

HIZ - Heavy Industrial Zone

Introduction

The purpose of the Heavy Industrial Zone is to provide for heavy industrial activities within the District. The Heavy Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the Light Industrial Zone and the General Industrial Zone. Collectively these zones provide for a range of industrial activities in different locations in the District.

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.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
HIZ-O1	Provision of heavy industrial activities Heavy industrial activities are enabled where the adverse effects of these activities on adjacent non-heavy industrial zones ¹ are managed <u>in the vicinity or</u> ² at the <u>zone</u> ³ interface to provide an acceptable level of amenity in these more sensitive <u>within other</u> ⁴ zones.
Policies	
HIZ-P1	Heavy industrial activities Recognise and provide for heavy industrial activities that generate potentially significant and a range of intermittent and ⁵ continuous effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances <u>amenity related adverse effects, which may require</u> necessitating ⁶ separation from more sensitive activities and the consideration of reverse sensitivity management.

Activity Rules

HIZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
HIZ-R2 Industrial activity	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Daiken [145.40]. Industrial Zones s42A report.

² Daiken [145.40]. Industrial Zones s42A report.

³ Daiken [145.40]. Industrial Zones s42A report.

⁴ Daiken [145.40]. Industrial Zones s42A report.


⁵ Daiken [145.41]. Industrial Zones s42A report.

⁶ Daiken [145.41]. Industrial Zones s42A report.

HIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R5 Service station	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R6 Parking lots and parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R7 Heavy industry	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R8 Food and beverage outlet	
Activity status: PER Where: 1. the activity is ancillary to an industrial activity located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
HIZ-R9 Ancillary retail activity	
Activity status: PER Where: 1. the ancillary retail activity occupies a maximum of 20% of building GFA.	Activity status when compliance not achieved: DIS
HIZ-R10 Ancillary office	
Activity status: PER Where: 1. the ancillary offices occupy a maximum of 250m² of building GFA; and 12. it is located on the same site as the primary activity which is permitted in the zone.	Activity status when compliance not achieved: DIS
HIZ-R11 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
HIZ-R12 Rural production⁸	

⁷ Daiken [145.51]. Industrial Zones s42A report.

⁸ Daiken [145.53]. Industrial Zones s42A report.

Activity status: PER⁹	Activity status when compliance not achieved: N/A¹⁰
HIZ-R132 Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds	
Activity status: CON Where: 1. any part of the activity shall comply with the following minimum setback requirements: a. 20m from any water bodies;  and b. 20m from the boundary with any other zone. Matters of control are restricted to: INZ-MCD11 - Waste disposal	Activity status when compliance not achieved: DIS
HIZ-R143 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
HIZ-R154 Retail activity	
<i>This rule does not apply to trade supplier provided for by HIZ-R3; yard-based activity provided for by HIZ-R4; service station provided for by HIZ-R5; food and beverage outlet provided for by HIZ-R8; and ancillary retail activity provided for by HIZ-R9.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R165 Office	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R176 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R187 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R198 Commercial services	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R2049 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A

⁹ Daiken [145.53]. Industrial Zones s42A report.

¹⁰ Daiken [145.53]. Industrial Zones s42A report.

HIZ-R210 Community facility	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R224 Drive through restaurants	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

HIZ-BFS1 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building, calculated as per the height calculation, shall be 25m above ground level, when it is setback its own height from an adjoining internal or road boundary; 2. The maximum height of any chimney or support structure shall be 40m <u>except where specified under clause 3;</u>¹¹ 3. <u>The maximum height of any chimney, towers, plant and equipment or support structure located at 166 Upper Sefton Road on Lot 1 DP 68953 shall be 45m.</u>¹² 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: <u>INZ-MCD12 - Height</u>¹³</p>
HIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
<ol style="list-style-type: none"> 1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD2 - Height in relation to boundary</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
HIZ-BFS3 Internal boundary setback	
<ol style="list-style-type: none"> 1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD3 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
HIZ-BFS4 Internal boundary landscaping	

¹¹ Daiken [145.59]. Industrial Zones s42A report.

¹² Daiken [145.59]. Industrial Zones s42A report.

¹³ Daiken [145.59]. Industrial Zones s42A report.

<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting. 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD4 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>HIZ-BFS5 Road boundary landscaping</p>	
<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle crossings. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting. 	<p>Activity status when compliance not achieved: RDIS Matter of discretion are restricted to: INZ-MCD6 - Road boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>HIZ-BFS6 Road boundary setback</p>	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from the road boundary with any strategic road, arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS Matter of discretion are restricted to: INZ-MCD5 - Road boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>HIZ-BFS7 Rail boundary setback</p>	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS Matter of discretion are restricted to: INZ-MCD9 - Rail boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>