



23.0 GENERAL INDUSTRIAL ZONE

23.1 Zone Statement

The General Industrial Zone provides for a wide range of industries as permitted activities and covers the majority of areas of industrial activity in Tokoroa, Putaruru and Tirau. The General Industrial Zones are intended to provide areas for structures and activities of an industrial nature, that for convenience are generally grouped together.

The resources of importance in the General Industrial Zone are buildings, plant and machinery; clean air and waterways; visual amenity; an efficient and safe transport infrastructure; tidy, orderly development; adequate services; and large sites.

Activities in the General Industrial Zones should be managed to avoid, remedy or mitigate adverse effects on the environment, so as to promote the sustainable management of natural and physical resources. The Zones are generally located near the town centres, or adjacent to residential areas, and therefore protecting the amenities of these neighbouring areas is a high priority.

The greater the potential effects on the environment of a particular industrial activity, the greater the level of control Council will exercise. For example, industrial activities with minor adverse effects will be classified as Permitted Activities, whereas industrial activities with the potential to have significant adverse effects on the environment will be classified as Discretionary Activities or Non-complying Activities.

Some existing large industrial operations may not conform with the provisions of the zone but would have existing use rights. Such industries would be expected to progressively up-grade their operation over time so they eventually comply with the required Performance Standards for the Zone.

Industrial activities need to be well serviced, and therefore should be located in close proximity to major transport routes and services (eg. water and sewerage), however access to these routes must be appropriately located and formed in a manner which does not adversely affect road safety and efficiency. Subdivision provisions have also been included in this section of the District Plan that allow for the sustainable management of the natural and physical resources of importance to the industrial sector.

Industrial activities may have adverse effects on the visual quality of the environment. To address these effects, landscaping, signage, and bulk and location standards have been included in the District Plan.

In addition to the objectives and policies stated in Part B of the District Plan, all activities in the General Industrial Zone are subject to the following provisions.



23.2 Objectives

- 23.2.1 Industrial activities in the South Waikato District which promote the sustainable management of natural and physical resources.
- 23.2.2 Industrial areas which are visually aesthetic, and do not have an adverse effect on the amenities of adjoining zones, activities and the environment.
- 23.2.3 Sufficient range in site sizes available to meet the land use requirements of industrial activities in the Zone.
- 23.2.4 Protection of the safety and efficiency of State highways and other major traffic routes within the District from any potentially adverse effects resulting from subdivision and activities within the Zone.

23.3 Policies

- 23.3.1 To ensure public and private infrastructure services are provided to standards that avoid, remedy or mitigate adverse effects on the environment.
- 23.3.2 To zone the appropriate locations for industrial activities by considering the effects of the activity on the environment.
- 23.3.3 To encourage a high standard of landscaping to improve the visual quality of the industrial area, including effective screening for adjacent non-industrial areas where appropriate.
- 23.3.4 To require the location, design and standard of access points to and from industrial developments shall be provided to minimise conflict with traffic along arterial routes.
- 23.3.5 To control the creation of new entrances to industrial land from state highways for the purpose of traffic safety.
- 23.3.6 To provide flexibility in the design of sites for the subdivision of industrial land.
- 23.3.7 To avoid, remedy or mitigate the environmental effects of industrial subdivision on the amenity values of adjoining land through the application of performance criteria and, where appropriate, financial contributions contained in rules in the District Plan.
- 23.3.8 To require all roading and services for industrial subdivisions and developments to meet the standards and requirements specified in Section 18.



- 23.3.9 To liaise with Environment Waikato to ensure that any discharges or emissions from industrial activities that may adversely affect the environment, are avoided, remedied or mitigated.

23.4 Methods to Achieve Objectives and Policies

A range of activities have been classified as Permitted, Controlled or Discretionary based on the actual or potential adverse effects on the environment that could result from each activity.

In addition to the classification of activities and the development of performance standards for all activities in the General Industrial Zone, a range of other methods have been adopted to help achieve the objectives for the Zone. These are:

- (i) Subdivision and developmental requirements (Section 18) which includes performance standards relating to engineering details such as access, roads, water, sewerage and provision of other infrastructure.
- (ii) Good practice design guides, promotional material and public education.
- (iii) Liaison with Environment Waikato to ensure that all activities within the General Industrial Zone will comply with all Performance Standards and rules in the Waikato Regional Plan regarding discharges and emissions, or timeframes for compliance with Regional Plans as agreed upon.

Subdivision within the General Industrial Zone will be controlled by rules as detailed in Section 23.10.

23.5 Permitted Activities

The following activities are Permitted in the General Industrial Zone provided they conform to the Performance Standards specified in Section 23.9.

- (i) Any activity which falls within the definition of "Industrial Activity" not otherwise provided for in sections 23.6 and 23.7.
- (ii) Showrooms and ancillary retailing to an industrial activity provided the gross floor area for the showroom and retailing area does not exceed 150 m² or 10% of the gross floor area of the industrial activity whichever is the lesser.
- (iii) Carparks and reserves.
- (iv) Buildings and activities accessory to any Permitted Activity.
- (v) Offices.
- (vi) Service Stations (on sites not fronting a State Highway).



23.6 Controlled Activities

The following activities are Controlled in the General Industrial Zone provided they conform to the Performance Standards specified in Section 23.9.

- (i) Subdivisions which comply with the Performance Standards contained in Section 23.10.

The criteria contained in Section 5 (Administration) of the District Plan shall be used when considering a resource consent application for a Controlled Activity in the General Industrial Zone.

23.7 Discretionary Activities

The following activities are Discretionary in the General Industrial Zone.

- (i) Any activity listed as a Permitted Activity in Section 23.5 that does not conform to the Performance Standards in Section 23.9 for the General Industrial Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 23.10.
- (iii) Licensed Premises and Liquor Stores.
- (iv) Service stations on sites fronting a State Highway.
- (v) Retailing not provided for as a permitted activity.

Resource consent applications for Discretionary Activities in the General Industrial Zone will be assessed according to the Performance Standards in Section 23.9 and the criteria contained in Section 5 (Administration) of the District Plan.

23.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 23.9 and the criteria contained in Section 5 (Administration) of the District Plan.

23.9 Performance Standards for all Activities

To avoid, remedy or mitigate any actual or potential adverse effect on the environment, the following Performance Standards are required to be met for Permitted Activities and will be used as a guide for assessing Discretionary and Non-complying Activities.



23.9.1 Landscape and Amenity Values

All buildings shall conform to the following bulk and location requirements to minimise any adverse effects on the landscape and visual amenity of the General Industrial Zone and any adjoining zone.

23.9.1.1 Yard Requirements for Site Development

Yard	Minimum Requirement
Front Yards	6 metres
Side Yards	Nil provided that where a site adjoins a Residential or Rural Zone the yard requirement is 5 metres.
Rear Yards	Nil provided that where a site adjoins a Residential or Rural Zone the yard requirement is 5 metres.

23.9.1.2 Coverage

75% maximum coverage

Note: The requirement for off street parking may reduce the coverage permitted.

23.9.1.3 Height

Maximum height 30 metres.

No part of any building shall protrude through (whichever is the lesser of) a plane rising at an angle of 45 degrees commencing at:

- (i) an elevation of 3 metres at the boundary of any Residential or Rural Zone; or
- (ii) an elevation of 10 metres at any road boundary.

23.9.2 Part B : District Wide Planning Provisions

Every activity undertaken in the General Industrial Zone is required as a Performance Standard to comply with the rules detailed in Part B of the District Plan.

The following table provides a guide to the sections in Part B of the District Plan and reference should be made to the particular sections of Part B that are relevant to the activity.



Section	Resource Management Issue/Potential Effect
5	Administration
6	Tangata Whenua
7	Water
8	Air Quality
9	Transportation (including parking, loading and access requirements)
10	Public Works and Network Utilities
11	Natural Hazards
12	Landscape and Amenity Values
13	Solid Waste Management
14	Noise
15	Heritage and Ecological Protection
16	Signs
17	Hazardous Substances
18	Subdivision and Development

23.10 Subdivision

In addition to the provisions contained in Section 18 (Subdivision and Development) all subdivisions in the General Industrial Zone shall comply with the following Performance Standards.

23.10.1 Subdivision Standards

- (i) *Minimum Area* - no minimum area.
- (ii) All sites shall be of sufficient size to allow for any proposed activity permitted in the zone. Subdividers shall indicate in their application how actual or typical buildings, and vehicle parking, access and manoeuvring may be accommodated within the proposed site boundaries.

Note: Vehicle access, parking and manoeuvring criteria are contained in Section 18.



- (iii) Public services shall be provided to all proposed sites in their subdivision application in accordance with the requirements of Section 18.
- (iv) Boundaries between adjoining land titles in the zone may be adjusted with the consent of Council so long as the resultant sites comply with all rules specified above.
- (v) Council may approve any proposed subdivision required specifically to accommodate an activity approved by Council as a consequence of a Land Use Consent approved under the Act.
- (vi) Council reserves the right to waive or dispense with the requirements of this plan as specified in Section 5 (Administration).

23.11 Principal Reasons

Council recognises the importance of industrial activities to the South Waikato District's economy. Industry accounts for a significant proportion of employment and provides for important economic opportunities. Specifically, Council will encourage processing resources and locally produced goods/materials within the District in recognition of the potential for an associated generation of employment opportunities, and economic growth and development.

However, the importance of industry needs to be balanced against the potential impact that industry can have on the surrounding environment. The District Plan has therefore made adequate provision for a wide range of activities in the General Industrial Zone, but has ensured that any resultant adverse effects on the environment are contained within acceptable limits which address issues such as visual impact, noise and traffic safety.

This Zone provides for industrial activities and the bulk and location requirements, particularly the height requirements, need to reflect this. However, large buildings should not shade residential or rural properties. There are a number of existing large industrial complexes (Kinleith is excluded from this zone) in the District, and the controls are not intended to inhibit future development of existing or new sites.

23.12 Anticipated Environmental Results

The intended outcome in relation to activities in the General Industrial Zone is an industrial zone which has adequate provision for a wide range of activities, and is developed in a coordinated fashion, has a clean, unpolluted environment, is visually aesthetic, has an efficient and safe transportation infrastructure, and is adequately serviced.