

INDUSTRIAL ZONE

This colour identifies the Industrial Zone on the Planning Maps

The industrial zones in Piopio and Te Kūiti support a range of general industrial activities that are largely located along, or within close proximity to State Highways. These strategic routes allow direct connectivity to adjoining districts and to significant infrastructure such as airports and ports.

Industrial activities have a different level of effect than other zones. They generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to enable the development of industry, a balance is required where industrial activities are located at the gateways to townships or adjoin State Highways and other zones. Managing the capacity of Council's municipal water supply system to supply high water use industries is also a matter that needs careful consideration. There is also a legacy in Te Kūiti particularly, of residential activities situated in close proximity to or within in industrial zones. In these locations, a higher level of amenity is expected.

It is critically important that industrially zoned land is retained for industrial activities. However, it is anticipated that some ancillary retail activities could locate within the industrial zone where they are complementary to industrial activities.



What is most important in our industrial zones?

- Providing for a wide range of industrial activities to encourage economic growth
- Ensuring there is enough land to support industrial uses now and in the future, and that land is used efficiently
- Ensuring industrial developments are appropriately setback from road boundaries and screened by landscaping to encourage better on-site amenity
- Managing the location of industrial activities where they might disturb the character of the residential zone

How is the draft Industrial Zone different from the current Industrial Zone?

- It's now clear industrial zoned land is to be used for industrial activities. In the current plan industrial zoned land could be used for any activity as long as it complied with standards.
- Site layout requirements - where an activity fronts a State Highway, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site
- Requirements to provide landscaping of road boundaries that are adjacent to a State Highway and landscapes of sites that are adjacent to other zones
- Outdoor storage areas that are adjacent to buildings used for residential activities must be screened
- There is no rear yard building setback requirement, in the current plan there is a rear yard of 10m. In the Draft Plan the building setback for all internal boundaries is the same at 5m

- There is a new standard relating to high water use. Industrial activities that use more than 15m³ of water per day from the reticulated municipal water supply for purposes other than human drinking water and sanitation will require resource consent.

How do the rules minimise complaints from non-industrial land uses?

- Council has tried to limit to the greatest extent possible residential zoned land being located in close proximity to industrial zoned land
- There is potential for conflict to occur between industrial activities and residential activities, with residential activities being sensitive to noise, lights, vibration etc. The Draft District Plan proposes to address this through rules. The rules specify minimum setbacks from internal boundaries when your property adjoins another zone, or is adjacent to a residential unit in the industrial zone. There are also landscaping and screening requirements to limit effects

Can I build a house in the industrial zone?

- No. Residential units are not encouraged in the Industrial Zone. However, the proposed plan does allow for one residential unit per site where it is needed to provide for security staff, or caretakers working on that site

Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)