

Light Industrial Zone (LIZ)

Issues

The Light Industrial Zone (LIZ) is a key driver for the District's economy, generating a significant number of employment opportunities. The Light Industrial Zone is located on the fringes of Whangārei City and larger suburban centres, and requires proximity to major transport corridors.

The Light Industrial Zone provides for [industrial activities](#) that do not generate objectionable odour, dust or noise, and [trade retail activities](#) that are compatible with [industrial activities](#) such as [service stations](#), [motor vehicle sales](#), [garden centres](#), [trade suppliers](#) and [hire premises](#). Supporting activities such as cafes and takeaway bars are also provided for. Other non-industrial activities are discouraged as a key principal of the Light Industrial Zone is to preserve [land](#) for industrial and [trade retail](#) type uses.

[Industrial activities](#) range in scale and nature. Those anticipated within the Light Industrial Zone are unlikely to give rise to significant adverse [effects](#) beyond the [site](#) and include activities such as warehousing, bulk [storage](#), light [manufacturing](#) and servicing activities. Therefore, [sensitive activities](#) are restricted within the Light Industrial Zone and the scale, design and location of activities and [buildings](#) are managed, especially on [sites](#) bordering [Residential Zones](#) and [Open Space and Recreation Zones](#).

Objectives

LIZ-O1 – Industrial Activities	Industrial activities that are not noxious, and do not generate objectionable odour, dust or noise, establish and operate efficiently and effectively within the Light Industrial Zone.
LIZ-O2 – Adverse Effects	Potential adverse effects on adjacent zones and the environment are avoided, remedied or mitigated.
LIZ-O3 – Ancillary Activities	Ancillary activities are enabled while ensuring that industrial land supply is not compromised and that the viability and vitality of other Business Zones are maintained.
LIZ-O4 – Reverse Sensitivity	Avoid activities that may generate reverse sensitivity effects or that compromise the operation of future industrial activities within the Light Industrial Zone or Heavy Industrial Zone.
LIZ-O5 – Subdivision	The supply of large allotments within the Light Industrial Zone is preserved by managing inappropriate fragmentation of land from subdivision .
LIZ-O6 – Retail Activities	To enable larger scale trade retail within the Light Industrial Zone and limit all other retail activity.

Policies

LIZ-P1 – Character and Amenity	<p>To recognise the character and amenity values of the Light Industrial Zone including, but not limited to:</p> <ol style="list-style-type: none"> 1. High levels of noise associated with traffic and commercial activities and industrial activities. 2. Large allotments with on-site car parking. 3. Moderate levels of exposure to noxious odour, dust or noise.
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	<ol style="list-style-type: none"> 4. High levels of vehicle traffic, particularly on arterial routes and during daytime hours. 5. A low presence of active building frontages and landscaping.
LIZ-P2 – Industrial Activities	To manage, and where appropriate avoid, industrial activities which have adverse effects on the surrounding environment , nearby sensitive activities or three waters infrastructure , which cannot be mitigated or remedied.
LIZ-P3 – Non-Industrial Activities	<p>To manage non-industrial activities by ensuring that they:</p> <ol style="list-style-type: none"> 1. Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities. 2. Support, or are compatible with, the operation of industrial activities within the Zone. 3. Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings. 4. Do not compromise the viability and vitality of the City Centre, Waterfront, Mixed Use, Local Centre, Neighbourhood Centre and Shopping Centre Zones.
LIZ-P4 – Cross Zone Boundary Effects	To manage adverse effects of industrial activities and large scale commercial activities on more sensitive zones by managing cross zone boundary effects , including through setbacks , building heights and landscaping .
LIZ-P5 – Esplanade Areas	To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks.
LIZ-P6 – Subdivision	To avoid the fragmentation of Light Industrial Zone land where subdivision design and layout would not facilitate industrial and trade retail type activities.
LIZ-P7 – Zone Interface	To recognise the interface between the Light Industrial and Heavy Industrial Zones by managing non- industrial activities within the Light Industrial Zone to protect the viability of the Heavy Industrial Zone.
LIZ-P8 – Food and Beverage Activities	<p>To limit adverse effects of food and beverage and drive through facilities within the Light Industrial Zone on:</p> <ol style="list-style-type: none"> 1. The viability and vitality of the City Centre, Waterfront, Mixed Use, Local Centre, Neighbourhood Centre and Shopping Centre Zones. 2. The character and amenity of adjoining Residential Zones or Open Space and Recreation Zones.
LIZ-P9 – Educational Facilities	To manage non- industrial activities by providing for educational facilities within the Light Industrial Zone only where the educational facility is defined as general industry .

Rules

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LIZ-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan. The activity is not prohibited under any rule of the District Plan. 	
LIZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules LIZ-R3 – R5. 	
LIZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> is 20m above <u>ground level</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
LIZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> 2.5m from <u>road boundaries</u>. 5m from Rural Production Zone, <u>Residential Zone</u> and <u>Open Space and Recreation Zone boundaries</u>. 3m from Heavy Industrial Zone, Local Centre Zone and Mixed Use Zone <u>boundaries</u>. 27m from Mean High Water Springs or the top of the bank of any <u>river</u> that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance with rules LIZ-R4.1(a) – (c) are not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> Any special or unusual characteristic of the <u>site</u> which is relevant to the rule. The functional and operation needs of <u>industrial activities</u>. The <u>effects</u> on the amenity of neighbouring <u>sites</u>. The characteristics of the development. <p>Activity Status when compliance with rules LIZ-R4.1(d) is not achieved: Discretionary.</p>

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LIZ-R5	Building Height and Major Structure in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any Rural Production Zone, <u>Residential Zone</u> or <u>Open Space and Recreation Zone boundary</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> Any special or unusual characteristic of the <u>site</u> which is relevant to the rule. The functional and operation needs of <u>industrial activities</u>. The <u>effects</u> on the amenity of neighbouring <u>sites</u>. The characteristics of the development.
LIZ-R6	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Fencing adjoining a <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> is not fortified with barbed wire, broken glass or any form of electrification. 	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion</p> <ol style="list-style-type: none"> Adverse <u>effects</u> from fortification or electrification of fences. Any special or unusual characteristic of the <u>site</u> which is relevant to the rule. The functional and operational needs of <u>industrial activities</u>.
LIZ-R7	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The outdoor area of <u>storage</u> or stockpile: <ol style="list-style-type: none"> Complies with rule LIZ-R3. Complies with rules LIZ-R4 – R5. Is screened from view from adjacent <u>public places</u> and surrounding Local Centre Zone, Mixed Use Zone, <u>Residential Zone</u> and <u>Open Space and Recreation Zones</u> except that this does not apply to construction materials stored to be used on-site within 12 months each 10-year period from 15 July 2020. 	<p>Activity Status when compliance with LIZ-R7.1(b) – (c) not achieved: Restricted Discretionary Matters of discretion</p> <ol style="list-style-type: none"> <u>Effects</u> in relation to dust and odour. Visual amenity <u>effects</u>. The matters of discretion in LIZ-R4 – R5. <p>Activity Status when compliance with LIZ-R7.1(a) not achieved: Discretionary</p>

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LIZ-R8	General Industry
LIZ-R9	Manufacturing
LIZ-R10	Repair and Maintenance Services
LIZ-R11	Marine Industry
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or <u>ancillary activity</u>. All <u>site boundaries</u> which are adjoining a Rural Production Zone, <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m above <u>ground level</u> and a minimum depth of 2m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m above <u>ground level</u>. The activity operates within: <ol style="list-style-type: none"> An outdoor area that is located at least 30m from any Rural Production Zone or <u>Residential Zone boundary</u>. A <u>building</u> that is located at least 30m from any Rural Production Zone or <u>Residential Zone boundary</u>; or A <u>building</u> that is located within 30m of any Rural Production Zone or <u>Residential Zone boundary</u> and: <ol style="list-style-type: none"> Has no vehicle <u>access</u> or loading bays to or from the <u>building</u> on the side of the <u>building</u> adjacent to the <u>Residential Zone boundary</u>; and Has no main entrance to the <u>building</u> on the side of the <u>building</u> adjacent to the <u>Residential Zone boundary</u>; and Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.
	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse <u>effects</u> on adjacent Rural Production Zone, <u>Residential Zone</u> or <u>Open Space and Recreation Zones</u>.
LIZ-R12	Storage
LIZ-R13	Artisan Industrial Activities

Light Industrial Zone (LIZ)

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. All site boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level. 	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or Open Space and Recreation Zones.
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LIZ-R14	Farming
LIZ-R15	Service Stations
LIZ-R16	Emergency Services

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. All site boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1m above ground level. 	<p>Activity Status when compliance not achieved: Restricted Discretionary Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or Open Space and Recreation Zones. Mitigation measures to manage reverse sensitivity effects.
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LIZ-R17	Trade Retail
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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. The activity is larger than 450m² gross floor area. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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Light Industrial Zone (LIZ)

LIZ-R18	Community Corrections Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>. 2. All <u>site boundaries</u> which are adjoining a Rural Production Zone, <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u> are planted with trees or shrubs to a minimum <u>height</u> of 1.8m above <u>ground level</u> and a minimum depth of 2m, except within 5m of a <u>road boundary</u> where the maximum <u>height</u> is 1.2m above <u>ground level</u>. 3. Any <u>habitable room</u> is <u>setback</u> at least 30m from all adjacent Heavy Industrial Zone <u>boundaries</u>. 4. Any outdoor area open to staff, customers or clients that is used for the purpose of teaching, outdoor dining or informal leisure or recreation space is: <ol style="list-style-type: none"> a. <u>Setback</u> at least 30m from all adjacent Heavy Industrial Zone <u>boundaries</u>; and b. <u>Setback</u> at least 30m from all adjacent Light Industrial Zone <u>sites</u>; or c. Within 30m of any Light Industrial Zone <u>boundary</u> and that <u>boundary</u> is planted with trees or shrubs to a minimum <u>height</u> of 1.8m above <u>ground level</u> and a minimum depth of 2m. <p><i>Compliance Standard:</i></p> <ol style="list-style-type: none"> 1. <i>LIZ-R18.3–4 do not apply to Heavy Industrial Zone or Light Industrial Zone <u>boundaries</u> adjoining a <u>road</u>, or any Heavy Industrial or Light Industrial Zoning within a <u>road</u> in accordance with HPW-R6.</i> 	<p>Activity Status when compliance not achieved: Discretionary</p>
LIZ-R19	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is: <ol style="list-style-type: none"> a. An <u>ancillary activity</u> to an <u>industrial activity</u> on the <u>site</u>. b. Less than 250m² <u>gross floor area</u> per <u>site</u>. c. Located: 	<p>Activity Status when compliance not achieved: Non-Complying</p>

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	<ul style="list-style-type: none"> i. Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or ii. Further than 50m from Residential Zone boundaries.
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LIZ-R20	Commercial Services
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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is: <ul style="list-style-type: none"> a. An ancillary activity to a permitted activity on the site. b. Less than 250m² gross floor area per site. c. Located: <ul style="list-style-type: none"> i. Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or ii. Further than 50m from Residential Zone boundaries. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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LIZ-R21	Food and Beverage Activity
LIZ-R22	Drive Through Facilities

<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. The maximum cumulative gross floor area of any food and beverage activity and drive through facilities is 250m² per site. 3. All site boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 2m, except within 5m of a road boundary where 	<p>Activity Status when compliance not achieved with LIZ-R20.1 – 3 or LIZ-R21.1 – 3: Non-Complying</p> <p>Activity Status when compliance not achieved with LIZ-R20.4 or LIZ-R21.4: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or Open Space and Recreation Zones.
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	<p>the maximum <u>height</u> is 1.2m above <u>ground level</u>.</p> <p>1. The activity is located:</p> <ol style="list-style-type: none"> a. Within 50m of a <u>Residential Zone boundary</u> and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or b. Further than 50m from <u>Residential Zone boundaries</u>. 	<p>2. Mitigation measures to manage <u>reverse sensitivity effects</u>.</p>
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LIZ-R23	Grocery Store
LIZ-R24	Funeral Home
LIZ-R25	Recreational Facilities
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>.

LIZ-R26	Waste Management Facility
LIZ-R27	Landfill
LIZ-R28	Plantation Forestry
LIZ-R29	Intensive Livestock Farming
LIZ-R30	Farm Quarrying
LIZ-R31	Residential Activities
LIZ-R32	Entertainment Facilities
LIZ-R33	Visitor Accommodation
LIZ-R34	Place of Assembly
LIZ-R35	Care Centre
LIZ-R36	Educational Facilities
LIZ-R37	Hospital
LIZ-R38	General Commercial
LIZ-R39	General Community

Light Industrial Zone (LIZ)

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or ancillary activity.

Note:

1. Training facilities for an industrial activity are defined as general industry.

Light Industrial Zone (LIZ)

PREC5 – South Whangarei Gateway Precinct (SWGP)

Issues

A range of trade suppliers, [general retail](#) and [food and beverage activities](#) are present within a portion of the Light Industrial Zone around the intersections of State Highway 1, Rewa Rewa Road and Tauroa Street, Raumanga. The South Whangārei Gateway Precinct (Gateway Precinct) recognises the established nature of these activities and the need to ensure the ongoing use and development of the [land](#) within a suitable planning framework.

Objectives

PREC5-O1 – Recognised Activities	Enable the ongoing operation of trade suppliers , general retail and food and beverage activities located in the Gateway Precinct.
PREC5-O2 – Protected Zones	Provide for limited expansion of general retail and food and beverage activities located in the Gateway Precinct while protecting the vitality and viability of the City Centre Zone, Mixed Use Zone and Commercial Zones .

Policies

PREC5-P1 – Enabled Activities	<p>To protect the vitality and viability of the City Centre Zone, Mixed Use Zone and Commercial Zones by:</p> <ol style="list-style-type: none"> 1. Recognising the existing trade suppliers, general retail and food and beverage activities located in the Gateway Precinct. 2. Providing for limited expansion of general retail and food and beverage activities located in the Gateway Precinct.
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Rules

PREC5-R1	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is: <ol style="list-style-type: none"> a. A primary activity. b. Greater than 450m² gross floor area per tenancy. 	<p>Activity Status when compliance not achieved: Discretionary</p>
PREC5-R2	Food and Beverage	
PREC5-R3	Drive Through Facilities	

Light Industrial Zone (LIZ)

Activity Status: Permitted

Where:

1. The activity is:

- a. A primary activity.
- b. Greater than 250m² gross floor area per tenancy.

Activity Status when
compliance not achieved:
Discretionary

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PREC11 – Onerahi Industrial Precinct (OIP)

Issues

The Onerahi Industrial Precinct provides for small scale [industrial activities](#), located within a constrained [site](#) and surrounded by [Residential Zones](#). Situated at the intersection of Whangarei Heads Road and Waterside Close, the Onerahi Industrial Precinct recognises the established nature of these activities and provides for the ongoing use and development of the [land](#) within a suitable planning framework.

Objectives

PREC11-O1 – Enabled Activities	The ongoing operation of manufacturing , storage , repair and maintenance services, and artisan industrial activities located in the Onerahi Industrial Precinct is enabled.
PREC11-O2 – Adverse Effects	Potential adverse effects on adjacent zones and the environment are avoided, remedied or mitigated.

Policies

PREC11-P1 – Enabled Activities	To avoid expansion of industrial activities and rezoning of Light Industrial Zone beyond the Onerahi Industrial Precinct, while providing for efficient use of the existing resources and the on-going operation of existing activities within the Precinct.
PREC11-P2 – Adverse Effects	To ensure adverse effects on the surrounding environment and Residential Zones are no more than minor by: <ol style="list-style-type: none"> 1. Limiting industrial activities to manufacturing, repair and maintenance services and storage only. 2. Avoiding noxious activities. 3. Requiring landscaping and the orientation of buildings to road frontage, 4. Limiting the hours of operation. 5. Avoiding, remedying or mitigating adverse effects of traffic movements to and from the Precinct, including effects on the safety and efficiency of the transport network and on streetscape amenity.

Rules

PREC11-R1	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height and major structure height is 8m above ground level. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Mitigation measures to manage adverse effects on adjacent Residential Zones. 2. Effects on amenity of adjoining sites.

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3. The extent to which visual dominance **effects** are minimised.

PREC11-R2	Manufacturing
PREC11-R3	Repair and Maintenance Services
PREC11-R4	Storage
PREC11-R5	Artisan Industrial Activities

	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. All Onerahi Industrial Precinct boundaries are planted with trees or shrubs to a minimum height of 1.8m above ground level and a minimum depth of 2m, except: <ol style="list-style-type: none"> a. Along the boundary adjoining Waterside Close; and b. Any portion of the boundary identified in Appendix 1 as the Landscaping Exclusion Area; and c. Within 5m of a road boundary where the maximum height of the trees and shrubs is 1.2m above ground level. 3. The activity is located <ol style="list-style-type: none"> a. At least 30m from all Residential Zone boundaries; or b. Within 30m of any Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00. 4. All buildings associated with the activity that are located within 30m of any Residential Zone boundary have no heavy vehicle access or loading bays to or from the building on the side of the building adjacent to the Residential Zone boundary. 5. The activities do not cumulatively generate more than 200 traffic movements in any 24-hour period. 	<p>Activity Status when compliance not achieved: Discretionary</p>
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PREC11-R6	Trade Retail
PREC11-R7	General Retail
PREC11-R8	Commercial Services

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<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is: <ol style="list-style-type: none"> a. An ancillary activity to an industrial activity on the site. b. Less than 150m² gross floor area per site. c. Located: <ol style="list-style-type: none"> i. Within 30m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or ii. Further than 30m from Residential Zone boundaries. 2. The total cumulative gross floor area of all trade retail, general retail and commercial services is less than 450m². 	<p>Activity Status when compliance not achieved: Non-Complying</p>
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PREC11-R9	Marine Industry
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

PREC11-R10	Farming
PREC11-R11	Service Stations
PREC11-R12	Emergency Services
PREC11-R13	Food and Beverage Activity
PREC11-R14	Drive Through Facilities
PREC11-R15	Grocery Store
PREC11-R16	Funeral Home
PREC11-R17	Recreational Facilities
PREC11-R18	General Industry
	<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity.

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Appendix 1 – Onerahi Industrial Precinct Landscaping Exclusion Area

The portion of the Onerahi Industrial Precinct boundary identified in the image below by the red line as the “Landscaping Exclusion Area” is exempt from the landscaping requirements under PREC11-R2.2 – R5.2.



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PREC14 – MARSDEN TECHNOLOGY PARK PRECINCT (MTPP)

Issues

The Marsden Technology Park Precinct (MTPP) enables a range of activities focused on digital, technology, innovation and research-based activities. The Marsden Technology Park Precinct is located on the corner of the State Highway and McCathie Road, in proximity to the Hawaiki fibre optic cable linking Australia, New Zealand, American Samoa, Hawaii and the US West Coast. The Marsden Technology Park Precinct is not intended to be a customer-based destination; instead it provides for limited food and beverage activities, recreational facilities and care centres to support staff engaged onsite.

Objectives

PREC14–O1 – Encouraged Activities	Encourage the establishment and growth of a range of businesses that promote knowledge creation, innovation and entrepreneurship in the fields of industry, research and development, science, engineering and technology.
PREC14-O2 – Supporting Activities	Provide for limited food and beverage activities , recreational facilities and care centres to support the day to day activities of staff within the Marsden Technology Park Precinct.
PREC14-O3 – Reverse sensitivity	Ensure that any sensitive activities do not compromise the operation of commercial activities and industrial activities enabled under the Marsden Technology Park Precinct.
PREC14-O4 – Amenity Values	Achieve a high level of amenity for employees, and manage adverse effects on the amenity values of the surrounding environment .
PREC14-O5 – State Highway Sight Distances	Appropriate sight distances are maintained from the McCathie Road and State Highway intersection.
PREC14–O6 – Wastewater Infrastructure	Adverse effects on the reticulated wastewater network are minimised.

Policies

PREC14-P1 – Encouraged Activities	To encourage activities that achieve MTPP-O1, with those activities permitted or otherwise managed according to potential effects on internal amenity and reverse sensitivity .
PREC14-P2 – Internal Amenity	To achieve a high level of amenity for the Marsden Technology Park Precinct employees by incorporating pedestrian connectivity, landscape planting and open space within the overall Marsden Technology Park Precinct layout and design.

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PREC14-P3 – Reverse sensitivity	Avoid, or where avoidance is not possible manage, activities that may result in <u>reverse sensitivity effects</u> that compromise existing and future <u>industrial activities</u> within the Marsden Technology Park Precinct.
PREC14-P4 Discouraged Activities	To avoid adverse <u>effects</u> on the Marsden Primary Centre and Local Centre Zones by limiting the development of <u>commercial activities</u> and <u>retail activities</u> and avoiding the establishment of a destination based commercial area which caters primarily to customers and visitors within the Marsden Technology Park Precinct.
PREC14-P5 State Highway Sight Distances	To manage adverse <u>effects</u> on safety, efficiency, effectiveness and accessibility of the State Highway by ensuring appropriate sight distances are provided to the State Highway and McCathie Road Intersection.
PREC14-P6 – Wastewater Infrastructure	To ensure that <u>subdivision</u> , <u>land</u> use and development can be accommodated by the reticulated <u>wastewater</u> supply network by: Either: <ol style="list-style-type: none"> 1. Ensuring that sufficient capacity exists within the reticulated <u>wastewater</u> network to accommodate the proposed development; or 2. Requiring any upgrades which are needed to service the development. 3. Requiring <u>wastewater</u> flows to be measured by automated flow meters.

Rules

PREC14-R1	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>buildings</u> and <u>major structures</u>: <ol style="list-style-type: none"> a. Comply with LIZ-R4. b. Are <u>setback</u> at least 10m from the Marsden Technology Park Precinct Sight Line Set Back identified in PREC14 Appendix 1. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Any special or unusual characteristic of the <u>site</u> which is relevant to the rule. 2. The functional and operation needs of <u>industrial activities</u>. 3. The <u>effects</u> on the amenity of neighbouring <u>sites</u>. 4. The characteristics of the development. 5. Effects on the sustainability, safety, efficiency, visibility, effectiveness and accessibility of the immediately adjacent transport network. 6. Outcomes of consultation with Waka Kotahi (or its successor).
PREC14-R2	Fences	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p>

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<ol style="list-style-type: none"> 1. The fence complies with LIZ-R6. 2. The fence is set back at least 10m from the Marsden Technology Park Precinct Sight Line Set Back identified in PREC14 Appendix 1. 	<ol style="list-style-type: none"> 1. Adverse effects from fortification or electrification of fences. 2. Any special or unusual characteristic of the <u>site</u> which is relevant to the rule. 3. The functional and operation needs of <u>industrial activities</u>. 4. The <u>effects</u> on the amenity of neighbouring <u>sites</u>. 5. The characteristics of the development. 6. Effects on the sustainability, safety, efficiency, effectiveness, visibility and accessibility of the immediately adjacent transport network. 7. Outcomes of consultation with Waka Kotahi (or its successor).
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PREC14-R3	Marsden Technology Park Industrial Activity
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or <u>ancillary activity</u>.

PREC14-R4	Any Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All <u>wastewater</u> generated by the activity is discharged to a public reticulated <u>wastewater</u> network, excluding any greywater which may be reused or recycled on-<u>site</u>. 2. The maximum volume of <u>wastewater</u> discharged from all activities in PREC14 to the public reticulated <u>wastewater</u> network shall not exceed a flow of 12.8 litres per second. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects on the existing reticulated <u>wastewater</u> network. 2. The capacity of the existing reticulated <u>wastewater</u> network and whether the servicing needs of the proposal require upgrades to existing <u>infrastructure</u>. 3. The efficient provision of services to the <u>land</u> being subdivided and to nearby <u>land</u> that might be subdivided in the future. 	<p>Activity Status when compliance not achieved: Discretionary</p>

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<p><i>Notes:</i></p> <ol style="list-style-type: none"> 1. Any application shall comply with information requirement PREC14-REQ1. 2. All relevant District Wide, Light Industrial and PREC14 provisions apply in addition to PREC14-R4. 3. Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Whangārei District Council Engineering Standards.
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PREC14-R5	New Connection to a Public Reticulated Wastewater Network	
	<p>Activity Status: Controlled</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Methods to measure wastewater discharge flows from PREC14. 2. Methods of on-going review, monitoring and reporting of wastewater discharge flows from PREC14. <p><i>Note:</i></p> <ol style="list-style-type: none"> 1. Approval to connect to a public reticulated wastewater network shall be required for each new connection serving PREC14 under Whangārei District Council Bylaws. 	
PREC14-R6	Recreational Facility	
PREC14-R7	Care Centre	
PREC14-R8	Food and Beverage Activity	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 2. The activity does not involve care for the elderly. 3. Food and beverage activities do not exceed 200m² gross floor area per tenancy. 	Activity Status when compliance not achieved: Non-Complying

PREC14-R9	Repair and Maintenance Services
PREC14-R10	Manufacturing
PREC14-R11	Marine Industrial
PREC14-R12	Storage
PREC14-R13	Artisan Industrial Activity

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PREC14-R14	Trade Retail
PREC14-R15	Service Station
PREC14-R16	Emergency Service
PREC14-R17	Community Correction Activity
PREC14-R18	Grocery Store
PREC14-R19	Funeral Home
PREC14-R20	Drive Through Facilities
PREC14-R21	General Retail
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity .	

PREC14-REQ1	Information Requirement – Connection to Public Reticulated Wastewater Network
	<ol style="list-style-type: none"> 1. Any application under rule PREC14-R4.2 must include an assessment detailing: <ol style="list-style-type: none"> a. Provision made for connections to the public reticulated wastewater network. b. Confirmation from Council that sufficient capacity exists within the public reticulated wastewater network to service the proposed development. c. Any upgrades and/or extensions to existing public reticulated wastewater infrastructure that are proposed or necessary. d. Where insufficient capacity exists within the reticulated wastewater network: <ol style="list-style-type: none"> i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity. e. Land and infrastructure to be vested in the Council.

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PREC 14 Appendix 1 - Marsden Technology Park Precinct Sight Line Set Back

The black line below identifies the Sight Line Setback from the McCathie Road and State Highway Intersection where PREC14-R1.1(b) and PREC14-R2.2 apply.

