

CHAPTER 16 – INDUSTRIAL ZONE

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16 INDUSTRIAL ZONE

16.1 Introduction

Manawatū District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The Council has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041. Industrial growth is an area of key strategic importance to the Manawatū District.

The majority of industrial activity is located, within the Feilding township at the Riverside, Oroua River and Kawakawa Industrial areas. Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge **Roads**, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.

Given the nature of **effects** that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatū. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, **reverse sensitivity** and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, **Council** is expanding the existing Industrial **Zone** at Kawakawa/Turners **Road**. The **Growth Precinct 5** Structure Plan¹, for the Kawakawa Industrial Park Growth Area (Appendix 16.2) demonstrates **Councils** commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The Industrial **Zone** provisions focus on providing an efficient and effective **zone** for industrial activities, while improving and managing the visual amenity of the Industrial **Zone**, particularly where such land is potentially visible from public places or adjacent **zones**.

The Plan will maintain **amenity values** for **sites** within and beyond the **Zone** and maintain or enhance **amenity values** for Industrial zoned **sites** adjacent to arterial routes or key entry points to townships. In the Kawakawa Industrial Park Growth Area this will be achieved with structure planning to provide landscaping, **building** design and **site** layout guidance.

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental **effects** generated by the original activity. The Industrial **Zone** provisions are framed to minimise the opportunity for **reverse sensitivity** issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate **amenity values** within the **Zone**.

Manawatū–Wanganui **Regional Council** completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park Growth Area has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high–level liquefaction risk assessment in December 2013. This study included **site** investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction–induced ground subsidence. Areas subject to such controls are identified within the **Lateral Spread Overlay** on the planning maps.

This chapter is intended to be read in conjunction with Chapter 3 – District Wide Rules and Chapter 4 – Historic Heritage. If the rules contained in this chapter are more restrictive than those in Chapter 3 or 4, then they shall apply.

16.2 Resource Management Issues

The following resource management issues have been identified in the Industrial **Zone**:

1. The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawatū District.
2. The need to manage the potential **effects** that the existence, establishment and expansion of non-industrial activities located in or adjacent to the Industrial **Zone** can have on the ability of industrial activities to establish, operate or expand.
3. The desire to achieve an appropriate level of amenity within the Industrial **Zone**, including enhancing **amenity values** on **sites** adjacent to key entry points to townships and arterial routes and to maintain or enhance **amenity values** where practical, particularly visual amenity, of adjacent more sensitive **zones**.
4. The need to manage the potential **effects** of industrial development on the **environment**, including increases in stormwater run-off resulting from increased impermeable surfaces.

16.3 Objectives and Policies

PAGE
3

Objective 1

To promote the establishment, expansion and operations of a range of industrial activities within the Industrial **Zone**.

Policies

- 1.1 To enable a wide range of **activities** to locate and operate within the Industrial **Zone**.
- 1.2 To protect the effectiveness and efficiency of the Industrial **Zone** for existing and potential future industrial activities by avoiding the establishment of activities within the **Zone**, that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities.
- 1.3 To control the design of **building** foundations, new infrastructure and associated works on **sites** identified as susceptible to lateral spreading hazards on the planning maps.

Objective 2

To manage adverse **effects** of industrial activities on the **environment**, to promote appropriate **amenity values** associated with the Industrial **Zone** including:

- Maintaining, and where practical, enhancing **amenity values** within the Industrial **Zone** and for adjacent **sites** beyond the Industrial **Zone**; and
- Enhancing **amenity values** on **sites** fronting arterial routes or key entry points to townships.

Policies

- 2.1 To require subdivision, use and development be consistent with any structure plan, to ensure a sustainable pattern of development including by:
- i) Demonstrating safe integration with existing street layouts and infrastructure;
 - ii) Ensuring that alternative **local road** layouts in Appendix 16.2 for the Kawakawa Industrial Park Growth Area, achieve the following:
 - a. Provide at least one **local road**, parallel to the southern half of Turners **Road** and one **local road** to give access to the middle of the northern part of the **Zone**; and
 - b. Confirm that provision of key infrastructure to serve the **Zone** will not be compromised including consideration of potential adverse **effects** on development of other **sites** within the **Zone**; and
 - c. Retain similar provision of access to all **sites** within the **Zone** as proposed in Appendix 16.2 Structure Plan; and
 - d. Preserve options to develop the reserve area between the **Zone** and the Oroua River to provide for future stop banking, riparian planting and creation of a walking / cycling track.
- 2.2 To ensure that subdivision, use and development of land in the Industrial **Zone** is managed to avoid, remedy or mitigate adverse **effects** on significant historic heritage.
- 2.3 To ensure that activities located within the Industrial **Zone**, minimise, as far as practicable, adverse **effects** beyond the **site** boundary within the Industrial **Zone**, including any **effects** associated with noise, glare or night lighting, and ensure that any **effects** on adjacent non-industrial **zones** are consistent with the expected **amenity values** in that **zone**.
- 2.4 To require new industrial activities to locate within the Industrial **Zone** where the associated **effects** on the **environment**, particularly related to infrastructure, traffic, noise and **amenity values** are anticipated, provided

for and, as far as practicable confined to the **Zone**.

- 2.5 To require subdivision, use and development in the Industrial **Zone** to be designed to:
- i) Maintain or create an appropriate level of visual amenity and **streetscape** values within the **Zone**; and
 - ii) Maintain or enhance visual **amenity values**, where practicable when viewed from other **zones**; and
 - iii) Enhance **amenity values** on **sites** fronting arterial routes or key entry points to townships.

16.4 Rules

16.4.1 Permitted Activities - Industrial Zone

The following are **permitted activities** in the Industrial **Zone** (excluding **sites** within the **Lateral Spread Overlay** except as specified in l. below) provided that they comply with the standards in Rule 16.4.2 below:

- a. **Industry**
- b. **Light Industry**
- c. Additions or alterations to any existing **building**
- d. **Agricultural vehicle sales and service**
- e. **Ancillary activities**
- f. Standalone car parking activities and **buildings**
- g. Construction of any **building** associated with a **permitted activity**
- h. **Lunch Bars and dairies**
- i. **Seismic strengthening**
- j. **Service stations**
- k. **Work skills training centres**
- l. Outdoor storage areas, public open space, car parking and **farming** (excluding **buildings**) are the only activities permitted within the **Lateral Spread Overlay**
- m. **Earthworks**
- n. **Signs**.

16.4.2 Industrial Zone – Standards for Permitted Activities

For the Industrial **Zone**, the **permitted activities** specified above must comply with the following standards:

a. **Building Setback Yards and Height**

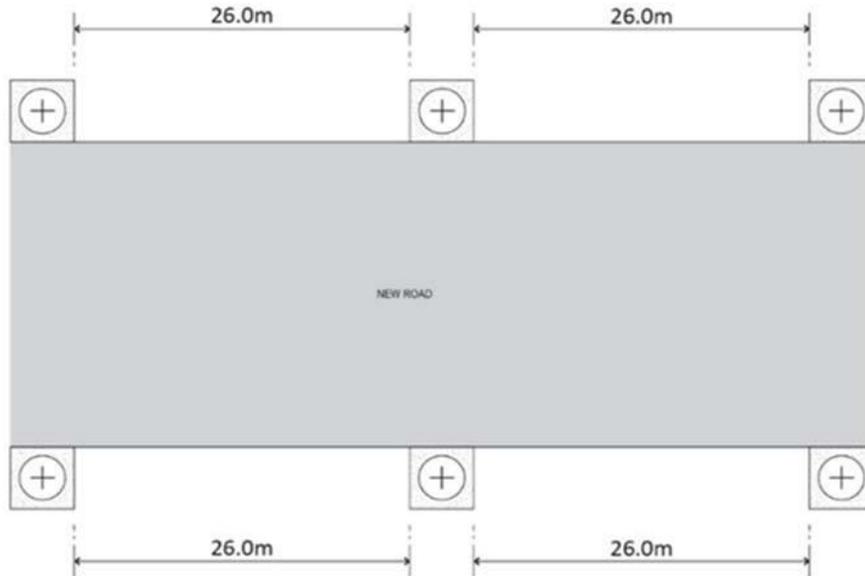
- i) All **buildings** excluding **signs** and **service station** canopies must be set back at least 6 metres from any boundary with a **road** or rail corridor.
- ii) **Buildings** (excluding on boundaries where i) above applies) must be at least:
 - 10 metres from any boundary adjoining land zoned Residential or Village; and
 - 5 metres from any boundary adjoining land zoned Rural, Recreation or Flood Channel 2.
- iii) Maximum **height** of any **building** is 12 metres.
- iv) Any outdoor storage of goods must be setback at least:
 - 5 metres from any boundary adjoining land zoned Residential or Village; and
 - 2 metres from any boundary adjoining an **arterial road** or land zoned Rural, Recreation or Flood Channel 2.

Note: Side and rear boundaries must also comply with requirements of the Building Act.

b. **Landscape, Screen Planting and Streetscape Design**

i) **New Road**

DIAGRAM 1: NEW ROAD LANDSCAPE PLANTING



NOTE

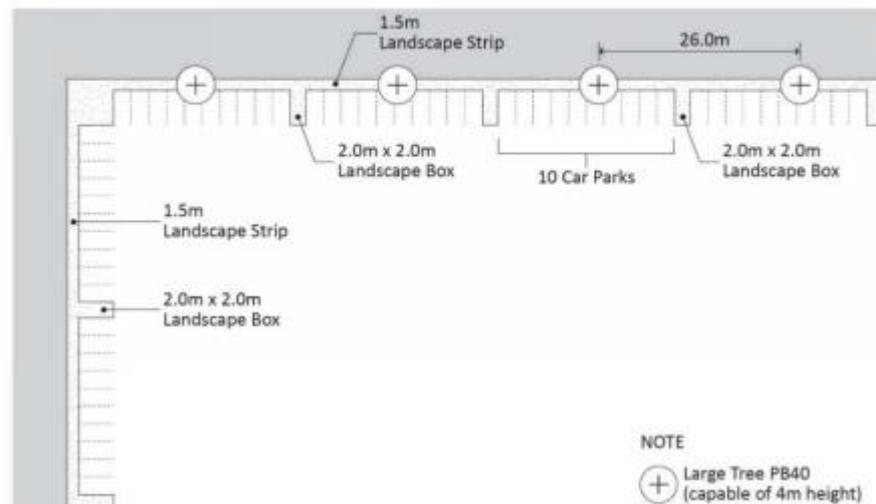
⊕ Large Tree PB40 (capable of 4m height)

Along any new **road** constructed after 11 September 2017, a tree must be planted every 26 metres within the **road** reserve with a minimum size at planting of **PB40**. It must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2 metres, in accordance with Diagram 1.

ii) Formed Car Parking Areas

- a. Within any formed car parking area, 1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in a 2m x 2m landscaping box or similar feature and must include a **landscape strip** with planting established, in general accordance with Diagram 2 below:

DIAGRAM 2: CAR PARK LANDSCAPE PLANTING



- b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5 metre wide **landscape strip** that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75 metres in **height**. Every 26 metres along the **landscape strip** a tree must be planted with a minimum size at planting of **PB40**. Trees must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2 metres.
- c. Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a **landscape strip** must be provided along any **road** frontage, in general accordance with Diagram 2.

Note: The preferred planting species for this **Zone** are listed in Appendix 16.1.

iii) Screening and Amenity Planting of Interface Areas

- a. On **site** boundaries which adjoin a Residential or Village **Zone** a 5m wide screen planting area must be established, planted and maintained with a variety of shrubs and trees (as specified (i) and (ii) of this standard).

On **site** boundaries which adjoin a Rural or Flood Channel 2 **Zone** a 2m wide screen planting area must be established, planted and maintained with a variety of shrubs and trees.

- i. Shrubs must be capable of growing to a minimum **height** at maturity of 4 metres; and
- ii. Trees must be capable of growing to a minimum **height** at maturity of 9 metres.

Note: – The preferred planting species for this **Zone** are listed in Appendix 16.1

- b. Major or **Minor Arterial Roads** (excluding car park frontage areas where 16.4.2 b. ii) (Formed Car Parking Areas) applies).

- On **sites** which adjoin any major or **minor arterial roads** (excluding Waughs **Road**) (Refer Appendix 3B.1 Manawātū District **Road Hierarchy**) or which lie directly across the **road** from a Residential or Village **Zone**, a 2m **landscaping strip** along the front boundary, but excluding at vehicle crossings, must be provided.
- On **sites** adjoining Waughs **Road**/SH 54, a 5m wide **landscaping strip** must be provided.
- Where **landscape strips** are to be provided they must be planted and maintained with a variety of low shrubs and trees that will grow to a **height** of at least between 0.5 – 1.0 metres.
- Planting adjacent to any **arterial road** must be frangible (breakable or fragile).

- iv) Any fencing where located adjacent to a **road** or non-industrial zoned land must be erected internally to the **site** with landscape planting fronting the **road** or non-industrial zoned land.
- v) Any planting required by this Rule, must be maintained and if plants perish they must be replaced immediately by the landowner.
- vi) The landscaping along any **yard** referred to in (iii) of this standard, must not be obscured by fencing.

c. **Outdoor Storage Areas**

Any outdoor storage areas must as far as practicable be screened and not visible when viewed from any adjacent non-industrial zoned land or **arterial road**.

d. **Glare**

Compliance with Rule 3B.4.4 Glare – Standard for **Permitted Activities**.

e. **Noise**

Compliance with Rule 3C.4.1.

f. **Vibration**

All activities must be managed so that vibration is not discernible beyond the **site** boundary.

g. **Electrical Interference**

All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural **Zone**.

h. **Stormwater Neutrality**

Every **site** must include a stormwater system designed to achieve **stormwater neutrality**, appropriate for the activities, use and development of the **site**, including connection to a **Council** network, at the following scales:

- i) Over the area of land that is the subject of the proposed activity; and
- ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.

Note: Where stormwater detention areas cannot be accommodated within the Industrial **Zone**, an equivalent quantity of stormwater runoff mitigation should be provided in a suitable location outside the **zone**.

i. **Water Supply and Wastewater Disposal**

Any use or development of a **site** must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.

Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

j. **Parking**

Compliance with Rule 3B.4.5 Car Parking Standards for **Permitted Activities**.

k. **Visibility at Railway Crossings**

Compliance with Rule 3B.4.2 and Appendix 3B5 Traffic Sight Lines at **Road/Rail Level Crossings**.

l. **Access**

Compliance with Rule 3B.4.2.

m. **Separation Distance**

Any activities involving the slaughtering of animals must be on **sites**, which are at least 100 metres from any Residential, Village or Business **Zone**.

n. **Visual Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of the Residential **Zone** or Village **Zone** or a public place.

o. **Signs in the Industrial Zone**

Compliance with Rule 3E.4.2.

p. **Earthworks**

Compliance with Rule 3D.4.2.

Guidance Note: Odour is regulated by the Manawatū–Wanganui **Regional Council**.

16.4.3 Restricted Discretionary Activities - Industrial Zone

The following are **restricted discretionary activities** in the Industrial **Zone**:

- a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rules 16.4.2.

For (a) above, the **Council** has restricted its discretion to considering the following matters insofar as they are relevant to the standard that will be infringed:

- **Building setback yards**
- Landscape, screen planting and **streetscape** design
- Outdoor storage areas
- Glare, noise, vibration, electrical interference and vehicle movements
- **Stormwater neutrality**, water supply and wastewater disposal
- Parking, visibility at railway crossings, access and separation distances
- Historic heritage and **amenity values**
- **Signs**.

In determining whether to grant a resource consent and what conditions to impose, the **Council** will, in addition to the objectives and policies of the Industrial **Zone**, assess any application in terms of the following assessment criteria:

1. Whether the application will result in any adverse **effects** on historic heritage values.
2. Whether the application will maintain, or where practical enhance, the **amenity values** of the Industrial **Zone** or properties beyond the Industrial **Zone**.
3. Whether the application will enhance **amenity values** on **sites** fronting arterial routes or key entry points to townships.
4. Whether the application remains consistent with the objective of the standard(s) it infringes.
5. The extent to which there will be adverse **effects** on the **environment**
6. Where an application does not meet a performance standard.

16.4.4 Discretionary Activities – Industrial Zone

The following are **discretionary activities** in the Industrial **Zone**:

- a. **Commercial services.**
- b. **Motor vehicle sales and servicing.**
- c. Additions or alterations to existing **buildings** associated with any lawfully established activity operating on and prior to 11/09/2017 and which is not listed as a permitted activity in Rule 16.4.1.

16.4.5 Non-Complying Activities - Industrial Zone (This rule replaces existing Rule A2.1 for the Industrial Zone)

The following are non-complying activities in the Industrial **Zone**:

- a. Any **noise sensitive activity**.
- b. Any activity on land within the **Lateral Spread Overlay**, which is not provided for as a **permitted activity**.
- c. Any activity in the Industrial **Zone** that is not specifically provided for as a **permitted, restricted discretionary or discretionary activity**.

Appendix 16.1 – Preferred Planting Species

Landscape Strip

LANDSCAPE STRIP

Tanika™ Lomandra	Mat Rush Lomandra tanika	
Rosa floribunda	Flower Carpet Rose	
Coprosma x kirkii 'kirkii'	Coprosma groundcover	
Libertia spp	NZ Iris	
Phormium cookianum Emerald Green	Dwarf Flax	

LANDSCAPE STRIP

<p><i>Muehlenbeckia astonii</i></p>	<p>Shrubby Tororaro</p>	
<p><i>Rhynchospermum jasminoides</i></p>	<p>False jasmine</p>	
<p><i>Camellia sinensis</i> spp</p>	<p>Camellia</p>	
<p><i>Daphne odora, burkwoodii</i></p>	<p>Daphne</p>	
<p><i>Choisya ternata</i></p>	<p>Mexican Orange Blossom</p>	

Screen Planting

SCREEN PLANTING

<p>Pittosporum tenuifolium</p>	<p>Kohuhu</p>	
<p>Pittosporum eugenioides</p>	<p>Lemonwood</p>	
<p>Michelia figo</p>	<p>Port Wine Magnolia</p>	
<p>Myrtus communis</p>	<p>Myrtle</p>	
<p>Sophora microphylla</p>	<p>Kowhai</p>	

SCREEN PLANTING

<p>Griselinia littoralis</p>	<p>Broadleaf</p>	
<p>Lophomyrtus bullata</p>	<p>Rama rama</p>	
<p>Olearia Cheesemanii</p>	<p>Olearia</p>	
<p>Corokia virgate, cononeaster</p>	<p>Geenty's Green, korokio</p>	
<p>Myrsine australis</p>	<p>Mapou</p>	

SCREEN PLANTING

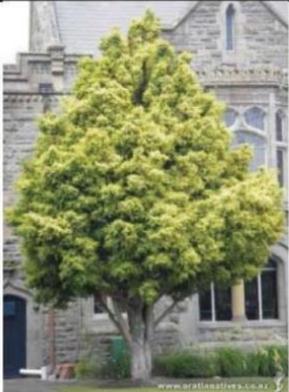
<p>Magnolia grandiflora 'Blanchard'</p>	<p>Evergreen magnolia</p>	
<p>Podocarpus totara</p>	<p>Totara</p>	
<p>Cordyline australis</p>	<p>Cabbage Tree</p>	
<p>Pseudopanax crassifolius</p>	<p>Lance wood</p>	

Specimen Trees

SPECIMEN TREES

Fraxinus raywoodii	Claret ash	
Cornus florida	Dogwood	
Ulmus glabra 'Lutescens'	Golden Elm	
Alectryon excelsus	Titoki	
Sophora tetraptera	Kowhai	

SPECIMEN TREES

<p>Podocarpus totara</p>	<p>Totara</p>	
<p>Melia azedarach</p>	<p>Indian Bead tree</p>	
<p>Cordyline australis</p>	<p>Cabbage Tree</p>	
<p>Pseudopanax crassifolius</p>	<p>Lance wood</p>	

Appendix 16.2 – Structure Plan Kawakawa Industrial Park Growth Area

