

City of Tauranga District Plan Review – Industrial Issues and Options Paper

Industrial – Industrial Development Standards	
Issue Summary	Industrial uses in industrial areas are required to comply with standards like height limits and provide things like parking, fencing separation from other zones and landscaping. Some of these standards have been identified as needing review.
Introduction	The role of the Council through the District Plan is to address matters of subdivision, land use and development to meet the purpose of the RMA – the sustainable management of resources. In meeting this objective, adverse effects of activities on the environment are to be avoided, remedied or mitigated. Industrial development can have effects that result from large buildings and infrastructure, traffic, the use of hazardous materials and noise impacts. The form of buildings, the extent of industrial uses, and the infrastructure required to support different kinds of industry are all matters considered by the District Plan. The District Plan currently has two industrial zones, the Port Business and Industrial Business zones. The location of these zones is shown in the attached map. There are also several industrial areas with site specific development controls, including Parton Road, Gravatt Road and Poike Road. There is specific content within the District Plan that relates to Industrial development at Tauriko.
Identification of Issues	<p>Currently the District Plan provides control over industrial land use, subdivision and development, that includes:</p> <ul style="list-style-type: none"> • Controls over the height of buildings that range from maximums of 16 metres in the Industrial Business zone, to up to 12 and 25 metres in the Port Business zone. There are also specific exemptions for floodlight towers (up to 35 metres) and cranes (up to 90 metres) in the Tauranga and Mt Wharves areas of the Port Business zone; • There are specific requirements where industrial land fronts Residential, Future Urban, Urban Marae, Conservation or Leisure zones that specify a minimum front setback and landscaping requirements. Where industrial development is adjacent to such zones there are also requirements for 1.8 metre high fencing, a 5 metre side setback and avoiding overshadowing; • With the exception of the setbacks noted above, and some special rules for the Parton Road, Gravatt Road, Poike Road and Tauriko areas, there are no specific rules for side or rear boundary setbacks; • There are no floor area restrictions beyond a limit of 100m² on take-away food premises in the Industrial Business zone; • A variety of special setback, access, carparking and landscaping requirements in the Parton Road, Gravatt Road and Poike Road areas; • A requirement to obtain planning consent where more than 25 car bays are proposed as a component of a development; and • A number of other requirements. <p>Through the District Plan review these standards need to be assessed against their performance and the outcomes that are being provided.</p>
Description of some options	One option is to consider the specific requirements for development in industrial areas and whether they are providing good outcomes for these kinds of developments. Some industrial uses are subject to changes in technology and the nature of industry is also subject to ongoing changes in needs and processes. These changes could result in new requirements for industry and corresponding requirements for changes to development standards in the District Plan. Other controls that can be relevant to Industrial areas include things like site coverage (a maximum amount of any site that can be covered in buildings), service yard requirements, recreation areas for large developments (such as staff lunch areas), bin

	<p>storage requirements, signage controls and other controls over design and appearance.</p> <p>Another option could be to find that the provisions relating to industrial development are currently providing acceptable outcomes for industrial uses, the community and the environment and accordingly, no changes are required to industrial area development standards.</p>
Relevant technical information	<p>The Ministry for the Environment has undertaken a review and comparison of various approaches entitled 'A Review of Industrial and Commercial Bulk, Location and Amenity Provisions' and can be downloaded from: www.mfe.govt.nz</p> <p>The current District Plan Chapter 20 (Business Activity Zone rules) can be viewed at: www.tauranga.govt.nz</p>
Key Contact	<p>If you require any further detail on this issue, or any other matter to do with Landscape please contact:</p> <p>Nick Logan Senior Planner: Environment email: nick.logan@tauranga.govt.nz ddi: 07 577 7147</p> <p>or visit www.taurangadistrictplan.govt.nz</p>