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High Impact Industrial Zone

Zone Development Control and Design Regulations – High Impact Industrial Zone

Purpose

The High Impact Industrial Zone provides areas for high-intensity industrial activities involving heavy metal production, metal fabrication and engineering, processing of raw materials and production of construction materials, quarries and quarrying, bulk handling and storage, construction, and heavy transportation. It does not include oil and gas refineries, waste incineration, sewage treatment plants, water production and power generation plants, or the manufacture or storage of explosives. These activities are dealt with under other zones.

It is characterized by a wide range of heavy industries which often include industrial activities involving the use of noxious elements, toxic and hazardous substances, the emission of dust, fumes, odour and noise that affect off-site areas. Also included are activities that operate continuously over 24 hours and seven days a week. These impacts require isolation of the industrial activity from more sensitive land uses such as Residential zones by separation buffers from the Residential Zones. Uses in this zone may also require large outdoor areas in which to conduct operations, and generally involve high levels of traffic particularly heavy goods vehicles.

Compatible uses that directly serve the needs of high impact industries such as small-scale component supply and fabrication industries, maintenance and engineering services, warehouse storage and logistics may be permitted as complementary ancillary activities. Some small retail and food outlets serving the day to day needs of worker may also be permitted.

The overriding character of the High Impact Industrial zone is a presence of heavy industries which in comparison with the Light and Medium Impact Industrial Zones have more on and off-site impacts in terms of noise, traffic, building scale and emissions. A lower level of amenity is generally anticipated within parts of the zone as a reflection of its location, character and range of industrial activities which can be undertaken. The zone regulations will seek to minimize impacts on adjoining less sensitive environments. The zone regulations will also enhance the road frontage character upon development or redevelopment with frontage landscaping to mitigate building scale and storage

Objectives

Built Form and Site Amenity

- Built form will be at a scale compatible with the activities anticipated for the zone through regulations relating to the bulk and location of buildings and other structures, and the minimum areas and dimensions of yards, separation buffers, and other open spaces.
- There will be a reasonable level of amenity for workers and any necessary on-site occupation, and the site's buildings and open spaces will make a positive visual contribution to the streetscape through screening requirements, road boundary landscaping, street setbacks and buffer distances to adjoining sensitive land uses.
- Outdoor storage areas and loading/unloading areas must be contained within the site and be unobtrusive as seen from the street.

- **Industrial premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defence services, and other support infrastructure services.**

Adverse Impacts

- **Adverse impacts (including the emission of fumes, odour, noise and release of other contaminants to the air, ground, and ground-waters), will be controlled to ensure the impacts of activities remain consistent with the purposes of the zone and are within the required minimum standards**
- **Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.**
- **The provision of site accessibility, road capacity and design standards, and connection to arterial roads from local roads will be appropriate to the scale of the development and industrial activity.**
- **All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence.**

Activities

- **On site offices, and ancillary buildings will be limited to that required for the daily management, operation and maintenance of the industrial premises, canteens for food and refreshments, and ablution buildings for workers.**
- **On-site residential living is limited only to that necessary for the on-site management and security, to ensure the exposure of people to adverse impacts of proximity to industrial processes is limited**
- **On-site retailing and ancillary uses will be strictly controlled to ensure high impact industrial uses remain the predominant use of the zone.**
- **Provision is made for small scale food outlets and local grocery stores which cater for the day to day needs of workers within the zone precincts.**

SCHEDULE OF HIGH IMPACT INDUSTRIES

The following schedule indicates examples of the type of industries and thresholds which are considered to be included within the definition of “High Impact Industry”.

Note: It is not exclusive and other industries may qualify depending on the scale of operation and impacts which they generate.

| Industrial Activity | Threshold |
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| <ul style="list-style-type: none"> ▪ Abattoir (not involving rendering) | |



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| <ul style="list-style-type: none"> ▪ Abrasive blasting facility | <ul style="list-style-type: none"> ▪ Using more than 10 tonnes of abrasive material per year |
| <ul style="list-style-type: none"> ▪ Anodizing or electroplating workshop | <ul style="list-style-type: none"> ▪ Tank area is 400m² or greater |
| <ul style="list-style-type: none"> ▪ Battery manufacturing | |
| <ul style="list-style-type: none"> ▪ Boiler making or engineering works | <ul style="list-style-type: none"> ▪ Producing 10,000 tonnes or greater of metal product per annum |
| <ul style="list-style-type: none"> ▪ Clay or ceramic product manufacturing (including bricks, tiles, pipes and pottery) goods | <ul style="list-style-type: none"> ▪ Producing 200 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Concrete batching plant or works for producing concrete products | |
| <ul style="list-style-type: none"> ▪ Enameling workshop | <ul style="list-style-type: none"> ▪ Using 15,000 litres or more of enamel per annum |
| <ul style="list-style-type: none"> ▪ Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or product manufacturing works including producing fibreglass boats, tanks and swimming pools | <ul style="list-style-type: none"> ▪ Producing 5 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works | <ul style="list-style-type: none"> ▪ Producing 200 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Galvanising works | <ul style="list-style-type: none"> ▪ Using 100 tonnes or greater of zinc per annum) |
| <ul style="list-style-type: none"> ▪ Glass fibre manufacture | <ul style="list-style-type: none"> ▪ Producing 200 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Glass or glass product manufacturing | <ul style="list-style-type: none"> ▪ Producing 250 tonnes or more per annum) |
| <ul style="list-style-type: none"> ▪ Manufacturing tyres, asbestos products, asphalt, cement, mineral wool or ceramic fibre | |
| <ul style="list-style-type: none"> ▪ Medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer product manufacturing works | <ul style="list-style-type: none"> ▪ Producing 250 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Metal foundry | <ul style="list-style-type: none"> ▪ Producing: <ul style="list-style-type: none"> ○ 10 tonnes or more of ferrous metal castings per annum; or ○ 50 tonnes or more of non-ferrous metal castings per annum) |
| <ul style="list-style-type: none"> ▪ Oil Storage Facility | |
| <ul style="list-style-type: none"> ▪ Plaster manufacturing | <ul style="list-style-type: none"> ▪ Using 5,000 tonnes or more of gypsum per annum) |
| <ul style="list-style-type: none"> ▪ Plastic manufacturing works for PET, PETE, polypropylene and polystyrene plastic or plastic products | <ul style="list-style-type: none"> ▪ Producing 10,000 tonnes or greater per annum) |



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| <ul style="list-style-type: none"> ▪ Powder coating workshop | <ul style="list-style-type: none"> ▪ Using 500 tonnes or more of coating per annum |
| <ul style="list-style-type: none"> ▪ Recycling chemicals, oils or solvents | |
| <ul style="list-style-type: none"> ▪ Recycling, storing or reprocessing regulated waste (not involving a waste incinerator) | |
| <ul style="list-style-type: none"> ▪ Sawmilling, wood chipping or kiln drying timber and logs | <ul style="list-style-type: none"> ▪ Producing 500 tonnes or more per annum) |
| <ul style="list-style-type: none"> ▪ Scrap metal storage and processing yard | |
| <ul style="list-style-type: none"> ▪ Spray painting workshop including spray painting vehicles, heavy machinery, equipment, signs or boats | <ul style="list-style-type: none"> ▪ Using 20,000 litres or more of paint per annum |
| <ul style="list-style-type: none"> ▪ Soil manufacture (receiving, blending, storing, processing, drying or composting organic waste, including animal manures, sewage, septic sludges and domestic waste) | |
| <ul style="list-style-type: none"> ▪ Treating timber for preservation using chemicals including copper, chromium, arsenic, borax or creosote | |
| <ul style="list-style-type: none"> ▪ Vegetable oil or oilseed processing in works | <ul style="list-style-type: none"> ▪ Producing 1,000 tonnes or more per annum |
| <ul style="list-style-type: none"> ▪ Waste recycling and/or disposal facility (not involving a waste incinerator) | |
| <ul style="list-style-type: none"> ▪ Wooden product manufacturing including cabinet making, joinery or making timber frames or roof trusses | <ul style="list-style-type: none"> ▪ Producing 500 tonnes or more per annum |



LAND USE TABLE FOR THE HIGH IMPACT INDUSTRIAL ZONE

| PERMITTED | CONDITIONAL | PROHIBITED |
|---|--|--|
| High Impact Industrial use | Low Impact Industrial use | Any development not listed as Permitted or Conditional |
| Residential use that shall be only for the purposes of security or management of the Industrial activity on the site | Medium Impact Industrial use | |
| Retail use limited to the following: (i) food and beverage outlets (not exceeding 300m ² GFA in area, or with 400m of another approved food outlet). (ii) Local grocery store (not exceeding 300m ² GFA in area, or with 400m of another approved grocery store). | Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm | |
| Mosques | Medical clinics and Emergency services | |
| Transit Stations | Petrol Service Stations | |
| | Any permitted use that does not meet the land use regulations for permitted uses. | |
| | Any permitted development within 1km of the shoreline (except Doha Municipality) | |

HIGH IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS

SITE AREA

Minimum Site Area

- 5000m²

except that: food and beverage outlets will have a maximum area of 500m²

BUILDING HEIGHT

Maximum Building Height for all buildings

- 25m

SITE COVERAGE

Maximum building coverage of all buildings

- 60%

Gross Floor Area (Max)

- 100,000m²

BUILDING SETBACKS (min)

Front setback

- 10m
- Guard houses up to 10m² are permitted to be located within the 10m road boundary setback
- The minimum building setback from road boundaries for service station canopies shall be 3m

Side setback

- 0m
- On one side a setback shall be provided for access as necessary

Rear setback

- 0m



| VISUAL AMENITY | |
|---|---|
| Location of Offices and Public Reception areas | <ul style="list-style-type: none"> Offices shall be located on the ground floor at the front of buildings facing the road |
| Outdoor storage areas | <ul style="list-style-type: none"> Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or landscaping |
| Mechanical equipment | <ul style="list-style-type: none"> At grade water tank and mechanical equipment shall be located to the side or rear of the building. Rooftop water tanks, mechanical and telecommunications equipment shall be screened and shall not be visible from any road. |
| Landscaping | <ul style="list-style-type: none"> 10% of site area A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback. The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping scheme. |
| Fencing and walls (max) | <ul style="list-style-type: none"> Front: 2.0m Side and Rear: 2.5m |
| Yard Sealing | <ul style="list-style-type: none"> All areas of the yard of the site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained |
| PARKING AND LOADING | |
| Loading | <ul style="list-style-type: none"> 1 dedicated HGV loading bay per 500m² of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines All Loading vehicles will enter and leave the site in a forward motion. |
| Parking Spaces | <ul style="list-style-type: none"> Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines All employee and customer parking shall be provided on site |

