



CHAPTER 06

INDUSTRIAL

(Light Industrial and Industrial)

Ngā Nōhanga Tupākihi

6 Industrial and Light Industrial Zones

Refer to Chapters 11 to 20 for additional rules that may apply to this zone.

6.1 OBJECTIVES AND POLICIES

Objective Ind1 *The management of the use, development and protection of the resources of the industrial areas of the District so that acceptable environmental quality is achieved within the industrial areas and beyond.*

- Policy 1 To establish a hierarchy of two industrial zones.
- Policy 2 To control building location, height and bulk to maintain the amenity values of adjoining public open space and residential zones, with particular consideration to be given to potential noise, visual effects, dominance, loss of privacy and shading.
- Policy 3 To impose controls which protect the environmental quality and amenity of neighbouring properties.
- Policy 4 To ensure that industrial or business activities on sites adjoining the places listed in (a) to (d) below, respect the cultural and amenity values of these places to iwi and **hapū**:
- a. Te Hokowhitu-a-Tu Marae, Keepa Road, Whakatāne (Allotment 28B3C1 Rangitāiki Parish, and Lot 1 DPS 18658 Planning Map 105B and Appendix 6.6.1);
 - b. Pupuaruhe church and urupā, Mill Road, Whakatāne (Rangitāiki Lot 29X No 1 and Allotment 29X2, Rangitāiki Parish, Planning Map 108B and Appendix 6.6.2);
 - c. Tipapa Marae, Kopuriki Road, Murupara (Karatia 3B2A1, Planning Map 135B and Appendix 6.6.3); and
 - d. Ōpihi Whanāunga Kore urupā, Bunyan Road, Piripai (Allotment 27 Rangitāiki Parish, Planning Map 106B).
- Policy 5 To manage the Industrial activities to avoid adverse effects on human health and safety.

Objective Ind2 **The efficient use and development of land zoned for industrial activities.**

- Policy 1 To recognise and provide for existing industry and its contribution to the economic development of the district.
- Policy 2 To enable the establishment and operation of a range of industrial activities that are compatible with the character of the relevant industrial zone, with characteristics that include:
- a. levels of noise and vibration that are higher than in other zones;
 - b. levels of glare and light spill onto neighbouring industrial properties that are higher than in other zones; and
 - c. levels of heavy vehicles travelling through and within the industrial sites and the industrial zones, that are higher than in other zones.
- Policy 3 To recognise the changing infrastructure needs of industrial activities and to facilitate the development of efficient and effective infrastructure to serve those

needs (including but not limited to new infrastructure technologies that reduce adverse environmental effects).

- Policy 4 To manage development so that it does not adversely affect the safe and efficient operation of the transport network.
- Policy 5 To avoid reverse sensitivity effects being experienced by industrial activities, including discouraging activities establishing in Industrial and Light Industrial zones, if those activities will be sensitive to existing industrial activity effects that cannot reasonably be avoided, remedied or mitigated within the two industrial zones.
- Policy 6 To avoid activities that do not support the primary function of the Light Industrial and Industrial zones. To avoid;
- residential activities other than for persons whose duties require them to live on-site;
 - in the Industrial Zone, office activities other than accessory office activities;
 - retail activities other than convenience-type retail to serve the local worker population;
 - in the Industrial Zone, the establishment of commercial activities that do not have a functional requirement to be located within that zone;
 - community, educational or medical facilities sensitive to the effects of industrial activities.

Objective Ind3 Industrial activities enable communities to provide for their economic wellbeing.

- Policy 1 To support the establishment of new industries that enable communities to provide for their economic wellbeing.

6.2 RULES

The following standards and terms apply to Permitted, Controlled, and Restricted Discretionary activities and will be used as a guide for Discretionary and Non-Complying activities.

Non-compliance with any rule will make the activity Discretionary unless otherwise stated in the rule.

6.2.1 Height

6.2.1.1 No **building** shall exceed the following vertical height above **ground level**.

Zone	Maximum Height (metres) as a Permitted Activity	Maximum Height (metres) as a Controlled Activity	Maximum Height (metres) as a Restricted Discretionary Activity	Maximum Height (metres) as a Discretionary Activity	Non-complying Activity
Light Industrial	15		20		>20
Industrial	20			>20	
Edgecumbe Dairy Manufacturing Site	40		40-55	>55	

Table 6: 1 Building Heights Above Ground Level

6.2.2 Natural Light

6.2.2.1 On sites in the Light Industrial and Industrial Zones that share a common boundary with a Residential, Urban Living, Coastal Protection, Rural Plains, Rural Foothills, Rural Coastal, Rural Ōhiwa or Deferred Residential Zone, no part of any building shall exceed a height equal to 2.7m plus the horizontal distance between that part of the building and the nearest site boundary, except as provided for in 6.2.2.2 below.

6.2.2.2 Any part of a building may exceed a height beyond the natural light plane (shown in Figure 6:1 Natural Light Plane);

- up to a maximum of 1m measured parallel to the plane; and
- with a maximum additional vertical face of 5m² (area that is seen by the adjoining neighbour); and
- where the adjoining neighbour has provided written approval to the height beyond the natural light plane; and
- that written approval has been lodged with the Council.

6.2.2.3 For the purposes of Rule 6.2.2.1, where applicable, the nearest site boundary shall be the mid-point of any adjacent right of way or access leg or access lot.

6.2.2.4 For buildings that are attached, this rule shall not apply to the adjoining walls of the buildings.

6.2.2.5 Non-compliance with the rules in 6.2.2 shall be a Restricted Discretionary activity.

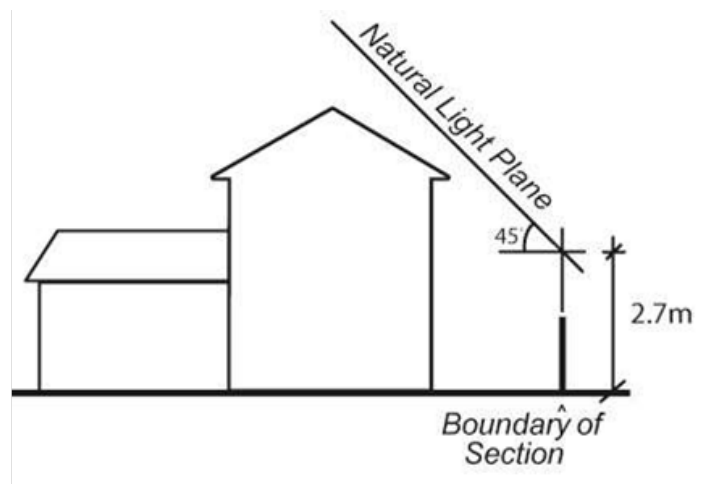


Figure 6:1 Natural Light Plane

6.2.3 Distance to Boundaries (Yards)

6.2.3.1 In the Light Industrial and Industrial zones front yard of at least 4m is required.

6.2.3.2 In the Light Industrial and Industrial zones no side and rear yards are required except as required by a - c below (see Appendices 6.6.1 to 6.6.3);

- a. side and rear yards of at least 5m shall apply on Allotments 28B3C2A (46C State Highway 30) and 28B3C2B (46B State Highway 30) Rangitāiki Parish (see Appendix 6.6.1 and Planning Map 105B);
- b. side and rear yards of at least 5m shall apply where the site abuts the Pupuāruhe urupā and church (Rangitāiki Allotments 29X1 and 29X2, Rangitāiki Parish, 93 and 95 Mill Road, Whakatāne) (see Appendix 6.6.2 and Planning Map 108B);
- c. side and rear yards of at least 3m shall apply where the site abuts any Residential, Urban Living or Rural Zone, except that;
 - i. the minimum yards for sites adjoining the eastern boundary of Lot 1 DPS 18658 Rangitāiki

Parish (25A Keepa Road) shall be 6m along that eastern boundary (see Appendix 6.6.1 and Planning Map 105B);

- ii. the minimum yards for sites adjoining the eastern boundaries of Allotments 28B3C2A and 28B3C2B Rangitāiki Parish shall be 6m along those eastern boundaries (see Appendix 6.6.1 and Planning Map 105B); and
- iii. the minimum yard for sites adjoining the southern boundary of Allotment 28B3C2B Rangitāiki Parish shall be 5m along that southern boundary, unless a fence or wall (including a wall of a building) is provided along the entire southern boundary of Allotment 28B3C2B in accordance with the rules in 6.2.8 (Te Hokowhitu-a-Tu Marae Amenity, Location of Buildings), in which case this yard requirement shall not apply (see Appendix 6.6.1 and Planning Map 105B).

6.2.3.3 Where a garage door or carport entrance faces the street, the door or carport shall be at least 5.5m from the front boundary.

6.2.3.4 Vehicle parking or manoeuvring within a front yard shall be located and designed in accordance with the rules in 13.2.9.

6.2.3.5 Where a planning map indicates proposed road widening or land to be used for other roading purposes, yards shall be measured from the position of the new boundary of the site as if the road widening or other roading work had been undertaken, and legal transfer of the affected land to a roading authority had occurred.

6.2.3.6 Notwithstanding the above, the eaves of any building may project up to 600mm into any yard.

6.2.3.7 Non-compliance with the rules in 6.4.1 shall be a Restricted Discretionary activity.

6.2.4 Landscaping of Yards (required by 6.2.3)

6.2.4.1 Development or redevelopment where the road boundary of a site is opposite a Residential, Urban Living or Rural Zone, or if the site adjoins State Highway 30 or is within 4m of it;

- a. at least 50% of the front yard shall be landscape planted; and
- b. where there are car-parking or driveway areas between a building and the road boundary, the landscape-planting referred to in (a) shall include a minimum 2m wide planted strip, excluding the area required for vehicular and pedestrian access to screen the carparking and driveway areas with plants that grow to a minimum height of 2m, provided that where the site adjoins State Highway 30 or is within 4m of it, the tree species shall be as identified in the Whakatāne Entranceway Stage Two dated 1 October 2008.

6.2.4.2 Alternatively, specimen tree planting shall be undertaken within the site and shall be;

- a. planted at a rate of one tree for every 15m of road frontage of the site (or part thereof);
- b. planted within 5m of the front boundary, but no closer than 1.5m of the front boundary;
- c. of sufficient size at the time of planting to be easily seen from the public street, having a minimum height of 1.5m, and a minimum calliper dimension of 70mm measured at 500mm above the ground level;
- d. a species consistent with the Council's Urban Tree Strategy or Whakatāne Entranceway Stage Two dated 1 October 2008;

- e. protected from damage by on-site activities and vehicles by raised kerbs, barriers, tree protectors, support staking or a combination of these methods;
- f. planted using good horticultural practice, including root barriers, and shall be maintained and replaced if the tree dies or is severely damaged; and
- g. planted to avoid underground or overhead services, and positioned to, as far as practicable, avoid damage to footpaths, driveways and kerb channels.

6.2.4.3 Non-compliance with the rules in 6.2.4 shall be a Controlled activity (see criteria in 6.3.1).

6.2.5 Visual Screening of Activities and Storage in the Light Industrial Zone

6.2.5.1 In the Light Industrial Zone, any outdoor storage, rubbish collection or storage area visible from any Residential, Reserve or Rural Zone, or other reserve or foreshore area, shall be screened from public view by visual screening by planting, mounding, natural features or the erection of a screen fence.

6.2.5.2 Visual screening provided in accordance with this rule shall be maintained at all times.

6.2.5.3 Non-compliance with the rules in 6.2.5 shall be a Restricted Discretionary activity (see criteria in 6.4.2).

6.2.6 Activity Status on 46B and 46C State Highway 30, Allotments 28B3C2A and 28B3C2B Rangitāiki Parish (see Appendix 6.6.1 and Planning Map 105B)

6.2.6.1 For residential activities, home occupation activities, and mixed business/residential activities on Allotments 28B3C2A and 28B3C2B Rangitāiki Parish the following activity status apply:

Activity	Activity status
One or two dwellings	Controlled
A home occupation in an existing or approved dwelling	Controlled
Three or more dwellings	Discretionary
Any mix of business activities (excluding home occupations) and residential activities	Discretionary

6.2.7 Marae and Urupā Amenity Yard (see Appendices 6.6.1 to 6.6.3)

6.2.7.1 Rubbish collection areas, business activities or buildings used for business activities shall not be located within the following amenity yards;

- a. a 10m wide amenity yard adjoining the boundary of Lot Karatia 3B2A1 Murupara (Tīpapa Marae, 1567 Kopuriki Road), as shown on Planning Map 135B and Appendix 6.6.3; and
- b. a 20m wide amenity yard parallel to the eastern boundary of Allotment 28B3C1 (25B Keepa Road, Te Hokowhitu-a-Tu Marae) and a 6m amenity yard parallel to Lot 1 DPS 18658 Rangitāiki Parish (25A Keepa Road, Te Hokowhitu-a-Tu Marae) at Whakatāne as shown on Planning Map 105B and Appendix 6.6.1.

6.2.7.2 Those parts of a site located within the yards identified in 6.2.7.1 may be used for other activities and buildings for other activities, including car-parking, vehicle manoeuvring and outdoor storage provided that;

- a. all outdoor storage areas and car-parking areas visible from beyond the site shall be screened in accordance with the rules in 6.2.5; and
- b. the planting shall;
 - i. be located adjacent to the site boundary, in the associated yard identified in 6.2.7.1;
 - ii. extend the full length of the yard; and
 - iii. have a minimum dimension of 20% of the width of the amenity yard.

6.2.7.3 When the land comprising the 20m and 6m Marae amenity yard east of Te Hokowhitu-a-Tu Marae, vests in the Council as reserve, the marae amenity yard will no longer apply.

6.2.7.4 Non-compliance with the rules in 6.2.7 shall be a Restricted Discretionary activity.

6.2.8 Te Hokowhitu-a-Tu Marae Amenity, Location of Buildings (Planning Map 105B and Appendix 6.6.1)

6.2.8.1 No entranceway greater than 1m in width for a **business activity** shall face Te Hokowhitu-a-Tu Marae at Whakatāne, or associated dwellings on Lot 1 DPS 18658.

6.2.8.2 No opening window or door, other than a single door that has a width no greater than 1m, shall be located on the western side of any **building** on Lot 12 DP 372970 (36 Gateway Drive, or subsequent lot if subdivided) if the opening window or door (other than a door that is permitted by this rule) is less than 20m from and facing the eastern boundary of Allotments 28B3C2A and 28B3C2B Rangitāiki Parish unless the written consent of the owners and occupiers of Allotments 28B3C2A and 28B3C2B Rangitāiki Parish is obtained.

6.2.8.3 No opening window or door, other than a single door that has a width no greater than 1m shall be located on the northern side of any **building** on Lot 12 DP 372970 (36 Gateway Drive, or subsequent lot if subdivided) if the opening window or door (other than a door that is permitted by this rule) is less than 20m from and facing the southern boundary of Allotment 28B3C2B Rangitāiki Parish unless;

- a. the written consent of the owners and occupiers of Allotment 28B3C2B Rangitāiki Parish is obtained; or
- b. a solid wall (including a wall of a **building** with no openings) or acoustic fence with a minimum construction standard of a board-and-batten wooden fence, such solid wall or fence to be at least 2m in height, is constructed along the entire southern boundary of Allotment 28B3C2B Rangitāiki Parish.

6.2.8.4 No window, door or any other opening shall be located on the eastern side of any **building** on Lot 9 DPS 46433 (39 Gateway Drive) unless the written consent of the owners and occupiers of 25A Keepa Road (Lot 1 DPS 18658) and 25B Keepa Road (Allotment 28B3C1 Rangitāiki Parish) is obtained.

6.2.8.5 Non-compliance with the rules in 6.2.8 shall be a Restricted Discretionary activity.

6.2.9 Te Hokowhitu-a-Tu Marae Amenity, Acoustic Fence (Planning Map 105B and Appendix 6.6.1)

6.2.9.1 The northern boundary of 25B Keepa Road (Allotment 28B3C1 Rangitāiki Parish) from the northwest corner of this lot up to a point in line with the eastern boundary of this lot shall be screened with an acoustic boundary fence, with a minimum construction standard of a board-and-batten wooden fence of at least 1.8m in height.

6.2.9.2 Non-compliance with Rule 6.2.9.1 shall be a Restricted Discretionary activity (see criteria in 6.4.3).

6.2.10 Retail Activities in the Light Industrial and Industrial Zones

6.2.10.1 Retail activities in the Light Industrial and Industrial Zones shall be limited to;

- a. **convenience shops**, not exceeding 100m² in retail floorspace;
- b. retail activity, ancillary to an **industrial activity** (other than a service station) on the same site, occupying not more than 15% of the **GFA** of that part of the **building** which is occupied by the **industrial activity**, or 100m² in retail floor space whichever is the lesser; and
- c. retail activity, ancillary to a service station, not occupying more than 200m² in retail floor space.

6.2.11 Fencing

6.2.11.1 A fence shall be no higher than 2m, unless it is a perforated netting or mesh fence through which the landscaping (required by 6.2.4) is visible from the road.

6.2.11.2 Non-compliance with the rules in 6.2.11 shall be a Controlled activity.

6.2.12 Edgcumbe Industrial Site (as shown on Planning Maps 128 and 129) and Whakatāne Board Mill Site (as shown on Planning Maps 104, 108 and 109);

6.2.12.1 At the Edgcumbe Industrial Site (as shown on Planning Maps 128 and 129), any activities relating to the processing and production of milk-related products are Permitted activities including;

- a. milk reception, processing and production facilities;
- b. parking;
- c. rail sidings;
- d. storage, processing and disposal of waste material;
- e. storage facilities;
- f. workshops;
- g. laboratories, research establishments;
- h. accessory buildings to any permitted activity (not for habitation) and ancillary activities including offices associated with any permitted activity;
- i. demolition of buildings and structures;
- j. energy generation, steam production and water heating and boilers; and
- k. export of surplus electricity off site.

6.2.12.2 At the Whakatāne Board Mill Site (as shown on Planning Maps 104, 108 and 109), the following activities associated with the processing of logs and paper pulp are Permitted activities;

- a. logs, pulp, coal and related chemical reception and dispatching facilities;
- b. parking;
- c. rail sidings;
- d. storage and processing of waste material;
- e. storage facilities;
- f. workshops;
- g. laboratories;

- h. accessory buildings to any permitted activity (not for habitation) and ancillary activities including offices associated with any permitted activities;
- i. demolition of buildings and structure; and
- j. energy generation, steam production and water heating and boilers.

6.3 Assessment Criteria For Controlled Activities

6.3.1 Landscaping of Yards, required by 6.2.3 (see 6.2.4)

6.3.1.1 Council shall exercise its control over;

- a. site layout and planting - whether the;
 - i. proposed planting on the site is directed towards avoiding or mitigating any potential adverse effects on the amenity values of the business area and adjoining sites;
 - ii. proposed planting softens the visual appearance of parking and manoeuvring areas, and breaks up or softens the appearance of continuous building forms visible from the road or a public place;
 - iii. buildings close to the street are integrated into the planting proposal;
 - iv. site layout mitigates or avoids any adverse effects on surrounding sites; and
- b. landscape treatment - whether the;
 - i. proposed planting comprises specimen trees rather than shrubs or low-profile vegetation;
 - ii. planting contains a range of plants to give a variety in vegetation scale and form; and
 - iii. building form, planting concept and methods to ensure maintenance of the planting are coordinated.

6.3.2 Fencing (see 6.2.11 Fencing)

6.3.2.1 Council shall restrict its discretion to physical domination of adjoining properties and transport corridors.

6.3.3 Residential activities and home occupations on Allotments 28B3C2A and 28B3C2B (see 6.2.6.1)

6.3.3.1 The Council shall exercise its control over the following;

- a. the bulk and location of buildings and other structures;
- b. fencing, screening and landscaping;
- c. provision and location of network utilities, including;
 - i. supply or upgrading of access;
 - ii. stormwater treatment and disposal facilities;
 - iii. water supply;
 - iv. effluent and rubbish disposal; and
 - v. electricity, telecommunications and gas utilities; and
 - vi. the requirements of Rules 12.3, 6.2 and 18.2.

6.4 Assessment Criteria For Restricted Discretionary Activities

6.4.1 Natural Light (see 6.2.2 Natural Light) and Distance to Boundaries (6.2.3 Distance to Boundaries (Yards)) and Height (6.2.1)

6.4.1.1 Council shall restrict its discretion to;

- a. the adverse effects on the amenity of adjoining sites and public areas (including but not limited to transport corridors) in terms of;
 - i. shadowing;
 - ii. physical domination;
 - iii. privacy;
 - iv. noise;
 - v. lighting; and
 - vi. traffic safety.

6.4.2 Visual Screening (6.2.5 Visual Screening of Activities and Storage in the Light Industrial Zone)

6.4.2.1 Council shall restrict its discretion to;

- a. whether the proposed screening through the erection of appropriate screen fencing or plantings, or other means, ensures that the potential adverse visual effect on the places listed in Rules 7.2.5.1 and will be avoided, remedied or mitigated, and the visual amenity values of those places will not be lowered; and
- b. whether the activity detracts from the cultural and amenity values of the places listed in Objective Ind1, Policy 2.

6.4.3 Modifications to the Marae and Urupā Amenity (see Rules in 6.2.7, 6.2.8 and 6.2.9)

6.4.3.1 Council shall restrict its discretion to;

- a. whether the location of an **Industrial activity** or the erection of a **building** for an **Industrial activity** will have an adverse effect on the use of the adjoining **marae**. Particular regard will be given to the effect any **industrial activity** or the placement of a **building** or structure within the yard will have on the traditional use of the **marae**, and the cultural, spiritual and amenity values of the **marae**;
- b. whether the proposed use of the adjoining industrial zone will respect the traditional use of the **marae** site through the mitigation of potential adverse effects by way of controls on building location, types of activities, hours of operation, compliance with noise limits, outdoor use of the site, and the provision of screening and planting; and
- c. whether in regard to Ōpihi Whanāunga Kore urupā (Bunyan Road, Whakatāne) or the Pupuāruhe urupā and church (Mill Road, Whakatāne) the level of planting proposed will provide adequate screening of the site from adjoining activities and other methods of ensuring that the traditional use, cultural, spiritual and amenity values of the urupā/church sites are maintained or enhanced.

6.4.4 Edgecumbe Industrial Site, Buildings or Structures Higher than 37m but no Higher than 55m (See Rule 6.2.1 Height).

6.4.4.1 Council shall restrict its discretion to;

- d. Residential/Rural and Public Amenity;
 - i. residential privacy of nearby residential sites;
 - ii. whether the scale of the building is overly dominant in relation to nearby residential sites;
 - iii. whether the proposed building dominates the views from nearby residential sites;
 - iv. the shading effects of the proposed building on nearby residential sites;
 - v. the potential for the building to be screened to reduce any of the effects listed above (any proposed screening should be achievable in the short term i.e. 3-5 years); and
 - vi. the potential for mitigation measures, such as building, and or roof pitch orientation, and the use of recessive colours to reduce dominance.

6.4.5 **Places of assembly (not provided for by any other category): designed to have a maximum occupancy or attendance of more than 50 people at any one time in the Light Industrial and Industrial Zones**

6.4.5.1 Council shall restrict its discretion to;

- a. design development and site development;
- b. provision and location of network utilities including supply or upgrading of access, stormwater treatment and disposal facilities, water supply, effluent and rubbish disposal, electricity, telecommunications, gas, utility;
- c. landscaping and on-site amenity as outlined in Rule 3.7.1;
- d. the intended hours of use and other criteria outlined in 3.7.36;
- e. **reverse sensitivity** as outlined in Rule 3.7.41;
- f. traffic effects as outlined in Rule 3.7.17;
- g. signage as outlined in Rule 11.2.19;
- h. the criterion listed in 3.7.10 (Noise Effect); and
- i. the screening of **buildings** from beyond the boundary of the site and consistency with surrounding **buildings** within the zone.

6.5 **Assessment Criteria – Discretionary Activities/Non Complying Activities**

See Section 3.7.

6.6 Appendices

6.6.1 Te Hokowhitu-a-Tu Marae (Planning Map 105B)

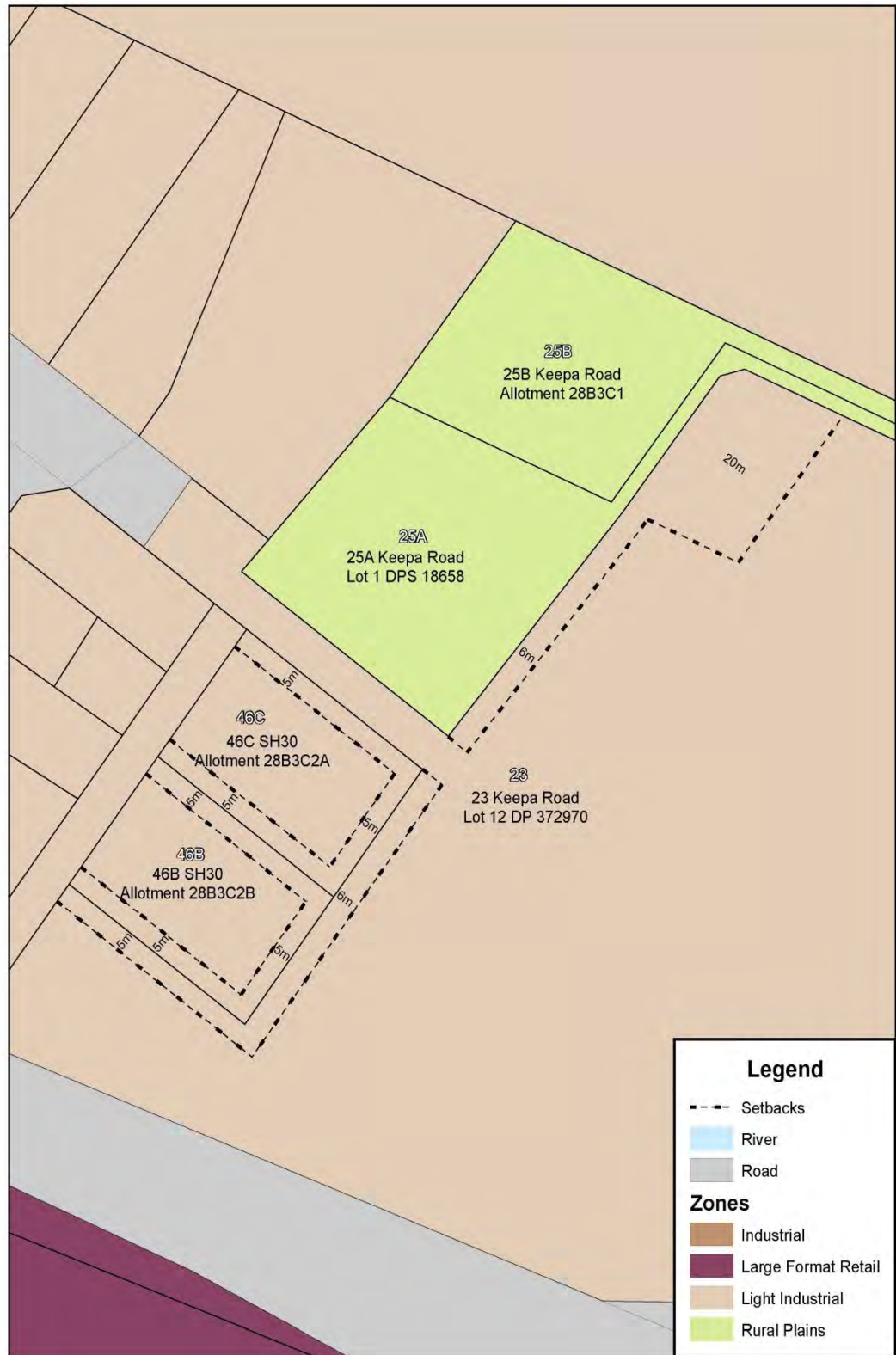


Figure 6: 2 Te Hokowhitu-a-Tu Marae (Planning Map 105B)

6.6.2

Pupūaruhe Urupā and Church (Planning Map 108B)

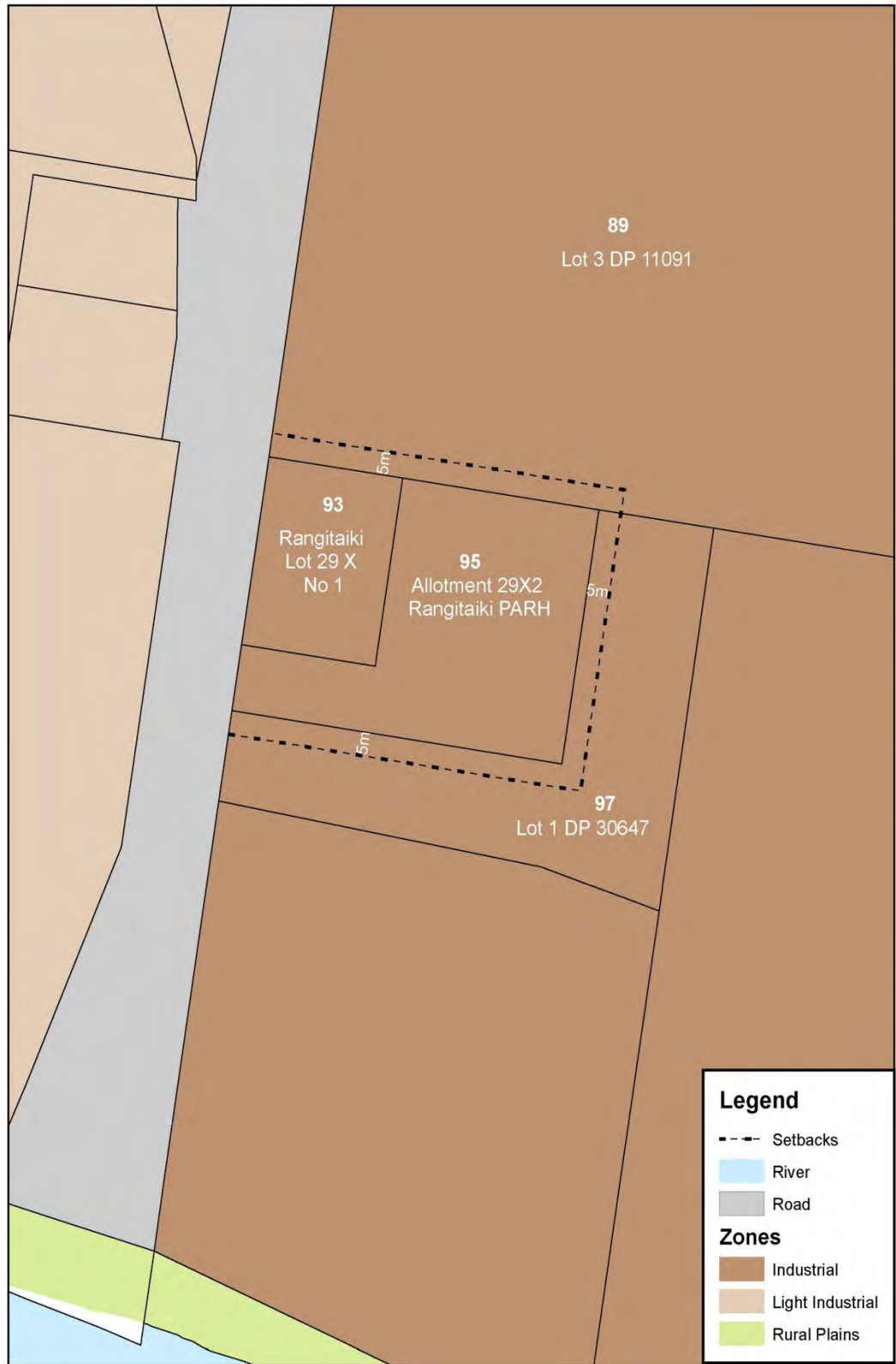


Figure 6: 3 Pupūaruhe Urupā and Church (Planning Map 108B)

6.6.3

Tipapa Marae (Planning Map 135B)



Figure 6: 4 Tipapa Marae (Planning Map 135B)