

Industrial Zones

What is proposed?

The Proposed District Plan includes the following industrial zones:

- Light Industrial Zone (LIZ)
- General Industrial Zone (GIZ)

Light Industrial Zone

Light Industrial zones are proposed for some central Gore land which is currently zoned Mixed Use (refer to Figure 1) and for the racecourse land in south Gore (refer to Figure 2).

Within the central Gore light industrial zone there are two precincts. A precinct is an area where slightly different rules apply to allow for activities which may not otherwise be permitted within the Light Industrial Zone. The precincts are to provide for the existing Sargent Dan stock food company on the site of the former Flemings Creamoata mill, and to allow for large format retail (such as Harvey Norman) to establish in an area close to the town centre. You can view the LIZ and precinct locations on the planning maps ([link](#))

General Industrial Zone

Some of the areas currently zoned Industrial in Gore and Mataura have been rezoned General Industrial. These include:

- Land between Charlton Road and Falconer Road
- Mataura Valley Milk (including some of the land around the plant previously zoned rural) and Ravensdown sites
- The Alliance Group's processing plant, in Mataura
- Mataura's Main Street south of Cardigan Bay Road
- Selbourne Street, Mataura
- The former Solid Energy briquette plant, south of Mataura.

It is also proposed to rezone land in South Gore from rural to industrial.

The extent of the industrial zones and precincts are on the maps to the right of this page

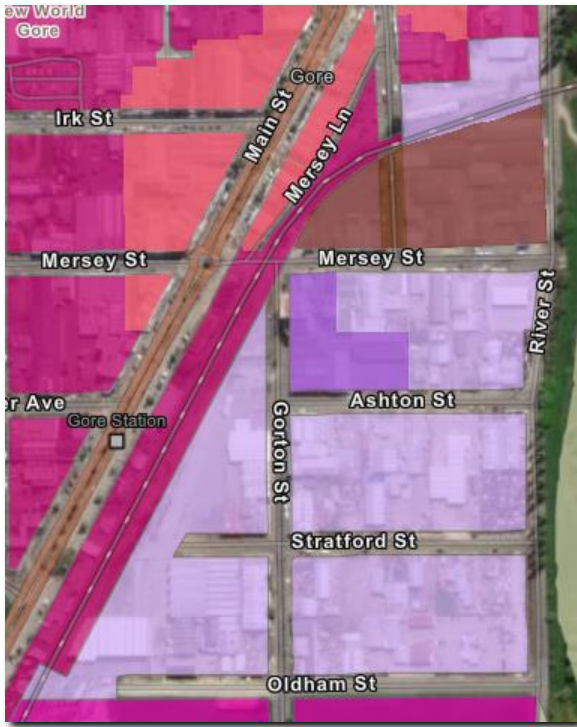


Figure 1 –light industrial zone and precincts

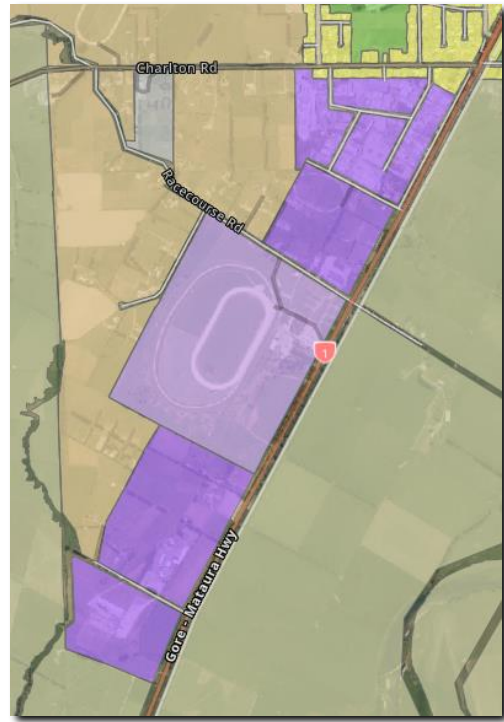


Figure 2 – Industrial zones in south Gore (purple)



Figure 3 – Maitava General Industrial Zone (purple)

What is the purpose of the zones?

Light Industrial Zone

The purpose of the Light Industrial Zone is to provide for industrial activities which do not generate offensive or objectionable levels of discharges, odour or noise that would adversely affect properties in adjoining zones.

The Light Industrial Zone is a 'working environment' with lower levels of amenity value than a commercial zone. There are limits on activities which are considered incompatible with those activities permitted in the Light Industrial Zone. Activities such as residential units or educational facilities are generally discouraged from establishing in the zone.

Light Industrial activities may include warehouses, storage units, small scale manufacturing, engineering or car repair operations. Some other compatible activities such as service stations or yard-based retail are also permitted in the Light Industrial Zone.

General Industrial Zone

The General Industrial Zone has a similar purpose to the Light Industrial Zone. The difference is it provides for activities which may generate a greater level of offensive and objectionable discharges such as louder noises or be of a larger scale.

The General Industrial Zones are usually located close to state highways and railways to provide transport links for products manufactured in the zone.

It is not appropriate to allow residential units, community or educational facilities in the zone. These sensitive activities are not compatible with industrial activities.

Examples of activities appropriate in the GIZ include

- meat processing plants
- manufacturing and distribution plants
- other processing operations

Some limited ancillary retail and office activities are permitted to support industrial activities.

Changes from the existing District Plan?

The current District Plan permits a wide range of activities in the Industrial Zone, including health care, agriculture and communal activities. These activities are better suited to other zones. The Industrial Zones in the Proposed District Plan focus on activities which are industrial, and ancillary or compatible with those activities.

The Proposed District Plan provides clearer direction for the types of activities allowed or discouraged in the zone, as well as making it easier to obtain resource consent for activities which may be compatible.

The Proposed District Plan also includes a wider range of bulk and location standards to ensure the character and amenity of individual sites and the wider area are protected.

Resource consent examples under the Proposed District Plan

Can I build a residential unit in a GIZ?

You can have a small one-bedroom residential unit for a caretaker or person associated with the industrial activity. Any other residential unit would need a resource consent. Residential units are discouraged as industrial zones are not a suitable environment for people to live.

Can I establish a retail shop?

You can have a retail shop selling goods produced by the industrial activity on the site, provided the shop is small scale. If you want to establish a shop selling goods not manufactured or produced on the same site, you will need a resource consent.

Industrial Growth Area in South Gore

The Proposed District Plan includes a new light industrial and new general industrial zone for land currently zoned rural in south Gore. These new zones provide for economic growth in the district, including increased employment opportunities. Part of the new zoning has a development area overlay (over the land between Racecourse Road and Saleyard Road) to ensure development occurs in a coordinated and planned manner whilst addressing effects on neighbouring sites. This overlay is referred to as the Gore South Industrial Development Area. The topic summary for 'Development Areas' explains the purpose and function of the development area overlay and a high-level overview of the provisions within the Development Area Chapter.

Within the Gore South Industrial Development Area any new activities, buildings or subdivision will be assessed against both the Development Area Chapter provisions as well as the relevant Industrial zone provisions and all relevant district wide matters. Resource consent could be required for breaches of the development area provisions, industrial zone provisions and a district wide matter.

Links to the Proposed Gore Plan

This information sheet addresses a few of the key provisions in the Proposed Plan. It should not be used as a definitive representation of content. To view actual Proposed District Plan content, please go to www.lets.talk.goredc.govt.nz

Make a submission

To find out how to submit on the Proposed District Plan, head to www.lets.talk.goredc.govt.nz.