

## Section 3.4 Industrial Zone

---

The Industrial Zone provides an appropriate location for industrial activity to develop and operate, as it has a higher tolerance for the adverse environmental effects typically generated by industrial activity. The co-location or cluster of industrial activity, within the Industrial Zone, can ensure that adverse effects of like activities are contained within a defined area and that appropriate separation from more sensitive activities is achieved. The Zone provides operating certainty for new and existing industrial activities and can reduce the likelihood of land use conflict, where industrial activities may not be compatible with neighbouring land uses. It can also provide for the efficient use and development of transportation and infrastructure networks. Non-industrial activities within the Industrial Zone should be avoided and are provided for in other Zones elsewhere in the District.

### Objective IND.1

Subdivision, land use and development within the Industrial Zone occurs in an integrated and sustainable manner.

### Policy IND.1

Recognise the benefits of locating industrial activity within the Industrial Zone.

**Explanation:** The Industrial Zone provides specifically for industrial activity.

The co-location or cluster of industrial activities can mitigate adverse environmental effects by confining the activities within a defined area. It can also enable effective provision of transport and infrastructural networks, designed to accommodate the impacts of industrial activities. These factors can enable industrial activities to develop and operate in an efficient and effective manner without being unduly restricted and in turn support the socio-economic wellbeing of the District.

### Policy IND.2

Recognise and provide for growth and development of industrial activities within the Industrial Zone, whilst avoiding, remedying or mitigating adverse effects on the environment.

**Explanation:** While subdivision, land use and development in the Industrial Zone can generate positive socio-economic effects, industrial activities can also give rise to adverse environmental effects. Processes and operations associated with industrial activities can generate noise, dust, traffic, waste and adversely affect the amenity of surrounding areas. While the Industrial Zone has a higher tolerance for adverse environmental effects, activities must still be carried out in a manner that avoids, remedies or mitigates these effects. In some cases, the implementation of robust management and monitoring plans may be appropriate. The Zone must also achieve integration with the wider environment and activities located on the interface with other Zones and should take account of any adverse effects on adjoining areas, including the provision of appropriate buffers or separation to reduce environmental effects. The implementation of urban design principles should also be considered.

### Policy IND.3

Avoid the establishment and operation of noise sensitive activities in the Industrial Zone.

**Explanation:** Industrial activities can generate a range of adverse environmental effects including higher levels of noise, dust and traffic movements than is experienced elsewhere in the District. The

establishment and operation of activities unduly sensitive to the effects of industrial activity, or noise sensitive activities, within the Industrial Zone, should be avoided to avoid conflict between these land uses.

## Industrial Zone Rules

**Note:** District-wide rules

The following district-wide sections of the District Plan may apply in addition to any relevant Industrial Zone Rules to activities undertaken in the Industrial Zone. If one or more of the district-wide rules is breached, the activity will require consent in respect of those rules:

- Biodiversity - Section 2.2
- Historic Heritage - Section 2.5
- Subdivision - Section 2.6
- Waste, Hazardous Substances and Contaminated Land - Section 2.8
- Energy, Minerals and Infrastructure - Section 2.9
- Noise - Section 2.11
- Signage - Section 2.12
- Water and Surface Water Activities - Section 2.13
- Financial Contributions - Section 2.14.

### Rule IND.1 - Permitted Activities

The following activities are permitted in the Industrial Zone:

1. Industrial Activities (excluding offensive trades), Rural Service Activities and Service Stations that comply in all aspects with the General Industrial Standards.
2. Activities on Council Reserves provided that any activity specifically complies with an approved management plan.

**Note:** Any activity on a reserve will still require authority from the administering body responsible for managing the reserve. This rule overrides specific Zone and Overlay requirements and all general standards.

### Rule IND.2 - Discretionary Activities

Activities not provided for by Rule IND.1, Rule IND.3 or Rule IND.4 are **Discretionary Activities**.

### Rule IND.3 - Non-Complying Activities

The following activities are **Non-Complying Activities**:

1. Noise Sensitive Activities.
2. Commercial Activities.

### Rule IND.4 - General Industrial Standards

All activities within the Industrial Zone shall comply with the following general standards:

#### 1. Earthworks

The following standards apply when carrying out earthworks for any activity such as constructing new buildings and relocating buildings, construction of roads and accessways to building sites, subdivision lots, parks and parking areas. These standards do not apply, however, to road

maintenance activities within the legal road and activities associated with maintenance of a water body or stormwater control and to the removal of and replacement of underground petroleum storage tanks.

- (a) Earthworks shall not:
- (b) Be undertaken on slopes of more than 12°.
- (c) Be undertaken within 20 metres of a water body, including wetlands and coastal water.
- (d) Disturb more than 1,000 m<sup>3</sup> of land.
- (e) Alter the existing ground level by more than 1 metre.

**2. Maximum Height**

Buildings and structures shall not exceed 12 metres.

**3. Height in Relation to Boundaries**

For sites adjoining the Urban Zone, the building shall meet the height recession requirement for the Urban Zone in relation to the relevant boundary. This shall not apply to road boundaries.

**4. Yards**

*Table 11 Yards*

Location	Minimum Yard
Where a site adjoins a State Highway or a Regional Arterial Road as listed in Schedule 5.11	12 metres on the boundary with the State Highway or a Regional Arterial Road
Where a site adjoins any other road	7.5 metres on the boundary with the road
Where a site adjoins any other zone without the intervention of a road	7.5 metres on the boundary with the other Zone

**5. Screening**

An industrial activity shall provide effective screening from any site zoned Urban, Rural or within a Commercial Precinct that is adjoining or opposite (across a road). The screening shall comprise of either a densely planted buffer of vegetation capable of growing to at least 3 metres in height or a solid fence or wall between 1.8 metres and 2 metres in height.

**6. (a) Lighting and Glare (with the exclusion of Stewart Island / Rakiura)**

All exterior lighting shall be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

- (a) The spill of light from artificial lighting (excluding street lights and traffic signals) on to any other site shall not exceed 10 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (b) All outdoor lighting is directed away from adjoining properties.

**(b) Lighting and Glare within the Industrial Zone on Stewart Island / Rakiura**

All exterior lighting shall be designed, located and at all times directed, screened, adjusted and maintained to ensure that:

- (i) The spill of light from artificial lighting (excluding street lights and traffic signals) shall not exceed 10 lux (horizontal and vertical) when measured at or within the boundary of any other site.
- (ii) All outdoor lighting is directed away from adjoining properties.
- (iii) All fixtures shall be fully shielded with no lightspill being permitted above the horizontal plane.

- (iv) Artificial lighting colour is to be ‘warm white’ (being equal to or less than 3000K correlated colour temperature only).

**7. Concept Plans**

Activities undertaken in those areas identified as being subject to the Edendale Dairy Plant Development Concept Plan, Stewart Island/Rakiura Industrial Zone Concept Plan or Winton Industrial Development Concept Plan shall be undertaken in accordance with the District Plan unless they have specific provisions within of the relevant concept plan contained in Schedules 5.6 and 5.7 and 5.7A.

For the avoidance of doubt, if the activity does not comply with the provisions of the relevant concept plan, a resource consent application in accordance with the concept plan provisions shall be applied for.

**8. Noise**

Except as provided in Rule NSE.3 and Rule NSE.4 to Rule NSE.11, noise from all activities shall not exceed the following limits:

*Table 12 Noise from all activities shall not exceed the following limits*

	Day time (7.00 am - 10.00 pm inclusive)		Night time (All other times)	
	LAeq (15 min)	LAF,max	LAeq (15 min)	LAF,max
When measured at the boundary of any property zoned:				
Industrial Zone	65 dB	90 dB	55 dB	80 dB

Note: The day time noise limits are intended to provide amenity for outdoor activities.

Night time noise limits are intended to allow for sleep amenity.

Where an activity shares a boundary with another Zone the activity must comply with the more restrictive noise limit.

**9. Signage**

Compliance with the relevant signage standards as set out in Section 2.12 - Signage.

**10. Transportation Standards including Access**

All activities shall comply in all aspects with the provisions set out in the Southland District Council Subdivision, Land Use and Development Bylaw 2012 - relating to carparking numbers, dimensions, access, loading and manoeuvring.

