HIZ — Heavy Industrial Zone

The Heavy Industrial Zone covers the core of the long-established industrial area in Seaview, and provides an environment dedicated to industrial activities and other compatible activities. This includes being a dedicated area that allows for industrial activities with potentially significant adverse effects on sensitive activities, such as noise, light spill, odour, visual impacts, and elevated risks to health and safety. Dedicating this area means these industrial activities can locate in an environment where they will minimise the number of people exposed to those effects.

The Heavy Industrial Zone is also largely surrounded by the coastal marine area and the General Industrial Zone, which provides a further buffer from most sensitive activities. However, Owhiti Urupā (in the Open Space Zone) and Kokiri Marae (in the Marae Zone), and an area in the residential zones in Point Howard are next to the Heavy Industrial Zone. Managing effects on these non-industrial areas is an important consideration when planning and undertaking land use and development in the zone.

The demand for industrial activities is likely to fluctuate over time. However, retaining industrial land capacity is a long-term interest of the city. Accordingly, while other land uses may be suitable in the zone, this is managed to avoid permanent losses of industrial land capacity, or creating substantial sunk investments in buildings and facilities not suitable for industrial and research activities.

The planned urban environment for the Heavy Industrial Zone is one that meets the operational needs of industrial activities and research activities while still providing a safe, functional, and attractive environment for workers and visitors.

Built development is provided for in the Heavy Industrial Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

a. The impacts of built development on adjoining sites and public space, including the street, and
b. Amenity and safety in public spaces.

If a proposed development does not meet one or more development or performance standards for the zone, or is for a land use that is not part of the core purpose of the zone, resource consent is required in order to:

a. Achieve a high-quality built environment,
b. Manage the effects of development on neighbouring sites and the street,
c. Avoid adverse impacts on long-term industrial land capacity,
d. Avoid reverse sensitivity effects, and
e. Achieve attractive, safe, and comfortable streets and public spaces.

Developments that require resource consent will be assessed against the policy framework set out by the relevant zone and overlay chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is necessary to meet the purpose of the zone. Council provides design guidance for developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the Heavy Industrial Zone, other chapters of the District Plan, including those that apply overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

HIZ-O1	Purpose of the zone
The Heavy Industrial Zone is dedicated to meeting the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects need to be separated from residential activities and other activities sensitive to industry. The Heavy Industrial Zone is recognised for its regionally significant role in providing for heavy industry.	
HIZ-O2	**Activities in the zone**
The Heavy Industrial Zone: 1. Primarily provides for industrial activities and research activities, 2. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Support the industrial activities and research activities in the zone, including the needs of workers at those activities, and	

c. Do not create unreasonable reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, and

3. Provides for other activities that:
   a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
   b. Have a functional or operational need to locate in the Heavy Industrial Zone, and
   c. Do not create unreasonable reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities.

HIZ-O3	Provision of industrial spaces

The Heavy Industrial Zone provides for a variety of types and sizes of tenancies that respond to industrial business needs and demand.

HIZ-O4	Planned character and planned urban built environment of the zone

The built character of the Heavy Industrial Zone balances the functional and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to an industrial part of the urban environment that:

1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
2. Is healthy, safe, attractive, and accessible,
3. Has good access within the Heavy Industrial Zone, to and from surrounding neighbourhoods, and to and other industrial and commercial areas, through active and public transport modes, providing for well-connected and low emission communities,
4. Is integrated with existing and planned infrastructure, and
5. Enhances co-location benefits.

HIZ-O5	Planned character — main through routes

Identified main through routes that pass through the Heavy Industrial Zone are attractive and assist the city's sense of place and identity.

HIZ-O6	Adverse effects

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

Policies

HIZ-P1	Enabled activities

Enable industrial activities and research activities.

HIZ-P2	Residential activities and other activities sensitive to industry

Do not allow residential activities and other activities sensitive to industry unless:

1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional or operational need to be located in the Heavy Industrial Zone, and
2. They are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.

HIZ-P3	Other incompatible or potentially incompatible activities

Avoid activities other than industrial activities or research activities unless they:

1. Are ancillary to an industrial or research activity and support the purpose of the zone, or
2. Primarily serve the immediate area within the zone and support industrial activities or research activities (including by providing services useful for workers and visitors), or
3. Have similar effects and requirements to industrial activities, or
4. Have significant co-location benefits with existing industrial activities or research activities in the Heavy Industrial Zone, or
5. Have a functional need or operational need to locate in the Heavy Industrial Zone.

When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.

HIZ-P4	Existing activities

Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone.

HIZ-P5	Role in network of commercial and industrial areas

Recognise special circumstances where land uses may not be suitable in any other zone but are compatible with the intended purpose and character of the Heavy Industrial Zone.

HIZ-P6	Support of centres hierarchy

Manage the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone.

HIZ-P7	Development capacity

Protect the long-term capability of the Heavy Industrial Zone to serve the needs of the region for industrial activities with potentially significant adverse effects, and the needs of the city for industrial development, by managing activities other than industrial and research activities to ensure significant development capacity is not permanently lost to other land uses.

HIZ-P8	Urban design outcomes (by meeting standard or assessment)

Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.
Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.
The outcomes are:

1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.
2. The form and scale of development contributes to visual amenity in public space.
3. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.
4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.
5. Ensure adequate access to daylight for residential activities on adjacent residential zone sites.
6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

HIZ-P9	Urban design outcomes (other than industrial activities and research activities)

Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.
Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.
The outcomes are:

1. Create a safe and legible urban environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    c. Avoiding wasted space or space of unclear function, and
    d. Integrating other CPTED measures at a scale appropriate for the site.
2. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.
3. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.
4. Ensure that on-site landscaping, if any is proposed, or required by HIZ-S7: Landscaping:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site, and
    c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
7. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

HIZ-P10	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not

controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:
a. The protection of scenic views from private property,
b. The protection of scenic views from any part of a road where pedestrians cannot stop,
c. The protection of the visibility of commercial signage or advertising,
d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
e. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
f. The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.

HIZ-P11	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:
1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

The rules in the "Land use activities" section are structured so that all activities will fall under at least one rule, but an activity may be covered by multiple rules.

Buildings and structures

HIZ-R1	Repair and maintenance of buildings and structures

1. **Activity status:** Permitted

HIZ-R2	Demolition or removal of buildings and structures

1. **Activity status:** Permitted

HIZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. HIZ-S1: Height,
      ii. HIZ-S2: Height in relation to boundary - Adjoining zones,
      iii. HIZ-S3: Height in relation to boundary - Owhiti Urupā,
      iv. HIZ-S4: Setbacks - Adjoining zones,
      v. HIZ-S5: Setbacks - Owhiti Urupā,
      vi. HIZ-S6: Overlooking - Adjoining zones, and
      vii. HIZ-S7: Landscaping - Main through routes,
   b. The new building, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and
   c. Either:
      i. The site is not adjacent to a site in the Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, Residential Zone, or Rural Zone, or
      ii. The new buildings, additions, and alterations are all screened from that adjacent site by existing buildings and structures.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HIZ-R3.1.

   Matters of discretion are restricted to:
   1. The matters of discretion in any standards not met.
   2. If HIZ-R3.1.b is not met, the urban design matters in HIZ-P9: Urban design outcomes (other than

industrial activities and research activities).
3. If HIZ-R3.1.b is not met, the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.
4. If HIZ-R3.1.c is not met, privacy and visual amenity on the relevant adjoining site.

Notification:

Public notification is precluded for applications under this rule where HIZ-R3.1.a is met.

Limited notification is precluded for applications under this rule where HIZ-R3.1.a and HIZ-R3.1.c are met.

Land use activities

HIZ-R4	**Industrial activities, other than heavy industrial activities**
1. **Activity status:** Permitted	
HIZ-R5	**Research activities**
1. **Activity status:** Permitted	
HIZ-R6	**Trade and industrial training facilities**
1. **Activity status:** Permitted	
HIZ-R7	**Emergency facilities**
1. **Activity status:** Permitted	
HIZ-R8	**Motor vehicle servicing activities**
1. **Activity status:** Permitted	
HIZ-R9	**Carparking activities**
1. **Activity status:** Permitted	
HIZ-R10	**Grocery stores and supermarkets**
1. **Activity status:** Permitted Where: a. The activity has a gross floor area of no more than 100m².	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with HIZ-R10.1, but b. The activity has a gross floor area of no more than 200m², and c. The activity is not a drive through activity. **Matters of discretion are restricted to:** 1. The test for activities in HIZ-P3. **Notification:** Public notification is precluded for applications under this rule.	
3. **Activity status:** Discretionary Where: a. Compliance is not achieved with HIZ-R10.1 or HIZ-R10.2.	
HIZ-R11	**Food and beverage activities**
1. **Activity status:** Permitted Where: a. The activity has a gross floor area of no more than 100m², and b. The activity is not a drive-through activity.	
2. **Activity status:** Restricted discretionary	

Where:
a. Compliance is not achieved with HIZ-R11.1.a, but
b. The commercial activity has a gross floor area of no more than 200m², and
c. The commercial activity is not a drive through activity.

Matters of discretion are restricted to:
1. The test for activities in HIZ-P3.

Notification:
Public notification is precluded for applications under this rule.

3. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with HIZ-R11.1 or HIZ-R11.2.

HIZ-R12	Service stations, including ancillary retail

1. **Activity status:** Permitted

Where:
a. The ancillary retail has a gross floor area of no more than 100m².

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with HIZ-R12.1.

HIZ-R13	Yard-based retailing activities

1. **Activity status:** Permitted

Where:
a. The activity is ancillary to an industrial activity.

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with HIZ-R13.1.

HIZ-R14	Trade supply retail activities

1. **Activity status:** Permitted

Where:
a. The activity is ancillary to an industrial activity.

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with HIZ-R14.1.

HIZ-R15	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. The commercial activity is ancillary to an industrial activity or research activity and no more than 10% of the gross floor area of buildings on the site are used for retailing or otherwise open to customers, and
b. The commercial activity has a gross floor area of no more than 100m².

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with HIZ-R15.1, but
b. The commercial activity has a gross floor area of no more than 200m², and
c. The commercial activity is not a drive through activity.

Matters of discretion are restricted to:
1. The matters in HIZ-P3.

Notification:
Public notification is precluded for applications under this rule.

3. **Activity status:** Non-complying

   Where:
   a. Compliance is not achieved with HIZ-R15.1.

HIZ-R16	Other activities not otherwise provided for

1. **Activity status:** Permitted

   Where:
   a. The activity is ancillary to a permitted activity.

2. **Activity status:** Discretionary

   Where:
   a. Compliance is not achieved with HIZ-R16.1.

HIZ-R17	Heavy industrial activities

1. **Activity status:** Restricted discretionary

   Matters of discretion are restricted to:
   a. Amenity values outside the Industrial Zones.
   b. Health and safety beyond the site.
   c. The management of dust and odour.

HIZ-R18	Commercial recreation activities

1. **Activity status:** Discretionary

HIZ-R19	Early childhood education activities

1. **Activity status**: Non-complying
   Where:
   a. The early childhood education activity is ancillary to an industrial activity, research activity, or emergency facility.

2. **Activity status**: Prohibited
   Where:
   a. Compliance is not achieved with HIZ-R19.1.

HIZ-R20	Residential activities

1. **Activity status:** Non-complying

   Where:
   a. There is no more than 1 residential unit on the site, and
   b. The residential activity is ancillary to an industrial activity, research activity, or emergency facility.

1. **Activity status:** Prohibited

   Where:
   a. Compliance is not achieved with HIZ-R20.1.

HIZ-R21	Activities sensitive to industry, other than residential activities

1. **Activity status:** Non-complying

   Where:
   a. The sensitive activity is ancillary to an industrial activity, research activity, or emergency facility.

2. **Activity status:** Prohibited

   Where:
   a. Compliance is not achieved with HIZ-R21.1.

General rules

HIZ-R22	Outdoor storage and work areas

1. **Activity status:** Permitted

   Where:
   a. The outdoor storage and work areas are screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level, and
   b. Compliance is achieved with HIZ-S7: Landscaping.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HIZ-R22.1.

   Matters of discretion are restricted to:
   1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition HIZ-R22.1 or HIZ-S7: Landscaping but are not.
   2. The urban design outcomes in HIZ-P9: Urban design outcomes (other than industrial activities and research activities).
   3. Any positive effects that can only be achieved through non-compliance with HIZ-R21.1 or HIZ-S7: Landscaping.

HIZ-R23	Servicing

1. **Activity status:** Permitted

   Where:
   a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or
   b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with HIZ-R23.1.

   Matters of discretion are restricted to:
   1. The night-time amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.

   Notification:
   Public notification is precluded for applications under this rule.

Standards

HIZ-S1	Height

1. Buildings and structures must not exceed a maximum height above ground level of 22m.

Matters of discretion if the standard is breached:
1. Urban design outcomes 2, 3, 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
2. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S2	Height in relation to boundary - Adjoining zones

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Mixed Use Zone, or Marae Zone.

Matters of discretion if the standard is breached:
1. Urban design outcomes 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
2. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S3	Height in relation to boundary - Owhiti Urupā

1. Buildings and structures must not project above a 45° recession plane measured from a point 2.5 metres vertically above ground level along any boundary with the Owhiti Urupā.

Matters of discretion if the standard is breached:
1. Urban design outcomes 2, 3, 4, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
2. Visual amenity from the Owhiti Urupā.
3. Privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at

the urupā.
4. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.
5. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S4	Setbacks - Adjoining zones

1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.
2. This standard does not apply to boundary fences of no more than 2 metres in height.

Matters of discretion if the standard is breached:

1. Access for repairs and maintenance to buildings and structures on the site,
2. Urban design outcomes 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
3. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S5	Setbacks - Owhiti Urupā

1. Buildings and structures must be set back 10m from any boundary with the Owhiti Urupā.
2. This standard does not apply to boundary fences of no more than 2m in height above ground level.

Matters of discretion if the standard is breached:

1. Urban design outcomes 2, 3, 4, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
2. Visual amenity from the Owhiti Urupā.
3. Privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā.
4. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.
5. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S6	Overlooking - Adjoining zones

1. Windows in buildings that overlook an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing.

Matters of discretion if the standard is breached:

1. Urban design outcome 4 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
2. Any positive effects that can only be achieved through non-compliance with the standard.

HIZ-S7	Landscaping

1. Landscaping is required on:
    a. The front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay, and
    b. A 3 metre buffer on any boundary with an adjoining site in the Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.
2. This required landscaping must:
    a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,
    b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and
    c. Those trees must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height of at least 5 metres at maturity.

Matters of discretion if the standard is breached:

1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the adjoining site, as relevant.
2. Urban design outcomes 1, 2, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
3. Any positive effects that can only be achieved through non-compliance with the standard.