



INDUSTRIAL ZONE - POLICY

IN2.1 Introduction

Industrial areas are important areas for the District in terms of economic growth, employment and innovation. As such, the rules within the Industrial Zone are relatively flexible, while aiming to ensure that the effects of Industrial activities do not spill over into adjoining zones and do not adversely effect the environment.

Note the Regional Council controls many of the environmental effects associated with Industrial development, for example, discharges to land, air and water.

IN2.2 Issue: Impact on the Environment

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

IN2.2.1 Objective

- (a) To ensure that Industrial Activities do not detract from the quality of the environment.

IN2.2.2 Policy

- (a) To avoid, remedy or mitigate the adverse effects of industry on natural and physical resources.
- (b) To ensure any new Industrial Activities have good road and/or rail connections and will not adversely affect the efficient and safe operation of the road network.

IN2.2.3 Explanation of Policies

These policies seek to ensure that the adverse effects of industrial activities on the environment are appropriately avoided, remedied or mitigated. It is noted that many of the more significant environmental effects of Industrial Activities are controlled by the Regional Council, for example, discharges to land, water and air.

IN2.3 Issue: Amenity of Surrounding Areas

- (a) Adverse effects of Industrial Activities on neighbouring activities.

IN2.3.1 Objective

- (a) To ensure the protection of amenity values and the maintenance of character of neighbouring areas from the adverse environmental effects of industrial activities.

IN2.3.2 Policy

- (a) To protect the amenity of adjoining areas that have a higher expectation of amenity from the adverse effects of industrial land uses, including, but not limited to, the adverse effects of:



- (i) Noise.
- (ii) Traffic.
- (iii) Glare.
- (iv) Dust.
- (v) Shading.
- (vi) Appearance; and
- (vii) Odour.

IN2.3.3 Explanation of Policies

These policies seek to maintain amenity values in areas adjoining the Industrial Zone and are reflected in the rules and standards for the Industrial Zone, and, in relation to traffic, the Transport Infrastructure and Car Parking Chapter.

IN2.4 Issue: Consolidation of Industrial Activities

- (a) Fragmentation of industrial activities increasing the spatial exposure of the environment, including people and the community, to the adverse effects associated with industrial activities.

IN2.4.1 Objective

- (a) Industrial activities and other activities with a low sensitivity to adverse effects shall be located together to ensure that conflicts of use are avoided.

IN2.4.2 Policy

- (a) To provide for industrial activities and other activities with a similar expectation of amenity and sensitivity to adverse effects within the Industrial Zone.
- (b) To avoid industrial activities locating within other Zones, unless the environmental effects are adequately avoided, remedied or mitigated and it can be demonstrated that the activity could not establish within the existing Industrial Zones. Co-location of Industrial Activities is encouraged.

IN2.4.3 Explanation of Policies

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.

IN2.5 Issue: Positive Effects of Industrial Activities

- (a) There is a need to provide for industrial activities to enable the community to meet their economic needs.

IN2.5.1 Objective

- (a) To provide for industrial and associated activities that enable the community to provide for their economic wellbeing.



IN2.5.2 Policy

- (a) To provide for and encourage Industrial and appropriate associated activities.
- (b) To avoid activities which are likely to create reverse sensitivity issues, such as commercial and residential development within the Industrial Zone, except where they are secondary to and associated with an industrial use.
- (c) To avoid commercial activities locating within the Industrial Zone due to the potential adverse effects on the viability of the District's Commercial Zones, except:
 - (i) Where the activity is secondary to and associated with an industrial use; or
 - (ii) A lunchbar or takeaway to service surrounding industrial premises.

IN2.5.3 Explanation of Policies

These objective and policies recognise the important contribution that Industrial Activities can have in terms of economic growth, employment creation and innovation. It is important that these areas are provided for within the District and are allowed to develop without being compromised by reverse sensitivity issues such as noise complaints, which are more likely to occur when other forms of development occur within Industrial areas.

Policy (c) aims to ensure that the Commercial Zone retains its retailing function and is not undermined by out-of-town commercial development. Limited retailing, such as factory shops, is provided for as it is likely that retailing at this scale would significantly affect the viability of retail areas.

IN2.6 Issues

- (a) The location of incompatible or sensitive land uses, adjacent to lawfully established activities can adversely affect the operation and viability of existing activities.
- (b) Encroachment of development and land use activities on existing infrastructure and network utilities.
- (c) Managing the adverse effects of development and activities on the National Grid (infrastructure and network utilities).

IN2.6.1 Objective

- (a) To avoid, remedy or mitigate the potential for lawfully established activities to be adversely affected by the introduction of sensitive or incompatible activities adjacent to them.
- (b) Ensure that existing infrastructure corridors are taken into account in all resource management decision-making and any incompatible use or activity affecting those corridors is avoided, remedied or mitigated.

IN2.6.2 Policy

- (a) To ensure that lawfully established activities associated with regionally and nationally significant infrastructure are not compromised by the proximity or design of encroaching activities.
- (b) The reverse sensitivity effects generated by land development within electricity transmission corridors shall be managed in order to avoid, remedy or mitigate the adverse effects on both the safe, secure and efficient use and development of the transmission network and the safety and amenity values of the community.

**IN2.6.3 Explanation of Policies**

This policy stream recognises potential reverse sensitivity issues.