

13. Special Industrial Activities

13.1 Introduction

13.1.1 There are several important activities established in the rural areas of the District that have been there for many years and represent a considerable investment of resources. They contribute significantly to the social, cultural and economic wellbeing of people and the community by providing materials and services to the economy and by providing employment.

13.1.2 They have been recognised as special industrial activities because of this importance and because they are not necessarily provided for otherwise in the Rural Zone. The intention of the Special Industrial Activities Section is to reinforce the existing use rights or other permissions that the activities may have, at the same time implementing sufficient controls to ensure that adverse effects are avoided, remedied or mitigated. The Special Industrial Activities section is a standalone section that applies only to the scheduled sites. Other rules of the Plan do not apply except to the extent of providing guidance when assessing resource consent applications. Rural Zone activities are also provided for on the scheduled sites in case the scheduled activities cease or in case there is a need for some interim activities to take place. It should be noted that the special industrial activities specified in this plan must also comply with any relevant regional rules imposed by Environment Waikato.

13.2 Resource Management Issues

13.2.1 Some industries involve the use of rural resources and therefore have limited locational choice.

13.2.2 Some industries have adverse environmental effects such as noise, and dust emissions that are difficult to contain and may affect residential or other sensitive activities.

13.3 Objectives

13.3.1 To recognise that some industries can only be established in locations where they have access to natural resources. *Issue 13.2.1*

13.3.2 To ensure that industrial activities located in rural areas do not adversely affect existing residences. *Issue 13.2.2*

13.4 Policies

13.4.1 Industrial activities in rural areas should be operated so as to meet acceptable standards at the nearest residence. *Objective 13.3.2*

13.4.2 The expansion of existing industrial activities should take into account any adverse effects on neighbours and on the environment. *Objective 13.3.2*

13.4.3 To recognise some existing industrial activities in rural areas. *Objective 13.3.1*

13.5 Rules

13.5.1 Activity Classification *Policies 13.4.1 & 13.4.2*

The scheduled sites for Special Industrial Activities are shown on the planning maps. The rules in this section apply only to those sites and are a standalone set of rules except to the extent provided below.

13.5.1.1 Permitted Activities

- (a) Any activity listed in the Schedule in 13.7 below.
- (b) Any expansion, redevelopment or addition to the activities listed in the Schedule in 13.7 provided that the effects of the activity remain the same or similar in character, intensity and scale.
- (c) Any permitted activity under Rule 11.5.1.1 of the Rural Zone.

13.5.1.2 Restricted Discretionary Activities

- (a) Any expansion, redevelopment or addition to the activities listed in the Schedule in 13.7 that does not comply with Rule 13.5.1.1(a) or (b). Discretion is restricted to the matters set out in Rule 13.5.2 below.

- (b) Any restricted discretionary activity under Rule 11.5.1.2 of the Rural Zone.

13.5.1.3 **Discretionary Activities**

Any discretionary activity under Rule 11.5.1.3 of the Rural Zone.

13.5.2 Assessment Criteria for Restricted Discretionary and Discretionary Activities

- (a) The extent of compliance with the noise standards set out in Section 20.
- (b) The effects of vehicle traffic on roads and highways.
- (c) The extent to which dust and glare can be controlled so as not to adversely effect neighbouring activities.
- (d) The extent of compliance with the Conditions for Permitted Activities for the Industrial Zone in Rule 10.5.3 excluding Rule 10.5.3.1(e).
- (e) For any activities under Rules 13.5.1.2 or 13.5.1.3 the Assessment Criteria for Discretionary Activities and Restricted Discretionary Activities in the Rural Zone in Rule 11.6.

13.6 **Anticipated Environmental Outcomes**

Industrial activities whose effects on other activities in the rural area are avoided, remedied or mitigated.

13.7 **Schedule of Special Industrial Activities**

*Policy
13.4.3*

Note: the location of Special Industrial Activities is shown in the Planning Maps.

ACTIVITY	LOCATION
Ravensdown Lime Limestone Quarry	Waitomo Valley Road
McDonalds Lime Limestone Quarry	Oparure Road
Supreme Lime Limestone Quarry	Mangarino Road
Symonds Quarry	Sommerville Road
Rorisons Serpentine Quarry	Kohua Road
Piopio Quarry	State Highway 3
Omya NZ Ltd Plant	Hangatiki East Road
Benneydale Meat Works	State Highway 30
Peacockes Quarry	State Highway 30
Greywacke Quarry	State Highway 30
Wairere Hydro Power Station	Aria Road
Mokauiti Hydro Power Station	Totoro Road

Note: Activities seeking access directly onto a State Highway will have to meet Transit New Zealand's standards for that access. See Rule 16.5.6.1 of this Plan, Vehicle Access to State Highways.