

Light Industrial Zone

Issues

The Light Industrial Zone (LIZ) is a key driver for the District's economy, generating a significant number of employment opportunities. The Light Industrial Zone is located on the fringes of Whangārei City and larger suburban centres, and requires proximity to major transport corridors.

The Light Industrial Zone provides for *industrial activities* that do not generate objectionable odour, *dust* or noise, and trade *retail activities* that are compatible with *industrial activities* such as *service stations, motor vehicle sales, garden centres, trade suppliers* and *hire premises*. Supporting activities such as cafes and takeaway bars are also provided for. Other non-*industrial activities* are discouraged as a key principal of the Light Industrial Zone is to preserve land for industrial and *trade retail* type uses.

Industrial activities range in scale and nature. Those anticipated within the Light Industrial Zone are unlikely to give rise to significant adverse effects beyond the *site* and include activities such as warehousing, *bulk storage*, *light manufacturing* and servicing activities. Therefore, *sensitive activities* are restricted within the Light Industrial Zone and the scale, design and location of activities and *buildings* are managed, especially on-sites bordering *Residential Zones* and *Open Space and Recreation Zones*.

Objectives

LIZ-O1 Industrial Activities

Industrial activities that are not noxious, and do not generate objectionable odour, *dust* or noise, establish and operate efficiently and effectively within the Light Industrial Zone.

LIZ-O2 Adverse Effects

Potential adverse effects on adjacent zones and the environment are avoided, remedied or mitigated.

LIZ-O3 Ancillary Activities

Ancillary activities are enabled while ensuring that industrial land supply is not compromised and that the viability and vitality of other *Business Zones* are maintained.

LIZ-O4 Reverse Sensitivity

Avoid activities that may generate *reverse sensitivity* effects or that compromise the operation of future *industrial activities* within the Light Industrial Zone or Heavy Industrial Zone.

LIZ-O5 Subdivision

The supply of large *sites* within the Light Industrial Zone is preserved by managing inappropriate fragmentation of land from *subdivision*.

LIZ-O6 Retail Activities

To enable larger scale *trade retail* within the Light Industrial Zone and limit all other retail activity.

Policies

LIZ-P1 Character and Amenity

To recognise the character and *amenity values* of the Light Industrial Zone including, but not limited to:

1. High levels of noise associated with traffic and *commercial activities* and *industrial activities*.
2. Large *sites* with on-site car parking.
3. Moderate levels of exposure to noxious odour, *dust* or noise.
4. High levels of vehicle traffic, particularly on arterial routes and during daytime hours.
5. A low presence of active *building frontages* and *landscaping*.

LIZ-P2 Industrial Activities

To manage, and where appropriate avoid, *industrial activities* which have adverse effects on the surrounding environment, nearby *sensitive activities* or three *waters* infrastructure, which cannot be mitigated or remedied.

LIZ-P3 Non-Industrial Activities

To manage non-*industrial activities* by ensuring that they:

1. Are not likely to generate *reverse sensitivity* effects that constrain the establishment and operation of *industrial activities*.
2. Support, or are compatible with, the operation of *industrial activities* within the Zone.
3. Ensure that the potential establishment of future *industrial activities* is not compromised by the nature, scale and design of activities and *buildings*.
4. Do not compromise the viability and vitality of the City Centre, Waterfront, Mixed Use, Local Centre, Neighbourhood Centre and Shopping Centre Zones.

LIZ-P4 Cross Zone Boundary Effects

To manage adverse effects of *industrial activities* and large scale *commercial activities* on more sensitive zones by managing cross zone boundary effects, including through *setbacks*, *building heights* and *landscaping*.

LIZ-P5 Esplanade Areas

To safeguard esplanade areas and manage stormwater by limiting *buildings* adjacent to Mean High Water Springs and river banks.

LIZ-P6 Subdivision

To avoid the fragmentation of Light Industrial Zone land where *subdivision* design and layout would not facilitate industrial and *trade retail* type activities.

LIZ-P7 Zone Interface

To recognise the interface between the Light Industrial and Heavy Industrial Zones by managing non-*industrial activities* within the Light Industrial Zone to protect the viability of the Heavy Industrial Zone.

LIZ-P8 Food and Beverage Activities

To limit adverse effects of food and beverage and *drive-through-facilities* within the Light Industrial Zone on:

1. The viability and vitality of the City Centre, Waterfront, Mixed Use, Local Centre, Neighbourhood Centre and Shopping Centre Zones.
2. The character and amenity of adjoining *Residential Zones* or *Open Space and Recreation Zones*.

LIZ-P9 Educational Facilities

To manage non-*industrial activities* by providing for *educational facilities* within the Light Industrial Zone only where the *educational facility* is defined as *general industry*.

Rules

LIZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.

2. The activity is not prohibited under any rule of the District Plan.

LIZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules LIZ-R3 – R5.*

LIZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 20m above *ground level*.

Activity Status when compliance not achieved: Discretionary

LIZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. *All buildings and major structures* are set back at least:
 - a. 2.5m from road boundaries.
 - b. 5m from Rural Production Zone, Residential Zone and Open Space and Recreation Zone boundaries.
 - c. 3m from Heavy Industrial Zone, Local Centre Zone and Mixed Use Zone boundaries.
 - d. 27m from Mean High Water Springs or the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance with rules LIZ-R4.1(a) – (c) are not achieved: Restricted Discretionary

Matters of discretion:

1. Any special or unusual characteristic of the *site* which is relevant to the rule.
2. The functional and operation needs of *industrial activities*.
3. The effects on the amenity of neighbouring *sites*.
4. The characteristics of the development.

Activity Status when compliance with rules LIZ-R4.1(d) is not achieved: Discretionary.

LIZ-R5 Building Height and Major Structure in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any Rural Production Zone, Residential Zone or Open Space and Recreation Zone boundary.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Any special or unusual characteristic of the *site* which is relevant to the rule.
2. The functional and operation needs of *industrial activities*.
3. The effects on the amenity of neighbouring *sites*.
4. The characteristics of the development.

LIZ-R6 Fences

Activity Status: Permitted

Where:

1. Fencing adjoining a Residential Zone or Open Space and Recreation Zone is not fortified with barbed wire, broken glass or any form of electrification.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Adverse effects from fortification or electrification of fences.
2. Any special or unusual characteristic of the *site* which is relevant to the rule.
3. The functional and *operational needs* of *industrial activities*.

LIZ-R7 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor area of *storage* or stockpile:
 - a. Complies with rule LIZ-R3.
 - b. Complies with rules LIZ-R4 – R5.
 - c. Is screened from view from adjacent *public places* and surrounding Local Centre Zone, Mixed Use Zone, Residential Zone and *Open Space and Recreation Zones* except that this does not apply to construction materials stored to be used on-site within 12 months each 10-year period from 15 July 2020.

Activity Status when compliance with LIZ-R7.1(b) – (c) not achieved: Restricted Discretionary

Matters of discretion:

1. Effects in relation to dust and odour.
2. Visual amenity effects.
3. The matters of discretion in LIZ-R4 – R5.

Activity Status when compliance with LIZ-R7.1(a) not achieved: Discretionary

LIZ-R8 General Industry

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
3. The activity operates within:
 - a. An outdoor area that is located at least 30m from any Rural Production Zone or Residential Zone boundary.
 - b. A *building* that is located at least 30m from any Rural Production Zone or Residential Zone boundary; or

- c. A *building* that is located within 30m of any Rural Production Zone or Residential Zone boundary and:
 - i. Has no *accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - ii. Has no main entrance to the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - iii. Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R9 Manufacturing

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
3. The activity operates within:
 - a. An outdoor area that is located at least 30m from any Rural Production Zone or Residential Zone boundary.
 - b. A *building* that is located at least 30m from any Rural Production Zone or Residential Zone boundary; or
 - c. A *building* that is located within 30m of any Rural Production Zone or Residential Zone boundary and:
 - i. Has no *accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - ii. Has no main entrance to the *building* on the side of the *building* adjacent to the Residential Zone boundary; and

- iii. Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R10 Repair and Maintenance Services

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
3. The activity operates within:
 - a. An outdoor area that is located at least 30m from any Rural Production Zone or Residential Zone boundary.
 - b. A *building* that is located at least 30m from any Rural Production Zone or Residential Zone boundary; or
 - c. A *building* that is located within 30m of any Rural Production Zone or Residential Zone boundary and:
 - i. Has no *accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - ii. Has no main entrance to the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - iii. Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R11 Marine Industry

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
3. The activity operates within:
 - a. An outdoor area that is located at least 30m from any Rural Production Zone or Residential Zone boundary.
 - b. A *building* that is located at least 30m from any Rural Production Zone or Residential Zone boundary; or
 - c. A *building* that is located within 30m of any Rural Production Zone or Residential Zone boundary and:
 - i. Has no *accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - ii. Has no main entrance to the *building* on the side of the *building* adjacent to the Residential Zone boundary; and
 - iii. Does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R12 Storage

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R13 Artisan Industrial Activities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

LIZ-R14 Farming

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1m above ground level.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.
2. Mitigation measures to manage *reverse sensitivity* effects.

LIZ-R15 Service Stations

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1m above ground level.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.
2. Mitigation measures to manage *reverse sensitivity* effects.

LIZ-R16 Emergency Services

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1m above ground level.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.

2. Mitigation measures to manage *reverse sensitivity* effects.

LIZ-R17 Trade Retail

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity is larger than 450m² *gross floor area*.

Activity Status when compliance not achieved: Discretionary

LIZ-R18 Community Corrections Activity

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
3. Any *habitable room* is *setback* at least 30m from all adjacent Heavy Industrial Zone boundaries.
4. Any outdoor area open to staff, customers or clients that is used for the purpose of teaching, outdoor dining or informal leisure or recreation space is:
 - a. *Setback* at least 30m from all adjacent Heavy Industrial Zone boundaries; and
 - b. *Setback* at least 30m from all adjacent Light Industrial Zone *sites*; or
 - c. Within 30m of any Light Industrial Zone boundary and that boundary is planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m.

Compliance Standard:

1. *LIZ-R18.3–4 do not apply to Heavy Industrial Zone or Light Industrial Zone boundaries adjoining a road, or any Heavy Industrial or Light Industrial Zoning within a road in accordance with HPW-R6.*

Activity Status when compliance not achieved: Discretionary

LIZ-R19 General Retail

Activity Status: Permitted

Where:

1. The activity is:
 - a. *An ancillary activity to an industrial activity on the site.*
 - b. *Less than 250m² gross floor area per site.*
 - c. Located:
 - i. *Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or*
 - ii. *Further than 50m from Residential Zone boundaries.*

Activity Status when compliance not achieved: Non-Complying

LIZ-R20 Commercial Services

Activity Status: Permitted

Where:

1. The activity is:
 - a. *An ancillary activity to a permitted activity on the site.*
 - b. *Less than 250m² gross floor area per site.*
 - c. Located:
 - i. *Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or*
 - ii. *Further than 50m from Residential Zone boundaries.*

Activity Status when compliance not achieved: Discretionary

LIZ-R21 Food and Beverage Activity

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The maximum cumulative *gross floor area* of any *food and beverage activity* and *drive-through-facilities* is 250m² per site.
3. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.
4. The activity is located:
 - a. Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or
 - b. Further than 50m from Residential Zone boundaries.

Activity Status when compliance not achieved with LIZ-R21.1 – 3: Non-Complying

Activity Status when compliance not achieved with LIZ-R21.4: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.
2. Mitigation measures to manage *reverse sensitivity* effects.

LIZ-R22 Drive-Through-Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The maximum cumulative *gross floor area* of any *food and beverage activity* and *drive-through-facilities* is 250m² per site.
3. All *site* boundaries which are adjoining a Rural Production Zone, Residential Zone or Open Space and Recreation Zone are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except within 5m of a road boundary where the maximum height is 1.2m above ground level.

4. The activity is located:
 - a. Within 50m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or
 - b. Further than 50m from Residential Zone boundaries.

Activity Status when compliance not achieved with LIZ-R22.1 – 3: Non-Complying

Activity Status when compliance not achieved with LIZ-R22.4: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent Rural Production Zone, Residential Zone or *Open Space and Recreation Zones*.
2. Mitigation measures to manage *reverse sensitivity* effects.

LIZ-R23 Grocery Store

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LIZ-R24 Funeral Home

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LIZ-R25 Recreational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

LIZ-R26 Waste Management Facility

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R27 Landfill

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R28 Plantation Forestry

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R29 Intensive Livestock Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R30 Farm Quarrying

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R31 Residential Activities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R32 Entertainment Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R33 Visitor Accommodation

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R34 Place of Assembly

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R35 Care Centre

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R36 Educational Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R37 Hospital

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. *Training facilities for an industrial activity are defined as general industry.*

LIZ-R38 General Commercial

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. Training facilities for an industrial activity are defined as general industry.

LIZ-R39 General Community

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Note:

1. Training facilities for an industrial activity are defined as general industry.

South Whangarei Gateway Precinct (PREC5)

Issues

A range of *trade suppliers, general retail and food and beverage activities* are present within a portion of the Light Industrial Zone around the intersections of State Highway 1, Rewa Rewa Road and Tauroa Street, Raumanga. The South Whangārei Gateway Precinct (Gateway Precinct) recognises the established nature of these activities and the need to ensure the ongoing use and development of the land within a suitable planning framework.

Objectives

PREC5-O1 Recognised Activities

Enable the ongoing operation of *trade suppliers, general retail and food and beverage activities* located in the Gateway Precinct.

PREC5-O2 Protected Zones

Provide for limited expansion of *general retail and food and beverage activities* located in the Gateway Precinct while protecting the vitality and viability of the City Centre Zone, Mixed Use Zone and Commercial Zones.

Policies

PREC5-P1 Enabled Activities

To protect the vitality and viability of the City Centre Zone, Mixed Use Zone and Commercial Zones by:

1. Recognising the existing *trade suppliers, general retail and food and beverage activities* located in the Gateway Precinct.

2. Providing for limited expansion of *general retail* and *food and beverage activities* located in the Gateway Precinct.

Rules

PREC5-R1 General Retail

Activity Status: Permitted

Where:

1. The activity is:
 - a. A primary activity.
 - b. Greater than 450m² *gross floor area* per tenancy.

Activity Status when compliance not achieved: Discretionary

PREC5-R2 Food and Beverage

Activity Status: Permitted

Where:

1. The activity is:
 - a. A primary activity.
 - b. Greater than 250m² *gross floor area* per tenancy.

Activity Status when compliance not achieved: Discretionary

PREC5-R3 Drive-Through-Facilities

Activity Status: Permitted

Where:

1. The activity is:
 - a. A primary activity.
 - b. Greater than 250m² *gross floor area* per tenancy.

Activity Status when compliance not achieved: Discretionary

Onerahi Industrial Precinct (PREC11)

Issues

The Onerahi Industrial Precinct provides for small scale *industrial activities*, located within a constrained *site* and surrounded by *Residential Zones*. Situated at the intersection of Whangarei Heads Road and Waterside Close, the Onerahi Industrial Precinct recognises the established nature of these activities and provides for the ongoing use and development of the land within a suitable planning framework.

Objectives

PREC11-O1 Enabled Activities

The ongoing operation of *manufacturing, storage, repair and maintenance services*, and *artisan industrial activities* located in the Onerahi Industrial Precinct is enabled.

PREC11-O2 Adverse Effects

Potential adverse effects on adjacent zones and the environment are avoided, remedied or mitigated.

Policies

PREC11-P1 Enabled Activities

To avoid expansion of *industrial activities* and rezoning of Light Industrial Zone beyond the Onerahi Industrial Precinct, while providing for efficient use of the existing resources and the on-going operation of existing activities within the Precinct.

PREC11-P2 Adverse Effects

To ensure adverse effects on the surrounding environment and *Residential Zones* are no more than minor by:

1. Limiting *industrial activities* to *manufacturing, repair and maintenance services* and *storage* only.
2. Avoiding noxious activities.
3. Requiring *landscaping* and the orientation of *buildings* to road *frontage*.
4. Limiting the hours of operation.
5. Avoiding, remedying or mitigating adverse effects of *traffic movements* to and from the Precinct, including effects on the safety and efficiency of the transport network and on streetscape amenity.

Rules

PREC11-R1 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Mitigation measures to manage adverse effects on adjacent *Residential Zones*.
2. Effects on amenity of adjoining *sites*.
3. The extent to which visual dominance effects are minimised.

PREC11-R2 Manufacturing

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All Onerahi Industrial Precinct boundaries are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except:
 - a. Along the boundary adjoining Waterside Close; and
 - b. Any portion of the boundary identified in PREC11 Appendix 1 as the *Landscaping Exclusion Area*; and
 - c. Within 5m of a road boundary where the maximum height of the trees and shrubs is 1.2m above *ground level*.
3. The activity is located:
 - a. At least 30m from all Residential Zone boundaries; or
 - b. Within 30m of any Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.
4. All *buildings* associated with the activity that are located within 30m of any Residential Zone boundary have no *heavy vehicle accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary.

5. The activities do not cumulatively generate more than 200 *traffic movements* in any 24-hour period.

Activity Status when compliance not achieved: Discretionary

PREC11-R3 Repair and Maintenance Services

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All Onerahi Industrial Precinct boundaries are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except:
 - a. Along the boundary adjoining Waterside Close; and
 - b. Any portion of the boundary identified in PREC11 Appendix 1 as the *Landscaping Exclusion Area*; and
 - c. Within 5m of a road boundary where the maximum height of the trees and shrubs is 1.2m above *ground level*.
3. The activity is located:
 - a. At least 30m from all Residential Zone boundaries; or
 - b. Within 30m of any Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.
4. All *buildings* associated with the activity that are located within 30m of any Residential Zone boundary have no *heavy vehicle accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary.
5. The activities do not cumulatively generate more than 200 *traffic movements* in any 24-hour period.

Activity Status when compliance not achieved: Discretionary

PREC11-R4 Storage

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

2. All Onerahi Industrial Precinct boundaries are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except:
 - a. Along the boundary adjoining Waterside Close; and
 - b. Any portion of the boundary identified in PREC11 Appendix 1 as the *Landscaping Exclusion Area*; and
 - c. Within 5m of a road boundary where the maximum height of the trees and shrubs is 1.2m above *ground level*.
3. The activity is located:
 - a. At least 30m from all Residential Zone boundaries; or
 - b. Within 30m of any Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.
4. All *buildings* associated with the activity that are located within 30m of any Residential Zone boundary have no *heavy vehicle accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary.
5. The activities do not cumulatively generate more than 200 *traffic movements* in any 24-hour period.

Activity Status when compliance not achieved: Discretionary

PREC11-R5 Artisan Industrial Activities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. All Onerahi Industrial Precinct boundaries are planted with trees or shrubs to a minimum height of 1.8m above *ground level* and a minimum depth of 2m, except:
 - a. Along the boundary adjoining Waterside Close; and
 - b. Any portion of the boundary identified in PREC11 Appendix 1 as the *Landscaping Exclusion Area*; and
 - c. Within 5m of a road boundary where the maximum height of the trees and shrubs is 1.2m above *ground level*.
3. The activity is located:
 - a. At least 30m from all Residential Zone boundaries; or

- b. Within 30m of any Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00.
4. All *buildings* associated with the activity that are located within 30m of any Residential Zone boundary have no *heavy vehicle accessways* or loading bays to or from the *building* on the side of the *building* adjacent to the Residential Zone boundary.
5. The activities do not cumulatively generate more than 200 *traffic movements* in any 24-hour period.

Activity Status when compliance not achieved: Discretionary

PREC11-R6 Trade Retail

Activity Status: Permitted

Where:

1. The activity is:
 - a. An *ancillary activity* to an *industrial activity* on the site.
 - b. Less than 150m² *gross floor area* per site.
 - c. Located:
 - i. Within 30m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or
 - ii. Further than 30m from Residential Zone boundaries.
2. The total cumulative *gross floor area* of all *trade retail*, *general retail* and *commercial services* is less than 450m².

Activity Status when compliance not achieved: Non-Complying

PREC11-R7 General Retail

Activity Status: Permitted

Where:

1. The activity is:
 - a. An *ancillary activity* to an *industrial activity* on the site.
 - b. Less than 150m² *gross floor area* per site.

- c. Located:
 - i. Within 30m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or
 - ii. Further than 30m from Residential Zone boundaries.
2. The total cumulative *gross floor area* of all *trade retail, general retail* and *commercial services* is less than 450m².

Activity Status when compliance not achieved: Non-Complying

PREC11-R8 Commercial Services

Activity Status: Permitted

Where:

1. The activity is:
 - a. An *ancillary activity* to an *industrial activity* on the site.
 - b. Less than 150m² *gross floor area* per site.
 - c. Located:
 - i. Within 30m of a Residential Zone boundary and does not operate and is not open for visitors, clients, deliveries or servicing outside the hours of 06:00 and 18:00; or
 - ii. Further than 30m from Residential Zone boundaries.
2. The total cumulative *gross floor area* of all *trade retail, general retail* and *commercial services* is less than 450m².

Activity Status when compliance not achieved: Non-Complying

PREC11-R9 Marine Industry

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R10 Farming

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R11 Service Stations

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R12 Emergency Services

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R13 Food and Beverage Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R14 Drive-Through-Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R15 Grocery Store

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R16 Funeral Home

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R17 Recreational Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11-R18 General Industry

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC11 Appendix 1 – Onerahi Industrial Precinct Landscaping Exclusion Area

The portion of the Onerahi Industrial Precinct boundary identified in the image below by the red line as the “*Landscaping Exclusion Area*” is exempt from the *landscaping* requirements under PREC11-R2.2 – R5.2.



Figure PREC11 1. Onerahi Industrial Precinct Landscaping Exclusion Area

Marsden Technology Park Precinct (PREC14)

Issues

The Marsden Technology Park Precinct (MTPP) enables a range of activities focused on digital, technology, innovation and research-based activities. The Marsden Technology Park Precinct is located

on the corner of the State Highway and McCathie Road, in proximity to the Hawaiki fibre optic cable linking Australia, New Zealand, American Samoa, Hawaii and the US West Coast. The Marsden Technology Park Precinct is not intended to be a customer-based destination; instead it provides for limited *food and beverage activities, recreational facilities* and *care centres* to support staff engaged on-site.

Objectives

PREC14-01 Encouraged Activities

Encourage the establishment and growth of a range of businesses that promote knowledge creation, innovation and entrepreneurship in the fields of industry, research and development, science, engineering and technology.

PREC14-02 Supporting Activities

Provide for limited *food and beverage activities, recreational facilities* and *care centres* to support the day-to-day activities of staff within the Marsden Technology Park Precinct.

PREC14-03 Reverse sensitivity

Ensure that any *sensitive activities* do not compromise the operation of *commercial activities* and *industrial activities* enabled under the Marsden Technology Park Precinct.

PREC14-04 Amenity Values

Achieve a high level of amenity for employees, and manage adverse effects on the *amenity values* of the surrounding environment.

PREC14-05 State Highway Sight Distances

Appropriate sight distances are maintained from the McCathie Road and State Highway intersection.

PREC14-06 Wastewater Infrastructure

Adverse effects on the *reticulated wastewater* network are minimised.

Policies

PREC14-P1 Encouraged Activities

To encourage activities that achieve MTPP-O1, with those activities permitted or otherwise managed according to potential effects on internal amenity and *reverse sensitivity*.

PREC14-P2 Internal Amenity

To achieve a high level of amenity for the Marsden Technology Park Precinct employees by incorporating pedestrian connectivity, landscape planting and open space within the overall Marsden Technology Park Precinct layout and design.

PREC14-P3 Reverse sensitivity

Avoid, or where avoidance is not possible manage, activities that may result in *reverse sensitivity* effects that compromise existing and future *industrial activities* within the Marsden Technology Park Precinct.

PREC14-P4 Discouraged Activities

To avoid adverse effects on the Town Centre Zone and Local Centre Zones by limiting the development of *commercial activities* and *retail activities* and avoiding the establishment of a destination based commercial area which caters primarily to customers and visitors within the Marsden Technology Park Precinct.

PREC14-P5 State Highway Sight Distances

To manage adverse effects on safety, efficiency, effectiveness and accessibility of the State Highway by ensuring appropriate sight distances are provided to the State Highway and McCathie Road Intersection.

PREC14-P6 Wastewater Infrastructure

To ensure that *subdivision*, land use and development can be accommodated by the *reticulated wastewater* supply network by:

Either:

1. Ensuring that sufficient capacity exists within the *reticulated wastewater* network to accommodate the proposed development; or
2. Requiring any upgrades which are needed to service the development.
3. Requiring *wastewater* flows to be measured by automated flow meters.

Rules

PREC14-R1 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings and major structures*:
 - a. Comply with LIZ-R4.
 - b. Are *setback* at least 10m from the Marsden Technology Park Precinct Sight Line Set Back identified in PREC14 Appendix 1.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Any special or unusual characteristic of the *site* which is relevant to the rule.
2. The functional and operation needs of *industrial activities*.
3. The effects on the amenity of neighbouring *sites*.
4. The characteristics of the development.
5. Effects on the sustainability, safety, efficiency, visibility, effectiveness and accessibility of the immediately adjacent transport network.
6. Outcomes of consultation with Waka Kotahi (or its successor).

PREC14-R2 Fences

Activity Status: Permitted

Where:

1. The fence complies with LIZ-R6.
2. The fence is set back at least 10m from the Marsden Technology Park Precinct Sight Line Set Back identified in PREC14 Appendix 1.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Adverse effects from fortification or electrification of fences.
2. Any special or unusual characteristic of the *site* which is relevant to the rule.
3. The functional and operation needs of *industrial activities*.
4. The effects on the amenity of neighbouring *sites*.
5. The characteristics of the development.

6. Effects on the sustainability, safety, efficiency, effectiveness, visibility and accessibility of the immediately adjacent transport network.
7. Outcomes of consultation with Waka Kotahi (or its successor).

PREC14-R3 Marsden Technology Park Industrial Activity

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R4 Any Activity

Activity Status: Restricted Discretionary

Where:

1. All *wastewater* generated by the activity is *discharged* to a public *reticulated wastewater* network, excluding any greywater which may be reused or recycled on-site.
2. The maximum volume of *wastewater discharged* from all activities in PREC14 to the public *reticulated wastewater* network shall not exceed a flow of 12.8 litres per second.

Matters of discretion:

1. Effects on the existing *reticulated wastewater* network.
2. The capacity of the existing *reticulated wastewater* network and whether the servicing needs of the proposal require upgrades to existing infrastructure.
3. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.

Notes:

1. *Any application shall comply with information requirement rule PREC14-REQ1.*
2. *All relevant District-Wide, Light Industrial and PREC14 provisions apply in addition to PREC14-R4.*
3. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the [Whangārei District Council Engineering Standards](#).*

Activity Status when compliance not achieved: Discretionary

PREC14-R5 New Connection to a Public Reticulated Wastewater Network

Activity Status: Controlled

Matters of control:

1. Methods to measure *wastewater discharge* flows from PREC14.
2. Methods of on-going review, monitoring and reporting of *wastewater discharge* flows from PREC14.

Note:

1. *Approval to connect to a public reticulated wastewater network shall be required for each new connection serving PREC14 under [Whangārei District Council Bylaws](#).*

PREC14-R6 Recreational Facility

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity does not involve care for the elderly.
3. Food and beverage activities do not exceed 200m² *gross floor area* per tenancy.

Activity Status when compliance not achieved: Non-Complying

PREC14-R7 Care Centre

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity does not involve care for the elderly.
3. Food and beverage activities do not exceed 200m² *gross floor area* per tenancy.

Activity Status when compliance not achieved: Non-Complying

PREC14-R8 Food and Beverage Activity

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.
2. The activity does not involve care for the elderly.

3. Food and beverage activities do not exceed 200m² gross floor area per tenancy.

Activity Status when compliance not achieved: Non-Complying

PREC14-R9 Repair and Maintenance Services

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R10 Manufacturing

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R11 Marine Industrial

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R12 Storage

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R13 Artisan Industrial Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R14 Trade Retail

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R15 Service Station

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R16 Emergency Service

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R17 Community Correction Activity

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R18 Grocery Store

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R19 Funeral Home

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R20 Drive-Through-Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

PREC14-R21 General Retail

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

Information Requirement Rules

PREC14-REQ1 Connection to Public Reticulated Wastewater Network

1. Any application under rule PREC14-R4.2 must include an assessment detailing:
 - a. Provision made for connections to the public *reticulated wastewater* network.
 - b. Confirmation from Council that sufficient capacity exists within the public *reticulated wastewater* network to service the proposed development.
 - c. Any upgrades and/or extensions to existing public *reticulated wastewater* infrastructure that are proposed or necessary.
 - d. Where insufficient capacity exists within the *reticulated wastewater* network:
 - i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or
 - ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity.
 - e. Land and infrastructure to be vested in the Council.

PREC14 Appendix 1 - Marsden Technology Park Precinct Sight Line Set Back

The black line below identifies the Sight Line Setback from the McCathie Road and State Highway Intersection where PREC14-R1.1(b) and PREC14-R2.2 apply.



Figure PREC14 1. Marsden Technology Park Precinct Sight Line Set Back