

HIZ

**Heavy Industrial
Zone**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Heavy Industrial Zone

Introduction

The Heavy Industrial Zone is currently occupied by two meat processing plants: the large plant at Pukeuri and a small one at the eastern end of Redcastle Road, both in otherwise rural areas. Both sites are located away from residential areas and have the ability to accommodate other industrial activities. This includes the potential for other industrial activities that, by their nature, are potentially noisy, or have the potential to emit odour, are high heavy traffic generators, and can be visually obtrusive.

Objectives

HIZ-O1 Purpose of the Heavy Industrial Zone

The Heavy Industrial Zone accommodates industrial activities, including potentially high-impact industrial activities that contribute to the well-being and prosperity of the Waitaki District.

HIZ-O2 Character and qualities of the Heavy Industrial Zone

The Heavy Industrial Zone is characterised by the following qualities and built form aspects:

1. contains utilitarian buildings on large sites, with large yard spaces; and
2. retains a baseline level of streetscape amenity; and
3. has landscaped frontages; and
4. contains buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent zones; and
5. they are located in areas that are well separated from residential areas; and
6. they are easily accessible by vehicles from major transport routes and centres.

HIZ-O3 Protection of the Heavy Industrial Zones

Industrial activities located in the Heavy Industrial Zone are not compromised by the establishment of activities, including commercial activities and sensitive activities, that are potentially sensitive to odour, dust, noise, traffic or visual effects.

HIZ-O4 Limited commercial activities in the Heavy Industrial Zone

Commercial activities within the Heavy Industrial Zone are limited to the retailing of processed meat to maintain and enhance the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones.

Policies

HIZ-P1 Nature and intensity of industrial activities

Recognise that industrial activities, particularly those that are noxious, or generate objectionable odour, dust, or noise, may establish in the Heavy Industrial Zone, where they can avoid, remedy and mitigate adverse effects on adjacent properties.

HIZ-P2 Site development within the Heavy Industrial Zone

Require all sites and associated buildings to:

1. have sufficient building setbacks from a road boundary, with intervening landscaping, to maintain the amenity values of adjoining zones; and
2. provide adequate screening and building setbacks from a road boundary to avoid, remedy or mitigate adverse effects on any sensitive activity located in a rural zone.

HIZ-P3 Commercial activities in the Heavy Industrial Zone

Avoid commercial activities in the Heavy Industrial Zone that are incompatible with the role, function, character and amenity values associated with the Heavy Industrial Zone, other than the sale of goods associated with meat processing plants, provided the goods have been processed on the site.

HIZ-P4 Activities inappropriate for Heavy Industrial Zone

Avoid sensitive activities, including residential activities, that are incompatible with the role, function, character and amenity values associated with the Heavy Industrial Zone.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

HIZ-R1		Industrial activity
Heavy Industrial Zone	Activity status: Permitted Where: PER-1 HIZ-S5 and HIZ-S6 are complied with.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
	Activity status: Permitted Where: PER-1 Any commercial activity is limited to retail activity involving the sale of a meat product that has been processed on a site within the zone; and. PER-2 HIZ-S5 and HIZ-S6 are complied with.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard. Activity status when compliance is not achieved: Non-Complying Where: NC-1 Compliance is not achieved with PER-1

HIZ-R3 Building activity		
Heavy Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 HIZ-S1, HIZ-S2, HIZ-S3 and HIZ-S4 are complied with.</p> <p>Notes: <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i> <i>NATC-R1 applies to structures within a riparian margin.</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

DISCRETIONARY ACTIVITIES

HIZ-R4 Any activity not provided for as a permitted, controlled, restricted discretionary or non-complying activity.		
Heavy Industrial Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

HIZ-R5 Sensitive activities		
Heavy Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

HIZ STANDARDS

HIZ-S1	Building and structures height
<p>Any buildings and structures must not exceed a maximum height of 20m measured from ground level.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
HIZ-S2	Building coverage
<p>The combined total areas of all buildings on the site must not exceed 75%.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbours on adjoining sites; and 4. provision of outdoor space for storage, parking and other activities.
HIZ-S3	Building setback from a road boundary
<p>Any building must be setback a minimum of 20m from the road boundary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbouring properties.

HIZ-S4 Setback from an internal boundary	
<p>1. All buildings must be setback a minimum of 20m from the internal boundary where the building exceeds 10m in height; or</p> <p>2. all buildings must be setback a minimum of 10m from the internal boundary where the building is less than 10m in height.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building or the landscaping; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbouring properties.
HIZ-S5 Landscaping along the road boundary	
<p>A landscaped area, of at least a 10m width, must be provided for and maintained along the road boundary and must include a minimum of one tree for every 10m of frontage. Trees must not be planted a distance of more than 25m apart or closer than 5m. At the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the landscaping; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbouring or adjoining properties.
HIZ-S6 Landscaping along the internal boundary	
<p>A landscaped area, of at least a 5m width, must be provided for and maintained along the internal boundary and must include a minimum of one tree for every 10m of frontage. Trees must not be planted a distance of more than 25m apart or closer than 5m. At the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the landscaping; and 2. any adverse effects on the amenity values of neighbouring properties.