

C2.1 DESCRIPTION OF THE ZONE

The Industrial Zone is characterised by activities utilising extensive buildings and structures of irregular shape and considerable height. This form of development is mainly as a result of the established wood processing industries located in this zone.

Activities within the Industrial Zone contribute to the social and economic well-being of the people of the district, wider region and New Zealand. The major industries are recognised as significant resource (in terms of structures) and major sources of employment in both the Kawerau district and the wider region.

Geothermal energy is currently being produced in the district and there is potential for further development. The most likely location for electricity generation activities is within the Industrial Zone. However, further expansion is dictated by where the resource is located.

Industrial activities may have adverse effects on the visual quality of the environment. To address these effects, landscaping, signage, and bulk and location standards have been included in the district plan. A generally large separation distance between activities in the Industrial Zone and adjoining zones significantly mitigates the adverse effects of these industries.

The continued successful operation of these industries is essential to the community's ability to provide for its social, economic, and cultural well-being, provided set standards are met that avoid, remedy, or mitigate any adverse effects on the environment.

C2.2 OBJECTIVES AND POLICIES

C2.2.1 Objectives

- C2.2.1.1 Maintain the amenity of non-industrial zones whilst promoting viable and sustainable industrial activities.
- C2.2.1.2 Support the sustainable development of the district's renewable energy source.
- C2.2.1.3 To manage the environmental effects of the electricity transmission network on industrial land uses and to manage adverse effects of other activities on the network.

C2.2.2 Policies

- C2.2.2.1 Higher tolerance for noise, odour and visual effects is provided in the industrial zone, where it does not cause adverse effects outside of the zone taking into account the existing environment which includes a number of lawfully established industries in proximity to rural and residential activities.
- C2.2.2.1B Maintain control over noise between sites in the Industrial Zone Area 3 to provide a reasonable level of amenity whilst also taking into account existing ambient noise levels resulting from lawfully established industries.
- C2.2.2.2 Industrial activities should not be of a height and scale which adversely effects activities in non-industrial zones and the amenity of those zones.
- C2.2.2.3 Recognise and enable development of the district's geothermal energy resource.
- C2.2.2.4 Support a range of industrial development while implementing appropriate measures to mitigate adverse effects on the environment.
- C.2.2.2.5 Recognise and provide for the effective operation, maintenance, and upgrading of the electricity transmission network.
- C2.2.2.6 To manage activities to avoid reverse sensitivity effects on the electricity generation, transmission, and distribution network. Activities that are particularly sensitive to the risks associated with transmission lines should not be located in close proximity to those lines.
- C2.2.2.7 Development in the Putauaki Structure Plan area should be undertaken in accordance with the Structure Plan so that it does not compromise future development potential.
- C2.2.2.8 Mt Putauaki has been identified as part of an Outstanding Natural Landscape. Where possible, development in the Putauaki Structure Plan areas should be designed to avoid impacting on views of the mountain from State Highway 34.

C2.3 ACTIVITY STATUS IN THE INDUSTRIAL ZONE

C2.3.1 Permitted Activities

In the Industrial Zone any activity which meets all the standards is a permitted activity.

C2.3.2 Restricted Discretionary Activities

In the Industrial Zone any activity which cannot meet any standard outlined in C2.4 shall be assessed as a restricted discretionary activity only in relation to the standard which cannot be met.

- Council shall restrict its discretion to those matters set out in C2.5.

C2.3.3 Non-complying Activities

In the Industrial Zone any sensitive activity undertaken or located within 12m of the centre line of a high voltage electricity transmission line as shown on Council's planning maps.

C2.4 RULES OF THE INDUSTRIAL ZONE

C2.4.1 Height

- The maximum height of any building or structure in the Industrial Zone Area 2 (as indicated on Map 8, 12, 13, 14 and 16) and in the Industrial Zone Area 3 (as indicated on Maps 12, 13, 16, X and X) shall be 20.0 metres.
- Where a site adjoins a residential zone no part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and the residential zone boundary.

Note: See definition of height

C2.4.2 Yards and Landscaping

- The minimum distance between any building or structure and the front boundary of the site shall be 6.0 metres.
- For sites that adjoin State Highway 34 and/or the district boundary a Landscaped strip consisting of a mix of trees, shrubs and groundcover with a minimum depth of 3.0 metres shall be provided along the entire site boundary except within 3.0 metres of any vehicle access points.

- Where a site adjoins the district boundary east of State Highway 34 no part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and the district boundary.
- For sites within the Industrial Zone Area 3 the following additional standards shall apply:
 - The site's road boundary adjacent to State Highway 34 shall be landscaped to a minimum depth of 10 metres. The landscaping must comprise a mixture of trees, shrubs and groundcover. Within the 5 metres closest to the road trees shall have a mature trunk size of less than 100mm at 150mm above ground level. Landscaping within the area over 5 metres distance from the road must include (as a minimum) one tree with a mature height of at least 2 metres for every 6 metres of the site's road frontage. The landscaping shall also be established and maintained so that it does not obscure driver visibility at any road intersection or vehicle crossing.
 - Landscape planting shall not be located within 2.5 metres either side of an above ground pipeline e.g. the geothermal powerstation pipeline which traverses the landscaping area.
 - The minimum distance between any building or structure and the boundary of State Highway 34 shall be 13.0 metres.
 - No part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and any site zoned Rural Lifestyle.

C2.4.3 Signs

The maximum signage on any site shall not exceed:

- Maximum Area – 12.0 square metres.
- Maximum Height Above Ground Level of lowest point of sign – 5.0 metres.

Any sign that can be viewed from the state highway shall meet the following standards:

- (i) Any sign erected on site shall be located in a position that will not prevent the driver of a vehicle from having a clear and unobstructed view along the state highway.

(ii) Any sign can be erected on site that is visible from the state highway shall meet the following standards, subject to C2.4.3:

- The message on the sign should be clear, concise and easy to read.
- The minimum lettering height of all words shall be no less than 160mm for a 70km/h speed limit or greater and 120mm for under 70km/h speed limit.
- There shall be no more than six words and/or symbols, with a maximum of 40 characters.
- Colour combinations, legends and symbols, shall not be similar to those used for traffic signs.
- The sign shall not incorporate reflective materials or use flashing illumination.
- The sign shall not be an aerial display, animated display, moving display or any other non-static two or three dimensional mechanism designed.
- The sign shall comply with wind load criteria specified in either NZS 4203 or Road Safety Manufacturers' Association "Compliance Standard for Traffic Signs".
- All signs within 9m of a state highway, where the posted road speed limit is 70km/h or over, shall comply with the Road Safety Manufacturers' Association "Compliance Standard for Traffic Signs" with respect to foundation design and impact performance.

C2.4.4 Traffic Management

Refer to Section C10: Traffic Management.

Certain activities relating to traffic management are controlled activities.

C2.4.5 Natural, Cultural and Heritage Features

The rules set out in Section C8: Natural, Cultural and Heritage Features shall apply.

C2.4.6 Noise

Within the Industrial Zone Area 3 any activity shall be designed and conducted so that noise from the activity measured at any other site does not exceed the following levels:

- 70dBA ($L_{Aeq15min}$) at any site zoned Industrial at any time; and

- 55dBA (L_{Aeq15min}) between 7am and 10pm, seven days at any other site; and
- 45dBA (L_{Aeq15min}) and 75dB (L_{AFmax}) between 10pm and 7am, seven days at any other site.

There is no specific noise standard in the industrial zone for sites other than those in the Industrial Zone Area 3. Any noise produced by activities in all other areas of the industrial zone shall be managed through the excessive noise provisions of the Resource Management Act 1991.

Note: Council holds data on the existing ambient noise environment which can be used as a reference in consideration of the excessive noise provisions. In carrying out an assessment of excessive noise the accuracy of this data should be considered in the context of the current environment.

C2.4.7 Transmission Lines

- No buildings, structures or sensitive activities shall be undertaken or located within 12m of the centre line of a high voltage electricity transmission line as shown on Council's planning maps.
- Any buildings and structures within 12 - 16m of the centreline of the Edgecumbe – Kawerau A and B 110kV high voltage transmission lines on Pi poles shall comply with NZECP 34:2001.
- Any buildings and structures within 12 – 32m of the centreline of the Kawerau – Deviation A (KAW-DEV A) 220kV high voltage transmission line on towers shall comply with NZECP 34:2001.
- Any buildings and structures within 12 – 32m of the centreline of the Kawerau – Matahina A (KAW-MAT A) 110kV high voltage transmission line on towers shall comply with NZECP 34:2001.
- Earthworks in close proximity to high voltage electricity transmission lines or the outer edge of a support structure shall:
 - be at a depth less than 300mm within 2.2m of a pole support structure or stay wire, or
 - be at a depth less than 750mm between 2.2m and 5m of a pole support structure or stay wire, or
 - be at a depth less than 300mm within 6m of the outer visible edge of a tower support structure, or
 - be at a depth less than 3m between 6m and 12m of the outer visible edge of a tower support structure, or
 - not create an unstable batter; or

- (f) within 12m of the centreline of an electricity transmission line, not reduce the existing conductor clearance distances.

Exceptions for earthworks:

- (a) and (b) do not apply to vertical holes, not exceeding 500mm diameter, beyond 1.5m from a pole support structure.
 - These rules do not apply to earthworks undertaken by utilities.
 - These rules do not apply to normal agricultural or domestic cultivation or repair, sealing, resealing of an existing road, footpath or driveway.
- No buildings, structures or sensitive activities shall be located or undertaken within 12m from the outer edge of a tower associated with a high voltage transmission line as shown on Council's Planning Maps.
 - No buildings, structures or sensitive activities shall be located or undertaken within 8m from the outer edge if a Pi Pole or Pole associated with a high voltage electricity transmission line.

Exemptions:

The following activities are permitted within an electricity transmission line corridor provided that compliance with NZECP34:2001 is achieved:

- Buildings and structures less than 2.5m high and 10m² in area
- Fences less than 2.5m high
- Network Utilities
- Mobile plant

Advice note:

Vegetation to be planted within the transmission corridors should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. To discuss works, including tree planting near any electrical line contact the line operator.

C2.4.8 Putauaki Structure Plan

All new development must be undertaken in accordance with the Putauaki Structure Plan included in Appendix E.

C2.5 RESTRICTED DISCRETIONARY ACTIVITIES

MATTERS TO WHICH COUNCIL WILL RESTRICT ITS DISCRETION

C2.5.1 Height

When assessing an application for a restricted discretionary activity which exceeds the height standard set out in rule 2.4.1 the Council will restrict the exercise of its discretion to the following matters:

- the distance of any building from the boundary
- the bulk of any building or structure in relation to the bulk of the building in the immediate vicinity
- measures to address any overshadowing effects caused by buildings or structures in relation to other buildings.

C2.5.2 Yards

When assessing an application to reduce the minimum specified yards the Council will restrict the exercise of its discretion to the following matters:

- the bulk of any building or structure in relation to the bulk of buildings in the immediate vicinity
- the continuity of buildings frontages
- the distance between the proposed building or structure and non-industrial activities
- measures necessary to mitigate the effects of the building or structure on traffic safety
- visual appearance of the building and any proposed landscape mitigation.

C2.5.3 Landscaping

In assessing an application to reduce or dispense with the landscaping rule the Council will restrict the exercise of its discretion to following matters:

- measures may be necessary in a particular case to screen the appearance of industrial activities from the view of people travelling on State Highway 34
- the views of Mt Putauaki from State Highway 34
- the effect that landscaping may have on traffic safety, including whether planting along side the state highway is sufficiently frangible.
- the appearance of any buildings and structures including materials, design and colour
- proposed setbacks

C2.5.4 Signs

In assessing an application to increase the maximum standards specified in the Signs rule the Council will restrict the exercise of its discretion to the following matters:

- The size, design, construction, location and illumination of the sign
- The nature of the information displayed on the sign
- The effects on amenity and landscape

C2.5.5 Traffic Management

Refer to Section C10: Traffic Management.

C2.5.6 Natural, Cultural and Heritage Features

Refer to Section C8: Natural, Cultural and Heritage Features.

C2.5.7 Transmission Lines

- The risk to the structural integrity of the line;
- The effects on the ability of the transmission line owner to operate, maintain and upgrade the high voltage transmission network;
- The provision of adequate access to the lines and support structures for line maintenance and upgrade;
- The proximity of buildings and structures to electrical hazards;
- The risk of electrical hazards affecting public safety, and the risk of property damage;
- The risk of electrical faults causing disruption to electricity supply;
- The risk of electrical hazards due to the mature height of any associated vegetation, including within landscaped areas;
- The siting of buildings in relation to transmission lines to minimise visual effects from transmission lines (reverse sensitivity effects);
- The risk of radio interference or earth potential rise;
- Compliance with NZECP34:2001;
- The objectives and policies relating to transmission lines for this zone.

For earthworks that exceed a permitted standard:

- Any effects on the integrity of the transmission line;
- Volume, area and location of the works, including temporary activities such as stockpiles;
- Timing of the works;

- Site remediation;
- The use of mobile machinery near transmission line which may put the line at risk;
- Compliance with NZECP34:2001.

The relevant network utility operator will be considered an affected party for applications for non-compliance with rules contained in C2.4.7.