

Part 40A Purpose, Character, Issues, Objectives, Policies and Methods of the Tuakau Industrial Zone (TIZ)

40A.1 The Purpose and Character of the Tuakau Industrial Zone (TIZ)

The purpose of the TIZ is to provide for:

- Manufacturing, processing, assembling, storage, distribution and WHOLESale activities.
- Businesses preferring a location outside the town centre due to the potential adverse effects they might have on more sensitive land uses and the environment.

While achieving the above, the TIZ should be visually appealing and should contribute to a sense of place, i.e. being in New Zealand and/or being in Franklin and/or being in Tuakau. This is achieved partly by the presence of natural vegetation. It is also achieved by the external appearance of buildings. Hence SITE design, external appearance of buildings and landscaping are important elements of this zone.

The TIZ is characterized by relatively large sites utilised for manufacturing, processing, assembling, storage, distribution and WHOLESale activities. It is utilised predominantly by:

- more tolerant businesses, i.e. businesses that are unlikely to be adversely affected by higher levels of noise, dust, etc than the levels typically found in RETAIL areas, e.g. town centres and neighbourhood shopping areas
- businesses that generate adverse effects that cannot be avoided, mitigated or remedied easily and cost-effectively.

More sensitive activities, e.g. RESIDENTIAL, entertainment, RETAIL and non INDUSTRY-related educational activities are not provided for in the TIZ. This is because some of the adverse effects generated by typical TIZ activities cannot be avoided, mitigated or remedied easily and cost-effectively. Activities that are likely to be adversely affected by the typical TIZ are discouraged from locating in the TIZ.

More sensitive activities are most appropriately situated in other zones. Certain business activities are most appropriately located in town centres and Council aims to support the existing town centres as the foci of RETAIL activities. In addition, the nearby TISZ provides for more sensitive activities that are required to support the activities in the TIZ.

Due to the proximity of the TIZ to the Tuakau town centre, efficient physical and non-physical linkages exist between the TIZ and the Tuakau town centre. Examples of physical linkages are roads and water pipes. Examples of non-physical linkages are human relationships and business processes.

Because the level of amenity* in the TIZ is not as high as the level of amenity in some other zones, and because the activities in the TIZ have the potential to cause adverse effects, typical TIZ activities are geographically separated from more sensitive land uses; buffer areas (vegetated areas or

Waikato District Plan - Waikato Section

particular types of developments) are characteristic of the area. *Amenity: In Parts 37A – 42A, the term “amenity” has a meaning consistent with the term “amenity values” in the Resource Management Act 1991.

Although some of the adverse effects generated in the TIZ cannot be avoided, mitigated or remedied easily and cost-effectively, the district plan provisions are aimed at creating a safe and pleasant environment within the TIZ. Because the TIZ does not exist in a vacuum, but is linked to other components of the built and natural environments, the TIZ is characterized by a certain level of amenity with respect to, amongst other things, traffic movement, landscaping, open spaces, walkways, noise, dust and waste disposal. For example, the open space system that traverses the zone provides a tranquil and visually appealing aspect to the area. The open space system provides opportunities for passive and active recreation, providing a pleasing working and business environment for employees and visitors. The open space system provides for increased permeable area which reduces stormwater run-off.

The TIZ is a safe area; “design-out-crime” principles are applied. Examples of these principles include:

- Encouraging active elements, e.g. doorways and windows, to face roads and parks.
- Reducing the potential for the creation of alleyways and hidden areas.

The TIZ is an area of significant infrastructural investment. Consequently, this zone is a scarce resource and does not provide for activities that are more appropriately located elsewhere, e.g. RETAIL activities servicing HOUSEHOLDS.

Large vehicles are a characteristic of the TIZ and the design of the transport network enables the efficient movement of these vehicles.

Walking and cycling are facilitated by providing for an inter-connected network of walkways and cycle ways in the area. Unnecessary vehicular movements are discouraged. The networks of walkways and cycle ways are connected to the roading system. This helps to reduce vehicle emissions.

The types of business activities that are typically found in the TIZ include:

- Manufacturing
- Processing
- Assembly
- Freight handling
- Storage
- WHOLESALE

The types of business activities that are inappropriate in the TIZ are:

- AGRICULTURE and FORESTRY
- Mining

Waikato District Plan - Waikato Section

- Finance and insurance
- Property services
- Government administration and defence
- Education except that education and training facilities and services teaching INDUSTRIAL courses are appropriate
- HEALTH CENTRES and HOSPITALS
- COMMUNITY FACILITIES
- Cultural and recreational services
- Personal and other services
- RETAIL
- RESIDENTIAL
- Entertainment, leisure and eating facilities

Rule 40A.2 below identifies business-land issues that are facing the District. The anticipated result is that the issues are effectively managed. The issues will be effectively managed if the accompanying objectives are attained and if the accompanying policies are implemented. Dealing with the issues by attaining the objectives and implementing the policies will help to achieve the purpose and character of the TIZ. There is a degree of repetition in Part 40A.2 in the interests of establishing clear linkages between issues, objectives and policies.

40A.2 Issues, Objectives and Policies

Issues	Objectives	Policies
<p>I. An inadequate supply of serviced business land slows the growth of the local business sector and can cause it to lag behind local residential growth; this has a number of consequences, including the following:</p> <ul style="list-style-type: none"> • Necessary goods and services are not available locally, increasing the need to travel and consequently increasing vehicle emissions and causing inconvenience for the local population. • Local people find employment outside the district. The resulting separation between workplace and residence has undesirable effects, e.g. increased travel costs. • Some people cannot find employment. • The relatively decreasing rates base has adverse impacts on the provision of services throughout the district. • Existing businesses have difficulty expanding at their current locations. 	<p>Provide employment opportunities close to the Tuakau population.</p> <p>Provide sufficient serviced and appropriately-zoned land for business use, including providing for businesses that require higher than average amounts of water and businesses that need to discharge higher than average amounts of water.</p> <p>Facilitate best-practice treatment and discharge of effluent.</p> <p>Ensure that there is adequate water supply.</p> <p>Ensure that a best-practice stormwater management system is an integral component of SITE development.</p> <p>Ensure the development of an effective and safe transport network.</p> <p>Promote the efficient use of land.</p>	<p>Establish a business zone, namely the TIZ, that accommodates manufacturing, processing, assembly, storage, distribution and WHOLESAL activities.</p> <p>Develop the TIZ in accordance with structure plans, as set out in Part 54 of the district plan.</p>

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>2. Different types of businesses require different sized sites. When larger sites are divided into smaller sections, it reduces opportunities for those businesses requiring larger sites.</p>	<p>Provide and retain relatively large lots.</p>	<p>Develop and apply appropriate district plan subdivision provisions.</p> <p>Provide adequate on-site and off-site manoeuvring space for heavy vehicles.</p>

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>3. Business activities have the potential to adversely affect the environment.</p>	<p>Focus the provision of business land, rather than dispersing it to localise potential adverse effects and hence facilitate the management of those effects.</p> <p>Minimise the potential adverse impacts of business-related vehicle movements.</p> <p>Facilitate best-practice treatment and discharge of effluent.</p> <p>Ensure that there is adequate water supply.</p> <p>Encourage the efficient use of water.</p> <p>Ensure that a stormwater management system is an integral component of site development.</p> <p>Promote minimal impact of run-off on soils, natural waterways, floodplains and wetlands.</p> <p>Promote the use of natural systems and processes in absorbing and purifying run-off.</p> <p>Require that buildings relate well to the broader built and natural environments with respect to form and function.</p> <p>Ensure that the built environment has minimal impact on the countryside atmosphere and vistas.</p> <p>Provide easy and safe pedestrian and vehicular access between various elements of the TIZ.</p>	<p>Control the types of activities that can locate in the TIZ.</p> <p>Manage the effects that development might have on significant visual areas, e.g. ridgelines and along view shafts, e.g. road corridors.</p> <p>Manage the effects that development might have on steep slopes.</p> <p>Create and/or maintain view shafts that link urban spaces to each other, and that link urban spaces to surrounding natural elements.</p> <p>Use buffers to avoid, mitigate or remedy potential adverse effects. Buffers can include a variety of elements, including landscaped areas and certain types of buildings.</p> <p>Provide for manufacturing, processing, assembling, storage, distribution and WHOLESale activities adjacent to the urban area of Tuakau.</p> <p>Provide sufficient on-site and off-site manoeuvring space for heavy vehicles.</p> <p>Discourage cul-de-sacs and encourage inter-connected routes. Where cul-de-sacs are the preferred option, they must be designed in a way that enables the efficient flow of traffic (safety is included in the concept of efficiency).</p> <p>Promote direct connections.</p> <p>Disperse traffic flows.</p> <p>Provide for service lanes for access and loading.</p>

Waikato District Plan - Waikato Section

<p>Provide easy and safe pedestrian and vehicular access between the TIZ and the surrounding environment.</p> <p>Provide easy and safe pedestrian and vehicular access between the TIZ and other components of the Tuakau township.</p> <p>Maintain a compact walkable footprint.</p> <p>Recognise the dual role of streets: traffic conduit and character.</p> <p>Discourage RETAIL activities in the TIZ.</p> <p>Discourage activities that are likely to be adversely affected by typical TIZ activities.</p>	<p>Design roads for large vehicles.</p> <p>Discourage the use of unnecessary fencing.</p> <p>Where fencing is appropriate, it should be consistent with stated guidelines.</p> <p>Design areas in a way that enables people to formulate mind-maps and thus helps people find their way around the area easily.</p> <p>Provide signage that enables people to formulate mind-maps and thus helps people find their way around the area easily.</p> <p>Provide an open-space system within and adjacent to the INDUSTRIAL area.</p> <p>Reflect local styles and characteristics in new developments.</p>
--	---

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>4. Pedestrians, cyclists and motorists are at risk if the movement network is inadequately planned and managed.</p>	<p>Minimise the potential adverse impacts of business-related vehicle movements.</p> <p>Provide easy and safe pedestrian, cycle and vehicular access between various elements of the TIZ.</p> <p>Provide easy and safe pedestrian, cycle and vehicular access between the TIZ and the surrounding environment.</p> <p>Provide easy and safe pedestrian, cycle and vehicular access between the TIZ and other components of the Tuakau township.</p> <p>Maintain a compact walkable footprint.</p>	<p>Disperse traffic flows.</p> <p>Provide sufficient on-site and off-site manoeuvring space for heavy vehicles.</p> <p>Provide for service lanes for access and loading.</p> <p>Discourage cul-de-sacs.</p> <p>Design roads for large vehicles.</p> <p>Plan for pedestrian and cycle networks at the initial stage of development; design walkable elements.</p>
<p>5. RETAIL activities outside town centres and village centres can have an adverse effect on the town and village centres.</p>	<p>The TIZ does not provide for RETAIL activities.</p> <p>The town centres are the focus of RETAIL and allied business activities.</p>	<p>The TIZ provides primarily for manufacturing, processing, assembling, storage, distribution and WHOLESALE activities. General RETAIL activities are discouraged in the TIZ.</p> <p>Council's amenity-related upgrades will be relatively low in the TIZ compared to the Tuakau town centre.</p>

Waikato District Plan - Waikato Section

<p>6. Many typical TIZ activities are incompatible with certain other activities, e.g. residential, educational, entertainment and RETAIL activities.</p>	<p>Do not provide for incompatible activities in the TIZ.</p>	<p>Utilise district plan activity status rules, standard and assessment criteria to manage land use within the TIZ.</p> <p>The TIZ provides for manufacturing, processing, assembling, storage, distribution and WHOLESALE activities. Other activities are not provided for.</p>
<p>7. The TIZ requires considerable infrastructural investment before it can function effectively; this zone is a scarce resource.</p>	<p>Do not provide for activities that are more appropriately located elsewhere.</p> <p>Promote the efficient use of land.</p>	<p>Utilise district plan activity status rules to manage land use within the TIZ.</p> <p>The TIZ provides primarily for manufacturing, processing, assembling, storage, distribution and WHOLESALE activities. Other types of activities are not provided for in the TIZ.</p>

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>8. Businesses in the TIZ and businesses in the town centres can benefit from one another.</p>	<p>Facilitate interaction between businesses in the TIZ and other components of the Tuakau township.</p>	<p>Provide for manufacturing, processing, assembling, storage, distribution and WHOLESale activities in close proximity to Tuakau.</p>
<p>9. Business areas can become targets of criminal activity, particularly if they are sparsely populated outside normal working hours.</p>	<p>Promote natural surveillance.</p>	<p>Discourage the use of unnecessary fencing, particularly solid fencing that restricts views, hence restricting surveillance.</p> <p>Where fencing is appropriate, it should be consistent with Council-endorsed guidelines.</p> <p>Active elements should face the street, buildings should be oriented towards public spaces and blank walls should be avoided.</p> <p>Avoid alleys and obscure nooks and crannies.</p> <p>Provide signage that enables people to formulate “mind-maps” and thus helps people to find their way around the area easily.</p> <p>Promote direct connections.</p> <p>Promote flexible spaces; i.e. spaces that can be used for different purposes and at different times of the day and night.</p> <p>Promote good lighting.</p> <p>Promote good surfaces for pedestrians.</p> <p>Promote certainty and predictability.</p> <p>Promote stewardship.</p>

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>I 0. If not managed and planned effectively, business areas can pose a threat to human health.</p>	<p>Business areas must not pose a threat to human health.</p>	<p>Promote stormwater ponds that are not a drowning risk by, e.g., fencing and landscaping</p> <p>Promote efficient refuse removal</p> <p>Promote shade in communal spaces</p> <p>Promote acceptable noise levels</p> <p>Promote acceptable vibration levels</p> <p>Promote acceptable emissions to air, land and water</p> <p>Control the types of activities that can locate in the TIZ.</p> <p>Provide an open-space system to serve primarily the people that work in the TISZ and the TIZ.</p> <p>Promote direct connections.</p> <p>Disperse traffic flows.</p> <p>Provide for well-designed service lanes for access and loading.</p> <p>Discourage cul-de-sacs.</p> <p>Plan for pedestrian and cycle networks at the initial stage of development.</p> <p>Design roads for large vehicles.</p> <p>Discourage the use of unnecessary fencing, particularly solid fencing that restricts views and hence restricts surveillance.</p> <p>Active elements should face the street.</p> <p>Avoid alleys and obscure nooks and crannies.</p> <p>Provide signage that enables people to formulate “mind-maps” and thus helps people to find their way around the area easily.</p> <p>Promote connections between places.</p> <p>Promote flexible spaces; i.e. spaces that can be used for</p>

Waikato District Plan - Waikato Section

		<p>different purposes and at different times of the day and night.</p> <p>Promote good lighting.</p> <p>Promote certainty and predictability.</p> <p>Promote stewardship.</p>
--	--	---

Waikato District Plan - Waikato Section

Issues	Objectives	Policies
<p>I 1. Manufacturing, processing, assembling, storage and distribution activities can operate most effectively if support services, e.g. photocopy and stationery services, WHOLESALE engineering supplies and DAIRIES, are located nearby.</p>	<p>Provide supporting services to manufacturing, processing, assembling, storage, distribution and WHOLESALE activities in close proximity to the TIZ.</p>	<p>Supporting services will not be provided in the TIZ; this serves to reduce the potential for reverse-sensitivity effects. Supporting services will be provided in the nearby TISZ and in the town centres.</p>
<p>I 2. The development of business land can impact on existing electricity infrastructure and increases demand for this infrastructure.</p>	<p>Ensure existing electricity infrastructure is not compromised by new business development.</p> <p>Ensure new business development can be adequately served by electricity infrastructure.</p>	<p>Identify actual and potential conflicts between business land activities and electricity infrastructure; work with network operators to resolve these conflicts.</p> <p>Protect the regulatory framework for network utilities set out in Part 15.</p> <p>Promote partnership between Council and network utility operators to protect existing electricity infrastructure and develop electricity infrastructure to support new land use.</p>

40A.3 Methods of Implementation

1. District Plan provisions, including structure plans
2. Council's Subdivision Code of Practice*
3. Council's Engineering Code of Practice*
4. Council-endorsed urban design guides and codes of practice
5. Development contributions policy and infrastructure charging plans
6. Bylaws
7. Community outcomes processes, Long Term Council Plan, Annual Plan and works programmes
8. Management plans for reserves
9. Asset management plans

**Advisory Note:*

The Regional Infrastructure Technical Specifications is Council's current Engineering Code of Practice.