

27 Industrial Zone

27.1 Zone Statement

The zone comprises the District's largest industrial complex at Kinleith, the two major dairy factories at Lichfield and Tirau, and the significant industrial estates at Tokoroa, Putāruru and Tirau. All these sites share many of the same characteristics. There are advantages in managing them under a single zone, but some variation in performance standards is necessary to meet the requirements of particular industries and the locality concerned. They are all major employment nodes that generate significant amounts of economic activity in the District, and considered together represent substantial financial investment. All of the sites are strategic assets in the context of the District given their role in the regional and national economy. The type and scale of industrial use is different from the more commercially-oriented operations provided for in the Business Zone.

The industrial base of the District is founded both on processing local resources such as primary produce and the high quality water, and on its central location for distribution industries that rely on existing and potential rail sidings and the state highway network.

The plan's performance standards for the size and location of buildings, and the management of noise and hazardous substances are not restrictive. This recognises that the industrial estates cover sufficiently large areas for the potential environmental effects to be largely contained within the boundaries of the Zone itself.

Due to reverse sensitivity concerns, restrictions have been placed on subdivision for rural or rural-residential purposes within a specified distance of the Industrial zone boundary.

In Tirau where the Industrial zone adjoins residential properties, a priority is placed on controls aiming to maintain amenity levels for nearby dwellings. District plan provisions recognise the existing 24 hour operating environment of the factories, the scale of existing buildings, glare from lighting, the existing noise, and the volume and frequency of truck movements to and from the processing facilities.

Suitable provision is made for activities associated with the by-products of processing industries. In this regard it is important that off-site infrastructure, including waste stream processes are recognised as suitable activities in the nearby Rural zone.

27.2 Anticipated Environmental Results

The Industrial Zone rules are intended to achieve the following anticipated environmental results:

- A flexible regime of provisions to enable a range of industrial activities to locate in selected areas
- Industrial operations are safeguarded from incompatible development
- Formerly vacant parcels of land and vacant buildings are utilised for new industrial enterprises
- The character and amenity of the residential areas adjacent to the Industrial Zone is maintained through appropriate zone controls relating to building setbacks, landscaping and screening

The Industrial Zone provisions are a method to implement the objectives and policies contained within Chapter 7 (Objectives and Policies for the District's Infrastructure and Development).

27.3 Activities

27.3.1 Permitted Activities

The following are permitted activities in the Zone provided they comply with the Performance Standards set out in Rule 27.4 below.

- a) Industrial activities

- b) Fixed irrigation systems and the spraying or spreading of liquid by-products or wastes as a fertiliser or for irrigation purposes from these systems or from truck-based units
- c) Showrooms and ancillary retailing to an industrial activity
- d) Places of assembly
- e) Education and childcare facilities
- ea) Health Care Services
- f) Veterinary services
- g) Offices
- h) Outdoor storage
- i) Carparks
- j) Service Stations including motor vehicle repair, on sites not fronting a State Highway
- k) Caretakers' accommodation
- l) Buildings and activities ancillary to any permitted activity, including waste disposal
- m) Cafes and Restaurants
- ma) Emergency Service Facilities
- n) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.
- o) Use or storage of a hazardous substance

27.3.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Zone:

- a) Any activity listed in Rule 27.3.1 that does not conform to the Performance Standards in Rule 27.4.

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity.

27.3.3 Discretionary Activities

Activities that are not permitted, restricted discretionary or non-complying will be discretionary activities in the Zone.

The following are also discretionary activities in the Zone:

- a) Service Stations including motor vehicle repair, on sites fronting a State Highway
- b) Commercial tourism and recreational activities

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Zone, with the Performance Standards in Rule 27.4 used as a guide for assessment purposes.

27.3.4 Non-Complying Activities

The following are non-complying activities in the Zone:

- a) Retailing not provided for as a permitted activity
- b) Dwellings not provided for as a permitted activity.
- c) Within the National Grid Yard:

- i) Any building or addition to a building for a sensitive activity
 - ii) Any change of use to a sensitive activity or the establishment of a new sensitive activity
 - iii) Any building, structure or earthworks not permitted by Rule 27.4.1 d) or da).
- d) Clearance of indigenous vegetation, land disturbance and drainage that is a non-complying activity under Rule 14.4.4.

The objectives and policies contained within Chapters 3, 4, 6 and 7 shall be used when considering a resource consent application for a non-complying activity in the Zone, with the Performance Standards in Rule 27.4 used as a guide for assessment purposes.

27.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 27.3.1 (Permitted Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

27.4.1 Building Setbacks and Earthworks

- a) Buildings must be setback from the front boundary at least 6 metres
- b) Buildings must be setback at least 5 metres from boundaries of properties within a residential zone
- c) All buildings and structures (excluding fences less than 2m in height and network utilities) must be setback from the centre line of an existing gas pipeline at least 32 metres
- d) Within any part of a National Grid Yard:
 - i) Under the National Grid Conductors (wires)
 - a) On existing urban sites, the following buildings and structures are permitted within the National Grid Yards:
 - An accessory building for a sensitive activity, or
 - A building that does not involve an increase in the building height or footprint where alterations and additions to an existing building for a sensitive activity, or
 - a building not associated with a sensitive activity (unless it is an accessory building)
 - b) On all sites within any part of the National Grid Yard any buildings and structures must:
 - be permitted by a) above, or
 - be a fence, or
 - be Network Utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid, or
 - be an official sign, and
 - c) All buildings or structures permitted by a) and b) above must comply with at least one of the following conditions:
 - A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines or
 - Demonstrate that safe electrical clearance distances are maintained under all National Grid line operating conditions.
 - ii) Activities around National Grid support structures
 - a) Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:

- Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid or
 - Fence more than 5m from the nearest support structure.
- iii) Any earthworks within a National Grid Yard shall:
- a) Around Poles
- i) Be no deeper than 300mm within 2.2 metres of a National Grid pole support structure or stay wire; and
 - ii) Be no deeper than 750mm between 2.2 to 5 metres from a National Grid pole support structure or stay wire.
- Except that vertical holes not exceeding 500mm diameter beyond 1.5 metres from the outer edge of a pole support structure or stay wire are exempt from (i) and (ii) above
- b) Around Towers
- iii) Be no deeper than 300mm within 6 metres of the outer visible edge of a National Grid tower support structure; and
 - iv) Be no deeper than 3 metres between 6 to 12 metres from the outer visible edge of a National Grid tower support structure.
- c) Anywhere within the National Grid Yard
- v) Shall not create an unstable batter that will affect a National Grid support structure; and/or
 - vi) Shall not result in a reduction in the ground to conductor clearance distances as required by table four of NZECP34:2001.

Provided that

- Earthworks undertaken by a Network Utility operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road (including a farm track), footpath or driveway.

are exempt from (i) to (iv) above

ADVISORY NOTES: Works close to any electricity line can be dangerous. Compliance with NZCEP34:2001 is mandatory for all buildings, earthworks and mobile plant within close for Safe Distances proximity to all electric lines.

Vegetation to be planted within the transmission or sub-transmission corridors should be selected and/or managed so that it does not breach the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting, near any electrical line, contact the line operator.

- e) No earthworks, including drain cleaning shall be undertaken within the gas transmission pipeline corridor identified on the planning maps, unless prior written approval is obtained from the pipeline operator.

27.4.2 Planting and Screening

Planting and screening shall be provided in the following situations:

- a) A planting strip at least two metres wide, comprising trees, shrubs and grasses, shall be provided along the site boundary that adjoins a road, with the exception of areas used for vehicular access to the site
- b) A close-boarded fence at least 1.8m in height shall be provided along the full length of any boundary with a property within a Residential Zone.

27.4.3 Parking

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access.

27.4.4 Height

- a) Maximum Building Height – Kinleith site 100 metres, Lichfield and Tirau Fonterra sites 55 metres, other sites 40 metres
- b) Maximum 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 measured at the boundary of any Residential zone
 - ii) an elevation of 3 metres measured at the boundary between the Industrial zone and the railway corridor (D401) within Tokoroa
 - iii) an elevation of 10 metres at any road boundary
 - iv) an elevation of 20 metres measured at the boundary of any Rural Zone

27.4.5 Site Coverage

The maximum extent that buildings can cover a site is 75%.

27.4.6 Signage

- a) There is no size limit on signs on or attached to, and within the physical building dimensions of, the walls or fascias of the building. Free-standing signs must not exceed one per road frontage, with a maximum size of 12m² in each direction (maximum two directions) There is no limit on the size or number of signs erected for directional, health and safety or other operational purposes.
- b) The sign must advertise the name of a business located on the property or otherwise relate to the activity located on the property
- c) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists
 - i) A sign must not mimic the design, wording, graphics, shape or colour of an official traffic sign
 - ii). A sign may not prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle crossing.
- d) In a speed environment of 70km/h and over, a sign must not incorporate reflective materials, flashing illumination, aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed to catch attention.
- da) The sign must advertise the name of a business located on the property or otherwise relate to activities located on the property
- e) The owner of a sign shall be responsible for ensuring that it is well maintained.
- f) The minimum lettering size and maximum number of words on signs shall meet the standards in Rules 12.4.3 e), f) and g).

27.4.7 Noise, Vibration and Glare

- a) Noise, vibration and glare from any activity in the Zone shall comply with the rules in Chapter 15
- b) Caretakers' accommodation – The total internal noise level in any habitable room shall not exceed 35dB $L_{Aeq}(24 \text{ hours})$ while at the same time complying with the ventilation requirements of Clause G4 of the NZ Building Code. The total noise level shall include all intrusive noise and mechanical services.

In determining the external noise level, it shall be assumed that the noise incident upon the noise-sensitive facade is from at least three separate activities simultaneously generating the maximum allowable noise level for that zone.

Compliance with the above must be confirmed in writing by a suitably qualified and experienced acoustic consultant.

27.4.8 Natural Hazards

- a) The floor level of any Caretakers' accommodation shall be at least 0.5m above the 1% design flood level
- b) All buildings shall be set back at least 25 metres from the edge of any river, except for necessary utility structures such as pump sheds and water intake structures.

27.4.9 Dust and Silt Control

- a) There shall be no dust nuisance beyond the boundary of the site from which the dust is sourced. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

NB – Council's Code of Practice for Subdivision and Development also contains standards for building projects that involve earthworks.

27.4.10 Scale of Retail Activity

The gross floor area for retailing areas ancillary to an industry shall not exceed 150m² or 10% of the gross floor area of the industrial activity, whichever is the lesser.

27.4.11 Storage and Use of Hazardous Substances

The storage or use of hazardous substances in the Industrial Zone is a permitted activity (and Appendix G Hazardous Substance does not apply).

27.4.12 Scale of Activity and Access

- a) No new direct vehicle accesses onto the state highway shall be created

27.4.13 Water and Wastewater

No activity, or combination of activities on a site shall have either:

- a. *A requirement for water from Council's reticulated supply exceeding 10m³ per connection per day (this does not include water required to be taken or used for emergency or training purposes in accordance with section 48 of the Fire and Emergency New Zealand Act 2017.*

(Submission 2.3 – Fire and Emergency New Zealand)

- b. *A requirement to discharge wastewater to a public sewer exceeding 10m³ per connection per day.*

27.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.