

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 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. 4. High levels of vehicle traffic, particularly on arterial routes and during daytime hours. 5. A low presence of active building frontages and landscaping.
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LIZ-P2 – Industrial Activities	To manage, and where appropriate avoid, industrial activities which have adverse <u>effects</u> on the surrounding <u>environment</u> , nearby <u>sensitive activities</u> or three <u>waters infrastructure</u> , which cannot be mitigated or remedied.
LIZ-P3 – Non-Industrial Activities	To manage non-industrial activities by ensuring that they: <ol style="list-style-type: none"> 1. Are not likely to generate <u>reverse sensitivity effects</u> 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 <u>buildings</u>. 4. Do not compromise the viability and vitality of the City Centre, Waterfront, <u>Mixed Use</u>, Local Centre, Neighbourhood Centre and Shopping Centre Zones.
LIZ-P4 – Cross Zone Boundary Effects	To manage adverse <u>effects</u> of industrial activities and large scale <u>commercial activities</u> on more sensitive zones by managing cross zone <u>boundary effects</u> , including through <u>setbacks</u> , <u>building heights</u> and <u>landscaping</u> .
LIZ-P5 – Esplanade Areas	To safeguard esplanade areas and manage <u>stormwater</u> by limiting <u>buildings</u> adjacent to Mean High Water Springs and <u>river</u> banks.
LIZ-P6 – Subdivision	To avoid the fragmentation of Light Industrial Zone <u>land</u> where <u>subdivision</u> 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	To limit adverse <u>effects</u> of food and beverage and <u>drive through facilities</u> within the Light Industrial Zone on: <ol style="list-style-type: none"> 1. The viability and vitality of the City Centre, Waterfront, <u>Mixed Use</u>, Local Centre, Neighbourhood Centre and Shopping Centre Zones. 2. The character and amenity of adjoining Residential or <u>Open Space and Recreation Zones</u>.
LIZ-P9 – Educational Facilities	To manage non-industrial activities by providing for <u>educational facilities</u> within the Light Industrial Zone only where the <u>educational facility</u> is defined as <u>general industry</u> .

Rules

LIZ-R1	Any Activity Not Otherwise Listed in This Chapter
	Activity Status: Permitted
	Where:
	<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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LIZ-R2	Minor Buildings
<p>Activity Status: Permitted</p> <p>Note:</p> <p>1. <u>Minor buildings</u> are exempt from rules LIZ-R3 – R5.</p>	

LIZ-R3	Building and Major Structure Height	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. The maximum <u>building height</u> and <u>major structure height</u> is 20m above <u>ground level</u>.</p>		<p>Activity Status when compliance not achieved: Discretionary</p>

LIZ-R4	Building and Major Structure Setbacks	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. All <u>buildings</u> and <u>major structures</u> are set back at least:</p> <ol style="list-style-type: none"> 2.5m from <u>road</u> boundaries. 5m from Rural Production, Residential and Open Space and Recreation Zone <u>boundaries</u>. 3m from Heavy Industrial, Local Centre and <u>Mixed Use</u> 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</p> <p>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 industrial activities. 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>

LIZ-R5	Building Height and Major Structure in Relation to Boundary	
<p>Activity Status: Permitted</p> <p>Where:</p> <p>1. 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, Residential or Open Space and Recreation Zone <u>boundary</u>.</p>		<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>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 industrial activities. The <u>effects</u> on the amenity of neighbouring <u>sites</u>. The characteristics of the development.

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LIZ-R6	Fences
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Fencing adjoining a Residential or Open Space and Recreation Zone is not fortified with barbed wire, broken glass or any form of electrification.
	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> Adverse effects from fortification or electrification of fences. Any special or unusual characteristic of the site which is relevant to the rule. The functional and operational needs of industrial activities.
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 storage 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 public places and surrounding Local Centre, Mixed Use, Residential and Open Space and Recreation Zones except that this does not apply to construction materials stored to be used on-site within 12 months each 10-year period from [operative date].
	<p>Activity Status when compliance with LIZ-R7.1(b) – (c) not achieved: Restricted Discretionary</p> <p>Matters of discretion</p> <ol style="list-style-type: none"> Effects in relation to dust and odour. Visual amenity effects. The matters of discretion in LIZ-R4 – R5. <p>Activity Status when compliance with LIZ-R7.1(a) not achieved: Discretionary</p>
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 ancillary activity. All site boundaries which are adjoining a Rural Production, Residential 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. The activity operates within:
	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse effects on adjacent Rural Production, Residential or Open Space and Recreation Zones.

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- a. An outdoor area that is located at least 30m from any Rural Production or Residential Zone boundary.
- b. A building that is located at least 30m from any Rural Production or Residential Zone boundary; or
- c. A building that is located within 30m of any Rural Production or Residential Zone boundary and:
 - i. Has no vehicle access or loading bays to or from the building on the side of the building adjacent to the Residential Zone boundary; and
 - ii. Has no main entrance to the building on the side of the building adjacent to the Residential Zone boundary; and
 - iii. Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.

LIZ-R12	Storage	
LIZ-R13	Artisan Industrial Activities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <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, Residential or Open Space and Recreation Zone 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>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse <u>effects</u> on adjacent Rural Production, Residential or <u>Open Space and Recreation Zones</u>.
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 <u>site</u> boundaries which are adjoining a Rural Production, Residential or Open Space and Recreation Zone are planted 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> Mitigation measures to manage adverse <u>effects</u> on adjacent Rural Production, Residential or <u>Open Space and Recreation Zones</u>.

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- 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.
2. Mitigation measures to manage reverse sensitivity effects.

LIZ-R17	Trade Retail	
	<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 activity is larger than 450m² gross floor area. 	<p>Activity Status when compliance not achieved: Discretionary</p>
LIZ-R18	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 ancillary activity to an <u>industrial activity</u> on the <u>site</u>. b. Less than 250m² gross floor area per <u>site</u>. c. Located: <ol style="list-style-type: none"> i. Within 50m of a Residential Zone <u>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 ii. Further than 50m from Residential Zone boundaries. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
LIZ-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 a permitted activity on the <u>site</u>. b. Less than 250m² gross floor area per <u>site</u>. c. Located: <ol style="list-style-type: none"> i. Within 50m of a Residential Zone <u>boundary</u> and does not operate and is not open for visitors, clients, 	<p>Activity Status when compliance not achieved: Discretionary</p>

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- deliveries or servicing outside the hours of 06:00 and 18:00; or
- ii. Further than 50m from Residential Zone boundaries.

LIZ-R20	Food and Beverage Activity	
LIZ-R21	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, Residential 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. 4. The activity is located: <ol style="list-style-type: none"> a. 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 b. Further than 50m from Residential Zone boundaries. 	<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, Residential or Open Space and Recreation Zones. 2. Mitigation measures to manage reverse sensitivity effects.

LIZ-R22	Grocery Store	
LIZ-R23	Funeral Home	
LIZ-R24	Recreational Facilities	
	<p>Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The activity is a primary activity or ancillary activity. 	

LIZ-R25	Waste Management Facility	
LIZ-R26	Landfill	

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LIZ-R27	Plantation Forestry
LIZ-R28	Intensive Livestock Farming
LIZ-R29	Farm Quarrying
LIZ-R30	Residential Activities
LIZ-R31	Entertainment Facilities
LIZ-R32	Visitor Accommodation
LIZ-R33	Place of Assembly
LIZ-R34	Care Centre
LIZ-R35	Educational Facilities
LIZ-R36	Hospital
LIZ-R37	General Commercial
LIZ-R38	General Community
<p>Activity Status: Non-Complying</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is a primary activity or ancillary activity. <p><i>Note:</i></p> <ol style="list-style-type: none"> Training facilities for an <u>industrial activity</u> 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, Mixed Use and Commercial Zones.

Policies

PREC5-P1 – Enabled Activities	<p>To protect the vitality and viability of the City Centre, Mixed Use 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	<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 250m² gross floor area per tenancy. 	<p>Activity Status when compliance not achieved: Discretionary</p>