

Heavy Industrial Zone (HIZ)

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, it 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 Heavy Industrial Zone also provides for research laboratories used for scientific, industrial or medical research, and training facilities for an [industrial activities](#).

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.
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:
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	<ol style="list-style-type: none"> 1. High levels of noise. 2. Large <u>allotment</u> sizes, often with restricted public <u>access</u>. 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 <u>building frontages</u> and <u>landscaping</u>.
HIZ-P2 – Industrial Activities	To enable <u>industrial activities</u> , 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 <u>sensitive activities</u> , except for activities that: <ol style="list-style-type: none"> 1. Are <u>ancillary activities</u> to the operation of <u>industrial activities</u> within the Zone, and are necessary to be located as part of the <u>industrial activity</u>. 2. Do not undermine the integrity of other <u>Business Zones</u>. 3. Do not generate <u>reverse sensitivity</u> or increased risk <u>effects</u>. 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 <u>effects</u> on the surrounding <u>environment</u> by limiting building <u>height</u> and requiring <u>setbacks</u> and <u>landscaping</u> , while recognising the functional and operational needs of <u>industrial activities</u> .
HIZ-P5 – Esplanade Areas	To safeguard esplanade areas and manage <u>stormwater</u> by limiting buildings adjacent to Mean High Water Springs and <u>river</u> banks.
HIZ-P6 – Subdivision	To avoid the fragmentation of Heavy Industrial Zone <u>land</u> where <u>subdivision</u> design and layout would not facilitate <u>industrial activities</u> .
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 <u>industrial activities</u> .

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"> 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. 	
HIZ-R2	Minor Buildings	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <u>Minor buildings</u> are exempt from rules HIZ-R3 – R4. 	
HIZ-R3	Building and Major Structure Height	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum building <u>height</u> and <u>major structure height</u> is: 	<p>Activity Status when compliance not achieved: Discretionary</p>

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- a. 20m above ground level; or
- b. 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.

HIZ-R4	Building and Major Structure Setbacks	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All buildings and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> a. 4.5m from <u>road boundaries</u>. b. 3m from any Light Industrial Zone <u>boundary</u>. c. 20m from any Rural Production or <u>Open Space and Recreation Zone boundary</u>. d. 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 rule HIZ-R4.1(a) – (c) 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 operational 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. 	<p>Activity Status when compliance with rule HIZ-R4.1(d) not achieved: Discretionary</p>

HIZ-R5	Outdoor Areas of Storage or Stockpiles	
<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The outdoor area of <u>storage</u> or stockpile: <ol style="list-style-type: none"> a. Complies with rule HIZ-R3. b. Complies with rule HIZ-R4. c. Is screened from view from adjacent <u>public places</u> and surrounding <u>sites</u>, except that this does not apply to construction materials stored to be used on-site within 12 months each 10-year period from <u>[Operative Date]</u>. 2. Vessels and masts associated with <u>Marine Industry</u> 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> <ol style="list-style-type: none"> 1. <u>Effects</u> in relation to dust and odour. 2. Visual amenity <u>effects</u>. 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	
HIZ-R7	Waste Management Facility	
HIZ-R8	Landfill	

Activity Status: Permitted

HIZ-R9	General Industry	
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HIZ-R10	Manufacturing		
HIZ-R11	Repair and Maintenance Services		
HIZ-R12	Marine Industry		
	Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary	
	Where:	Matters of discretion:	
	<ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. All <u>site</u> boundaries which are adjoining a Rural Production 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>. 	<ol style="list-style-type: none"> Cumulative <u>effects</u> resulting from the fragmentation of <u>land</u> suitable for large scale <u>industrial activities</u>. Mitigation measures to manage adverse <u>effects</u> on adjacent Rural Production or <u>Open Space and Recreation Zones</u>. 	
HIZ-R13	Storage		
HIZ-R14	Artisan Industrial Activities		
	Activity Status: Permitted	Activity Status when compliance not achieved: Restricted Discretionary	
	Where:	Matters of discretion:	
	<ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. The individual activity has a <u>business net floor area</u> greater than 1,000m². All <u>site</u> boundaries which are adjoining a Rural Production 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>. 	<ol style="list-style-type: none"> <u>Effects</u> resulting from the fragmentation of <u>land</u> suitable for large scale <u>industrial activities</u>, including consideration of: <ol style="list-style-type: none"> The ability to relocate the activity and/or building. The duration of the activity. The nature of the activity. The size and location of the activity. Any cumulative <u>effects</u>. Mitigation measures to manage adverse <u>effects</u> on adjacent Rural Production, Residential or <u>Open Space and Recreation Zones</u>. 	
HIZ-R15	Trade Retail		
HIZ-R16	General Retail		
HIZ-R17	Commercial Services		
	Activity Status: Permitted	Activity Status when compliance not achieved: Non-Complying	
	Where:		
	<ol style="list-style-type: none"> The activity is: <ol style="list-style-type: none"> An ancillary activity to an <u>industrial activity</u> on the <u>site</u>. 		

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- b. Less than 150m² gross floor area per [site](#), except that this clause does not apply to office activities ancillary to an [industrial activity](#).

HIZ-R18	Food and Beverage Activity	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. The maximum gross floor area is 150m² per site. The activity is not operated or open for visitors, clients, deliveries or servicing outside the hours of 07:00 and 16:00. 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-R19	Service Stations	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The retail from a service station does not exceed 50m² gross floor area, excluding the retail of petrol. 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 with HIZ-R19.1: Non-Complying</p> <p>Activity Status when compliance not achieved with HIZ-R19.2: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse effects on adjacent Rural Production or Open Space and Recreation Zones.
HIZ-R20	General Public Amenities	
	<p>Activity Status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Reverse sensitivity effects on neighbouring industrial activities. 	

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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-R21	Emergency Services
Activity Status: Discretionary	
Where:	
1. The activity is a primary activity or ancillary activity.	

HIZ-R22	Plantation Forestry
HIZ-R23	Intensive Livestock Farming
HIZ-R24	Farm Quarrying
HIZ-R25	Residential Activities
HIZ-R26	Drive Through Facilities
HIZ-R27	Grocery Store
HIZ-R28	Entertainment Facilities
HIZ-R29	Visitor Accommodation
HIZ-R30	Funeral Home
HIZ-R31	Place of Assembly
HIZ-R32	Recreational Facilities
HIZ-R33	Care Centre
HIZ-R34	Educational Facilities
HIZ-R35	Hospital
HIZ-R36	General Commercial
HIZ-R37	General Community
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or ancillary activity.	
<i>Note:</i>	
1. Training facilities for an <u>industrial activity</u> are defined as General Industry.	

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PREC6 – 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

PREC6-O1 – Regional Significance	Recognise and provide for the Marsden Point Refinery as regionally significant infrastructure .
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Policies

PREC6-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

PREC6-R1 Refinery Activities

Activity Status: Permitted

PREC6-R2 Building and Major Structure Setbacks

Activity Status: Permitted

PREC6-R3 Building Height

Activity Status: Permitted

Where:

- All [buildings](#) shall comply with HIZ-R3.

PREC6-R4 Major Structure Height

Activity Status: Permitted

Where:

- The [major structure](#) exists at [\[Operative Date\]](#) and following the [alteration](#) or replacement works, its [height](#) is not materially increased; or
- The maximum [major structure height](#) is:
 - 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
- 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

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

- The [effects](#) of the bulk and location of the [building](#) or [structure](#).
- The [effects](#) on Cultural Values, High or Outstanding Natural Character, Outstanding Natural Landscapes and Outstanding Natural Features.

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4. The construction of one additional furnace stack to that existing at [Operative Date] is constructed to a 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.
3. The operational and safety requirements for the structure.

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PREC7 – 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

PREC7-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

PREC7-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 .
PREC7-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

PREC7-R1	Any Activity
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity complies with rules HIZ-R1, HIZ-R6 – R8, or HIZ-R9 – R14 except the following: <ol style="list-style-type: none"> HIZ-R9 – R12.2. HIZ-R13 and HIZ-R14.2 – 3.

PREC7-R2	Ancillary Activities
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is ancillary to a primary activity that is permitted in accordance with rules HIZ-R1, HIZ-R6 – R8, or HIZ-R9 – R14.

PREC7-R3	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 3m from site boundaries.