

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 HI also provides for research laboratories used for scientific, industrial or medical research, and training facilities for an industrial activity.

Objectives

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| 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>particularly those which are noxious or generate objectionable odour, dust or noise,</u> within the H <u>Heavy Industrial Zone</u> , or generate reverse sensitivity or increased risk effects, are avoided. |

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| HIZ-O5 – Subdivision | The supply of large allotments within the HI <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 | |
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| 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 <u>noise</u>, 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 HI <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 <u>Do</u> 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 HI <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. |
| HIZ-P6 – Esplanade Areas | To safeguard esplanade areas and manage stormwater by limiting buildings adjacent to Mean High Water Springs and river banks. |

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| 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

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| HIZ-R1 | Any Activity Not Otherwise Listed in This Chapter | |
| | <p>Activity Status: <u>Permitted</u></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-R-New1 | <u>Minor Buildings</u> | |
| | <p>Activity Status: <u>Permitted</u></p> <ol style="list-style-type: none"> <u>Note: Minor buildings are exempt from rules HIZ-R2 – R3.</u> | |
| HIZ-R2 | Building <u>and Major Structure</u> Height | |
| | <p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building <u>height and major structure</u> height 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> | <p>Activity Status when compliance not achieved: <u>Discretionary</u></p> |
| HIZ-R3 | Building <u>and Major Structure</u> Setbacks | |

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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</u> outdoor area of storage or stockpile: <ol style="list-style-type: none"> a. eComplies with rule HIZ-R2. b. <u>Complies with rule HIZ-R3.</u> 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) - R4.2</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> |

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| HIZ-R5 | Farming | |
| HIZ-R6 | Seasonal Activity | |

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Activity Status: Permitted

HIZ-R7

Industrial Activity

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.~~ 4. Any All site boundaries which is are adjoining a Rural Production or Green Open Space and Recreation Zone ~~is~~ 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.

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

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| 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 | |
| | <p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> The activity is: <ol style="list-style-type: none"> <u>An Ancillary activity</u> to an industrial activity on the site. Less than 100 <u>150</u>m² GFA per site. | <p>Activity Status when compliance not achieved: <u>Non-Complying</u></p> |
| HIZ-R15 | Food and Beverage Activity | |
| | <p>Activity Status: <u>Permitted</u></p> <p>Where:</p> <ol style="list-style-type: none"> <u>The activity is a primary activity or ancillary activity.</u> 2. <u>The maximum GFA of a food and beverage activity is 150m² per site.</u> 3. <u>The activity is not operate or open for visitors, clients, deliveries or servicing outside the hours of 0700 and 1600.</u> 4. <u>Any All site boundaries which is are adjoining a Rural Production or Green Open Space and Recreation Zone is are planted with trees or shrubs to a minimum height of 1.8m above ground level and a</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"> Mitigation measures to manage adverse effects on adjacent Rural Production or Green Open Space and Recreation Zones. |

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minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.

| HIZ-R16 | Service Stations | |
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| | <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 <u>All</u> site boundary<u>ies</u> which is <u>are</u> adjoining a Rural Production or Green <u>Open</u> Space <u>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: 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> <ol style="list-style-type: none"> 1. Mitigation measures to manage adverse effects on adjacent Rural Production or Green <u>Open</u> Space <u>and Recreation</u> Zones. |

| HI-RNew2 | General Public Amenities | |
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| | <p>Activity Status: <u>Restricted Discretionary</u></p> <p>Matters of discretion:</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 | |
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| | <p>Activity Status: <u>Discretionary</u></p> <p>Where:</p> <ol style="list-style-type: none"> 1. <u>The activity is a primary activity or ancillary activity.</u> | |

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| HIZ-R18 | Plantation Forestry |
| HIZ-R19 | Intensive Livestock Farming |
| HIZ-R20 | Farm Quarrying |

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| 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 |
| HIZ-R31 | Hospitals |
| <u>HIZ-R-New2</u> | <u>General Commercial</u> |
| <u>HIZ-R-New3</u> | <u>General Community</u> |

Activity Status: Non-Complying

Where:

- The activity is a primary activity or ancillary activity.

Note: Training facilities for an industrial activity are defined as General Industry.

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

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ORPMPEP – O1
Regional Significance

Recognise and provide for the Marsden Point Oil Refinery as regionally significant infrastructure.

Policies

ORPMPEP – 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.

Rules

ORP-R1 MPEP – R1

Oil Refinery Activities

Activity Status: Permitted

ORP-R1 MPEP – R2

Building Setbacks

Activity Status: Permitted