



24.0 HEAVY INDUSTRIAL ZONE

24.1 Zone Statement

The Heavy Industrial Zone recognises the need to provide a location in the District for large scale industrial uses involving hazardous substances. The Zone applies to the Kinleith Industrial Estate, but this Zone may also be applied to other areas for other industries if required in the future. This will be dealt with by changes to the District Plan as required.

The Kinleith Industrial Estate is recognised as a significant resource (in terms of structures) and a major source of employment in the South Waikato District.

Other resources of importance within the Zone are clean air and waterways, visual amenity, safety, an efficient and safe transport infrastructure and services, and tidy, orderly development, as in the General Industrial Zone.

Because of the isolated locality and the specific nature of the industrial activities, the controls on effects in the Heavy Industrial Zone are different to those of the General Industrial Zone. However, as such industries have the potential to adversely affect the environment, Performance Standards have been established.

Any future development of large scale industries will be encouraged to locate in the vicinity of the existing Heavy Industrial Zone to maintain an efficient servicing and transportation infrastructure.

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

24.2 Objectives

- 24.2.1 An industrial area which provides for any major specialised industry including large scale industry not provided for in the General Industrial Zone.
- 24.2.2 A safe working environment.
- 24.2.3 Avoidance or mitigation of the potential adverse effects of industrial activities on the physical environment.
- 24.2.4 A sufficient range in site sizes to meet the land use requirements of industrial activities in the Zone.
- 24.2.5 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 in the Zone.
- 24.2.6 Protection and enhancement of the amenity of other activities either within or adjoining the Heavy Industrial Zone.



24.3 Policies

- 24.3.1 To enable the sustainable management of the resources (including structures) in a manner that enables people and communities to provide for their social, economic and cultural well being.
- 24.3.2 To avoid, remedy or mitigate the adverse effects of industrial activities with noxious or dangerous aspects on the wider community and the physical environment through Performance Standards.
- 24.3.3 To promote and safeguard the health, safety, convenience and general welfare of inhabitants and workers within the Heavy Industrial Zone and in adjacent zones.
- 24.3.4 Before rezoning any area as Heavy Industrial, Council will require a development plan of the overall proposal to be supplied and subsequent development will be required to be in accordance with the approved development plan.
- 24.3.5 To require a safe and efficient transportation network, and to encourage future large scale industries to locate in the vicinity of the Heavy Industrial Zone for efficiency of servicing.
- 24.3.6 To provide flexibility in the design of sites for the subdivision of heavy industrial land.
- 24.3.7 To avoid or mitigate the potential environmental effects of industrial subdivision on the amenity values of adjoining land through the application of performance criteria and financial contributions (where appropriate) contained in rules in the District and Regional Plan.
- 24.3.8 To control the creation of new entrances to sites within the Heavy Industrial Zone from major traffic routes for the purpose of traffic safety.
- 24.3.9 To ensure public and private provision of infrastructure services is provided to standards that avoid, remedy or mitigate adverse effects on the environment.
- 24.3.10 To require all roading and services for industrial subdivisions and developments to meet, where appropriate, the standards and requirements specified in Section 18.
- 24.3.11 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.



24.4 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 Heavy 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 Heavy Industrial Zone will comply with all established Performance Standards regarding discharges and emissions, or timeframes for compliance with Regional Plans as agreed upon.

Subdivision within the Heavy Industrial Zone will be controlled by rules as detailed in Section 24.10.

24.5 Permitted Activities

The following activities are Permitted in the Heavy Industrial Zone provided they conform to the Performance Standards specified in Section 24.9.

- (i) Any Industrial Activity or Heavy Industrial Activity excluding those activities listed in Section 24.7 as Discretionary Activities.
- (ii) Buildings and activities accessory to any Permitted Activity

24.6 Controlled Activities

The following activities are Controlled in the Heavy Industrial Zone provided they conform to the Performance Standards specified in Section 24.9.

- (i) Subdivisions which comply with the Performance Standards contained in Section 24.10

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 Heavy Industrial Zone.

24.7 Discretionary Activities

The following Activities are Discretionary in the Heavy Industrial Zone.



- (i) Any activity listed as a Permitted Activity in Section 24.5 that does not conform to the Performance Standards in Section 24.9 for the Heavy Industrial Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 24.10.
- (iii) Offensive trades as defined in the Third Schedule of the Health Act 1956 (Appendix D) which are not provided for elsewhere in this section of the District Plan.

Resource consent applications for Discretionary Activities in the Heavy Industrial Zone will be assessed according to the Performance Standards in Section 24.9 and the criteria contained in Section 5 (Administration) of the District Plan.

24.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 24.9 and the criteria contained in Section 5 (Administration) of the District Plan.

24.9 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 and Controlled Activities, and used as a guide for assessing Discretionary and Non-complying Activities.

24.9.1 Landscape and Amenity Values

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

24.9.1.1 Yard Requirements For Site Development

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



24.9.1.2 **Coverage**

75% maximum coverage (the requirement for off street parking may reduce the coverage permitted).

24.9.1.3 **Height**

Maximum height 100 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 Rural Zone;
or
- (ii) an elevation of 10 metres at any road boundary.

24.9.2 **Part B : District Wide Planning Provisions**

Every activity undertaken in the Heavy 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

24.10 Subdivision

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

24.10.1 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 comprised in separate Certificates of Title 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 District Plan as specified in Section 5 (Administration).

24.11 Principal Reasons

The Heavy Industrial Zone recognises the need to provide specific locations within the District for industrial uses involving noxious, offensive or hazardous substances to contain the location of potential adverse effects on the environment, avoid conflict with other activities, and to recognise their importance as a significant source of employment. The Heavy Industrial Zone currently applies to the Kinleith Industrial Estate, but this zone may also be applied (through a District Plan Change) to other areas for other "heavy industrial activities" as defined in the Definitions Section in this District Plan.

The Heavy Industrial Zone also provides for other "industrial activities" as defined within the Definitions Section of this District Plan. Because the Heavy Industrial Zone is situated in an isolated locality, some controls are less stringent than those of the General Industrial Zone, although considering the specific nature of the activities, any adverse effects on the environment are avoided, remedied or mitigated.

24.12 Anticipated Environmental Results

The intended outcome of the Heavy Industrial Zone is to provide an appropriately zoned area for a strong industrial base within the District for industrial uses involving noxious, offensive or hazardous elements in recognition of its importance in terms of employment, setting standards that minimise the adverse effect of those activities on the environment.