Industrial Zone Fact Sheet

The industrial land base in Hamilton is a key economic driver for the region. The provisions of the Proposed District Plan ensure this important resource is recognised and protected. These provisions complement the Centres hierarchy established in the plan.

Key Changes from the ODP as a result of decisions:

1. **Industrial Zone is reserved for industrial activities**
   - No stand alone office or retail development
   - A limited range of non-industrial uses provided for

2. **New buildings are controlled activities on identified corridors**

3. **Creation of tailored industrial zones with specific controls:**
   - The Rotokauri Employment Area
   - The Frankton Employment Area
   - The Riverlea Industrial Area

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1. **Accepted non-industrial activities provided for:**
   - Ancillary office and retail
   - Trade and industry training facilities
   - Wholesale retail and trade supplies
   - Yard based retail on identified sites
   - Building improvement centres on identified sites
   - Motorised recreation activity
   - Healthcare facilities
   - Passenger transport facilities
   - Drive through services
   - Childcare facilities

2. **New buildings, alterations and additions on transport corridors**

Specific transport corridors within the Industrial Zone have been identified to ensure new buildings, alterations and additions provide a high level of amenity for development on roads that provide a gateway into Hamilton City.

**Identified transport corridors**

- Te Rapa Road
- Avalon Drive
- Lincoln Street
- Greenwood Street
- Kahikatea Drive

**What you need to consider**

- Building design appearance and configuration
- Site layout
- Vehicular and pedestrian access
- Landscaping

See plan for relevant activity status and definitions
3. The creation of tailored Industrial Zones

The creation of three tailored industrial zones recognises that the general industrial zoning does not provide the best outcomes for all of Hamilton’s industrial areas. This approach allows the plan to better provide for the needs of the areas identified whilst ensuring the integrity of the PDP is retained. Each of these zones has provisions that best reflect the future needs of the identified area.

**A. Rotokauri Employment Area**

The Rotokauri Employment Area (shown in orange below) is a greenfield development that acts as a transition between the Industrial Zone and residential activity. This warrants a tailored approach that will ensure a higher level of amenity in the area.

**B. Frankton Employment Area**

The Frankton Area is typified by wholesale retail and light and service industry. The areas proximity to the Central City and the Frankton Suburban Centre is not conducive to heavy industrial activity and a more tailored approach is deemed necessary. The identification of the Frankton Employment Area ensures the character of Frankton will be maintained.

**C. Riverlea Industrial Area**

The Riverlea Industrial Area contains a range of light and service industrial activities. Its surrounding context of residential activity and open space affords it a tailored approach to ensure the amenity of the area is maintained and protected.

**Approach taken in the tailored industrial zones**

Each of these zones takes a more controlled approach to activities over and above what is provided for in the industrial zoning. This is to ensure the amenity of these areas is maintained and protected.

- General industrial activity requires a resource consent.
- Noxious or offensive activities are Non-Complying activities in all three tailored industrial zones.
- New buildings, alterations and additions are Controlled Activities in the Rotokauri Employment Area
- Residential Apartments are provided for in identified areas of the Frankton Employment Area allowing for a mixed use approach along suitable road corridors.