

5.11 INDUSTRIAL (HEAVY) ZONE

5.11.1 BACKGROUND

The Industrial (Heavy) zone recognises the need to provide locations throughout the District for industrial activities involving noxious, offensive or hazardous elements. Some of these activities are provided for as permitted activities and some as discretionary activities in the zone. Such industries ideally need to be close to transport routes and separated from residential areas by other land uses or by topographical or physical barriers. The separation is required so that industries may operate reasonably free from the restraints imposed by the adjoining or nearby activities.

"Separation" is not the only matter that industrial activities need to have regard to. In addition, industries may not operate in a manner that detrimentally affects the environment, and buildings, signs etc should not present a visual detraction to the amenity of the area. In order to protect the environmental quality and amenity both within the Industrial (Heavy) zone and beyond the zone boundary, performance standards have been set. The standards are designed to control nuisance elements of industry and minimise interference between activities.

Sites in the Amenity Protection Areas and sites fronting main traffic routes 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 controls being imposed on the activity to ensure the protection of residential amenities, enhance the appearance of industrial activities and buildings and to protect the traffic amenities of arterial routes through the control of access to and from sites fronting arterial routes.

Industrial activities located at Kerepehi (in the block of land contained to the north of Kerepehi Town Road and west of State Highway 2) require additional landscaping to mitigate the potential impacts of industrial activities on the adjoining rural amenities. The 20m APA includes a 12 metre yard which is to be landscaped to form dense screening along the western zone boundary.

In Waihi, a 5 hectare area of land at the western entrance to the town was zoned Industrial D (Heavy or Noxious) and adjoining this land to the east a 2.26 hectare block of land was zoned "Industrial D Deferred" in the Transitional District Plan. This "Industrial D Deferred" zoning allowed for the A & P Association to continue with its activities on the site, with the Industrial D zoning to come into operation when the demand for that land was evident. Due to their location and separation from other urban activities these two parcels of land are ideal to accommodate "heavy" industrial activities.

However, as most of the land in the Industrial D zone is vacant, the Industrial D Deferred zone has not been carried over into this District Plan. Instead, it will be zoned Reserve (Active) to provide for the A & P activities which are presently carried out on the land.

In Paeroa, the land use survey undertaken in 1992 identified that the existing General Industry zone was well occupied by buildings and industrial activities. Land suitable for "greenfield" industrial development is limited in Paeroa. Some expansion to the existing Industrial General zone shown in the Transitional District Plan is provided for. This reflects the present and likely future demand for industrial land. In the event that additional new area(s) are required to accommodate industrial activity, Council may rezone the required new area, by promoting a plan change.

Ngatea has an industrial estate in Kohunui Street. With the introduction of the Industrial (Light) zone at the western end of the town, this area is better suited for heavier industrial activities.

Under the Transitional District Plan, Kerepehi had two industrial zones, one being for general activities and a Special Zone to provide for the existing dairy factory and timber processing operations. The Special Zone also introduced a number of development and performance standards designed to protect the environment and amenities of Kerepehi. The Industrial (Heavy) zone of this District Plan supersedes most of the area covered by these zones.

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

- Less restrictive provisions for hazardous substances and facilities.
- Provision for activities with the potential to create an odour nuisance, by way of discretionary activity status.
- Restricted provision for retailing.

In addition, the noise performance standard is unrestricted within the zone. It is considered that the zone noise performance standard, the small size of the zones and the requirements of other legislation (eg Occupational Safety and Health) are sufficient to manage the effects of noise. In other respects, the performance standards for the (Heavy) and (Light) zones are similar or the same.

The Industrial (Heavy) zone is located in places where potential adverse effects on the environment can be better accommodated than in the Industrial (Light) zone.

5.11.2 RESOURCE MANAGEMENT ISSUES

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

5.11.3 ANTICIPATED ENVIRONMENTAL RESULTS

The main environmental result for this zone is to provide for industrial activities that have the potential to create a greater degree of noise, also the storage, use or disposal of hazardous substances can be accommodated (to a greater degree) within this zone. Activities of a "noxious" nature, particularly in relation to the generation of offensive odours, are provided for in this zone as a discretionary activity, so that individual activities may be assessed in terms of their suitability for a particular site.

5.11.4 OBJECTIVES AND POLICIES

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

Objective 1

To provide for heavy industrial activities that involve noxious, hazardous or offensive elements in a manner that avoids, remedies or mitigates the adverse environmental effects of those activities on adjoining activities and zones, and on the traffic function of main traffic routes.

Policies

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

1. Using a combination of activity listing, "threshold" levels for hazardous substances and performance standards to specify the activities permitted in the zone.
2. Setting performance standards that reflect the location in which the Industrial (Heavy) zone is situated (eg adjoining main traffic routes or residential areas).
3. Providing an Amenity Protection Area on those zone boundaries that adjoin other urban zones.

Reasons

1. Due to the specific purpose of this zone, the type of activities provided within it, need to be clear.
2. The type of activities provided for have the potential to be incompatible with other activities in the zone and in adjoining zones. Assessment of the effects of these activities needs to be provided for.

Objective 2

To maintain a sufficient land "bank" to accommodate the development of new industrial (heavy) activities.

Policies

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

1. Ensuring those activities which could readily locate in another zone, do not establish in this zone.
2. Monitoring the uptake of land and buildings.
3. Rezoning appropriate parcels of land for industrial (heavy) activities when the availability of undeveloped land and/or buildings within the existing zoned area is low.

Reasons

1. The site specific requirements for industrial heavy 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.
2. Sole reliance on a performance standard approach to resource management does not accommodate the need to "save" areas of land for activities that have specific locational requirements. The area set aside for heavy industrial activities should be retained for that purpose (as a resource of value) and not be used to accommodate activities that could readily locate elsewhere.

5.11.5 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 (Heavy) 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 conditions and 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 provisions of 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 sets out Council's main reasons for adopting a 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.

5.11.6 ACTIVITIES**5.11.6.1 Permitted Activities**

The following are permitted activities and shall comply with the Performance Standards specified in Rule 5.11.7 below:

1. Any industrial or manufacturing activity, 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. Factory shops, other retail outlets ancillary to industrial and manufacturing activities, provided that the gross retail trading floor space does not exceed 100m².
3. 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
4. Residential accommodation in association with any permitted and/or controlled activity, but not exceeding one dwelling per activity.
5. Excavations of up to 20m³ 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.
6. Placement of clean fill not undertaken as part of an approved subdivision or building consent:

- Up to 30m³ of clean fill comprising topsoil and subsoil may be placed on a property at an average depth not exceeding 1m.
 - From 30m³ - 100m³ of clean fill comprising topsoil, subsoil and any demolition rubble (up to 100m³) 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.
7. Prospecting and exploration involving not more than 20m³ of excavation per allotment in any one year.
8. Accessory buildings and activities for any of the foregoing activities.

5.11.6.2 Controlled Activities

The following are controlled activities, shall comply with the Performance Standards specified in Rule 5.11.7 below, and shall be assessed in relation to the criteria specified in Rule 5.11.6.2 A. below:

1. On sites in the Amenity Protection Area and/or 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 5.11.6.1 above, except for "Network Utilities" and "Residential Accommodation" which are permitted activities.
2. Anywhere in the Zone.

Any controlled activity specified in Sections:
 - 7.1 - Heritage Features
 - 7.3 - Protection of Outstanding Natural 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
3. Any permitted activity listed in Rule 5.11.6.1 above located on a site within the zone north of Kerepehi Town Road and west of State Highway 2 once the 12 metre wide landscape strip has been created and planted along the western zone boundary.

A. Assessment Criteria for Controlled Activities

The assessment criteria under Rule 5.10.6.2 A. of the Industrial (Light) zone, will be used to assess a controlled activity under this zone.

In addition to the assessment criteria under Rule 5.10.6.2 A of the Industrial (Light) zone, the following specific criteria are to be used when assessing activities located on sites within the block of land north of Kerepehi Town Road and west of State Highway 2.

1. Design and Appearance of Buildings
 - 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 or rural 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 or rural 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 or rural buildings and property.

2. Site Layout

- whether, buildings, outdoor activities, including storage areas, refuse and waste holding areas, loading/unloading areas, parking and servicing areas at Kerepehi within the zone to the west of SH2 and north of Kerepehi Town Road, have been sited so as to reduce the visual impact of any industrial activity and not to adversely impact on the 12 metre landscaping amenity yard along the western zone boundary.

3. Location and Design of Vehicular Access

- 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 Rural zone.

4. Landscape Design

Whether sites have been landscaped in a manner that:

- softens the visual impact of industrial activities when viewed from Rural or Residential zones.
- provides a permanent landscape buffer along the western boundary of the zone
- reduces undesirable elements of industrial activities
- reduces the scale of industrial buildings (particularly their height) by incorporating trees capable of growing to a height similar to the buildings.
- retains the existing trees along the western boundary where they will assist in establishing the landscaping in the long term.

5.11.6.3 Discretionary Activities

The following are discretionary activities and shall be assessed in relation to the criteria specified in Rule 5.11.6.3 A. below:

1. Any ancillary retailing activity which does not comply with Rule 5.11.6.1.
2. 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
3. Prospecting and exploration not provided for as a permitted activity.

4. Any permitted or controlled activity that does not meet the performance standards specified in Rule 5.11.7.
5. Any industrial or manufacturing activity specifically excluded under Rule 5.11.6.1.
6. Any permitted activity listed in Rule 5.11.6.1 above located on a site within the zone north of Kerepehi Town Road and west of State Highway 2 where the 12 metre wide landscape strip has not been created and planted along the western boundary.

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 activities specified in Rule 5.11.7.
2. The criteria for controlled activities set out in Rule 5.11.6.2 A.
3. For any industrial or manufacturing activity, or hazardous substance process, manufacture or storage:
 - the proximity of the site in relation to the residential and recreational areas and sensitive land activities.
 - the effect on other activities provided for in the zone.
 - the possible transmission of any nuisance elements on to adjacent sites and zones.
 - The dispersion of air pollutants and gases as affected by:
 - the topography of the site and surrounding area
 - climatic conditions such as prevailing winds and temperature inversions.
 - the adequacy of measures to prevent ground and water pollution
 - anticipated traffic volumes generated by the proposed activity and other traffic implications. The capacity of the site and the adjacent street systems to safely accommodate the anticipated vehicle and pedestrian traffic which is likely to be generated by the proposal
 - the size, and shape of the site, and access to and from the site, with respect to the operation of emergency services
 - possible risks and hazards associated with the proposal and the community's perceptions of such risks and hazards
 - any resulting restrictions imposed on the use of adjacent land, and any cumulative effects of existing, adjacent hazardous activities
 - where a proposal involves the storage and/or use of hazardous substances, reference to Section 8.8 – HAZARDOUS SUBSTANCES needs to be made.
4. For any ancillary retail activity, the assessment criteria in Rule 5.10.6.3 A 3 of the Industrial (Light) zone will be used to assess a discretionary activity.
5. In the case of prospecting and exploration activities, whether proposals for the rehabilitation of any site are appropriate to ensure that the land is capable of being used for the range of activities permitted in the zone.

5.11.6.4 Non Complying Activities

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

5.11.6.5 Prohibited Activities

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

5.11.7 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.

5.11.8 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

