

10. Industrial Zone

10.1 Introduction

10.1.1 There are a range of different types of industries throughout the Waitomo District. Many of them are established in rural areas and are dealt with in the Rural zone provisions. However there are areas of industrial activity in Te Kuiti and Piopio which have been zoned Industrial. In these areas there is no need for many controls on the nature of activities but there are controls on their environmental effects, so as to provide protection to neighbours.

10.2 Resource Management Issues

10.2.1 Some industries may adversely affect the quality of air, water and soil through the emissions of pollutants into the atmosphere or through the discharge of wastes into water and/or land.

10.2.2 Industry typically requires an extensive network of infrastructure to meet their servicing requirements, especially in regard to the treatment and disposal of wastes. These requirements may place significant stress on existing services to the extent that they no longer operate effectively, and increase the risk of malfunction and pollution.

10.2.3 The appearance of some industrial activities may degrade the visual amenity of an area. In some instances industrial facilities are difficult to effectively screen or design so as to be visually attractive.

10.2.4 Industrial areas may adversely affect the level of amenity enjoyed by adjacent residential activities or commercial facilities especially in regard to the emission of noise, glare from security lighting and appearance.

10.2.5 Some industrial development in Te Kuiti is on land that is subject to nuisance flooding or instability.

10.2.6 Heavy vehicles associated with industrial uses may adversely affect the operation of the District's major transportation routes by reducing pedestrian safety, creating conflict with other vehicle movements and leading to additional maintenance requirements on roads.

10.2.7 Residential uses within industrial zones may hinder the development and operation of existing industrial activities because of expectations as to amenity levels for people living in these areas.

10.3 Objectives

10.3.1 To ensure that industrial activities are located, designed and managed so as to avoid, remedy or mitigate any potential or adverse effects on the air, water and soil resources of the District, including adverse effects associated with the discharge of wastes associated with industry. *Issue 10.2.1*

10.3.2 To ensure that new industrial developments are serviced in a manner that avoids, remedies or mitigates any effects on the operation or capacity of existing infrastructure. *Issue 10.2.2*

10.3.3 To ensure that industrial activities are designed and operated so as to avoid, remedy or mitigate significant adverse effects on the amenity of nearby residential, rural and business zones. *Issues 10.2.3, 10.2.4*

10.3.4 To ensure that industrial development within or on the fringes of Te Kuiti is designed so as to avoid, remedy or mitigate problems associated with land instability and nuisance flooding. *Issue 10.2.5*

10.3.5 To avoid, remedy or mitigate adverse traffic effects by ensuring that heavy traffic from industrial activities does not create traffic conflicts and reductions in pedestrian safety. *Issue 10.2.5*

10.3.6 To ensure that industrial activities are not adversely affected by the location of non-industrial activities. *Issue 10.2.6*

10.4 Policies

- 10.4.1 The location, design and management of activities within industrial areas should mitigate any significant adverse effects on air quality, or on ground or surface water. *Objective 10.3.1*
- 10.4.2 Where practicable industrial uses should be connected to bulk reticulated services or be self-contained in terms of services when that is not practicable. *Objective 10.3.2*
- 10.4.3 The connection of new industrial developments to existing bulk services should avoid, remedy or mitigate adverse effects on existing infrastructure by meeting any costs of extending or maintaining that infrastructure. *Objective 10.3.2*
- 10.4.4 The design, construction and operation of uses within industrial areas should mitigate any adverse effects upon the visual amenity of nearby Residential, Rural and Business zones. *Objective 10.3.3*
- 10.4.5 Industrial activities should not be sited on land subject to instability or nuisance flooding unless measures can be implemented to reduce the risk of those hazards to an acceptable level. *Objective 10.3.4*
- 10.4.6 Industrial activities should be designed and operated so as to minimise traffic conflicts with other vehicles or with pedestrians. *Objective 10.3.4*
- 10.4.7 Non-industrial activities that are sensitive to the effects of industry should not be located where they could potentially limit the operations of established or approved industrial activities. *Objective 10.3.5*

10.5 Rules

10.5.1 Activity Classifications

10.5.1.1 **Permitted Activities**

Any activity which complies with the Conditions for Permitted Activities set out in Rules 10.5.2 and 10.5.3, except for the activities set out in Rule 10.5.1.2.

10.5.1.2 **Restricted Discretionary Activities**

Any activity that does not comply with one or two of the Conditions for Permitted Activities in Rules 10.5.2 and 10.5.3. Discretion is restricted to the subject matter of the Condition that is not complied with.

10.5.1.3 **Discretionary Activities**

Any activity that does not comply with three or more of the conditions for Permitted Activities set out in Section 10.5.2 and 10.5.3, and Residential Accommodation, Travellers Accommodation, Hospitals and Educational Establishments.

10.5.2 General Provisions

The General Provisions below must also be met for the proposal to be considered a permitted activity.

- 16 Roads and Vehicle Access
- 17 Hazardous Substances
- 18 Air Quality
- 19 Signs
- 20 Noise
- 21 Heritage Resources
- 24 Landscaping
- 25 Financial and Reserves Contributions
- 26 Subdivisions
- 27 Natural Hazards

10.5.3 Conditions for Permitted Activities

10.5.3.1 **Buildings**

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| (a) | Front Yard: | 5 metres minimum, except that this rule shall not apply to service station signage and canopies. | <i>Policy 10.4.4</i> |
| (b) | Side Yard: | Nil, unless adjacent to a property zoned Residential, Rural or Business, where the minimum yard shall be 5 metres. | <i>Policy 10.4.4</i> |
| (c) | Rear Yard: | Nil, unless adjacent to a property zoned Residential, Rural or Business, where the minimum yard shall be 10 metres. | <i>Policy 10.4.4</i> |
| (d) | Height in relation to Boundary: | No part of any building shall exceed 3m plus 1m for every metre the structure is from any site boundary adjoining land zoned Residential, Rural or Business. | <i>Policy 10.4.4</i> |
| (e) | Maximum Height: | 12 metres | <i>Policy 10.4.5</i> |

10.5.3.2 **Drainage, and Effluent Disposal**

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| (a) | Effluent disposal areas shall not be located within areas which are subject to inundation. | <i>Policy 10.4.5</i> |
| (b) | All developments shall be connected to bulk stormwater and sewage disposal systems where they are available. | <i>Policy 10.4.2</i> |

10.5.3.3 **Flooding/Instability**

See Rule 27.5.2 *Policy 10.4.5*

10.5.4 Assessment Criteria for Discretionary Activities

10.5.4.1 The relevant Objectives and Policies of the Industrial Zone and, the Objectives and Policies of the General Provisions where a condition is contravened.

10.5.4.2 The anticipated adverse effects resulting from the area of non-compliance and its impact on the following matters:

- (a) the level of privacy and/or daylighting enjoyed within adjacent residential areas
- (b) the quality of coastal or ground waters
- (c) the existing amenity of the areas (both visual and noise)
- (d) the safety and efficiency of District's main transport routes
- (e) the existing infrastructure
- (f) the quality of the soil and air, and health and safety of people and communities

10.6 **Anticipated Environmental Outcomes**

- (a) A high standard of air, water and soil quality
- (b) An infrastructure of suitable scale and capacity servicing industrial facilities.
- (c) A high standard of visual amenity within Industrial Areas, and adjacent areas.
- (d) A coastal environment with largely undisturbed natural character and where the integrity of coastal processes and significant ecosystems are still intact.
- (e) Industrial development which is not subject to flooding or stability concerns.
- (f) Transportation infrastructure which operates safely and efficiently and is not adversely affected by heavy vehicles associated with industrial uses.
- (g) Non-industrial activities that minimise adverse environmental effects on the industrial areas and avoid or mitigate adverse affects on industrial activities on themselves.