

20 INDUSTRIAL ZONE

20.1 ZONE DESCRIPTION AND ISSUES

- 20.1.1 Industrial activities service the farming community and include timber processing, meat processing, construction contractors, and light engineering and machinery maintenance, with some associated retailing complementary to their manufacturing, processing and storage activities.
- 20.1.2 The industrial zone is located around North Clyde, to the north of Wairoa Town Centre. The industrial zone is mainly to the west of Carroll Street, but also covers land around Freyberg, Glengarry and MacDonald Streets, and the Affco Wairoa Plant at Flaxmill Road.
- 20.1.3 Industry plays an essential role in the functioning of the District, in providing a significant source of employment and the provision of goods and services to the wider community. The adverse effects of industrial activities, however, can include air, water and noise pollution, soil contamination, odour and damage to ecosystems. Industries with noxious or dangerous elements involve greater risk to the environment and the community. Industrial activities often need to be separated from other activities.
- 20.1.4 In a number of areas, existing houses are interspersed with industrial activities. There is a need to ensure the amenity values of the industrial and neighbouring environments are adequately protected. The Council wishes to maintain a minimum standard of environmental quality throughout the zone, so minimum standards in relation to effects such as noise, hazardous substances, screening or storage areas will still be applied, particularly at the residential/industrial zone boundary.

20.2 OBJECTIVES

- 20.2.1 To provide for the establishment of industrial activities within the Industrial zone provided they avoid, remedy or mitigate any adverse effects on the environment.
- 20.2.2 To avoid, remedy or mitigate the adverse environmental effects of noise, odour, dust, glare, and visual detracting on the amenity values of surrounding areas.

20.3 POLICIES

- 20.3.1 Ensure that any adverse effects on the environment from industrial activities are avoided, remedied or mitigated through compliance with appropriate environmental standards, rules and performance standards.
- 20.3.2 Enable the establishment of non-industrial activities in the industrial area that recognise, avoid, remedy and mitigate the environmental effects, while recognising established and accepted amenity levels.
- 20.3.3 Ensure that the adverse effects of traffic movements, vehicle parking, access, and loading are avoided, remedied or mitigated.
- 20.3.4 Promote the use of screening where service and storage areas are to be located adjacent to land used primarily for residential purposes, to protect the amenity values of these areas.

- 20.3.5 Ensure that noise levels, lighting, glare and odour do not cause nuisance for adjoining zones.

20.4 METHODS

- 20.4.1 Rules and standards that avoid, remedy or mitigate adverse effects on the environment.
- 20.4.2 Rules and standards to protect and enhance the amenity values of the industrial area of Wairoa.
- 20.4.3 Rules and standards to protect the amenity values of residential areas from any adverse effects from industrial activities.

20.5 EXPLANATION & REASONS

- 20.5.1 The Industrial Zone provides for the main industries in the District. The objectives and policies seek to provide for their continued operation, and for new industries to locate in this zone, provided their adverse effects on the environment can be avoided, remedied or mitigated, particularly in relation to activities in adjoining zones.

20.6 ANTICIPATED ENVIRONMENTAL RESULT

- 20.6.1 The continuing development of appropriate industry in the industrial zone whilst avoiding, remedying or mitigating adverse effects on the environment and on amenity values of Wairoa township and its surrounds.

20.7 RULES

Permitted Activities

- 20.7.1 Any activity that complies with all the standards and conditions for permitted activities.

Discretionary Activities

- 20.7.2 Any activity unable to comply with all the standards and conditions for permitted activities.

20.8 PERFORMANCE STANDARDS/CONDITIONS FOR PERMITTED ACTIVITIES

NOISE

- 20.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:
- A. At or within the notional boundary of any dwelling or place of assembly in zones other than the Industrial Zone:

7am to 10pm	50 dBA L10
10pm to 7am	40 dBA L10
On any day between 10pm – 7am	65 dBA Lmax

And/or

- B. At or within the boundary of any property other than the property from which the noise is being emitted:

7am to 10pm	65 dBA L10
10pm to 7am	55 dBA L10
At all times	75 dBA Lmax

ODOUR

- 20.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke's Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.
- 20.8.3 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.
- 20.8.4 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:

Feature	Separation Distance (m)
From a Town Centre or Residential Zone Boundary	500
From a Settlement Zone Boundary or any Individual Residence in any other zone	200

GLARE

- 20.8.5 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.
- 20.8.6 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.

PRIVACY, SHADING AND VISUAL AMENITY

- 20.8.7 All buildings shall meet the following bulk and location requirements:

Minimum Front yard	5.0m
Minimum Side yards	Nil, except for (1) below
Minimum Rear yard	Nil
Maximum Building height	15.0m (2)

- (1) Where activities in an Industrial Zone adjoin a Residential Zone, the side yard shall be 1.5 metres; and
- (2) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.

- 20.8.8 Where a non-residential activity is to locate within or adjacent to land zoned 'Residential', or land used principally for residential purposes, screening shall be provided along the boundary to a height of 1.8 metres.

SIGNS

- 20.8.9 One on-site advertising sign per property frontage (excluding signs attached to buildings on the site which do not exceed the profile of the building and temporary signs) not exceeding 1.5m² in area; or 3.0m² in area where the property fronts a State Highway with a designated speed limit in excess of 70kph (refer to definition of advertising sign in [Chapter 31](#)).
- 20.8.10 All signs required to be read from the road shall meet the following minimum lettering height size when related to road speed limits:
- | | |
|------------------------|-------|
| (1) less than 70kph | 120mm |
| (2) greater than 70kph | 160mm |
- 20.8.11 All signs visible from roads (excluding signs required to be erected by statute and warning signs related to aspects of public safety) shall be located at least 15m from any traffic control signs or signals; shall not obstruct driver visibility along the road and at intersections and accessways; and shall not contain any flashing, animated or illuminated components.
- 20.8.12 Temporary signs relating to the disposal of property or local or central government election shall not exceed 1.0m² in area, or 3.0m² for community activities, and shall not remain on the property for more than 6 months and shall be removed within 7 days of the event.
- 20.8.13 Maximum height of sign – 2.0m above the height of the building to which it is attached, or when free standing shall not exceed 6.0m in height.

HAZARDOUS SUBSTANCES

- 20.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and [Appendix III](#) for examples).
- 20.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used is designed, constructed and managed to prevent any leakages or spills.
- 20.8.16 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding all below ground tanks, and the above ground storage of petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary), shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substance on site.

NATURAL HAZARDS

- 20.8.17 Any structures or buildings in flood prone areas shall be constructed with a freeboard of not less than 300mm above the 50 year flood level (2 percent probability of occurring annually). Flood prone areas are as identified on the planning maps.

EARTHWORKS

20.8.18 Earthworks activities shall meet the following standards:

Max Vol (m ³) over 12 months per site	150
Max face height (m)	3.0
Max area of work per site (m ²)	150
Proximity to water body measured from the bank edge at bank full height	No closer than 20m

Note: The volume of earthworks is to be measured prior to excavation.

OTHER DISTRICT WIDE RULES

20.8.19 All activities must also comply with the rules contained in the following chapters of this Plan (where relevant):

- Cultural Heritage ([Chapter 22](#));
- Indigenous Vegetation and Habitats of Indigenous Fauna ([Chapter 23](#));
- Access and Parking ([Chapter 24](#));
- Surface of Water ([Chapter 25](#));
- Subdivision ([Chapter 27](#)); and
- Information Requirements ([Chapter 28](#)).

Note: activities associated with the construction and maintenance of utilities are provided for in [Chapter 26](#).