



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN

Timaru District Plan Review

Topic 16

Industrial Zones

Discussion Document, November 2016



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1.0 Introduction

1.1 Purpose

Timaru District Council has commissioned this report to identify the 'issues' with how the Timaru District Plan 2005 manages industrial zones. The report subsequently identifies the potential 'options' to address these issues and the strengths and weaknesses of each option.

Please note that land use growth is being dealt with in the Timaru District 2045 Draft Growth Management Strategy.

The report is intended to inform and provide a basis for public consultation on this matter and to some degree stimulate debate. The report forms part of a suite of public consultation measures that may be used to inform a potential change to the District Plan.

1.2 Report Format

The remainder of the report has been set out as follows:

- Section 2** identifies and describes the issue.
- Section 3** summarises the relevant statutory matters.
- Section 4** briefly explains the current Timaru District Plan approach to industrial zones.
- Section 5** discusses some potential options to deal with industrial zones.

This document 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

2.0 Issue Identification

A number of distinct Industrial Zones are present within the Timaru District. The larger Industrial Zones are located at the Port of Timaru, Redruth and Washdyke. Smaller pockets of industrial land use are present throughout the District located at Geraldine, Barkers, Temuka and Winchester. The current District Plan recognises and provides for two distinct types ('light' and 'heavy') of industrial land use within these Industrial Zones.

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 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 don't 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 in the Industrial H Zone specifically targeted at heavy industry only for light industry to develop. An example of this is construction of large dry storage facilities in the Washdyke Industrial H Zone. The new District Plan could adopt clearer policy and rules relating to the Industrial Zones to address these issues.

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 developments such as retail can often seek to locate in industrial zones. This can give rise to conflict with industry and 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.

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.

3.0 Statutory Matters

Resource Management Act 1991

The Resource Management Act 1991 provides the District Plan needs to include policies and rules that seek to avoid, remedy or mitigate the adverse effects of industrial activities whilst safeguarding the life-supporting capacity of air, water, soil, and ecosystems. Industrial activities must also be undertaken in a manner that sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, and provide for the social, economic and cultural well-being of the community.

Canterbury Regional Policy Statement 2013

The Canterbury Regional Policy Statement 2013 directs the Council to set out objectives, policies and methods in the District Plan which establishes an approach for the integrated management of urban development (including industrial development). The primary focus in doing this is to ensure there is consolidated, well-designed and sustainable urban patterns', including the avoidance, remediation or mitigation of reverse sensitivity effects. The Regional Policy Statement states that new urban development (including industrial activities) should be consolidated in, around and integrated with existing urban areas and be appropriately serviced by sewerage, stormwater and water services.

4.0 Timaru District Plan

The current District Plan utilises a district wide industrial zoning approach that differentiates between light and heavy industry. Heavy industry is defined as noxious industry and the District Plan seeks to locate these away from residential areas and concentrate them where such activities are already located. The District Plan through zoning for industry maps those parts of the District where industry should be located. Subject to compliance with relevant performance standards (rules) industry is enabled in these areas. This approach through requiring resource consent for industrial activities outside the Industrial Zones attempts to direct development to areas where it is deemed appropriate.

The Industrial L Zone is intended to provide for industrial activities having minor to moderate environmental effects and that these effects should be mitigated for neighbouring zones to the extent that is practical. The Industrial H Zone is intended for heavier industrial activities having more adverse environmental effects and which should be separated from residential and other sensitive activities.

5.0 Options

The main options to manage industrial zones are summarised as:

- Status quo (i.e. retain certain aspects from the current District Plan approach).
- Amend (i.e. the current District Plan approach requires amendment to align it with current best practice).

These options are briefly described in turn below, followed by a brief assessment of their strengths and weaknesses.

Please note other options exist for the identified issues that have not been reflected here to keep the document concise.

Option 1 – Status quo

The following strategic approach in the current District Plan is still relevant and should be included in the next District Plan:

- A zoning approach, which zones for industry in certain parts of the District and distinguishes between 'Light' and 'Heavy' industry within these zones.

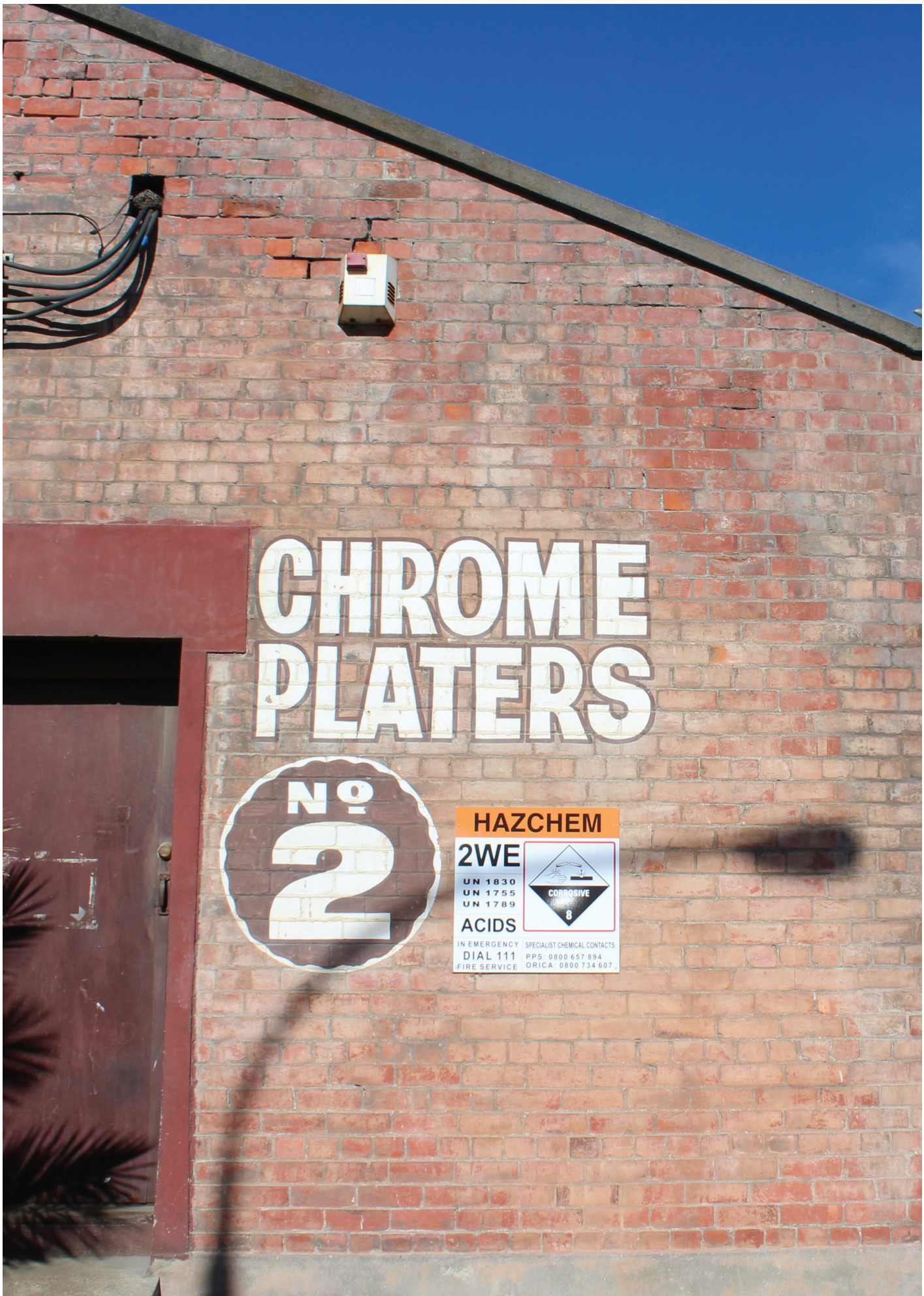
Strengths	<ul style="list-style-type: none">▪ Zoning areas of the District for industrial activity enables industrial development and the social and economic benefits that they give rise to.▪ Current District Plan approach can facilitate the development of certain types of heavy industry in areas with suitable infrastructure capacity.▪ Zoning areas of the District for industrial activity also enables the Council to address potential environmental effects of industrial activity through District Plan objectives, policies and rules.▪ Industrial zoning allows Council to direct industrial activity to certain parts of the district which can be advantageous in terms of consolidating urban growth and development.▪ The current split between light and heavy industry is established and likely to be well understood by key District Plan users.▪ Provides a relatively simple split between types of industry and an approach that can easily be tweaked or amended.▪ Is reflective of the range of industry present within the District.
Weaknesses	<ul style="list-style-type: none">▪ The current District Plan zoning approach fails to provide clear guidance on the specific types of industry expected in each industrial zone.▪ The policies and rules of the Industrial Zones in the current District Plan have not delivered the desired end result with light industry establishing in heavy industrial zones and vice versa.▪ Some of the key rules of the current District Plan regulating industrial land use have not been effective in terms of addressing environmental effects.

Option 2 – Amend

The intent of the strategic approach in the current District Plan is still valid but the approach requires amendment to align it with current best practice:

- Amend to 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.
- Consider zoning areas outside the existing Industrial Zones where existing industrial activities are already established for industrial activities.
- Amend industrial activities provisions to address key environmental effects of industrial activity at the interface of other land use activities such as residential.
- Consider prioritising 'wet' industry over light industrial activity in the Industrial H Zone to ensure efficient and effective use of existing infrastructure.

<p>Strengths</p>	<ul style="list-style-type: none"> ▪ Enables more efficient use of existing infrastructure. ▪ Provide for heavier 'wet' industry in locations such as Washdyke that have suitable infrastructure capacity whilst directing light industry to other suitable industrial zones. ▪ Provide a clearer distinction between 'light' and 'heavy' industry. ▪ Providing for those existing industrial activities that sit outside industrial zones can enable industrial development in these areas but also introduce policies and rules that better manage the interface of industry and other more sensitive land uses. ▪ Better address the potential environmental effects of industrial land use activity. ▪ More directive Industrial Zone policies and rules ensure the right type of industry locates in the appropriate industrial zone.
<p>Weaknesses</p>	<ul style="list-style-type: none"> ▪ Potential costs for industrial developers of meeting any new environmental standards. ▪ Potential costs for industrial developers from being directed to specific industrial zones on the basis of the type of industry proposed. ▪ Potential environmental effects on any adjoining land uses from zoning new areas for industrial land use.



CHROME PLATERS

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