C2 INDUSTRIAL ZONE

The City's industrial resource is comprised of areas adjacent to the City Centre and purpose built for industrial activities; and small, generally older, industrial areas which have become surrounded by suburban development. The smaller Industrial Zones have been absorbed into the Suburban Zone because they generally have suburban neighbours and should meet boundary standards which are the same as a suburban activity. The wide range of activities allowed in the Suburban Zone ensure that industrial activities which have little or no impact on the suburban character or amenity will still be encouraged.

The larger existing purpose built and designed industrial areas have been zoned industrial. These areas represent both a significant investment in infrastructure, and a significant resource where existing and future industrial development can locate.

A balance has been sought between the desire of industrial property owners to obtain a return on their investment in a time of slow industrial growth, and the need to protect the capacity of this resource to meet the demands of the future. This balance has been established by a mix of methods. Policies and rules allow a wide range of activities while setting parking and related standards which will protect the convenience of the road network for industrial traffic etc.

At the same time, Council's policies for the development of the City Centre provide a clear message to developers that the focus for commercial retail and related functions will remain the City Centre. The City Centre Zone has been expanded to absorb what was industrial land to ensure that those activities which are part commercial/retail and part industrial have a suitable and desirable location. In effect, activities are not being restricted from going into the Industrial Zone but the City Centre is being made so attractive that it is envisaged few retail/commercial firms will be willing to establish in the more remote, low traffic and less accessible areas of the City.

C2.1 Objective

TO PROMOTE THE SUSTAINABLE MANAGEMENT OF PORIRUA CITY'S INDUSTRIAL RESOURCE BY ENCOURAGING A WIDE RANGE OF ACTIVITIES TO ESTABLISH PROVIDED ADVERSE EFFECTS ARE AVOIDED, REMEDIED OR MITIGATED.

Explanation

Industrial land, buildings, and industrial activity are a significant resource within the City. The sustainable management of this resource incorporates the need to protect the existing and future development potential of the resource, and to protect the environment from any adverse effects of activities within the Industrial Zone.

Porirua City has well defined industrial areas with significant areas of land presently available for future development purposes.

These areas are well serviced with modern infrastructure and together with the existing building stock represent a valuable industrial resource. Accordingly, in the interests of sustainable management, and managing the effects of activities
on the environment, it is desirable that this area continues to support industry, and growth options are maintained for future years.

C2.1.1 Policy

To define an "Industrial Zone" which provides for the present and likely future industrial development in the City.

Explanation

This policy seeks to define the principal Industrial Zone within Porirua City as being that area which has a high level of convenience for industrial traffic, and contains a wide range of industrial sites that are supported by a modern and well serviced infrastructure.

Method of Implementation

The principal existing Industrial Zones, which were formerly zoned industrial in the previous District Scheme, now comprise the "Industrial Zone" and have been identified on the Planning Maps. These areas comprise land in the vicinity of Broken Hill Road, Kenepuru Drive, Ulric Street, and Elsdon.

Principal Reasons

Porirua City has a geographically well defined industrial resource, with clearly delineated precincts that are supported by a modern and comprehensive infrastructure (roading in particular), by their location to markets and major transport routes, and by a wide range of activities already in the area. This zone provides a framework for developing and applying performance standards that seek to maintain and enhance the City's industrial resources.

C2.1.2 Policy

To recognise the importance of the sustainable management of the few remaining large industrial allotments in the City.

Explanation

This policy applies to vacant allotments of 3 hectares or more within the Industrial Zone.

Method of Implementation

District Plan rules require that the subdivision of land requires a resource consent. In assessing an application for the subdivision of a large industrial allotment the Council will ensure that the fragmentation of these large allotments without a particular user or activity being identified is avoided. In this way, these larger allotments may be retained for major new developments.

Principal Reasons

Large vacant allotments are a scarce resource both in the City and the Region. This scarcity makes the future use of such allotments, and their potential to accommodate a large new industry or complex, an important resource management issue. The incremental subdivision of these sites for activities
which could reasonably be located elsewhere in the Industrial Zone is discouraged.

C2.1.3 Policy

To allow a wide range of activities in the Industrial Zone provided any adverse environmental effects on the environment are avoided, remedied or mitigated.

Explanation

Permitting a wide range of activities with suitable activity standards is one means of encouraging the efficient utilisation of industrial sites/buildings while maintaining an acceptable level of environmental quality.

Method of Implementation

District Plan rules allow a wide range of activities to locate in the Industrial Zone, and standards relating to height, setbacks from boundaries, noise, signs, vehicle movements etc. (that is, activity standards), will ensure that these activities meet acceptable environmental standards.

Temporary activities, such as markets, fairs and other promotional activities in the industrial areas will generally fall into the discretionary activity category. Activities of this nature can contribute significantly to the health and vitality of the city as a whole. However, if not managed carefully such activities can cause significant short-term traffic and parking problems.

Temporary military training activities can vary considerably in their scale and intensity. The plan makes provision for certain types of temporary military training as permitted activities provided compliance with the permitted activities standards is achieved. Where the nature, scale or intensity is such that these standards cannot be met, they will be considered as discretionary activities.

In balancing the need to allow a wide variety of activities against the need to protect community health, it has been determined that some activities, particularly those that create an objectionable odour, must be specifically identified and required to undergo an assessment of environmental effects before being allowed to establish in the Industrial Zone. Offensive trades (refer to the definition for "offensive trade") and the slaughtering of animals shall therefore be discretionary activities.

The second category of activities which present a possible risk to the community are those activities involving the use of hazardous substances. This matter has been dealt with in Section C15 Hazardous Substances. Where relevant industry standards exist these will provide a key method of guidance for Council in the consideration of resource consent applications.

Principal Reasons

The emphasis within the Industrial Zone is to allow individual industries to identify sites and buildings which meet their needs without compromising the viability and environmental quality of neighbouring areas.

The function of an industrial zone is to provide a place where a wide range of activities can establish and operate effectively. This can be achieved by having
activity standards that identify and impose levels of off-site impacts which are acceptable to the community. For each environmental effect an activity standard has been set which cannot be exceeded.

These standards serve a number of purposes. Firstly, activity standards seek to protect neighbouring land uses from harmful and nuisance causing emissions. Secondly, they seek to protect the resources and environmental quality of those places outside the industrial zone. Such standards include parking standards and setbacks from the boundaries with other zones etc. Activity standards also serve to establish an acceptable level of environmental quality throughout the industrial zones, so that activities cumulatively do not create an undesirable industrial environment.

C2.2 Environmental Outcomes Anticipated

The following environmental outcomes are anticipated:

C2.2.1 The Industrial Zone will continue to be an attractive location for industry, providing both employment opportunities for local residents, and enhancing their economic and social wellbeing.

C2.2.2 The protection of the remaining large industrial allotments from incremental subdivision in order to attract large new industry to the City.

C2.2.3 The environmental effects of activities will be managed and monitored in order to maintain a satisfactory level of amenity, safety, health and convenience for the benefit of residents, people working in the area, and the natural and physical environment.