

Heavy Industrial Zone (HIZ)

Overview Issues

The Heavy Industrial Zone (HIZ) provides for large scale industrial activities which contribute to the economic wellbeing of Whangarei District and the wider Northland Region. Industrial activities in the ~~H~~ Heavy Industrial Zone 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 ~~H~~ Heavy Industrial Zone 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 ~~H~~ Heavy Industrial Zone is and should continue to be located away from more sensitive zones such as ~~Living Residential~~ and ~~Green Open Space and Recreation~~ Zones, to ensure that 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 ~~C~~oastal Area unless they have a functional or operational need to do so (such as ports).

While industrial activities are the primary focus within the ~~H~~ Heavy Industrial Zone, the Zone also provides for ancillary 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. The HIZ also provides for research laboratories used for scientific, industrial or medical research, and training facilities for an industrial activity.

Objectives

HIZ-O1 – Effective and Efficient Functioning	Large scale and noxious Industrial activities, <u>particularly those which are noxious or generate objectionable odour, dust or noise,</u> function effectively and efficiently without constraint from non-compatible activities.
HIZ-O2 – Adverse Effects	Adverse effects on the natural environment and amenity of adjacent zones, <u>excluding the Light Industrial Zone,</u> are managed.
HIZ-O3 – Ancillary Activities	Ancillary and supporting activities are controlled to ensure that industrial land supply is not compromised.
HIZ-O4 – Reverse Sensitivity	Activities that may compromise the operation of noxious or large scale industrial activities, <u>or generate reverse sensitivity or increased risk effects,</u> are avoided <u>particularly those which are noxious or generate objectionable odour, dust or noise,</u> within the H <u>Heavy</u>

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	<u>Industrial Zone</u> , or generate reverse sensitivity or increased risk effects, are avoided.
HIZ-O5 – Subdivision	The supply of large allotments within the H <u>Heavy Industrial Zone</u> is preserved for large-scale industrial activities, <u>particularly those which are noxious or generate objectionable odour, dust or noise.</u>
<u>HIZ-NewO1 Research and Training</u>	<u>Recognise the relationship of industrial activities with research laboratories used for scientific, industrial or medical research with training.</u>

Policies	
HIZ-P1 – Character and Amenity	To recognise and protect <u>maintain</u> the character and amenity values of the Heavy Industrial Zone including, but not limited to: <ol style="list-style-type: none"> High levels of noise and heavy traffic activity. Large allotment sizes, often with restricted public access. Moderate to high levels of exposure to potential nuisances such as noise, odour and other air emissions. <u>High levels of heavy traffic, particularly on arterial routes and during daytime hours.</u> <u>A low presence of active building frontages and landscaping.</u>
HIZ-P2 – Industrial Activities	To enable larger scale and <u>industrial activities, particularly those which are potentially noxious or generate objectionable odour, dust or noise</u> industrial activities to locate and operate in the H <u>Heavy Industrial Zone</u> without unreasonable constraint from other activities.
HIZ-P3 – Small Scale Industrial Activities	To manage small scale industrial activities which may compromise the land supply for larger scale industrial activities or generate cumulative effects on land fragmentation.
HIZ-P4 – Non-Industrial Activities	To avoid non-industrial activities, including sensitive activities, except for activities that: <ol style="list-style-type: none"> Support and a <u>Are ancillary activities</u> to the operation of industrial activities within the Zone, and are necessary to be located as part of the industrial activity. Would Do not undermine the integrity of other Business Zones. Do not generate reverse sensitivity or increased risk effects. Do not have the potential to hinder or constrain the <u>establishment, operation, and/or expansion</u> of activities otherwise anticipated within the H <u>Heavy Industrial Zone</u>.
HIZ-P5 – Surrounding Environment	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.

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HIZ-P6 – Esplanade Areas	To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks.
HIZ-P7 – Subdivision	To avoid the fragmentation of H <u>Heavy Industrial Zone</u> land where subdivision design and layout would not facilitate industrial activities.
<u>HIZ-NewP1 Research and Training</u>	To provide for <u>research laboratories used for scientific, industrial or medical research, and training facilities where they are designed, located and managed to operate symbiotically with industrial activities.</u>

Rules

HIZ-R1	Any Activity Not Otherwise Listed in This Chapter
Activity Status: <u>Permitted</u>	
Where:	
<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. 	

<u>HIZ-R-New1</u>	<u>Minor Buildings</u>
Activity Status: <u>Permitted</u>	
<ol style="list-style-type: none"> <u>Note: Minor buildings are exempt from rules HIZ-R2 – R3.</u> 	

HIZ-R2	<u>Building and Major Structure Height</u>
Activity Status: <u>Permitted</u>	Activity Status when compliance not achieved: <u>Discretionary</u>
Where:	
<ol style="list-style-type: none"> The maximum building <u>height and major structure height</u> is: <ol style="list-style-type: none"> <u>40 20m above ground level; or</u> <u>35m above ground level provided that no more than 25% of the net site area is occupied by buildings and major structure that exceed 20m above ground level.</u> <p>No more than 25% of the net site area is occupied by buildings that exceed 20m in height.</p>	

HIZ-R3	<u>Building and Major Structure Setbacks</u>
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<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. The <u>All buildings and major structures are</u> is set back at least: <ol style="list-style-type: none"> a. 4.5m from any road boundaries. b. 3m from any Light Industrial Zone boundary. c. 20m from any Rural Production or Green <u>Open Space and Recreation</u> Zone boundary. d. 27m from Mean High Water Springs or <u>and</u> the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<p>Activity Status when compliance with <u>rule HIZ-R3.1 (a) - (c)</u> not achieved: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <ol style="list-style-type: none"> 1. <u>Any special or unusual characteristic of the site which is relevant to the rule.</u> 2. <u>The functional and operation needs of industrial activities.</u> 3. <u>The effects on the amenity of neighbouring sites:</u> 4. <u>The characteristics of the development:</u> <p>Activity Status when compliance with <u>rule HIZ-R3.1 (d)</u> not achieved: <u>Discretionary</u></p>
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HIZ-R4	Outdoor Areas of Storage or Stockpiles
<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any <u>The outdoor area of storage or stockpile:</u> <ol style="list-style-type: none"> a. Complies <u>Complies</u> with rule HIZ-R2. b. <u>Complies</u> with rule HIZ-R3. c. Is screened from view from <u>adjacent</u> public places and surrounding sites, <u>“exempt for construction materials stored to be used on-site within 12 months each 10-year period from [operative date].”</u> 2. <u>Vessels and masts associated with Marine Industry activities are excluded from HIZ-R4.</u> 	<p>Activity Status when compliance with <u>HIZ-R4.1 (b) - R4.21 (c)</u> not achieved: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion</u></p> <ol style="list-style-type: none"> 1. <u>Effects in relation to dust and odour;</u> 2. <u>Visual amenity effects;</u> 3. <u>The matters of discretion in HIZ - R3.</u> <p>Activity Status when compliance not achieved with <u>HIZ-R4.1 (a)</u> not achieved: <u>Discretionary</u></p>

HIZ-R5	Farming
HIZ-R6	Seasonal Activity

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Activity Status: Permitted

HIZ-R7	<u>Industrial Activity General Industry</u>
HIZ-RNew4	<u>Manufacturing</u>
HIZ-RNew5	<u>Repair and Maintenance Services</u>
HIZ-RNew6	<u>Marine Industry</u>

Activity Status: Permitted

Where:

1. The activity is a primary activity or ancillary activity.
- ~~2. The industrial activity is classified by the ANZSIC06 as one of the following:

 - a. ~~Petroleum and Coal Product Manufacturing;~~
 - b. ~~Basic Chemical and Chemical Product Manufacturing;~~
 - c. ~~Primary Metal and Metal Produce Manufacturing;~~
 - d. ~~Fabricated Metal Product Manufacturing;~~
 - e. ~~Transport Equipment Manufacturing;~~
 - f. ~~Electricity Supply;~~
 - g. ~~Gas Supply;~~
 - h. ~~Water Supply, Sewerage and Drainage Services~~
 - i. ~~Waste Collection, Treatment and Disposal; or~~~~
- ~~3. Any individual industrial activity operates within buildings and/or an outdoor area with a combined area greater than 7,000m².~~

2. Any All site boundaries which is are adjoining a Rural Production or Green Open Space and Recreation Zone is are planted with trees or

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Cumulative effects resulting from the fragmentation of land suitable for large scale industrial activities.
2. Mitigation measures to manage adverse effects on adjacent Rural Production or Green Open Space and Recreation Zones.

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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.

Note:
~~ANZSIC06 is the Australian and New Zealand Standard Industrial Classification 2006.~~

<u>HIZ-RNew7</u>	<u>Storage</u>	
<u>HIZ-RNew8</u>	<u>Artisan Industrial Activities</u>	
	<u>Activity Status: Permitted</u>	<u>Activity Status when compliance not achieved: Restricted Discretionary</u>
	<u>Where:</u>	<u>Matters of discretion:</u>
	<ol style="list-style-type: none"> 1. <u>The activity is a primary activity or ancillary activity.</u> 2. <u>The individual activity has a Business Net Floor Area greater than 1,000m².</u> 3. <u>All site boundaries which are adjoining a Rural Production 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.</u> 	<ol style="list-style-type: none"> 1. <u>Effects resulting from the fragmentation of land suitable for large scale industrial activities, including consideration of:</u> <ol style="list-style-type: none"> a. <u>The ability to relocate the activity and/or building.</u> b. <u>The duration of the activity.</u> c. <u>The nature of the activity.</u> d. <u>The size and location of the activity.</u> e. <u>Any cumulative effects.</u> 2. <u>Mitigation measures to manage adverse effects on adjacent Rural Production, Residential or Open Space and Recreation Zones.</u>

HIZ-R8	Motor Vehicle Sales
HIZ-R9	Garden Centres
HIZ-R10	Trade Suppliers
HIZ-R11	Marine Retail
HIZ-R12	Hire Premise
HIZ-R13	General Retail
HIZ-R14	Commercial Services

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<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is: <ol style="list-style-type: none"> a. <u>An Ancillary activity</u> to an industrial activity on the site. b. Less than 400 <u>150m²</u> GFA per site. 	<p>Activity Status when compliance not achieved: <u>Non-Complying</u></p>
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HIZ-R15	Food and Beverage Activity	
<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>The activity is a primary activity or ancillary activity.</u> 4. <u>2.</u> The maximum GFA of a food and beverage activity is 150m² per site. 2. <u>3.</u> The activity is not <u>operate or open</u> for visitors, <u>clients, deliveries or servicing</u> outside the hours of 0700 and 1600. 3. <u>4.</u> <u>Any All</u> site boundary<u>ies</u> which is <u>are</u> adjoining a Rural Production or <u>Green Open Space and Recreation</u> Zone is <u>are</u> planted with trees or shrubs to a minimum height of 1.8m <u>above ground level</u> and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m <u>above ground level</u>. 	<p>Activity Status when compliance not achieved: <u>Discretionary</u> with HIZ-R15.1-23: Non-Complying</p> <p>Activity Status when compliance not achieved with HIZ-R15.34: <u>Restricted Discretionary</u></p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Mitigation measures to manage adverse effects on adjacent Rural Production or Green Open Space and Recreation Zones. 	

HIZ-R16	Service Stations	
<p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any <u>The</u> retail from a service station does not exceed 50m² GFA, excluding the retail of petrol. 2. Any All <u>All</u> site boundary<u>ies</u> which is <u>are</u> adjoining a Rural Production or <u>Green Open Space and Recreation</u> Zone is <u>are</u> planted with trees or shrubs to a minimum height of 1.8m 	<p>Activity Status when compliance not achieved: with HIZ-R16.1: <u>Non-Complying</u></p> <p>Activity Status when compliance not achieved with: HIZ-R16.2: <u>Restricted Discretionary</u></p> <p>Matters of discretion:</p>	

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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.

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

HI-RNew2	General Public Amenities
<p><u>Activity Status: Restricted Discretionary</u></p> <p><u>Matters of discretion:</u></p> <ol style="list-style-type: none"> 1. <u>Reverse sensitivity effects on neighbouring industrial activities.</u> 2. <u>Purpose of the general public amenity and the length of use and the health and safety of the public.</u> 3. <u>Mitigation measures to manage adverse effects.</u> 	

HIZ-R17	Emergency Service
<p><u>Activity Status: Discretionary</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> 1. <u>The activity is a primary activity or ancillary activity.</u> 	

HIZ-R18	Plantation Forestry
HIZ-R19	Intensive Livestock Farming
HIZ-R20	Farm Quarrying
HIZ-R21	Residential Activities
HIZ-R22	Drive Through Facilities
HIZ-R23	Grocery Stores
HIZ-R24	Entertainment Facilities
HIZ-R25	Visitor Accommodation
HIZ-R26	Funeral Home
HIZ-R27	Place of Assembly
HIZ-R28	Recreational Facilities
HIZ-R29	Care Centre
HIZ-R30	Educational Facilities

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HIZ-R31	Hospitals
<u>HIZ-R-New2</u>	<u>General Commercial</u>
<u>HIZ-R-New3</u>	<u>General Community</u>
Activity Status: <u>Non-Complying</u> Where: 1. <u>The activity is a primary activity or ancillary activity.</u> Note: <u>Training facilities for an industrial activity are defined as General Industry.</u>	

PREC1 – ~~Oil Refinery Precinct (ORP)~~ Marsden Point Energy Precinct (MPEP)

Overview Issues

The ~~Oil Refinery Precinct (ORP)~~ Marsden Point Energy Precinct (MPEP) applies to the land associated with the Marsden Point ~~Oil Refinery~~, which is identified as regionally significant infrastructure. The ~~ORP Marsden Point Energy Precinct~~ permits all activities that are related to the primary function of the ~~oil~~ refinery site. Thus, in addition to the day to day running of the refinery, the ~~ORP Marsden Point Energy Precinct~~ provides for the needs of staff and visitors, and includes workers' accommodation.

Objectives

ORP <u>MPEP</u> – O1 Regional Significance	Recognise and provide for the Marsden Point Oil Refinery as regionally significant infrastructure.
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Policies

ORP <u>MPEP</u> – P1 – Oil Refinery Functioning	To enable the operation, maintenance and upgrading of the Marsden Point Oil Refinery by providing for activities which are related to the primary function of the oil refinery site.
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Rules

ORP-R4 <u>MPEP</u> – <u>R1</u>	Oil Refinery Activities
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Activity Status: Permitted

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ORP-R4 MPEP – R2	<u>Building and Major Structure Setbacks</u>
<u>Activity Status: Permitted</u>	

MPEP – R3	<u>Building Height</u>
<u>Activity Status: Permitted</u>	
<u>Where:</u>	
1. <u>Any building shall comply with HIZ-R2.</u>	

MPEP – R4	<u>Major Structure Height</u>	
<u>Activity Status: Permitted</u>		<u>Activity Status when compliance not achieved: Restricted Discretionary</u>
<u>Where:</u>		<u>Matters of discretion:</u>
1. <u>The major structure exists at [Operative date] and following the alteration or replacement works, its height is not materially increased; or</u>		1. <u>The effects of the bulk and location of the building or structure.</u>
2. <u>The maximum major structure height is:</u>		2. <u>The effects on Cultural Values, High or Outstanding Natural Character, Outstanding Natural Landscapes and Outstanding Natural Features.</u>
a. <u>20m above ground level; or</u>		3. <u>The operational and safety requirements for the structure.</u>
b. <u>40m above ground level provided that no more than 25% of the net site area is occupied by buildings and major structure that exceed 20m above ground level; or</u>		
3. <u>The construction of up to three additional Columns to those existing at [Operative Date] are constructed to a maximum height of 56m above ground level; or</u>		
4. <u>The construction of one additional Furnace Stack to that existing at from [Operative Date] is constructed to a</u>		

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maximum height of 75m above ground level; or

5. The alteration or replacement of the Flare Stack that exists at [Operative Date] does not exceed a maximum height of 130m above ground level.

PREC2 – Bream Bay Marine Science and Research Precinct (BBMSRP)

Issues

The Bream Bay Marine Science and Research Precinct (BBMSRP) applies to the land associated with the Northland Marine and Research Centre, a specialist hub for aquaculture, including its commercialisation, marine science and marine research activities located in Bream Bay, Northland. The Centre has a functional and operational need to be located in and adjacent to the coastal environment.

The BBMSRP permits all activities related to the primary function of the site including aquaculture / marine science research and commercialisation activities, laboratories, diving and training. In addition to the day to day running of the facility, the BBMSRP provides for the needs of staff and visitors to the site.

Objectives

<u>BBMSRP – O1 Significance of Facility</u>	<u>Recognise and provide for the Northland Marine and Research Centre as a nationally significant facility in the marine science and aquaculture industry.</u>
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Policies

<u>BBMSRP – P1 Marine and Research Centre</u>	<u>To enable the operation, maintenance, development and upgrading of the Northland Marine and Research Centre by providing for activities which are related to the primary function of the site.</u>
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<u>BBMSRP – P2 – Research and commercialisation</u>	<u>To provide for the commercialisation of aquaculture and marine science as part of functioning of the Bream Bay Marine Science and Research Precinct.</u>
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Rules

<u>BBMSRP – R1</u>	<u>Any Activity</u>
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	<p><u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none">1. <u>The Activity complies with rules HIZ-R1, HIZ R5, HIZ-R7, and HIZ-RNew4 - 8 except the following:</u><ol style="list-style-type: none">i. <u>HIZ-R7 (2).</u>ii. <u>HIZ-RNew4 – HIZ-RNew6 (2)</u>iii. <u>HIZ-RNew7 and HIZ-RNew8 (2) and (3)</u>
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BBMSRP – R2	Ancillary Activities
	<p><u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none">1. <u>The activity is ancillary to a primary activity that is permitted in accordance with rules HIZ-R1, HIZ R5, HIZ-R7, HIZ-RNew4 - 8.</u>

BBMSRP – R3	Building and Major Structure Setbacks
	<p><u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none">1. <u>All buildings and major structures are set back at least 3m from site boundaries.</u>

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Issues

The Heavy Industrial Zone (HIZ) provides for large scale industrial activities which contribute to the economic wellbeing of Whangarei District and the wider Northland Region. Industrial activities in the Heavy Industrial Zone 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 Heavy Industrial Zone 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 Heavy Industrial Zone is and should continue to be located away from more sensitive zones such as Residential and Open Space and Recreation Zones, to ensure that 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 Heavy Industrial Zone, the Zone also provides for ancillary activities which are inherently a part of industrial activities, such as small scale food and beverage activities and offices and retail activities, but only to the extent that they are required to facilitate the operation of industrial activities. The HI also provides for research laboratories used for scientific, industrial or medical research, and training facilities for an industrial activity.

Objectives

HIZ-O1 – Effective and Efficient Functioning	Industrial activities, particularly those which are noxious or generate objectionable odour, dust or noise, function effectively and efficiently without constraint from non-compatible activities.
HIZ-O2 – Adverse Effects	Adverse effects on the natural environment and amenity of adjacent zones, excluding the Light Industrial Zone, are managed.
HIZ-O3 – Ancillary Activities	Ancillary activities are controlled to ensure that industrial land supply is not compromised.
HIZ-O4 – Reverse Sensitivity	Activities that may compromise the operation of industrial activities or generate reverse sensitivity or increased risk effects, are avoided within the Heavy Industrial Zone.

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HIZ-O5 – Subdivision	The supply of large allotments within the Heavy Industrial Zone is preserved for industrial activities, particularly those which are noxious or generate objectionable odour, dust or noise.
HIZ-O6 – Research and Training	Recognise the relationship of industrial activities with research laboratories used for scientific, industrial or medical research with training.

Policies	
HIZ-P1 – Character and Amenity	To recognise and maintain the character and amenity values of the Heavy Industrial Zone including, but not limited to: <ol style="list-style-type: none"> 1. High levels of noise. 2. Large allotment sizes, often with restricted public access. 3. Moderate to high levels of exposure to potential nuisances such as odour and other air emissions. 4. High levels of heavy traffic, particularly on arterial routes and during daytime hours. 5. A low presence of active building frontages and landscaping.
HIZ-P2 – Industrial Activities	To enable industrial activities, particularly those which are noxious or generate objectionable odour, dust or noise to locate and operate in the Heavy Industrial Zone without constraint from other activities.
HIZ-P3 – Non-Industrial Activities	To avoid non-industrial activities, including sensitive activities, except for activities that: <ol style="list-style-type: none"> 1. Are ancillary activities to the operation of industrial activities within the Zone, and are necessary to be located as part of the industrial activity. 2. Do 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, operation, and/or expansion of activities otherwise anticipated within the Heavy Industrial Zone.
HIZ-P4 – Surrounding Environment	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.
HIZ-P5 – Esplanade Areas	To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks.
HIZ-P6 – Subdivision	To avoid the fragmentation of Heavy Industrial Zone land where subdivision design and layout would not facilitate industrial activities.

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HIZ-P7 - Research and Training

To provide for research laboratories used for scientific, industrial or medical research, and training facilities where they are designed, located and managed to operate symbiotically with industrial activities.

Rules

HIZ-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. 	
HIZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note: Minor buildings are exempt from rules HIZ-R3 – R4.</p>	
HIZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building height and major structure height is: <ol style="list-style-type: none"> 20m above ground level; or 35m above ground level provided that no more than 25% of the net site area is occupied by buildings and major structures that exceed 20m above ground level. 	<p>Activity Status when compliance not achieved: Discretionary</p>
HIZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All buildings and major structures are set back at least: <ol style="list-style-type: none"> 4.5m from road boundaries. 3m from any Light Industrial Zone boundary. 	<p>Activity Status when compliance with rule HIZ-R4.1 (a) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Any special or unusual characteristic of the site which is relevant to the rule. The functional and operation needs of industrial activities.

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<ul style="list-style-type: none"> c. 20m from any Rural Production or Open Space and Recreation Zone boundary. d. 27m from Mean High Water Springs and the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences). 	<ul style="list-style-type: none"> 3. The effects on the amenity of neighbouring sites; 4. The characteristics of the development; <p>Activity Status when compliance with rule HIZ-R4.1 (d) not achieved: Discretionary</p>
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HIZ-R5	Outdoor Areas of Storage or Stockpiles
<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. The outdoor area of storage or stockpile: <ul style="list-style-type: none"> a. Complies with rule HIZ-R3. b. Complies with rule HIZ-R4. c. Is screened from view from adjacent public places and surrounding sites, exempt for construction materials stored to be used on-site within 12 months each 10-year period from [Operative Date]. 2. Vessels and masts associated with Marine Industry activities are excluded from HIZ-R5. 	<p>Activity Status when compliance with HIZ-R5.1 (b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ul style="list-style-type: none"> 1. Effects in relation to dust and odour; 2. Visual amenity effects; 3. The matters of discretion in HIZ-R4. <p>Activity Status when compliance not achieved with HIZ-R5.1 (a) not achieved: Discretionary</p>

HIZ-R6	Farming
Activity Status: Permitted	

HIZ-R7	General Industry	
HIZ-R8	Manufacturing	
HIZ-R9	Repair and Maintenance Services	
HIZ-R10	Marine Industry	
<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 activity is a primary activity or ancillary activity. 2. All site boundaries which are adjoining a Rural Production 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. 	<ol style="list-style-type: none"> 1. Cumulative effects resulting from the fragmentation of land suitable for large scale industrial activities. 2. Mitigation measures to manage adverse effects on adjacent Rural Production or Open Space and Recreation Zones.
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HIZ-R11	Storage	
HIZ-R12	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. The individual activity has a Business Net Floor Area greater than 1,000m². 3. All site boundaries which are adjoining a Rural Production 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</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Effects resulting from the fragmentation of land suitable for large scale industrial activities, including consideration of: <ol style="list-style-type: none"> a. The ability to relocate the activity and/or building. b. The duration of the activity. c. The nature of the activity. d. The size and location of the activity. e. Any cumulative effects. 2. Mitigation measures to manage adverse effects on adjacent Rural Production, Residential or Open Space and Recreation Zones.

HIZ-R13	Motor Vehicle Sales
HIZ-R14	Garden Centres
HIZ-R15	Trade Suppliers
HIZ-R16	Marine Retail
HIZ-R17	Hire Premise
HIZ-R18	General Retail

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HIZ-R19	Commercial Services	
	<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 GFA per site. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
HIZ-R20	Food and Beverage Activity	
	<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 GFA is 150m² per site. 3. The activity is not operate or open for visitors, clients, deliveries or servicing outside the hours of 0700 and 1600. 4. All site boundaries which are adjoining a Rural Production 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: Discretionary</p>
HIZ-R21	Service Stations	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The retail from a service station does not exceed 50m² GFA, excluding the retail of petrol. 2. All site boundaries which are adjoining a Rural Production or Open Space and Recreation Zone are planted with trees or shrubs to 	<p>Activity Status when compliance not achieved with HIZ-R21.1: Non-Complying</p> <p>Activity Status when compliance not achieved with HIZ-R21.2: Restricted Discretionary</p> <p>Matters of discretion:</p>

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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.

1. Mitigation measures to manage adverse effects on adjacent Rural Production or Open Space and Recreation Zones.

HIZ-R22	General Public Amenities
Activity Status: Restricted Discretionary	
Matters of discretion:	
<ol style="list-style-type: none"> 1. Reverse sensitivity effects on neighbouring industrial activities. 2. Purpose of the general public amenity and the length of use and the health and safety of the public. 3. Mitigation measures to manage adverse effects. 	

HIZ-R23	Emergency Service
Activity Status: Discretionary	
Where:	
<ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 	

HIZ-R24	Plantation Forestry
HIZ-R25	Intensive Livestock Farming
HIZ-R26	Farm Quarrying
HIZ-R27	Residential Activities
HIZ-R28	Drive Through Facilities
HIZ-R29	Grocery Stores
HIZ-R30	Entertainment Facilities
HIZ-R31	Visitor Accommodation
HIZ-R32	Funeral Home
HIZ-R33	Place of Assembly
HIZ-R34	Recreational Facilities
HIZ-R35	Care Centre
HIZ-R36	Educational Facilities

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HIZ-R37	Hospital
HIZ-R38	General Commercial
HIZ-R39	General Community
<p>Activity Status: Non-Complying</p> <p>Where:</p> <p>1. The activity is a primary activity or ancillary activity.</p> <p>Note: Training facilities for an industrial activity are defined as General Industry.</p>	

PREC1 –Marsden Point Energy Precinct (MPEP)

Issues

The Marsden Point Energy Precinct (MPEP) applies to the land associated with the Marsden Point Refinery, which is identified as regionally significant infrastructure. The Marsden Point Energy Precinct permits all activities that are related to the primary function of the refinery site. Thus, in addition to the day to day running of the refinery, the Marsden Point Energy Precinct provides for the needs of staff and visitors, and includes workers' accommodation.

Objectives

MPEP-O1 - Regional Significance	Recognise and provide for the Marsden Point Refinery as regionally significant infrastructure.
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Policies

MPEP-P1 - Refinery Functioning	To enable the operation, maintenance and upgrading of the Marsden Point Refinery by providing for activities which are related to the primary function of the refinery site.
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Rules

MPEP-R1	Refinery Activities
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Activity Status: Permitted

MPEP-R2	Building and Major Structure Setbacks
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Activity Status: Permitted

Heavy Industrial Zone (HIZ)

MPEP-R3	Building Height
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any building shall comply with HIZ-R3. 	

MPEP – R4	Major Structure Height	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The major structure exists at [Operative Date] and following the alteration or replacement works, its height is not materially increased; or 2. The maximum major structure height is: <ol style="list-style-type: none"> a. 20m above ground level; or 40m above ground level provided that no more than 25% of the net site area is occupied by buildings and major structure that exceed 20m above ground level; or b. The construction of up to three additional Columns to those existing at [Operative Date] are constructed to a maximum height of 56m above ground level; or 3. The construction of one additional Furnace Stack to that existing at from [Operative Date] is constructed to a maximum height of 75m above ground level; or 4. The alteration or replacement of the Flare Stack that exists at [Operative Date] does not exceed a maximum height of 130m 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. The effects of the bulk and location of the building or structure. 2. The effects on Cultural Values, High or Outstanding Natural Character, Outstanding Natural Landscapes and Outstanding Natural Features. 3. The operational and safety requirements for the structure.

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PREC2 – Bream Bay Marine Science and Research Precinct (BBMSRP)

Issues

The Bream Bay Marine Science and Research Precinct (BBMSRP) applies to the land associated with the Northland Marine and Research Centre, a specialist hub for aquaculture, including its commercialisation, marine science and marine research activities located in Bream Bay, Northland. The Centre has a functional and operational need to be located in and adjacent to the coastal environment.

The BBMSRP permits all activities related to the primary function of the site including aquaculture / marine science research and commercialisation activities, laboratories, diving and training. In addition to the day to day running of the facility, the BBMSRP provides for the needs of staff and visitors to the site.

Objectives

BBMSRP-O1 - Significance of Facility	Recognise and provide for the Northland Marine and Research Centre as a nationally significant facility in the marine science and aquaculture industry.
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Policies

BBMSRP-P1 - Marine and Research Centre	To enable the operation, maintenance, development and upgrading of the Northland Marine and Research Centre by providing for activities which are related to the primary function of the site.
BBMSRP-P2 – Research and Commercialisation	To provide for the commercialisation of aquaculture and marine science as part of functioning of the Bream Bay Marine Science and Research Precinct.

Rules

BBMSRP-R1	Any Activity
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The Activity complies with rules H1Z-R1, HIZ-R5 or HIZ-R8-R12 except the following: <ol style="list-style-type: none"> a. HIZ-R8-R11 (2). b. HIZ-R11 and HIZ-R12 (2) and (3)

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BBMSRP-R2	Ancillary Activities
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. The activity is ancillary to a primary activity that is permitted in accordance with rules HIZ-R1, HIZ R5 or HIZ-R8 – R12.	
BBMSRP-R3	Building and Major Structure Setbacks
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none">1. All buildings and major structures are set back at least 3m from site boundaries.	