

# Hearing 7 - Industrial

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Evidence Highlights Package

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**LOCALITY**

## Policy 4.6.2:

# Provide Industrial Zones with Different Functions

- Distinction is important to maintain the integrity and purpose of each zone over time.
- Policy should describe environmental outcomes within the zone, not effects or management of effects beyond the zones.
- Clear policy necessary to inform future consents and settlement pattern.
- Focus on operational efficiency.
- Note scale and importance to regional economy.

# Preferred Wording

*Recognise and provide for a range of heavy industrial and other compatible activities that require an operational environment where ~~generate potentially significant effects on more sensitive zones, including relatively highly~~ levels of visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and heavy traffic are anticipated, subject to appropriate separation distances.*

## Policy 4.6.3

# Maintain a Sufficient Supply of Industrial Land

- Sufficiency should include consideration of appropriateness to ensure land is capable of effective use.
- Whilst higher level documents refer to growth at Pokeno they do not include principles or policies that inform the detailed pattern of land use.
- District Plan policies should inform how higher-level plans will be implemented and outcomes achieved.
- When read together with Policy 4.6.2 the policy guidance should focus on sufficient land that is capable of efficient use for heavy industrial purposes.

## Policy 4.6.7

# Management of Adverse Effects Within Industrial Zones

- S42A report relies on Policy 4.6.2
- Preference would be to have policies that clearly describe:
  - function and purpose of the zone;
  - management of adverse effects within the zone;
  - management of adverse effects external to the zone.

# Policy 4.6.7

## General Industrial as a Transition

- Role of General Industrial Zone as a transition.
- Rebuttal concerned that this is unrealistic and couldn't apply in all scenarios and notes use of setbacks and interface tools.
- Proposed wording is not a directive, would provide policy guidance in relation to compatibility and reverse sensitivity, key considerations in land use planning.
- Does not preclude other methods that may achieve same outcomes at local level.

# Rule 21.2.3.1

## Noise - General

- Examination of district plans across NZ shows variation generally between 65 and 75dB.
- No universal standard that should be applied.
- The Heavy Industrial Zone is geographically confined and small in area. A higher noise limit does not therefore create a noise management issue for wider areas and optimises efficiency.

# Rule 21.3.3

## Daylight Admission

- Key considerations are sensitivity of the receiving environment and cost to industrial land-owner.
- Note consistency with other standards in the Plan ie landscape treatment not required on the rural boundary.
- Implications for efficient use of high value land.