

# Light Industrial Zone (LI)

## Overview

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

The LI provides for small scale industrial activities and 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 LI is to preserve land for industrial and trade retail type uses.

Industrial activities range in scale and nature. Those anticipated within the LI are generally smaller in scale and carried out indoors and are unlikely to give rise to significant adverse effects beyond the site. This includes activities such as warehousing, bulk storage, light manufacturing and servicing activities. Therefore, sensitive activities are restricted within the LI and the scale, design and location of activities and buildings are managed, especially on sites bordering Living and Green Space Zones.

## Objectives

LI-O1 – Industrial Activities	Industrial activities, that are not noxious or large in scale, establish and operate efficiently and effectively within the LI.
LI-O2 – Adverse Effects	Potential adverse effects on adjacent zones and the environment are avoided, remedied or mitigated.
LI-O3 – Ancillary Activities	Ancillary and supporting activities are enabled while ensuring that industrial land supply is not compromised and that the viability and vitality of other Business Zones are maintained.
LI-O4 – Reverse Sensitivity	Avoid activities that may generate reverse sensitivity effects or compromise the operation of future industrial activities within the LI.
LI-O5 – Subdivision	The supply of large allotments within the LI is preserved by managing inappropriate fragmentation from subdivision.

## Policies

LI-P1 – Character and Amenity	<p>To recognise the character and amenity values of the LI including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. High levels of noise associated with traffic and commercial activities and industrial activities.</li> <li>2. Large allotments with on-site car parking.</li> <li>3. Moderate levels of exposure to noxious odour, dust or noise.</li> </ol>
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# Light Industrial Zone (LI)

	<ol style="list-style-type: none"> <li>4. High levels of vehicle traffic, particularly on arterial routes and during daytime hours.</li> <li>5. A low presence of active building frontages and landscaping.</li> </ol>
LI-P2 – Industrial Activities	To manage, and where appropriate avoid, large scale industrial activities which have adverse effects on the surrounding environment, nearby sensitive activities or three waters infrastructure, which cannot be mitigated or remedied.
LI-P3 – Non-Industrial Activities	<p>To manage non-industrial activities by ensuring that they:</p> <ol style="list-style-type: none"> <li>1. Are not likely to generate reverse sensitivity effects.</li> <li>2. Support, or are compatible with, the operation of industrial activities within the Zone.</li> <li>3. Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</li> <li>4. Do not compromise the viability and vitality of the City Centre, Waterfront, Mixed-use, Local Commercial, Neighbourhood Commercial and Shopping Centre Zones.</li> </ol>
LI-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.
LI-P5 – Esplanade Areas	To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks.
LI-P6 – Subdivision	To avoid the fragmentation of LI land where subdivision design and layout would not facilitate industrial and trade retail type activities.

## Rules

<b>LI-R1</b>	<b>An Activity Not Otherwise Listed in This Chapter</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>	
<b>LI-R2</b>	<b>Building Height</b>	
	Activity Status: P	Activity Status when compliance not achieved: D

# Light Industrial Zone (LI)

Where:

1. The maximum building height is 20m.

LI-R3	Building Setbacks	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The building is set back at least:               <ol style="list-style-type: none"> <li>a. 2.5m from any road boundary.</li> <li>b. 5m from any Rural Production, Living or Green Space Zone boundary.</li> <li>c. 3m from any Heavy Industrial, Local Commercial or Mixed-use Zone boundary.</li> <li>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).</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: D</p>	
LI-R4	Building Height in Relation to Boundary	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The building does not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any Rural Production, Living or Green Space Zone boundary.</li> </ol>	<p>Activity Status when compliance not achieved: D</p>	
LI-R5	Fences	
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Fencing adjoining a Living or Green Space Zone is not fortified with barbed wire, broken glass or any form of electrification.</li> </ol>	<p>Activity Status when compliance not achieved: D</p>	

# Light Industrial Zone (LI)

LI-R6	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any outdoor area of storage or stockpile complies with rules LI-R2 – R4.</li> <li>Any outdoor area of storage or stockpile is screened from view from public places and surrounding Local Commercial, Mixed-use, Living or Green Space Zone sites.</li> </ol>	<p>Activity Status when compliance not achieved: D</p>
LI-R7	General Industry	
LI-R8	Manufacturing and Storage	
LI-R9	Repair and Maintenance Services	
LI-R10	Artisan Industrial Activities	
LI-R11	Marine Industry	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any individual industrial activity operates within buildings and/or an outdoor area with a combined area less than 7,000m<sup>2</sup>.</li> <li>Any site boundary which is adjoining a Rural Production, Living 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.</li> <li>Any industrial activity is located at least 30m from any Rural Production or Living Zone boundary.</li> </ol>	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Adverse effects from objectionable and/or noxious odour, dust or noise emissions.</li> <li>Capacity of three waters networks.</li> <li>Mitigation measures to manage adverse effects on adjacent Rural Production, Living or Green Space Zones.</li> </ol>
LI-R12	Farming	
LI-R13	Seasonal Activity	
LI-R14	Motor Vehicle Sales	

# Light Industrial Zone (LI)

LI-R15	Garden Centre
LI-R16	Trade Supplier
LI-R17	Marine Retail
LI-R18	Drive Through Facility
LI-R19	Hire Premise
LI-R20	Service Station
LI-R21	Emergency Service

<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any site boundary which is adjoining a Rural Production, Living 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.</li> </ol>	<p>Activity Status when compliance not achieved: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>Adverse effects from objectionable and/or noxious odour, dust or noise emissions.</li> <li>Capacity of three waters networks.</li> <li>Mitigation measures to manage adverse effects on adjacent Rural Production, Living or Green Space Zones.</li> </ol>
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LI-R22	General Retail
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is:             <ol style="list-style-type: none"> <li>Ancillary to an industrial activity on the site.</li> <li>Less than 100m<sup>2</sup> GFA per site.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: NC</p>

LI-R23	Commercial Service
<p>Activity Status: P</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: D</p>

# Light Industrial Zone (LI)

1. The activity is:
  - a. An ancillary activity to a permitted activity on the site.
  - b. Less than 250m<sup>2</sup> GFA per site.

LI-R24	Food and Beverage Activity
<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum GFA of any food and beverage activity is 250m<sup>2</sup> per site.</li> <li>2. The activity is not open for visitors or clients outside the hours of 0700 and 1600.</li> <li>3. Any site boundary which is adjoining a Rural Production, Living 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.</li> </ol>	<p>Activity Status when compliance not achieved with LI-R24.1-2: NC</p> <p>Activity Status when compliance not achieved with LI-R24.3: RD</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. Adverse effects from objectionable and/or noxious odour, dust or noise emissions.</li> <li>2. Mitigation measures to manage adverse effects on adjacent Rural Production, Living or Green Space Zones.</li> </ol>

LI-R25	Grocery Store
LI-R26	Funeral Home
LI-R27	Recreational Facilities
Activity Status: D	

LI-R28	Waste Management Activity
LI-R29	Landfill
LI-R30	Plantation Forestry
LI-R31	Intensive Livestock Farming
LI-R32	Farm Quarrying
LI-R33	Residential Activities
LI-R34	Entertainment Facilities

## Light Industrial Zone (LI)

LI-R35	Visitor Accommodation
LI-R36	Place of Assembly
LI-R37	Care Centre
LI-R38	Educational Facility
LI-R39	Hospitals
Activity Status: NC	