

PREC6 – Horotiu industrial park precinct

The relevant district-wide chapters and GIZ – General industrial zone provisions apply in addition to this chapter (unless specified otherwise).

Rules

Land use – activities

The land use – activity rules in the GIZ – General industrial zone do not apply to this precinct and are replaced by the land use – activity rules below. For avoidance of doubt, all other Land-use effects standards and Land-use building standards in the GIZ – General industrial zone apply to PREC6 – Horotiu industrial park precinct, except where replaced below.

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

PREC6-R1	Industrial activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC6-R2	Ancillary activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC6-R3	Trade and industry training activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC6-R4	Service station
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
PREC6-R5	An office that is ancillary to a permitted activity
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 100m ² or 30% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
PREC6-R6	A retail activity that is ancillary to a permitted activity
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 10% gross floor area of all buildings on the site.	(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:

		(a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
PREC6-R7	Food outlet	
(1) Activity status: PER Activity-specific standards: (a) Does not exceed 200m ² gross floor area.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on the supply of industrial land within Horotiu Industrial Park; and (b) Function of the Horotiu Industrial Park as a regionally significant industrial node.
PREC6-R8	Construction or alteration of a building for a sensitive land use	
(1) Activity status: PER Activity-specific standards: (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or (ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.		(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and (d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.
PREC6-R9	Construction or demolition of, or alteration or addition to, a building	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
PREC6-R10	Any activity that is not specifically listed as a permitted, restricted discretionary or non-complying activity	
Activity status: DIS		
PREC6-R11	A noise-sensitive activity	
Activity status: NC		
PREC6-R12	A sensitive land use	
Activity status: NC		

Land use – effects

PREC-SI	Landscape planting	
(1) Activity status: PER Where:		(2) Activity status where compliance not achieved: RDIS

<p>(a) Any building or land use activity on a record of title that fronts Horotiu Road that is landscaped along the full frontage of that road, except for access and egress points, to the following minimum standards:</p> <p>(i) A 5 metre depth measured from the road boundary; and</p> <p>(ii) Comprises mixed vegetation planted a maximum of 1.5 metres apart that achieve a 5 metre height within 5 years.</p> <p>(b) Rule GIZ-S1 does not apply.</p>	<p>Council’s discretion is restricted to the following matters:</p> <p>(a) Type, density and scale of landscape plantings; and</p> <p>(b) The extent to which the amenity of the General Residential Zone on Horotiu Road is maintained.</p>
<p>PREC-S2 Landscape planting</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Any building or land use activity on a Record of Title that contains, or adjoins, a river or a permanent stream, that is landscaped to the following minimum standards:</p> <p>(i) a 4 metre depth measured from the bank, and extending across the full length, of the water body; and</p> <p>(ii) comprises mixed indigenous vegetation planted a maximum of 1.5 metres apart.</p> <p>(b) Rule GIZ-S2 does not apply.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Type, density and scale of indigenous vegetation; and</p> <p>(b) The extent to which the natural character and cultural values of a river or stream are maintained.</p>

Land use – building

<p>PREC-S3 Building height</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) A building or structure that is within 50 metres of Horotiu Road and does not exceed a height of 10 metres measured from the natural ground level immediately below that part of the structure.</p> <p>(b) Rule GIZ-S3 does not apply.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>
<p>PREC-S4 Building height</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) A building or structure that is 50 to 400 metres from Horotiu Road and does not exceed a height of 15 metres measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>

(b) Rule GIZ-S3 does not apply.	
PREC-S5	Building height
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building or structure that is more than 400 metres from Horotiu Road and does not exceed a height measured from the natural ground level immediately below that part of the structure of:</p> <p>(i) 25 metres; and</p> <p>(ii) 5 metres over 90% of the site.</p> <p>(b) Rule GIZ-S3 does not apply.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>
PREC-S6	Building setback from earth bund
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Any building on land that contains the Horotiu Industrial Park earth bund, as shown on the planning maps, that is set back 5 metres from the toe of the bund.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on the Horotiu Industrial Park earth bund.</p>
PREC-S7	Aerials, antennae and lighting masts
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) An aerial and support structure that does not exceed a height measured from the natural ground level immediately below that part of the structure of:</p> <p>(i) 15 metres; or</p> <p>(ii) 10 metres if located within 50 metres of Horotiu Road; or</p> <p>(iii) 5 metres above the building on which the aerial is mounted, where that building exceeds a height of 20 metres.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>
PREC-S8	Aerials, antennae and lighting masts
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Lighting masts that are located at least 400 metres from Horotiu Road and not exceeding a height of 25 metres measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) The extent to which visual amenity in the GRZ – General residential zone is maintained.</p>