

Topic 16: Industrial Zones

November 2016

Introduction

As part of the District Plan Review, Timaru District Council has commissioned a Discussion Document on industrial zones to stimulate discussion and form a basis for public consultation. This can be found at www.timaru.govt.nz/dpr.

It identifies three main issues with how the current District Plan manages industrial zones, establishes potential options to address these issues and discusses the associated strengths and weaknesses. We seek feedback on the issues and options.

Issues and Options

Issue 1

Should the District Plan provide a clearer distinction between 'light' and 'heavy' industry and be more directive in terms of what types of industry can locate in Industrial Zones?

The current District Plan provides for two types of industry under the Industrial L (Light) and Industrial H (Heavy) Zones. The key difference between the two Industrial Zones being the link to those industrial land use activities that require an Offensive Trade Licence under the Health Act 1956. Those industries and goods storage activities that do require an Offensive Trade Licence are deemed to be 'heavy'. One issue with this approach has been the lack of capacity in the Industrial L Zone to service industry with high demands for trade water supply and / or trade waste sewer services.

The other side to this issue is the development of light industry within areas zoned Industrial H. These light industries often do not have high demand for trade water supply and / or trade waste sewer services but have developed in areas that have this capacity. These areas would ideally be occupied by heavier 'wet' industries. In some instances the Council has invested in upgrading of services specifically targeted at heavier industry only for light industry to develop. An example is the construction of large dry storage facilities in the Washdyke Industrial H Zone. The new District Plan could adopt clearer policies and rules relating to the Industrial Zones to address these issues.

The options for addressing this issue are to (i) retain the current District Plan's approach of providing for both light and heavy industry with two distinct Industrial Zones; (ii) amend the District Plan to utilise one broad industrial zone with the zone rules providing specific performance standards for heavy industry; or (iii) amend the District Plan to utilise one broad industrial zone with specific performance standards such as setbacks required for heavy industry where industrial zones adjoin residential or rural zones.

This summary outlines the issues our district faces in relation to industrial zones.

We welcome your feedback on this topic.

Paddy O'Reilly
Pleasant Point/Temuka
Ward Councillor





Issue 2

Should the District Plan be more directive in terms of avoiding commercial activities in Industrial Zones?

Industrial activities can give rise to adverse environmental effects and the current District Plan seeks to consolidate industrial activities in specific zones to avoid conflict with sensitive or incompatible land uses. New commercial development proposals can often seek to locate in industrial zones. This can give rise to conflict with industry but also reduces the amount of industrially zoned land available for industrial activities in these zones. It can also result in the movement of commercial activities out of the district's commercial zones. Commercial development has been undertaken in the Industrial Zones under the current District Plan.

The options for addressing this issue are to (i) retain the current District Plan approach which has not prevented commercial development occurring in the Industrial Zones; or (ii) amend the District Plan so that it is more directive in terms of avoiding commercial activities in Industrial Zones.

Issue 3

Should the District Plan be more directive for industrial activities, particularly where they adjoin Residential Zones?

There have been issues associated with the Industrial Zone rules relating to building height (too restrictive), building setbacks (from adjoining residential properties) and screening (fencing of industrial sites). The District Plan rules can manage the interface of industrial and residential zoning to avoid, remedy or mitigate the effects of industrial development and also the reverse sensitivity effects of residential development on industry.

The options for addressing this issue are to (i) retain the current District Plan approach of managing key environmental effects to a certain level; or (ii) amend the District Plan provisions to strengthen the management of key environmental effects of industrial activity at the interface of the other land use activities such as residential.