

INDUSTRIAL ZONE

There are many types of industry, some producing effects that are undesirable and often cannot be mitigated. These types of industry will be controlled.

However, it is recognised that industry potentially will have positive effects on the community. Therefore, in recognition of this, provision is made for certain types of industry in locations where it will be sustainable.

With respect to activities occurring in the Industrial Zone that impact on, or are associated with, water or produce a discharge, the Manawatu-Wanganui Regional Council has statutory responsibilities for these in accordance with the Act.

IN 1.0 ISSUE

- (a) **Environmental degradation caused by the adverse effects of industry.**

IN 1.1 OUTCOME

- (a) **Environmental quality maintained.**

IN 1.2 OBJECTIVE

- (a) **Maintenance and enhancement of the quality of the environment.**

IN 1.3 POLICIES

- (a) **To avoid, remedy or mitigate the adverse effects of industry on the natural and physical resources.**
- (b) **To avoid, remedy or mitigate adverse environmental effects of industry on other industry, and people and communities, including the adverse effects of noise, traffic, discharge, glare, appearance and odour.**

Explanation of Policies

These policies seek to ensure that the adverse effects of industry on the environment are appropriately avoided, remedied or mitigated.

IN 2.0 ISSUE

- (a) **Adverse environmental effects of industry due to proximity to industry.**

IN 2.1 OUTCOME

- (a) **Maintenance of amenity values of areas neighbouring industrial activities.**

IN 2.2 OBJECTIVE

- (a) **The protection of amenity values of neighbouring areas from the adverse environmental effects of industrial activities.**

IN 2.3 POLICIES

- (a) **To consolidate industry in urban areas which are segregated from residential areas.**
- (b) **To where practicable, ensure industrial activities creating a discharge or discharges, to air, are segregated from communities, and in particular residential zones.**

Explanation of Policies

These policies seek to maintain amenity values areas adjoining industrial activities by ensuring that there is spatial separation provided between industry and other land uses and activities.

The policies also recognise that the proposed Regional Policy Statement for Manawatu-Wanganui indicates that all district councils should keep activities which produce a discharge to air separate from residential communities and other incompatible uses.

IN 3.0 ISSUE

- (a) **Fragmentation of industry increasing the spatial exposure of the environment, including people and the community, to adverse effects of industry.**

IN 3.1 OUTCOME

- (a) **Consolidated industry segregated from activities requiring different environmental standards.**

IN 3.2 OBJECTIVE

- (a) **The prevention of a fragmented pattern of industrial activity.**

IN 3.3 POLICIES

- (a) **To restrict activities being established in an industrial area that may lead to a requirement for an environment that is of a higher quality than would typically be expected in an industrial area.**

Explanation of Policy

The policies seek to avoid the fragmentation of industrial areas by managing the development of land uses or activities within the industrial areas which will compromise the efficient functioning of the industrial environment. A potential risk to the efficient functioning is having activities located in the industrial environment which expect a higher quality than would normally be expected in a commercial area. The policy seeks to restrict the occurrence of these activities.

IN 4.0 METHODS

- 1) To achieve adequate servicing of development for stormwater and sewage disposal through the Council's power under the Building Act 1991.

IN 5.0 RULES

IN 5.1 PERMITTED ACTIVITIES

- (a) Industrial Activity
- (b) Commercial Activity
- (c) Service Station Activity
- (d) Earthworks Activity

IN 5.2 DISCRETIONARY ACTIVITIES (RESTRICTED)

- (a) Any permitted activity specified in Rule IN 5.1 which cannot meet all the relevant conditions for permitted activities.

IN 5.3 DISCRETIONARY ACTIVITIES

- (a) Any land use or activity not specifically referred to in Rules IN 5.1, IN 5.2 and IN 5.4.

IN 5.4 NON-COMPLYING ACTIVITIES

- (a) Residential Activity
- (b) Tourist Accommodation Activity
- (c) Recreation and Community Activity
- (d) Education Activity
- (e) Rural Activity

IN 5.5 CONDITIONS FOR PERMITTED ACTIVITIES

For Industrial Activities, compliance with the following conditions is required for the activity to be a permitted activity:

- (1) Height

The maximum height of any building or part of a building, shall be 2.0 metres plus the horizontal distance to the nearest residential zone.
- (2) Yard

The minimum yards provided on a site that adjoins a residential zone shall be 6.0 metres only on that boundary which adjoins a residential zone.
- (3) Glare

All outdoor lighting shall be directed away from residential and commercial zones so as to avoid nuisance.
- (4) Screening

Where any outdoor storage, service, or parking area adjoins or directly faces land that is residentially zoned, such areas should be screened from the residential zone by a solid wall not less than 1.0 metre in height, and/or densely planted with vegetation and shrubs that will screen the areas during all seasons of the year.

(5) Noise

All activities must at the zone boundary comply with the appropriate noise control standards specified for any permitted activity in the adjacent zone, if there are any.

(6) Odour

There shall be no offensive odour able to be detected at the boundary of the property. For the purpose of this condition an offensive odour is defined as that which can be detected and is defined as offensive by two observers, including at least one council officer.

For Commercial Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(7) Scale

Commercial Activities shall be permitted provided that the land use or activity shall be accessory and secondary to an industrial activity which is legally established on the site.

(8) Integration

All permitted activity conditions for an Industrial Activity shall apply to a Commercial Activity as if the words "Commercial Activity" were substituted for "Industrial Activity".

For Service Station Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(9) Hazardous Substances

No service station activity shall utilise, store or supply hazardous substances, unless permitted by the hazardous substances chapter of this Plan, or by way of a resource consent which has been obtained.

(10) Integration

All permitted activity conditions for an industrial activity shall apply to a service station activity as if the words "Service Station Activity" were substituted for "Industrial Activity".

For Earthworks Activities, compliance with the following conditions is required for the activity to be a permitted activity:

(11) Hours of Operation

Where the site of the earthworks abuts or faces a residential zone, earthworks shall only occur between 08:00am and 06:00pm Monday to Saturday inclusive, excluding public holidays.

(12) Appearance and Stability

All earthworks sites adjacent to a residential zone shall be kept tidy and be reinstated as soon as practicably possible so as to avoid a prolonged visual change in the character of the area.

(13) Relationship

All earthworks shall be related to the establishment of a permitted activity.

IN 5.6 STANDARDS AND TERMS FOR DISCRETIONARY ACTIVITIES (RESTRICTED)

For Discretionary Activities (Restricted) compliance with the following standards and terms is required for an activity to be a Discretionary Activity (Restricted):

None.

IN 5.7 MATTERS OVER WHICH THE COUNCIL HAS RESTRICTED THE EXERCISE OF ITS DISCRETION FOR DISCRETIONARY ACTIVITIES (RESTRICTED)

Any actual and potential effects on the environment of the activity due to the non-compliance of the activity with the permitted activity conditions, specifically including cumulative effects which may arise over time or in combination with other effects, but for the purposes of clarification, excluding those actual and potential effects on the environment that would result if the activity complied with all the permitted activity conditions.

Principal Reasons for Adopting the Objectives, Policies and Methods

Industry has traditionally created a level of adverse environmental effects that are incompatible with many other activities.

Even with modern technology industry is likely to produce significant adverse environmental effects such as noise, glare, traffic movement, odour, and air discharges. These effects require mitigation or avoidance.

Given the above, for industry to function effectively, activities that require a higher amenity standard are controlled in industrial areas so an industry is not in any way required to compromise its operation to meet the amenity standards of other activities.

Industry typically requires a different level of servicing than other activities. Road construction, sewage and water volume are examples. In this Plan the Council is required to have particular regard to the efficient use and development of natural and physical resources. It is efficient to concentrate industry in specific locations to allow effective servicing.

Further, the proposed Regional Policy Statement for Manawatu-Wanganui as changed by decisions on submissions (May 1995) states that district councils should ensure that major activities involving discharges to air are located as far as practicable away from communities. This is reflected in the policies and rules.

IN 6.0 CROSS REFERENCES

As a guide only, any person referring to the above should also refer to the parts of the District Plan addressing the following issues:

- Information Requirements
- District Rules
- Transportation
- Subdivision
- Signs
- Financial Contributions
- Hazardous Substances
- Indigenous Vegetation and Habitats of Indigenous Fauna
- Riparian Management and Public Access
- Relocatable Buildings
- Utilities
- Natural Hazards

- Heritage

