

General Industrial Zone

Issues

- The General industrial zone contains predominately industrial activity, which is important to the District in terms of employment and social and community wellbeing. The Zone recognises the economic importance of industrial activity and the need to have some compatible non-industrial activity to support industry.
- Parts of the General industrial zone adjoins a Residential zone and Open spaces and recreation zone, which requires limitations to provide for suitable amenity.
- New connections to the industrial and trade wastewater system needs to be managed so as to not foreclose the opportunity to develop new sites.
- Restrict non-industrial activity when it does not contribute to the desirability of the zone for industrial activity.

Operative District Plan Approach

The Operative District Plan has two industrial zones (Heavy and light). The Heavy zone includes the port and has no height limit. The Light zone limits height to a standard maximum of 10m for buildings with allowance for infrastructure of up to 20m. Boundary treatment controls apply to any development within 50m of the residential 1 Zone, and this applies in Washdyke.

Proposed Plan Approach

The General industrial zone is proposed to replace the current two zones. The permissive and enabling approach of the operative District Plan is carried forward into the Proposed Plan, however there are key changes to address the issues identified above, and to maintain a suitable level of general amenity within the zone. A more targeted and more restrictive approach is taken toward non-industrial activities locating within the zone.

Changes

Key changes include:

A Height specific control area is applied to the areas that were the heavy industrial zone and this applies a maximum height of 35m when currently there is no height limit

Elsewhere the maximum height is increased from 10m to 15m but height in relation to boundary recession planes apply at the boundary of Residential zones and Open spaces and recreation zones, which limits potential height

Offensive trade activities will require a resource consent anywhere in the zone

New connections to the industrial and trade wastewater system will require a resource consent

Standards impose limitations on industrial activity in near proximity to residential zones

Non-industrial activity such as a café will be a non-complying activity except when it is limited in to less than 200m² of gross floor area, and any residential activity will be a non-complying activity.

Reasons

There was little difference between the heavy and light industrial zones other than in relation to height. The lack of a height limit in the heavy zone was considered unacceptable because that opened the possibility to buildings and structures that could be visible to the wider Timaru urban area and even beyond.

A 35m height limit was identified as sufficient to enable port operations, while also limiting potential adverse visual effects. The 10m height limit was identified as overly restrictive except when near to Residential zones and Open spaces and recreation zones.

What it Means in Practice

- Industrial activity will continue to be enabled, while limitations are imposed at the boundaries of sensitive zones
- New development that requires a new connection to the industrial and trade wastewater system will need to be designed in a way that does not foreclose the opportunities of other sites to connect
- Residential activity and any non-industrial activity that is not necessary to support industrial activity is unlikely to be approved, and this is intended to safeguard the suitability of the zone for industrial activity.