

INZ - General Objectives and Policies for all Industrial Zones

Introduction

The purpose of this chapter is to set out provisions relating to Industrial Zones.

This chapter contains objectives and policies relating to the:

- Light Industrial Zone;
- General Industrial Zone; and
- Heavy Industrial Zone.

The quantum and distribution of industrial activity plays a key role in the form, identity and growth of the district as a whole¹ urban areas and is vital to the effective and efficient functioning of communities through providing employment, and access to trade and yard-based goods and industrial services. The District Plan recognises existing industrial activity and manages existing and new² industrial activities to ensure:

- appropriate activities establish in the industrial zones that are of a similar nature, be they light industrial, general industrial or heavy industrial;
- industrial activities integrate with infrastructure where available³ and do not undermine existing commercial centres; and
- they avoid more than minor adverse environmental effects and manage all other effects.

The objectives and policies set out below apply to all Industrial Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
INZ-01	<p>Support and growth of industry Sufficient, feasible and available industrial zoned land to meet demand and to support employment and economic growth.</p>
INZ-02	<p>Role and function of Industrial Zones Industrial zones that:</p> <ol style="list-style-type: none"> 1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and 2. avoid adverse effects on the role and function of Town Centres; and 3. do not undermine investment in public amenities in the Town and Local Centre Zones. <p><u>Industrial zones that provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities, while:</u></p> <ol style="list-style-type: none"> <u>1. avoiding commercial activities that do not demonstrate a functional need to locate within that zone; and</u> <u>2. avoiding commercial activities which would result in significant adverse effects</u>

¹ Daiken [145.33]. Industrial Zones s42A report.

² Daiken [145.33]. Industrial Zones s42A report.

³ Daiken [145.33]. Industrial Zones s42A report.

	<u>on the role and function of Town Centres and undermine investment in public amenities in the Town and Local Centre Zones.</u> ⁴
INZ-O3	<p>Managing the effects of industrial activities</p> <p>The adverse effects of industrial activities are avoided, remedied or mitigated:</p> <ol style="list-style-type: none"> 1. within the zone where these may constrain the establishment and operation of industrial activities; and 2. <u>in the vicinity of</u>⁵ at the interface with non-industrial zones to achieve the anticipated amenity values for those adjacent zones.
Policies	
INZ-P1	<p>Anticipated activities in Industrial Zones</p> <p>Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities:</p> <ol style="list-style-type: none"> 1. small scale ancillary offices where these are necessary to support a primary activity anticipated in industrial zones; 2. small scale ancillary retail that is necessary to support a primary activity anticipated in industrial zones and is limited to the sale of products manufactured or processed on site; 3. warehousing, yard-based activities, and trade suppliers outside of the Heavy Industrial Zone; 4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone; 5. small-scale cafés and dairies that are primarily supporting the needs of workers and businesses in the Light and General Industrial Zone; and 6. community activities in the Light and General Industrial zones where these are compatible with the role and function of the zone, and do not result in a shortfall of Light and General Industrial land.
INZ-P2	<p>Adverse effects on Town and Local Centres</p> <p>Avoid retail activity, office, commercial services and other non-industrial activities <u>that do not demonstrate a functional need to locate within that zone and</u>⁶ that could individually or cumulatively <u>result in significant adverse effects on, adversely affect</u>⁷ the role and function of town centres, and undermine investment in public amenities and facilities in the Town and Local Centre Zones.</p>
INZ-P3	<p>Brownfield redevelopment</p> <p>Where industrial activity is no longer undertaken on a site, consider the redevelopment of brownfield sites for more intensive commercial and mixed use activities where:</p> <ol style="list-style-type: none"> 1. the brownfield site is abandoned, underutilised or no longer designated land, that is not surrounded by existing industrial activities; 2. any commercial or mixed use development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure; and 3. the redevelopment maintains the strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.

⁴ Woolworths [282.19]. Industrial Zones s42A report.

⁵ Daiken [145.36]. Industrial Zones s42A report.

⁶ Woolworths [282.20]. Industrial Zones s42A report.

⁷ Woolworths [282.20]. Industrial Zones s42A report.

INZ-P4	Intensification of existing Industrial Zones Enable industrial activities in industrial zones to redevelop, intensify, and expand provided they do not have a significant adverse effect on the character and amenity values of adjacent zones.
INZ-P5	Avoid sensitive activities within Industrial Zones 1. Maintain and support the function of industrial zones through avoiding any sensitive activities, such as residential and visitor accommodation, in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities. <u>2. Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas⁸;</u>
INZ-P6	Managing adverse effects within Industrial Zones Manage the effects of development and activities in industrial zones including visual, traffic, noise, and glare through controls on building bulk, form, setbacks, landscaping, screening and traffic movements. Such management is to be focused: 1. at the interface with an arterial road fulfilling a gateway function; and 2. at the interface with adjacent non-industrial zones <u>or noise control contours identified on the planning map⁹</u> , so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities.

⁸ Fulton Hogan [41.33], para 49, Earthworks s42A report

⁹ Daiken [145.39]. Industrial Zones s42A report.