining in both the Industrial (Light) Zone and the Extended Martha Mine area and will be used to assess a discretionary activity for surface mining in the extended Martha Mine area only.

1. The assessment criteria in Rule 5.10.6.3.A above. With respect to the performance standards, Council will have regard to them for assessment purposes, in particular where either the activity or the adverse effects of the activity are in close proximity to the boundary between the Industrial (Light) Zone and the Extended Martha Mine area. However, council recognises that because of the nature of the mining activities and the existing mining licence conditions, the performance standards may not always be relevant or appropriate.
2. Whether landscaping can avoid, remedy or mitigate the adverse effects of mining operations and mines. In particular, whether the landscaping provides a visual buffer with respect to:
  - screening unsightly and disturbed areas from other land beyond the Extended Martha Mine Area
  - providing a visually attractive outlook without blocking intermediate and distant views
  - softening any hard or bleak surfaces

The Assessment Criteria in Rule 9.3.12.4 shall also be considered

3. Whether adequate public safety measures (eg fencing and bunds) have been provided, particularly with respect to the open pit.
4. Whether the methods proposed to avoid, remedy or mitigate the adverse effects of the activities are practical and effective.
5. Whether the proposed rehabilitation of the site and adjacent areas during and following the cessation of mining activities (including open pit, conveyor, waste disposal areas and surface infrastructure eg: roads, plant and equipment) is undertaken and results in a landscape, features and facilities that are appropriate within the context of the environment they are located within.

With respect to proposed post-mining landscapes and features (lakes, reserves, recreation areas), their appropriateness within the environment they are located in, will be considered in relation to such matters as:

- The visual appearance of rehabilitated areas.
- Public access and safety.
- Structural engineering and environmental integrity.
- The provision of community and/or recreational facilities.

**5.10.6.4 Non Complying Activities**

Any activity not provided as a permitted, controlled, discretionary or prohibited activity.

**5.10.6.5 Prohibited Activities**

Surface mining (Refer to Section 2.2.5 – Extractive Industries).

**5.10.7 PERFORMANCE STANDARDS**

The performance standards listed in rule 9.5 - MATRIX OF PERFORMANCE STANDARDS and as detailed throughout Section 9.0 - PERFORMANCE STANDARDS FOR DEVELOPMENT AND SUBDIVISION shall be met by permitted and controlled activities.

**5.10.8 GENERAL PROVISIONS**

- Section 3.0 - MONITORING AND EVALUATION
- Section 7.0 - CONSERVATION AND HERITAGE
- Section 8.1 - PROVISION FOR NETWORK UTILITIES OPERATIONS
- Section 8.2 - PROVISION FOR PUBLIC WORKS
- Section 8.3 - EXTRACTIVE INDUSTRY
- Section 8.4 - EXCAVATION AND FILL
- Section 8.5 - AIR QUALITY
- Section 8.7 - SIGNS
- Section 8.8 - HAZARDOUS SUBSTANCES
- Section 8.10 - SURFACE OF WATER
- Section 10.0 - SUBDIVISION, FINANCIAL CONTRIBUTIONS, ESPLANADE RESERVES AND ESPLANADE STRIPS

