



28.0 DAIRY INDUSTRIAL ZONE

28.1 Zone Statement

The Lichfield dairy processing facility is recognised as a significant resource and a major source of employment in the District. The dairy processing facility therefore enables the people and communities of the District to provide for their economic and social wellbeing.

Other resources of importance within and around the Zone are clean air and waterways; amenity values; the absence of objectionable noise; an efficient and safe transport infrastructure; tidy, orderly development; and adequate services.

Activities in the Dairy Industrial Zone 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 Zone is located adjacent to rural areas and therefore protecting the amenities of these neighbouring areas is a high priority. Adverse environmental effects from processing activities and buildings could arise from the bulk or appearance of buildings, noise, traffic generation and water and air discharges.

Environment Waikato is primarily responsible for the control of emissions or discharges that may have environmental effects.

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

28.2 Objectives

- 28.2.1 Dairy processing and related activities in the District which promote the sustainable management of natural and physical resources.
- 28.2.2 Industrial areas which are visually aesthetic, and do not have an adverse effect on the amenities of adjoining zones, activities and the environment.
- 28.2.3 Protection of the safety and efficiency of State Highways and other major traffic routes within the District from any potentially adverse effects resulting from activities within the Zone.



28.3 Policies

- 28.3.1 To zone appropriate locations for dairy processing and related activities by considering the effects of the activity on the environment.
- 28.3.2 To encourage a high standard of landscaping to improve the visual quality of the dairy processing and related activities area, including effective screening for adjacent non-dairy processing and related activities areas where appropriate.
- 28.3.3 To require the location, design and standard of access points to and from industrial developments provided in order to minimise conflict with traffic along arterial routes.
- 28.3.4 To minimise the environmental effects of dairy processing and related activities, 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.
- 28.3.5 To require all roading and services for dairy processing and related activities, subdivisions and developments to meet the standards and requirements specified in Section 18.
- 28.3.6 To liaise with Environment Waikato to ensure that any discharges or emissions from dairy processing and related activities that may adversely affect the environment, are avoided, remedied or mitigated.

28.4 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 Dairy 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 within the Dairy 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 Dairy Industrial Zone will be controlled by Rules as detailed in Section 28.10.

28.5 Permitted Activities

The following activities are Permitted in the Dairy Industrial Zone provided they conform to the Performance Standards specified in Section 28.9.

- (i) The processing and handling of dairy products including related by-products and waste materials.
- (ii) Fixed irrigation systems and the spraying or spreading of dairy factory liquid by-products or wastes, or treated human effluent, as a fertiliser or for irrigation purposes from these systems or from truck based units.
- (iii) Buildings and activities accessory to any Permitted Activity.

28.6 Controlled Activities

The following activities are Controlled in the Dairy Industrial Zone:

- (i) Buildings between 30m and 50m in height, but which otherwise conform to the Performance Standards specified in Section 28.9.
- (ii) Subdivisions which comply with the Performance Standards specified in Sections 28.9 and 28.10.

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 Dairy Industrial Zone.

28.7 Discretionary Activities

The following activities are Discretionary in the Dairy Industrial Zone:

- (i) Any activity listed in Section 28.5 that is not a Controlled Activity in Section 28.6 and does not conform to the Performance Standards in Section 28.9 for the Dairy Industrial Zone.
- (ii) Subdivisions which do not comply with the Performance Standards contained in Section 28.10.
- (iii) Buildings over 50 metres in height that would otherwise conform to the performance standards in Section 28.9 for the Dairy Industrial Zone.



Resource consent applications for Discretionary Activities in the Dairy Industrial Zone will be assessed according to the Performance Standards in Section 28.9 and the criteria contained in Section 5 (Administration) of the District Plan.

28.8 Non-complying Activities

Activities that are not Permitted, Controlled, or Discretionary will be Non-complying and assessed according to the Performance Standards in Section 28.9 and the criteria contained in Section 5 (Administration) of the District Plan.

28.9 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 will be used as a guide for assessing Discretionary and Non-complying Activities.

28.9.1 Landscape and Amenity Values

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

28.9.1.1 Yard Requirements For Site Development

| Yard | Minimum Requirement |
|---------------------|---------------------|
| Front Yards | 12 metres |
| Side and Rear Yards | 6 Metres |

28.9.1.2 Height

Maximum height 30 metres. (See also Section 28.6 Controlled Activities).



28.9.1.3 Height in Relation to Boundary

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

28.9.2 Part B: District Wide Planning Provisions

Every activity undertaken in the Dairy 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 of Potential Effects |
|---------|---|
| 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 |



28.10 Subdivision

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

28.10.1 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).

28.11 Principal Reasons

The District Plan has included provisions to ensure that any resultant adverse effects on the environment are contained within acceptable limits which address issues such as visual impact, noise and traffic safety.

28.12 Anticipated Environmental Results

The intended outcome in relation to activities in the Dairy Industrial Zone is an industrial zone which has adequate provision for dairy processing and related activities, which is able to be developed in a coordinated fashion, serviced by efficient and safe transportation and other utilities while minimising adverse effects on the environment.