

Heavy Industrial Zone (HI)

Overview

The Heavy Industrial Zone (HI) provides for large scale industrial activities which contribute to the economic wellbeing of Whangarei and the wider Northland Region. Industrial activities in the HI generally require large allotments with few constraints, access to freight routes, separation from sensitive land uses, and protection from the development of sensitive activities and other non-industrial land uses.

Industrial activities often produce objectionable odour, dust and noise emissions and use, store or produce hazardous materials. Consequently, the HI has a lower level of amenity when compared to other Zones and often comprises large buildings, stockpiles of materials, fenced concreted yards and restricted public access to sites.

The HI is and should continue to be located away from more sensitive zones such as Living and Green Space Zones, to ensure adverse effects on sensitive activities are minimised, as well as to prevent reverse sensitivity and increased risk effects that may limit the operation and expansion of industrial activities. To support this approach, it is critical to protect industrial activities from the encroaching development of sensitive activities.

Industrial activities have potential adverse effects on the environment that must be managed. These activities should not be located in significant natural, cultural or historic areas, or the Coastal Area unless they have a functional or operational need to do so (such as ports).

While industrial activities are the primary focus within the HI, the Zone also provides for activities which are inherently a part of industrial activities, such as small scale food and beverage activities and ancillary offices and retail activities, but only to the extent that they are required to facilitate the operation of industrial activities.

Objectives

HI-O1 – Effective and Efficient Functioning	Large scale and noxious industrial activities function effectively and efficiently without constraint from non-compatible activities.
HI-O2 – Adverse Effects	Adverse effects on the natural environment and amenity of adjacent zones are managed.
HI-O3 – Ancillary Activities	Ancillary and supporting activities are controlled to ensure that industrial land supply is not compromised.
HI-O4 – Reverse Sensitivity	Activities that may compromise the operation of noxious or large scale industrial activities within the HI, or generate reverse sensitivity or increased risk effects, are avoided.
HI-O5 – Subdivision	The supply of large allotments within the HI is preserved for large scale industrial activities.

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Policies	
HI-P1 – Character and Amenity	<p>To recognise and protect the character and amenity values of the HI including, but not limited to:</p> <ol style="list-style-type: none"> 1. High levels of noise and heavy traffic activity. 2. Large allotment sizes, often with restricted public access. <p>Moderate to high levels of exposure to potential nuisances such as odour and other air emissions.</p>
HI-P2 – Industrial Activities	<p>To enable larger scale and potentially noxious or objectionable industrial activities to locate and operate in the HI without unreasonable constraint from other activities.</p>
HI-P3 – Small Scale Industrial Activities	<p>To manage small scale industrial activities which may compromise the land supply for larger scale industrial activities or generate cumulative effects on land fragmentation.</p>
HI-P4 – Non-Industrial Activities	<p>To avoid non-industrial activities, including sensitive activities, except for activities that:</p> <ol style="list-style-type: none"> 1. Support and are ancillary to the operation of industrial activities within the Zone, and are necessary to be located as part of the industrial activity. 2. Would not undermine the integrity of other Business Zones. 3. Do not generate reverse sensitivity or increased risk effects. 4. Do not have the potential to hinder or constrain the establishment of activities otherwise anticipated within the HI.
HI-P5 – Surrounding Environment	<p>To manage the visual effects on the surrounding environment by limiting building height and requiring setbacks and landscaping, while recognising the functional and operational needs of industrial activities.</p>
HI-P6 – Esplanade Areas	<p>To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks.</p>
HI-P7 – Subdivision	<p>To avoid the fragmentation of HI land where subdivision design and layout would not facilitate industrial activities.</p>

Rules

HI-R1	Any Activity Not Otherwise Listed in This Chapter
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan.

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HI-R2	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building height is 40m. 2. No more than 25% of the net site area is occupied by buildings that exceed 20m in height. 	<p>Activity Status when compliance not achieved: D</p>
HI-R3	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building is set back at least: <ol style="list-style-type: none"> a. 4.5m from any road boundary. b. 3m from any Light Industrial Zone boundary. c. 20m from any Rural Production or Green Space Zone boundary. d. 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance not achieved: D</p>
HI-R4	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any outdoor area of storage or stockpile complies with rules HI-R2 – R3. 	<p>Activity Status when compliance not achieved: D</p>
HI-R5	Farming	
HI-R6	Seasonal Activity	
	<p>Activity Status: P</p>	

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HI-R7	Industrial Activity	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Any individual industrial activity operates within buildings and/or an outdoor area with a combined area greater than 7,000m². Any site boundary which is adjoining a Rural Production or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m. 	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Cumulative effects resulting from the fragmentation of land suitable for large scale industrial activities. Mitigation measures to manage adverse effects on adjacent Rural Production or Green Space Zones.
HI-R8	Motor Vehicle Sales	
HI-R9	Garden Centres	
HI-R10	Trade Suppliers	
HI-R11	Marine Retail	
HI-R12	Hire Premise	
HI-R13	General Retail	
HI-R14	Commercial Services	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is: <ol style="list-style-type: none"> Ancillary to an industrial activity on the site. Less than 100m² GFA per site. 	<p>Activity Status when compliance not achieved: NC</p>
HI-R15	Food and Beverage Activity	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum GFA of a food and beverage activity is 150m² per site. 	<p>Activity Status when compliance not achieved with HI-R15.1-2: NC</p>

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2. The activity is not open for visitors or clients outside the hours of 0700 and 1600.
3. Any site boundary which is adjoining a Rural Production or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m.

Activity Status when compliance not achieved: with HI-R15.3: RD

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production or Green Space Zones.

HI-R16	Service Station
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Activity Status: P

Where:

1. Any retail from a service station does not exceed 50m² GFA, excluding the retail of petrol.
2. Any site boundary which is adjoining a Rural Production or Green Space Zone is planted with trees or shrubs to a minimum height of 1.8m and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m.

Activity Status when compliance not achieved with HI-R16.1: NC

Activity Status when compliance not achieved: with HI-R16.2: RD

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production or Green Space Zones.

HI-R17	Emergency Service
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Activity Status: D

HI-R18	Plantation Forestry
HI-R19	Intensive Livestock Farming
HI-R20	Farm Quarrying
HI-R21	Residential Activities
HI-R22	Drive Through Facilities
HI-R23	Grocery Stores
HI-R24	Entertainment Facilities

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HI-R25	Visitor Accommodation
HI-R26	Funeral Home
HI-R27	Place of Assembly
HI-R28	Recreational Facilities
HI-R29	Care Centre
HI-R30	Educational Facility
HI-R31	Hospitals
Activity Status: NC	