



General Industrial Zone - GIZ

What are the key issues we need to think about?

We need to ensure we zone our land correctly to maximise its use for industrial activities, but just as importantly, manage the effects on the environment and the community from these types of land use activities.

Some industrial activities can generate odour, high volumes of traffic and can be visually obtrusive. These effects can sometimes extend beyond the site itself and can create nuisance effects where they adjoin open spaces or residential areas.

What are we suggesting in the Draft District Plan?

The General Industrial Zones (GIZ) have been identified and mapped in the Draft District Plan at the northern end of Ōamaru and in Palmerston. They are areas that contain primarily industrial activities and provide for other activities that are compatible with the industrial activities.

Industrial and ancillary activities would be permitted within the zone. Non-industrial activities would need a resource consent to locate within the GIZ, as would potentially high-impact industries such as chemical fertiliser plants, meat processing, cement manufacture, storage and disposal of sewage material, commercial composting etc. Potentially high-impact activities are encouraged to locate in the Heavy Industrial Zone (HIZ).

The key objective of the chapter is for the zone to provide for a range of industrial activities that support the well-being and prosperity of the district and do not detract from the role of Ōamaru town centre or Palmerston centre.



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.

Industrial activities could be carried out in these zones without a resource consent so long as they do not have a potentially high impact and can comply with certain standards for height, coverage, setbacks, hours of operation and provide landscaping. Ancillary activities and building activities can also be carried out without a resource consent so long as standards are complied with.

Potentially high impact industrial activities and other non-industrial activities would require a resource consent. A consent would be required for all residential, commercial or sensitive activities (residential, education, healthcare etc).

We are considering whether a Light Industrial Zone would be better suited to areas along Humber Street as far north as Regina Lane in Ōamaru and the North Ōamaru Business Park to recognise the existing activities and proximity to residential areas.

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

Key changes from the current rules

The General Industrial Zone replaces the Business 4 Zone in the Operative District Plan.

Most of the current rules are being rolled over into the Draft District Plan.

Summary of the new rules being considered

Permitted Activities that would not require a resource consent:

- Industrial Activity where it does not involve potentially high impact industrial activities and standards are complied with.
- Ancillary activities on the same site as the industrial activity where standards and conditions are complied with.

Activities that would require a resource consent:

- Commercial activities and sensitive activities eg. residential, healthcare, education etc.
- Any other activity not listed 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



More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at planreview@waitaki.govt.nz or call the District Plan Review hotline on 03 433 1661 and leave a message.