

# Draft District Plan Review: Industrial Zone

## OVERVIEW: INDUSTRIAL

This draft chapters has been prepared as part of Council's District Plan Review Project. The structure and layout of these chapters reflects the intended reformatting of the existing District Plan in accordance with the National Planning Standards 2019.

Council is working on reviewing the whole District Plan at present. The following overview is focused on the General Industrial Zone of the draft Plan.

As a draft plan change we expect to be making changes to the provisions as we respond to matters raised in feedback, new technical advice received, and any change in national or regional direction. These changes will be made before public notification of the plan change documents under the Resource Management Act 1991 takes place. Public notification of the plan change will enable formal submissions to be lodged which can then be considered as part of a hearing and final decision-making process.

The focus of the Industrial Zone review is to continue to provide for, and enable the establishment of new, and continued operation of existing, industrial activities within this zone. The current provisions of the zone allow for a wide range of activities to occur in these areas from industrial to commercial to residential uses. The intent of the overall review is to clearly define the different zone environments and protect these for their designated purpose. Therefore, the review of this chapter seeks to enable industrial uses as far as possible and limit non-industrial uses to protect the integrity of the zone.

Due to the number of substantive changes and consequential changes proposed, the new General Industrial Zone (GIZ) Chapter will replace the existing Rural Management Area chapter in its entirety. The main changes proposed by draft Plan Change, for the GIZ, include:

- Updating the Objectives and Policies to reflect a new approach of enabling industrial activities and limiting/restricting non-industrial activities to encourage these to locate within the zone targeted to these uses. Some additional activities such as living quarters, where these are ancillary to the primary use, are also provided for to increase flexibility.
- Updating the Rule list to clearly outline what activities are enabled and what activities require a higher level of scrutiny. Where resource consent is triggered, clear direction is provided to plan users on the key matters to be addressed.
- Recognising that all forms of industrial use a primarily provided for in this zone by creating a rule list and associated standards that provide for these activities without the need to seek approval from Council.
- Updating the bulk and location standards to reflect current best practices for industrial development, in particular appropriately managing reverse sensitivity effects and the effects of industrial development where a boundary is shared with another zone.

- Parallel changes to the Subdivision Chapter to reflect the changes made above, including new objectives and policies, revised matters of discretion, framework, a change to the minimum lot size.

## PROVISION-BY-PROVISION SUMMARY OF CHANGES – INDUSTRIAL ZONE

Provision	Change	Primary reason for change
Introduction	<b>New text added</b> which provides updated commentary on purpose of the General Industrial Zone and what it provides for, including promoting and enabling industrial activities and reducing barriers to entry.	To better align the zone description with the National Planning Standards description of a General Industrial Zone and to highlight the wider range of industrial activities while also continuing to provide for flexibility within the zone where this is appropriate.
GIZ-Objectives	<b>Objectives added</b> to include the need to provide for industrial activities and protect their viability moving forward.	To better reflect the importance of the industrial zone to the District and clearly identify what is to be enabled within this zone. The focus is to direct the majority of industrial development toward this zone and making it simpler for it to occur here. The intent is to strengthen the zone hierarchy and protect the core focus of each zone.
GIZ-Objectives	<b>Objectives added</b> to include the need for new development to manage the associated effects and impacts on the surrounding environment.	To recognise that some industrial activities, depending on location and boundary interface, have the potential to generate adverse effects and to ensure that these are appropriately managed.
GIZ-Policies	<b>Policies added</b> to reinforce the need to allow for industrial activities to be able to establish in the zone and limit activities that can result in an inefficient use of industrial land.	To better reflect a wider range of industrial activities already within the GIZ and the intent to expand on the range provided for within the zone in the future.
GIZ-Policies	<b>Policies added</b> to include clear direction on the key matters to be maintained and addressed for new development within the zone.	To clearly outline the key design outcomes sought for the zone and to articulate the matters that are to be addressed for new development before it can occur. We want to ensure that the Plan contains enough regulatory control to achieve the desired outcomes but at the same time not inhibit new development from occurring. A key focus is managing the interface of the GIZ to other zones and also ensuring appropriate servicing arrangements are in place to provide for development.

Provision	Change	Primary reason for change
GIZ-Rules	<b>Updates</b> to convert the old rule structure into the new National Planning Standards format.	To align what is provided for within the zone with the National Planning Standards.
GIZ-Rules	<b>Updates</b> to ensure that the list of activities provided for within the zone area clear and concise.	To clearly outline that the zone is primarily for industrial activities and to prevent incompatible activities from occurring. Almost all industrial activities, and some ancillary activities, are provided for in the zone as a permitted activity. Standalone commercial and residential activities are not provided for here.
GIZ-Matters of Discretion	<b>Additional (and updated) matters of discretion</b> added to allow for careful consideration of resource consent applications.	To require careful consideration of the outcomes of new proposals including explicit direction around protecting the industrial, and adjoining environments. Also, to enable Council to achieve the desired outcomes through the consenting process.
GIZ-Standards	<b>Additional (and updated) Standards</b> added to reflect current best practice for managing industrial development including density controls, boundary interface and reverse sensitivity controls.	The way in which the industrial environment is to be managed has remained constant over time. The need for standards is limited to ensuring adequate setbacks between buildings and activities across boundary interfaces, as well as ensuring appropriate servicing arrangements are out in place before new development occurs. Boundary interfaces are managed via building setbacks, height recession planes and noise standards.
SUB-Consequential Changes	<b>Amendments added to the standards of Subdivision Chapter</b> to align the minimum lot sizes to current best practice.	To align the subdivision chapter with the direction taken in the GIZ.