

## 6.5 Industrial Activities

### Introduction and Issues

Hamilton's industrial base makes a substantial contribution to the City's economy, providing for business opportunities and employment generation. However, industrial activities also raise significant environmental issues which need to be addressed. The management of industrial effects, such as noise emissions, discharge of contaminants, heavy vehicle generation, and the use and storage of potentially hazardous substances and processes can be achieved by congregating such effects into defined areas.

Industrial activities generally prefer strong connections to arterial road networks and where available, rail systems. Industrial land availability within the City is in short supply. While there are areas of vacant industrial land within the city, some areas have not been suitable and attractive for businesses to establish/expand their operations. For the continued economic development of the City it is important that sufficient industrial land is provided to cater for differing employment requirements.

Other activities can be accommodated within the industrial areas provided that they are compatible with the level of amenity accepted in an industrial area. Industrial activities should be able to develop with a level of certainty that they can generate a reasonable level of effect without being unreasonably constrained by other activities. There is potential for resource inefficiency related to the use and development of land and infrastructure for non-industrial related activities in the Industrial Zone.

The principal issues regarding industrial areas in Hamilton are:

- **Industrial activities can have a significant potential for impacts on the receiving environment.** Industrial activities can have an adverse effect on the receiving environment in terms of air, water and soil contamination or damage to ecosystems. This is magnified where activities involve the use of hazardous substances. It is necessary to manage the risk associated with both uncontrolled and controlled discharges particularly close to living environments and near fragile ecosystems and the City's gully systems river and lakes.
- **Adverse effects arising from activities within industrial areas can impact on industrial amenity levels.** Industrial activity can generate a range of potential adverse effects, some of which may affect the operation of adjacent industrial activities even though lower environmental standards are accepted in industrial areas. Such effects can include noise, dust, odour, fumes and smoke. Enabling a wide range of industrial activity increases the potential for such conflicts to occur.
- **The opportunity to develop an attractive, efficient employment area with high internal and external amenity values.** In some areas, particularly on high profile greenfield employment land located on major roads or intersections and in proximity to sensitive activities in adjoining zones, higher amenity levels may be appropriate in order to provide integrated, cohesive development and enable people to live closer to employment opportunities. Higher amenity levels also enable efficient land use and provide choice and variety in the city's employment land supply.

- **The adverse effects of industrial activities can affect activities in adjoining areas.** Industrial activities give rise to a number of adverse effects including visual impact, noise, fumes, smoke, odor and dust. Where an industrial area is situated in close proximity to residential neighbourhoods or other areas which enjoy higher environmental amenity standards then the generation of such effects can have adverse cross boundary impacts.
- **Traffic generated by industrial development can impact on accessibility and on traffic safety and efficiency.** The City's industrial areas are clustered along major transportation routes notably Te Rapa Road and the western bypass (Avalon Drive, Lincoln Street, Greenwood Street, and Kahikatea Drive) which provide convenient access. Industrial activities are also more tolerant of the effects of high traffic volumes than are other types of activities. Movement to and from industrial sites can impede the efficiency of the transport network (particularly the arterial roading system) especially where large heavy vehicles are frequently involved.
- **Accommodation of other activities within industrial areas can give rise to conflicts.** A significant number of non-industrial activities utilise industrial sites, either because it allows them to generate higher adverse effects or enable them to utilise existing industrial buildings or plant. Such activities are also exposed to a range of other effects commonly accepted in industrial areas. The existence of a wide range of activities in industrial areas can place pressure on legitimate activities to raise their amenity standards, which can undermine their legitimate operation. There is also potential for inefficient use and development of the physical resources and associated infrastructure of the industrial area by non-industrial activities.
- **Activities in the industrial areas may detract from the viability and vibrancy of Neighbourhood Centres and Hamilton City Centre and the ability for people to provide for their economic and social well being.** In particular, the scale, location and environmental attributes of the Rotokauri Industrial area, could adversely affect the vibrancy and viability of the Rotokauri Suburban Centre and Hamilton City Centre through the significant dispersal of offices, entertainment facilities and retail, reducing their accessibility to workers, shoppers and residents.
- **The shortage of suitable industrial land for development.** The amount of vacant industrial land in Hamilton has reduced dramatically in recent years, however a significant proportion of this land has been developed for retail activities rather than industrial activities. This has resulted in increased pressure on the existing vacant industrial supply. Additionally, increased traffic from non-industrial uses can constrain the operation of industrial uses. Considering the rate of development of industrial land in recent years and trends influencing Hamilton's industrial market it is necessary to provide additional industrial land and seek to protect the use of such land for industrial uses.

### **Objective 6.5.1 Activities in Industrial Areas**

To accommodate a wide range of industrial development and associated activities together with appropriate non-industrial activities in an environmentally sustainable manner.

## Policies

- a) Enable a wide range of activities generating a range of negative effects to establish in locations where the impacts of these effects can be effectively controlled.
- b) Control the generation of hazardous, noxious or offensive effects from industrial activities particularly where the effects may have an impact on activity areas of the city that have higher established amenity levels.
- c) Ensure that non-industrial activities make adequate on-site provision to avoid or mitigate any adverse impacts of surrounding activities on themselves.
- d) Ensure that non-industrial activities are of a scale, character and intensity, which is consistent with an industrial environment.
- e) Control the adverse effects of non-industrial activity in Greenfield areas to ensure a wide variety and choice of sites for new employment uses.

## Reasons

The general nature of industry-generated effects is such that they are often incompatible in other activity areas, for example residential or recreational. For this reason separate areas have been provided to accommodate a wide range of industrial activities and those activities which can tolerate lower amenity standards. These areas have lower environmental standards for effects such as noise, dust and odour emissions and hazardous substances thresholds. It can also enable more efficient management of such effects, through for example, provision of trade waste sewers.

The accommodation of non-industrial activities that are appropriate in the industrial area should be controlled to avoid or mitigate conflicts with industrial development. Reverse sensitivity is to be managed to avoid restrictions on both existing and future industrial development created by accommodating non-industrial activities.

Where necessary, restrictions on non-industrial activities in the Industrial Zone may be required in order to ensure that sufficient industrial land is available for industrial uses, to avoid where possible reverse sensitivity issues between industrial and non-industrial activities, and to ensure the most efficient use of physical resources such as infrastructure and land.

## Objective 6.5.2 Management of Environmental Impacts

To avoid or mitigate adverse environmental effects generated by industrial activities on the receiving environment, adjacent sites, the local community, public places and non-industrial areas.

## Policies

- a) Ensure that building and site development in industrial areas is carried out in a manner which minimises the risk of adverse effects on the environment due to cumulative contamination of, or accidental discharges to air, water or soil.

- b) Ensure that hazardous facilities are located so that they do not pose a risk to human health and do not give rise to levels of risk that are incompatible with the levels associated with the adjacent land use activities.
- c) Ensure that the location, design, construction, and operation of hazardous facilities, in industrial areas avoids or mitigates adverse effects on the receiving environment particularly in relation to any Environmental Protection Overlay.
- d) Ensure potential risks to the environment and the community, associated with industrial activities of a noxious or offensive nature are avoided, remedied, or mitigated.
- e) Ensure that the cost of any infrastructural services and facilities needed to avoid, remedy, or mitigate adverse effects on the environment arising from activities in industrial areas is met by those activities.

## Reasons

It is necessary to manage adverse effects of activities on the receiving environment in industrial areas so as to maintain and enhance the quality of the environment for both present and future generations. The protection of the environment from harm or irreversible damage is important for the quality of land, air and water, and the natural functioning of ecological systems.

The control of discharges to the ground, air and water is the responsibility of the Regional Council. However, impermeable surfaces and stormwater infrastructure should be designed and managed in a way that avoids adverse impacts on water quality arising from the discharge of stormwater from industrial areas into the City's watercourses while the location of activities with a significant potential for adverse noxious or offensive impacts need to be managed under the District Plan.

All activities involving the use, storage, transportation and disposal of hazardous substances have the potential to cause adverse effects on human safety and the receiving environment. This potential risk will be managed through the use of the Hazardous Facilities Section of the District Plan.

## Objective 6.5.3 Industrial Amenity Values

To enhance the amenity values of industrial areas in public places, along major arterial roads and at the interface with non-industrial areas.

## Policies

- a) Encourage an appropriate standard of design, landscaping and screening measures to create a pleasant environment for people working in industrial areas.
- b) Ensure that the nature of development and the effects generated at the industrial interface with residential areas are reasonably compatible with residential amenity values and avoid adverse effects impacting beyond the boundary of the industrial area.
- c) Encourage a scale, form and quality of development along major arterial roads which enhances amenity values and contributes to the City image.

## Reasons

Amenity standards within industrial areas are generally lower than throughout the remainder of the city. Minimum amenity levels between activities and within activities need to be maintained for the health and safety of people on the site and on adjoining sites.

The impact of industrial effects needs to be more explicitly controlled where this can potentially affect adjoining areas which have higher amenity expectations. Activities which locate close to such areas will be subject to more stringent control to ensure that the transmission of effects is minimised.

Where activities are located along the major arterial roads that serve as the City's principal entranceways, control will be exercised to enhance the visual appearance of these routes.

### Objective 6.5.4 Access and Safety

To ensure that safe, convenient, and efficient access is maintained for each site and through industrial areas.

## Policies

- a) Ensure that vehicle access onto arterial roads is located and designed to maintain the traffic safety and efficiency of the transport network.
- b) Ensure that the provision of on-site carparking, servicing, manoeuvring, and access for each site avoids adverse effects on the safety and efficiency of the adjacent transport network.
- c) Ensure that where roading improvements are needed to address traffic generated effects of new developments and to maintain safe, convenient, and efficient access provision to the transport network a reasonable share of the cost of providing these are met by developers.

## Reasons

The provision of access to the transport network is necessary for each industrial site. However, poor access provision has the potential to adversely effect both the safety and efficiency of the transport network. Control of the design and location of access points should enable the safe and efficient ingress and egress of vehicle while maintaining the efficient functioning of the transport network. The management of on-site vehicle parking and manoeuvring also contributes to this in a way that ensures all ingress and egress movements minimise conflict with traffic flows.

Where new development is of an intensive nature and generates significant numbers of traffic movements, upgrading of the roading network may be needed to maintain safe, convenient and efficient access and to mitigate impacts on traffic safety and efficiency.

## Objective 6.5.5 Rotokauri Employment Area

To enable the development of a high quality and efficient employment area with high internal and external amenity values, that establishes a positive relationship with the street, green corridor and surrounding area, that is accessible and complementary to the Rotokauri Suburban Centre and does not compromise the function of the City Centre as a retail, office and entertainment centre.

### Policies

- a) Control subdivision and development to achieve a less intense built form than the rest of the Rotokauri Industrial environment.
- b) Require any activity involving construction, addition or alteration of buildings to enhance visual and other amenity values of the Rotokauri Employment Area.
- c) Ensure development within the Rotokauri Employment Area responds positively to the interfaces with State Highway 1, green corridor, arterial roading, WINTEC, Rotokauri Suburban Centre and residential areas.
- d) Ensure development achieves quality urban design outcomes, is coherent and contributes positively to a sense of place and identity.
- e) Avoid the establishment of activities, such as heavy industry and noxious or offensive trades, which may adversely affect the amenity of the Rotokauri Employment Area and adjoining activities or compromise the Rotokauri Employment Area's role as a transitional interface/area.
- f) Ensure that the scale and range of activities do not adversely affect the strategic role of Hamilton City Centre as an office, retail and entertainment centre or the role of Rotokauri Suburban Centre as a local retail and entertainment focal point.
- g) Adverse effects on the transportation network should be avoided, remedied or mitigated.
- h) Ensure a high level of amenity through controls on development intensity, building and site configuration and layout, and landscaping.
- i) Ensure high levels of accessibility including the provision for roading, parking, public transport, walking and cycling facilities and linkages to the green corridor.

### Reasons

The Rotokauri Employment Area lends itself to amenity levels that are higher than that of the Industrial Zone as this area has several important functions and features which contribute to its overall unique context. Firstly, the Rotokauri Employment Area has a high profile location which is established by its proximity to the Te Rapa Bypass and arterial roads that connect to the Rotokauri Suburban Centre, the wider Rotokauri Structure Plan Area and the rest of the city. This location establishes the Rotokauri Employment Area as a gateway to Rotokauri and will play a key role in drawing people and investment into the area. Secondly, the Rotokauri Employment Area provides an additional dimension to the city's employment land supply and business environment, providing a market niche in which business can

locate and contribute to the economic growth of the city. Thirdly, establishing a high amenity Employment Area in this location has the added benefit of acting as a vibrant and productive transitional interface between the Industrial Zone and Te Rapa Bypass to the east and the more sensitive uses of the Residential area and Rotokauri Suburban Centre to the west. Fourthly, the amenities of a higher amenity employment area are of value to business, assisting to segment industrial activities with associated lower amenity standards from lighter industrial, office, and some distribution type activities which seek higher amenity work areas. Higher amenity areas better suit the needs of the client base and staff of certain businesses. This segmentation assists to minimise conflicts in land use activities arising from reverse sensitivity issues and broadens the appeal of the City's employment land supply.

A higher amenity setting is sought which will provide a coherent, attractive and well-designed employment area, with a strong relationship and linkages to adjacent land uses. A higher level of amenity will be achieved through quality urban design outcomes, a lower intensity style of development, the provision of appropriate landscaping, and avoiding heavy, noxious or offensive industry locating there.

The role of the Rotokauri Suburban Centre is primarily to serve local needs. The City Centre has a wider role which includes retail, entertainment, commercial and civic functions serving a larger catchment and drawing people in from the surrounding districts. The Rotokauri Employment Area should complement the Rotokauri Suburban Centre and City Centre rather than detract from them and therefore some degree of control is necessary to achieve this.

## Methods

The Industrial Activities objectives and policies will be implemented through the following methods:

### District Plan

- **Industrial Zone Rules** - will provide for a wide range of industrial activities and a mix of non-industrial activities which are compatible in the Industrial Zone. Performance measures will be used to control adverse effects on environmental values, public safety and amenity values within the Industrial Zone.
- **Amenity Protection Area** - will be used at the Residential Zone interface to maintain residential amenity values and to minimise adverse impacts.
- **City-Wide Standards**- will be used to ensure impacts including vehicle provision, site layout, visual amenities, noise and pollution associated with industrial areas are avoided, remedied and mitigated.
- **Hazardous Facilities Rules** - will be used to manage hazardous facilities involved with storage, handling, use, transportation and disposal of hazardous substances.
- **Financial and Reserves Contributions** - will be used to support measures such as stormwater disposal facilities, roading improvements and landscaped frontage reserves needed to address impacts on the environment, traffic and amenity values.

- **Rotokauri Structure Plan and Rotokauri Neighbourhood Centre Concept Plan**— Identify key natural resources, key interfaces, transport and infrastructure requirements, and any potential constraints to development including the need for staging.

#### Other Methods

- **Codes of Practice** - from industry and other regulatory authorities will be used as a means of compliance, where appropriate, for certain hazardous facilities.
- **Waikato Regional Plan** - will control discharges to the ground, water and air to safeguard the life supporting capacity of the receiving environment.
- **Design Guidance (such as CityScope and the City Design Guide "VISTA")** — will be used to identify best practice for building design and layout, to assist with the interpretation of assessment criteria and performance outcomes.
- **Council Guidelines and other Educational Material** - can be used to encourage appropriate forms of development.
- **Council Works Programmes** - can help enhance accessibility and streetscape.
- **Stormwater Catchment Management Plans** — will be used to provide a technical evaluation of the effects of land use changes on stormwater, and provide direction on infrastructure needed to mitigate adverse effects on receiving environments. Catchment Management Plans will be prepared for city growth areas as part of the City's comprehensive stormwater discharge consent. The operation aspects of ongoing environmental mitigation are covered in the City's Stormwater Management Plan (education, riparian planting, street cleaning, spill management, etc).

## Anticipated Environmental Results

The following environmental results are anticipated:

- A wide range of industrial activities and a mix of non-industrial activities accommodated in a compatible manner.
- Safe and efficient movement of people and goods on the transport network through and within the industrial areas of the city.
- Environmental values, public safety and amenity values within the industrial areas in adjacent non-industrial zones and along major transport corridors protected and enhanced.
- Residential character and amenity protected and enhanced at the interface area.
- The life supporting capacity of the receiving environment maintained, in terms of air, water, and soil contamination.
- Damage to ecosystems minimised including protection from effects arising from hazardous substances.

- A high amenity employment area in Rotokauri which provides for industrial and employment uses, contributes positively to its surroundings, and acts as a gateway to the Rotokauri Suburban Centre without detracting from the Rotokauri Suburban Centre as a key retail/commercial centre or the City Centre as the main focus of retail, entertainment, and commercial uses in the City.