

HIZ – Heavy industrial zone

Objectives

HIZ-O1 Economic growth of industry

- (I) The economic growth of the district's industry is supported and strengthened in industrial zones.

HIZ-O2 Manage adverse effects

- (I) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.

Policies

HIZ-P1 Provide industrial zones with different functions

- (I) Recognise and provide for a variety of industrial activities within two industrial zones that have different functions depending on their purpose and effects as follows:
 - (a) **GIZ – General** industrial zone:
 - (i) Recognise and provide for a range of industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and relatively limited effects of these activities, including visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and traffic, subject to appropriate separation distances.
 - (b) **HIZ – Heavy industrial** zone:
 - (i) Recognise and provide for a range of industrial and other compatible activities that generate potentially significant effects on more sensitive zones, including relatively high levels of visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and heavy traffic, subject to appropriate separation distances.

HIZ-P2 Maintain a sufficient supply of industrial land

- (I) Maintain a sufficient supply of industrial land within strategic industrial nodes to meet foreseeable future demands, having regard to the requirements of different industries to avoid the need for industrial activities to locate in non-industrial zones.

HIZ-P3 Maintain industrial land for industrial purposes

- (I) Maintain industrial zones for industrial activities unless a development is ancillary to an on-site industrial activity and does not undermine the integrity of those zones.

HIZ-P4 Recognition of industrial activities outside of urban areas

- (I) Manage activities within specific sites containing lawfully established industrial activities that are not immediately adjacent to towns or villages.

HIZ-P5 Management of adverse effects within industrial zones

- (I) Manage adverse effects including visual impact from buildings, parking, loading spaces and outdoor storage, lighting, noise, odour and traffic by managing the location of

industrial uses, bulk and form of buildings, landscaping and screening at the interface with roads and environmentally sensitive areas.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works

Land use – activities

HIZ-R1	Industrial activity	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
HIZ-R2	Trade Industry training activity	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
HIZ-R3	Truck stop for refuelling	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a
HIZ-R4	Office ancillary to an industrial activity	
(1) Activity status: PER	Activity-specific conditions: (a) less than 100m ² , or 30% of all buildings on the site.	(2) Activity status where compliance not achieved: DIS
HIZ-R5	Food outlet	
(1) Activity status: PER	Activity-specific conditions: (a) Less than 200m ² GFA.	(2) Activity status where compliance not achieved: DIS
HIZ-R6	Ancillary retail	
(1) Activity status: PER	Activity-specific conditions: (a) Does not exceed 10% of all building on the site.	(2) Activity status where compliance not achieved: DIS

HIZ-R7	Any activity that does not comply with the Land use – effects standards, Land use – building standards in the HIZ – Heavy industrial zone , unless the activity is specified as a controlled, restricted discretionary or non-complying activity
(1) Activity status: DIS	

HIZ-R8	A waste management facility
(1) Activity status: DIS	

HIZ-R9	Storage, processing or disposal of hazardous waste
(1) Activity status: DIS	

HIZ-R10	An extractive industry
(1) Activity status: DIS	

HIZ-R11	An office
(1) Activity status: DIS	

HIZ-R12	A retail activity
(1) Activity status: DIS	

HIZ-R13	Any activity that is not listed as a permitted or discretionary activity.
(1) Activity status: NC	

Land use – effects

HIZ-S1	Servicing and hours of operation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Servicing and operation of any industrial activity adjoining any GRZ – General residential zone, LLRZ – Large lot residential zone or RLZ – Rural lifestyle zone may load or unload vehicles, or receive customers or deliveries between 7.30am and 6.30pm.</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;</p> <p>(b) distance to nearest dwelling;</p> <p>(c) hours and days of operation;</p> <p>(d) nature and frequency of the after hours activity;</p> <p>(e) noise, lighting and glare; and</p> <p>(f) type of vehicles involved.</p>

HIZ-S2	Outdoor storage of goods or materials
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Outdoor storage of goods or materials must comply with all of the following conditions:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) visual amenity; and</p>

<ul style="list-style-type: none"> (i) be associated with the industrial activity operating from the site; (ii) not encroach on required parking or loading areas; (iii) not exceed a height of 9m; (iv) not exceed 30% site coverage; (v) be set back at least 3m from the boundary of any: <ul style="list-style-type: none"> (1) public road; (2) OSZ – Open space zone; (3) GRZ – General residential zone; (4) LLRZ – Large lot residential zone; (5) RLZ – Rural lifestyle zone; (6) TCZ – Town centre zone; and (vi) be screened from any public road, public reserve and adjoining site in another zone, other than the Industrial Zone, by the following: <ul style="list-style-type: none"> (1) a landscaped strip consisting of plant species that achieve a minimum height of 1.8m at maturity; or (2) a close-boarded or solid fence or wall to a height of 1.8m. 	<ul style="list-style-type: none"> (b) traffic and pedestrian safety.
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HIZ-S3	Landscape planting
<p>(1) Activity status: CON</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any activity on a lot that has a side and/or rear boundary adjoining any GRZ – General residential zone, LLRZ – Large lot residential zone or RLZ – Rural lifestyle zone or OSZ – Open space zone shall provide a 3m wide landscaped strip running parallel with the side and/or rear boundary; and (b) Any activity on a lot that contains, or is adjacent to, a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closest bank and extending across the entire length of the watercourse. <p>Council's control is reserved over the following matters:</p> <ul style="list-style-type: none"> (c) the adequacy of the width of landscaping strip; 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) adequacy of the width of landscaped strip; (b) type, density and height of plantings conducive to the location; (c) maintenance measures (d) amenity values; and (e) natural character and cultural values of a river or stream.

<p>(d) type, density and height of plantings conducive to the location;</p> <p>(e) maintenance measures;</p> <p>(f) amenity values; and</p> <p>(g) natural character and cultural values of a river or stream.</p>	
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Land use – building

HIZ-S4	Height – General	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum height of any building may be up to:</p> <p>(i) 35m for 2% of the net site area; and</p> <p>(ii) 20m over the balance of the net site area.</p>		<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matter:</p> <p>(a) effects on amenity.</p>

HIZ-S5	Daylight admission	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building, structure, sign, or any stack or stockpile of goods or materials must not protrude through a height control plane rising at an angle of:</p> <p>(i) 45 degrees commencing at an elevation of 2.5m above ground level at every boundary of the HIZ – Heavy industrial zone with any other zone;</p> <p>(ii) 37 degrees commencing at an elevation of 2.5m above ground level at every boundary of the HIZ – Heavy industrial zone with any other zone between south-east or south-west of the building, structure, sign, stack or stockpile.</p>		<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matter:</p> <p>(a) effect on amenity.</p>

HIZ-S6	Building setbacks – all boundaries	
<p>(1) Activity status: PER</p> <p>Where</p> <p>(a) A building must be set back at least:</p> <p>(i) 5m from a road boundary; and</p> <p>(ii) 7.5m from any other boundary where the site adjoins another zone, other than the GIZ – General industrial zone.</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;</p> <p>(b) effects on streetscape; and</p> <p>(c) traffic and road safety.</p>

HIZ-S7	Building setback – waterbodies	
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<p>(1) Activity status: PER Where: (a) Any building must be set back a minimum of 30m from: (i) the margin of any; (ii) lake; (iii) wetland; and (iv) river bank, other than the Waikato River and Waipa River.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
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HIZ-S8	Building setback – waterbodies
<p>(1) Activity status: PER Where: (a) Any building must be set back at least 50m from the bank of the Waikato River and Waipa River.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

HIZ-S9	Building setback – waterbodies
<p>(1) Activity status: PER Where: (a) Any building must be set back a minimum of 10m from the bank of a perennial or intermittent stream.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

HIZ-S10	Building setback – waterbodies
<p>(1) Activity status: PER Where: (a) A public amenity of up to 25m², or a pump shed within any building setback identified in Rules HIZ-S7 to HIZ-S9</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

HIZ-S11	Building, structure or vegetation within battlefield Viewshafts
<p>(1) Activity status: PER Where: (a) A building, structure or vegetation within a battlefield viewshaft identified on the planning maps must 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: DIS</p>