

HIZ – Heavy industrial zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The HIZ – Heavy industrial zone contains areas used predominantly for industrial activities that generate potentially significant adverse effects, but also other compatible activities.

Objectives

HIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

Policies

HIZ-PI Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

(a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and

(b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

HIZ-P2 Maintain sufficient industrial land.

(1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.

(2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.

(3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

HIZ-P3 Management of environmental effects in the zone.

(1) Avoid, remedy or mitigate the environmental effects of activities in the zone to the extent necessary to:

(a) Maintain the functionality of the zone; and

(b) Maintain the functionality of adjacent zones.

HIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district's regionally significant industries.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

HIZ-R1	Industrial activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R2	Trade and industry training activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R3	Truck stop for refuelling	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R4	Office ancillary to an industrial activity	
(1) Activity status: PER Activity-specific standards: (a) Less than 100m ² , or 30% gross floor area of all buildings on the site.		(2) Activity status where compliance not achieved: DIS
HIZ-R5	Food outlet	
(1) Activity status: PER Activity-specific standards: (a) Less than 200m ² gross floor area.		(2) Activity status where compliance not achieved: DIS
HIZ-R6	Ancillary retail	
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.		(2) Activity status where compliance not achieved: DIS
HIZ-R7	Ancillary activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R8	Construction or demolition of, or alteration or addition to, a building	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R9	Electricity generation on the Huntly Power Station site	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
HIZ-R10	Service station	
(1) Activity status: PER Activity-specific standards:		(2) Activity status where compliance not achieved: n/a

Nil.	
HIZ-R11	Caretaker's or security person's residential unit
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Is located within an industrial building; (b) Does not exceed 70m² gross floor area; and (c) Accommodates no more than two people. 	<p>(2) Activity status where compliance not achieved: DIS</p>
HIZ-R12	Buildings, structures and sensitive land use within the National Grid Yard on sites existing as of 18 July 2018
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Within National Grid Yard: <ul style="list-style-type: none"> (i) Building alterations and additions to an existing building or structure that does not involve an increase in the building height or footprint; or (ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or (iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or (iv) Non-habitable horticultural buildings; or (v) Artificial crop protection and support structures (excluding commercial greenhouses and Pseudomonas syringae pv. Actinidiae (Psa) disease control structures); (vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and (vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and 	<p>(2) Activity status where compliance not achieved: NC</p>

<p>culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule HIZ-R12(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(1) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(2) A building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(3) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(ii) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p>	
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	(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.	
HIZ-R13	Construction or alteration of a building for a sensitive land use	
	<p>(1) Activity status: PER Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
HIZ-R14	Construction or demolition of, or alteration or addition to, a building or structure	
	<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
HIZ-R15	A waste management facility	
	Activity status: DIS	
HIZ-R16	Storage, processing or disposal of hazardous waste	
	Activity status: DIS	
HIZ-R17	An extractive industry	
	Activity status: DIS	
HIZ-R18	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity	
	Activity status: DIS	
HIZ-R19	Caretaker's or security person's residential unit not provided for by Rule HIZ-R11(1)	
	Activity status: DIS	
HIZ-R20	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard	
	(1) Activity status: NC	
HIZ-R21	Any change of use of an existing building to a sensitive land use within the National Grid Yard	
	(1) Activity status: NC	
HIZ-R22	The establishment of any new sensitive land use within the National Grid Yard	
	(1) Activity status: NC	

HIZ-R23	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard
(1) Activity status: NC	
HIZ-R24	A noise-sensitive activity, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2)
(1) Activity status: NC	
HIZ-R25	A sensitive land use, except as provided for by Rule HIZ-R11(1) and Rule HIZ-R11(2)
(1) Activity status: NC	
HIZ-R26	An office not provided for by Rule HIZ-R4(1)
(1) Activity status: NC	
HIZ-R27	A retail activity not provided for by HIZ-R6(1)
(1) Activity status: NC	

Land use – effects

HIZ-S1	Landscape planting
(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards: (i) A 3m depth measured from the side and/or rear boundary; and (ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of landscape plantings; and (b) The extent to which the amenity of the adjoining GRZ – General residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.
HIZ-S2	Landscape planting
(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that contains, or adjoins a river or a permanent stream that is landscaped to the following minimum standards: (i) A 4m depth measured from the bank and extending across the entire length of the water body; and (ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Type, density and scale of indigenous vegetation; and (b) The extent to which the natural character and cultural values of a river or stream are maintained.

Land use – building

HIZ-S3	Building height
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<p>(1) Activity status: PER Where: (a) A building or structure measured from the natural ground level immediately below that part of the structure that does not exceed a height of: (i) 35m for 2% of the net site area; and (ii) 20m over the balance of the net site area.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity of neighbouring properties.</p>
<p>HIZ-S4</p>	<p>Building height</p>
<p>(1) Activity status: PER Where: (a) A building or structure on the Huntly Power Station site measured from the natural ground level immediately below that part of the structure that does not exceed a height of: (i) 60 metres; and (ii) 35 metres over 90% of the site.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity of neighbouring properties.</p>
<p>HIZ-S5</p>	<p>Building, structure or vegetation within battlefield viewshafts</p>
<p>(1) Activity status: PER Where: (a) A building, structure or vegetation within a battlefield viewshaft identified on the planning maps that does not obscure views of: (i) the Waikato River; or (ii) the Whangamarino Redoubt from Meremere Paa/Redoubt.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which views within the battlefield viewshaft are maintained.</p>
<p>HIZ-S6</p>	<p>Building height in an Outstanding Natural Feature</p>
<p>(1) Activity status: PER Where: (a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent to which the aesthetic value of the identified feature or landscape is maintained.</p>
<p>HIZ-S7</p>	<p>Height in relation to boundary</p>
<p>(1) Activity status: PER Where: (a) A building that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on the amenity of neighbouring properties.</p>
<p>HIZ-S8</p>	<p>Building setbacks – all boundaries</p>

<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back at least:</p> <p>(i) 5m from a road boundary; and</p> <p>(ii) 3m from any other boundary where the site adjoins another zone, other than the GIZ – General industrial zone.</p> <p>(b) HIZ-S8(1)(a) does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values; and</p> <p>(b) Traffic and road safety.</p>
<p>HIZ-S9 Building setback – waterbodies</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back a minimum of:</p> <p>(i) 30m from a lake margin;</p> <p>(ii) 30m from a wetland that is identified on the planning maps;</p> <p>(iii) 37m from the bank of the Waikato River;</p> <p>(iv) 10m from the bank of a river, other than the Waikato River;</p> <p>(v) 10m from the bank of a perennial or intermittent stream;</p> <p>(vi) 10m from a wetland that is not identified on the planning maps</p> <p>(b) A pump shed, or a public amenity of not exceeding an area of 25m², that is located within the building setbacks identified in Standards HIZ-S9(1)(a);</p> <p>(c) HIZ-S9(1)(a) does not apply to a structure which is not a building.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on the landscape, ecological, cultural and recreational values of the adjacent water body;</p> <p>(b) Adequacy of erosion and sediment control measures;</p> <p>(c) The functional or operational need for the building to be located close to the waterbody;</p> <p>(d) Effects on public access to the waterbody;</p> <p>(e) Effects on the amenity of the locality; and</p> <p>(f) Effects on natural character values.</p>