

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text). Recommendations made throughout the Reporting Officer's right of reply are shown in red underline for new text and red ~~strikethrough~~ for deleted text.

Appendix 1.5 – Officer's Recommended Amendments – HIZ (Urban)

Overview

The district's Heavy Industrial zone provides for and accommodates a range of activities which contribute to the economic well being of the district, but may produce offensive or objectionable environmental effects including odour, dust or noise. Due to the nature of the effects associated with heavy¹ industrial activities, this zone is located a sufficient distance from other zones containing sensitive activities to reduce the likelihood that reverse sensitivity effects will impact on the ability of heavy² industrial activities to operate efficiently and effectively.

This zone provides for activities such as manufacturing, production and logistics, ancillary offices and retail. It is the most suitable zone in the district for activities that involve offensive trades under the Health Act 1956 and activities that involve the presence or use of hazardous substances.

The Heavy Industrial zone is characterised by large-scale purpose built utilitarian buildings and large areas of car parking and/or outdoor storage. The Heavy Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces.

Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient business land available to meet the future demands of the district, that development occurs in the right location and that it is appropriately serviced.

Objectives	
HIZ-01	The Heavy Industrial zone is utilised for the efficient operation of heavy ³ industrial activities and is managed to ensure its long-term protection, including from: <ul style="list-style-type: none"> a. land fragmentation; b. land sterilisation; and c. reverse sensitivity effects.
HIZ-02	The Heavy Industrial zone accommodates a range of heavy ⁴ industrial activities that: <ul style="list-style-type: none"> a. efficiently use the physical resources of the zone; b. are characterised largely by the use of large-scale purpose built utilitarian buildings and large areas of car parking and/or outdoor storage; c. are not unreasonably constrained by surrounding activities; and d. avoid compromising the operation of future heavy⁵ industrial activities within the zone.
HIZ-03	Land use and subdivision in the Heavy Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it. ⁶

¹ Consequential amendments

² Consequential amendments

³ Consequential amendments

⁴ Consequential amendments

⁵ Consequential amendments

⁶ Consequential amendments

HIZ-O4	The adverse environmental effects generated by heavy ⁷ industrial activities are managed, in particular at zone boundaries.
HIZ-O5	The Heavy Industrial zone accommodates a limited range of ancillary activities where they support on-site heavy ⁸ industrial activity.
Policies	
HIZ-P1	Enable the development and operation of heavy ⁹ industrial activities in this zone.
HIZ-P2	Require all subdivision in the Heavy Industrial zone to provide the following reticulated wastewater, stormwater and potable water services and local electricity distribution network to the boundary of each lot (where available) and encourage all subdivision to provide the following reticulated services to the boundary of each lot: <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment.¹⁰ b. local electricity distribution network; and c. wastewater, potable water supply, and stormwater where they are available.¹¹
HIZ-P3	Avoid the establishment of activities that do not support the function of the Heavy Industrial zone, including: <ul style="list-style-type: none"> a. residential activities; b. retirement villages; c. education facilities (excluding trades training);¹² d. sport and active¹³ recreational activities; and e. commercial activities not ancillary to the on-site heavy¹⁴ industrial use.
HIZ-P4	Require heavy ¹⁵ industrial activities to internalise adverse effects on-site as far as practicable, particularly along the interface of surrounding zones.
HIZ-P5	Only provide for ancillary activities where: <ul style="list-style-type: none"> a. there is a direct relationship to the heavy¹⁶ industrial activity on-site; and b. it does not compromise the ability of other activities in the Heavy Industrial zone to operate efficiently and effectively.
HIZ-P6	Avoid land fragmentation that diminishes the ability of a site in the Heavy Industrial zone to accommodate a wide range of heavy ¹⁷ industrial activities.
HIZ-P7	Consider the following matters where relevant when assessing and managing the effects of <u>Manage land use and subdivision in the Heavy Industrial Zone:</u> ¹⁸ to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the heavy industrial environment and purpose of the zone;

⁷ Consequential amendments

⁸ Consequential amendments

⁹ Consequential amendments

¹⁰ Consequential amendments

¹¹ Consequential amendments

¹² S331.089 consequential amendments

¹³ S368.065 and consequential amendments

¹⁴ Consequential amendments

¹⁵ Consequential amendments

¹⁶ Consequential amendments

¹⁷ Consequential amendments

¹⁸ Clause 16 corrections

	<ul style="list-style-type: none"> b. the location, scale and design of buildings and structures, outdoor storage areas, parking and internal roading; c. for non-industrial activities: <ul style="list-style-type: none"> i. scale and compatibility with industrial activities; ii. potential reverse sensitivity effects on industrial activities; d. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products; f. managing natural hazards; g. the adequacy of roading infrastructure to service the proposed activity; h. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
Rules	

Notes:

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide Matters rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetlands, lakes and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

HIZ-R1	New buildings or structures, <u>relocated buildings or</u>¹⁹ and extensions or alterations to existing buildings or structures	
Heavy Industrial zone	Activity status: Permitted Where: PER-1 Any ancillary activity (excluding residential activity) occupies no more than 15% of the GFA of the industrial building, and is located within or is attached to the same building as the industrial activity. <u>The new building or structure, relocated buildings²⁰ or extension or alteration to an</u>	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary

¹⁹ S482.008²⁰ S482.008

	<p>existing building or structure, will accommodate a permitted, restricted discretionary or discretionary activity.²¹</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: HIZ-S1 Maximum height; HIZ-S2 Height in relation to boundary; HIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); HIZ-S4 Setback from MHWS;²² HIZ-S5 Outdoor storage; HIZ-S6 Landscaping and screening on road boundaries; HIZ-S7 Landscaping for adjoining sites other than mixed use or industrial; and HIZ-S8 Coverage.</p>	
HIZ-R2	Trade supplier	
Heavy Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HIZ-R3	Service station	
Heavy Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HIZ-R4	<u>Ancillary activity on the same site as the Industrial activity (excluding offensive trade)</u>	
Heavy Industrial zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p><u>Any ancillary activity (excluding any noise sensitive activity) is located within or is attached to the same building and occupies no more than 15% of the GFA.</u></p> <p>It is not a noise sensitive activity.</p> <p>Note: This rule does not apply to Light industrial activities assessed under HIZ-RX Light industrial activity²³</p>	<p>Activity status where compliance not achieved with PER-1: Non-complying</p>
HIZ-RX	Light industrial activity	

²¹ S368.072²² Consequential amendments²³ S509.005 consequential amendment

Heavy Industrial zone	Activity status: Permitted²⁴	Activity status where compliance not achieved: Not applicable²⁵
HIZ-R5	Conservation activity	
Heavy Industrial zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
HIZ-RXX	Waste management facility	
Heavy Industrial zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable²⁶
HIZ-R6	Offensive trade (excluding waste management facility)²⁷	
Heavy Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HIZ-R7	Commercial activity	
Heavy Industrial zone	Activity status: Discretionary Where: PER-1 It is limited to commercial service and excludes trading in goods or equipment.	Activity status where compliance not achieved: Non-complying
HIZ-RY	Trades training	
Heavy Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable²⁸
HIZ-R8	Activities not otherwise listed in this chapter	
Heavy Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HIZ-R9	Residential activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R10	Community facility	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

²⁴ S509.005 consequential amendment

²⁵ S509.006 and others

²⁶ S360.009

²⁷ S360.009

²⁸ S331.089

HIZ-R11	Community corrections activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R12	Retirement village	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R13	Visitor accommodation	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R14	Educational facility (excluding trades training)²⁹	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R15	Sport and <u>active</u>³⁰ recreation activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R16	Primary production	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
HIZ-S1	Maximum height	
Heavy Industrial zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure, is <u>1652</u>³¹m above ground level, except that any fence or standalone wall along a side or rear boundary which adjoins a site zoned Rural Production, Settlement or Natural Open Space shall not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; or iii. lift overruns provided these do not 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.

²⁹ Consequential amendments

³⁰ Clause 16 amendment

³¹ S509.008

	exceed the height by more than 1m above the building envelope on any elevation.	
HIZ-S2	Height in relation to boundary	
Heavy Industrial zone	<p>Any building or structure, or extension or alteration to an existing building or structure, adjoining a site zoned Rural Production, Settlement or Natural Open Space must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. lift overruns provided these do not exceed the height by more than 1m on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.
HIZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Heavy Industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure, must be setback at least 10m from all boundaries <u>of sites that are not zoned heavy industrial</u>, except that:</p> <ol style="list-style-type: none"> 1. a minimum setback of 5m applies from any site in the Light Industrial zone <u>and at the road boundary</u>.³² 2. <u>For a boundary adjoining a rail corridor, the setback must be at least 3m from the KHR designation boundary.</u>³³ <p>This standard does not apply:</p> <ol style="list-style-type: none"> i. to fences or walls no more than 2m in height; or ii. uncovered decks less than 0.5m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and

³² S342.004³³ S416.057

		<p>planned public walkways.</p> <p>h. <u>The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</u></p> <p>i. <u>The safe and efficient operation of the rail network.</u>³⁴</p>
HIZ-S4	Setback from MHWS	
Heavy industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p> <p>-</p>	<p>Where the standard is not met, matters of discretion are restricted to:-</p> <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.³⁵
HIZ-S5	Outdoor storage	
Heavy Industrial zone	<p>Where a site adjoins another site that is not <u>zoned light industrial or heavy industrial</u> Any³⁶ outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land.</p> <p>This standard does not apply to construction materials to be used on-site for a maximum period of 12 months: <u>or aboveground fuel tanks at truck stops.</u>³⁷</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping measures proposed; d. topographical or other site constraints making compliance with the standard impractical; e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of

³⁴ S416.057³⁵ Clause 16 update³⁶ S342.005³⁷ S336.031

		alternative methods; and f. the design, layout and use of the site which may compensate for reduced, alternative or no screening.
HIZ-S6	Landscaping and screening on road boundaries	
Heavy industrial zone	<ol style="list-style-type: none"> Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings, or or driveways or pedestrian accessways shall be landscaped with plants or trees <u>within a strip that is at least 2m in width. A separate pedestrian accessway may be provided within this strip, and its width shall not exceed 2m.</u>³⁸ The landscaping shall <u>reach a minimum height of 1m within two years after planting.</u>³⁹ be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and amenity of the streetscape and surrounding area; topographical or other site constraints, or functional requirements⁴⁰ making compliance with this standard impractical; and health and safety implications for pedestrians and the transport network.
HIZ-S7	Landscaping for adjoining sites other than mixed use or industrial	
Heavy industrial zone	<p>Side Site⁴¹ boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:</p> <ol style="list-style-type: none"> be fenced with a solid fence or wall of a minimum height of 1.8m; or be landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or be screened with a combination of (1) and (2) above. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; the scale of the building and its distance from the boundary with any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and the design, layout and use of the site which may compensate for reduced, alternative or no screening.
HIZ-S8	Coverage	

³⁸ S509.009 and others

³⁹ S509.009 and others

⁴⁰ S336.028

⁴¹ S368.096

Heavy industrial zone	<ol style="list-style-type: none"> 1. The combined building and impermeable surface coverage of the any site must be is⁴² no more than 15%; and 2. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of within the site. <p><u>An engineering / site suitability report is required to determine compliance with this standard⁴³</u></p> <p>The stormwater collection system is designed in accordance with Far North District Council Engineering Standards April 2022. —</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. whether the activity is within an existing consented urban stormwater management plan or discharge consent; c. the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment; d. the extent to which low impact design principles have been used to reduce site impermeability; e. natural hazard mitigation and site constraints; f. the effectiveness of the proposed method for controlling stormwater <u>without adverse effects on adjoining waterbodies (including groundwater and aquifers) on adjoining or downstream properties⁴⁴</u>; g. the extent to which existing grass, vegetation or landscaping provided on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface; and h. the extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
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⁴² S269.002

⁴³ S516.034 and others. Plan wide consistency

⁴⁴ S418 for plan wide consistency