



WAITAKI DISTRICT PLAN REVIEW

Heavy Industrial Zone (HIZ)

What are the key issues we need to think about?

The Heavy Industrial Zone applies to the two meat processing plants at Pukeuri and at the eastern end of Redcastle Road. Both sites are located away from residential areas and could potentially accommodate other heavy industrial activities that are potentially noisy or have the potential to emit odour or are high heavy traffic generators.

These areas need protection so they are not compromised by more sensitive activities and can continue to allow for potentially high impact activities that contribute to the well-being and prosperity of the district.

What are we suggesting in the Draft District Plan?

Within the Heavy Industrial Zone (HIZ), industrial activity and the ancillary sale of meat would be permitted without a resource consent so long as standards were complied with. These standards cover building height, site coverage, setbacks, and landscaping. All other activities in the HIZ would require a resource consent.

The key objective of the chapter is for the HIZ to accommodate industrial activities, including potentially high impact industrial activities that contribute to the well-being and prosperity of the district and protect the zone from activities that could compromise the ability of these industries to operate.

You can see where the High Industrial Zones are located on our website.

Key changes from the current rules

The Heavy Industrial Zone replaces the Business 5 Zone in the Operative District Plan.



What does it mean for me?

Any lawfully established existing businesses or activities would have what is referred to as 'existing use rights' and could continue to operate unchanged.

The zone surrounding the meat processing plants would be reserved for industrial activity and the sale of meat that had been processed on site. All other activities in the zone would require a resource consent.

Summary of the new rules being considered

Permitted Activities that would not require a resource consent:

- Industrial Activity where standards are complied with.
- The sale of meat product processed on the site.

Permitted Activities that would require a resource consent:

- Industrial Activity where standards are not all complied with.
- Any other activity not provided for as a permitted activity.

Find out more

You can view the full draft chapter on our website

visit www.waitaki.govt.nz/district-plan-review

or scan for more info

