

GIZ – General industrial zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The GIZ – General industrial zone contains areas used predominantly for a range of industrial activities, other than Heavy Industrial Activities, but also other compatible activities.

Objectives

GIZ-O1 Economic growth of industry.

The existing and future growth of the district's industry is supported and strengthened.

Policies

GIZ-PI Provide industrial zones with different functions.

(1) Provide for the operation and growth of a variety of industrial activities in two industrial zones as follows:

- (a) A HIZ – Heavy industrial zone that caters for those industrial and other compatible activities that may have significant adverse effects beyond the boundary of the zone, and where adverse effects of those activities is avoided, remedied or mitigated; and
- (b) A GIZ – General industrial zone that caters for those industrial and other compatible activities, where the significant adverse effects of those activities are confined to locations within the zone, and where the adverse effects of those activities are avoided, remedied or mitigated.

GIZ-P2 Maintain sufficient industrial land.

- (1) Maintain a sufficient supply of industrially zoned land to meet reasonably foreseeable future demand for industrial land.
- (2) Utilise industrial land primarily for industrial purposes so as to preserve the functionality of industrially zoned land.
- (3) Protect industrial activities, and in particular heavy industrial activities, from reverse sensitivity effects associated with activities in non-industrial zones.

GIZ-P3 Management of environmental effects in the zone.

- (1) Avoid significant adverse effects of activities in the zone on the environment of other immediately adjacent zones.
- (2) (b) Avoid, remedy or mitigate other environmental effects of activities in the zone to the extent necessary to:
 - (a) Maintain the functionality of the zone; and
 - (b) Maintain the functionality of adjacent zones.

GIZ-P4 Support of regionally significant industry.

Support the operation and growth of the district’s regionally significant industries.

Rules

Land use – activities

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.

GIZ-R1	Industrial activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R2	Trade and industry training activity	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R3	Truck stop for refuelling	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R4	Office ancillary to an industrial activity	
(1) Activity status: PER Activity-specific standards: (a) Less than 100m ² gross floor area; or (b) Does not exceed 30% gross floor area of all buildings on the site.		(2) Activity status where compliance not achieved: DIS
GIZ-R5	Food outlet	
(1) Activity status: PER Activity-specific standards: (a) Less than 200m ² gross floor area.		(2) Activity status where compliance not achieved: DIS
GIZ-R6	Ancillary retail	
(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: DIS
GIZ-R7	Hire centre	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R8	Wholesale	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R9	Trade supply outlet	

(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 0	Transport depot
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 1	Garden centre
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 2	Retailing of agricultural and industrial motor vehicles and machinery
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 3	Ancillary activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 4	Construction or demolition of, or alteration or addition to, a building or structure
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 5	Community corrections activity
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 6	Service station
(1) Activity status: PER Activity-specific standards: Nil.	(2) Activity status where compliance not achieved: n/a
GIZ-RI 7	Caretaker's or security person's residential unit
(1) Activity status: PER Activity-specific standards: (a) Is located within an industrial building; (b) Does not exceed 70m ² gross floor area; and (c) Accommodates no more than two people.	(2) Activity status where compliance not achieved: DIS
GIZ-RI 8	Buildings, structures and sensitive land use within the National Grid Yard in all other zones as of 18 July 2018 [000074] {000043, 000074, 000051}
(1) Activity status: PER Activity-specific standards: (a) Within National Grid Yard: (i) Building alterations and additions to an existing building or structure that	(2) Activity status where compliance not achieved: NC

<p>does not involve an increase in the building height or footprint; or</p> <p>(ii) Infrastructure (other than for the reticulation and storage of water for irrigation purposes) undertaken by a network utility operator as defined in the Resource Management Act 1991; or</p> <p>(iii) Non-habitable buildings or structures for farming activities in rural zones including accessory structures and yards for milking/dairy sheds (but not including any intensive farming buildings, commercial greenhouses and milking/dairy sheds); or</p> <p>(iv) Non-habitable horticultural buildings; or</p> <p>(v) Artificial crop protection and support structures (excluding commercial greenhouses and <i>Pseudomonas syringae</i> pv. <i>Actinidiae</i> (Psa) disease control structures);</p> <p>(vi) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure; and</p> <p>(vii) Minor structures associated with farming activity that are not situated within 12m of the outer visible foundation of any National Grid tower or 10m of the outer visible foundation of a National Grid tower, including: fences, gates, stock exclusion structures, cattle-stops, stock underpasses, stock bridges and culvert crossings, and drinking water supply pipelines, troughs, and water storage tanks.</p> <p>(b) All buildings or structures permitted by Rule GIZ-R18(1)(a) must:</p> <p>(i) Comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 ISSN 0114-0663 under all National Grid transmission line operating conditions; and</p> <p>(ii) Locate a minimum 12m from the outer visible foundation of any National Grid support structure foundation and associated stay wire, unless it is:</p> <p>(I) A building or structure where Transpower has given written</p>	<p>Version</p>
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<p>approval in accordance with clause 2.4.1 of the NZECP; or</p> <p>(2) Fences less than 2.5m in height, measured from the natural ground level immediately below the structure, and located a minimum of 5m from the nearest National Grid support structure foundation; or</p> <p>(3) Network utilities (other than for the reticulation and storage of water for irrigation purposes) or any part of electricity infrastructure undertaken by a network utility operator as defined in the Resource Management Act 1991, that connects to the National Grid; and</p> <p>(iii) Not permanently physically impede existing vehicular access to a National Grid support structure;</p> <p>(c) Artificial crop protection structures and support structures between 8m and 12m from a pole support structure but not a tower and any associated guy wire that:</p> <p>(i) Meet the requirements of the NZECP 34:2001 ISSN 0114-0663 for separation distances from the conductor;</p> <p>(ii) Are no higher than 2.5m;</p> <p>(iii) Are removable or temporary, to allow a clear working space of at least 12 metres from the pole when necessary for maintenance and emergency repair purposes;</p> <p>(iv) Allow all-weather access to the pole and a sufficient area for maintenance equipment, including a crane.</p>	
<p>GIZ-RI 9</p>	<p>Construction or alteration of a building for a sensitive land use [000074] {000044, 000048}</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards:</p> <p>(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</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 amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>

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	(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.	
GIZ-R20	Construction or demolition of, or alteration or addition to, a building or structure	
(1) Activity status: PER Activity-specific standards: Nil.		(2) Activity status where compliance not achieved: n/a
GIZ-R21	A waste management facility	
(1) Activity status: DIS		
GIZ-R22	Hazardous waste storage, processing or disposal	
Activity status: DIS		
GIZ-R23	Quarrying activities	
(1) Activity status: DIS		
GIZ-R24	An office not provided for by Rule GIZ-R4(1)	
(1) Activity status: DIS		
GIZ-R25	A retail activity not provided for by GIZ-R6(1)	
(1) Activity status: DIS		
GIZ-R26	Any activity that is not specifically listed as a permitted, controlled, restricted discretionary or non-complying activity	
(1) Activity status: DIS		
GIZ-R27	Any new building for a sensitive land use, or addition to an existing building that involves an increase in the building envelope or height for a sensitive land use, within the National Grid Yard [000074] {000051}	
(1) Activity status: NC		
GIZ-R28	Any change of use of an existing building to a sensitive land use within the National Grid Yard [000074] {000051}	
(1) Activity status: NC		
GIZ-R29	The establishment of any new sensitive land use within the National Grid Yard [000074] {000051}	
(1) Activity status: NC		
GIZ-R30	Dairy/milking sheds (excluding accessory structures and buildings), commercial greenhouses, Pseudomonas syringae pv. Actinidiae (Psa) disease control structures, or buildings for intensive farming within the National Grid Yard [000074] {000051}	
(1) Activity status: NC		
GIZ-R31	A noise-sensitive activity, except as provided for by Rule GIZ-R17	
(1) Activity status: NC		
GIZ-R32	A sensitive land use, except as provided for by Rule GIZ-R17 {000044, 000048}	
(1) Activity status: NC		

Land use – effects

GIZ-S1	Landscape planting
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<p>(1) Activity status: PER Where: (a) Any building or land use activity on a record of title that has a side and/or rear boundary adjoining any GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone that is landscaped to the following minimum standards: (i) A 3m depth measured from the side and/or rear boundary; and (ii) Comprises a mixture of shrubs and trees planted a maximum of 1.5m metres apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Type, density and scale of landscape plantings; and (b) The extent to which the amenity of the adjoining GRZ – General residential zone, MRZ – Medium density residential zone, LLRZ – Large lot residential zone, SETZ – Settlement zone, RLZ – Rural lifestyle zone or OSZ – Open space zone is maintained.</p>
<p>GIZ-S2</p>	<p>Landscape planting</p>
<p>(1) Activity status: PER Where: (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: (i) A 4m depth measured from the bank and extending across the entire length of the water body; and (ii) Comprises mixed indigenous vegetation planted a maximum of 1.5m apart.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Type, density and scale of indigenous vegetation; and (b) The extent to which the natural character and cultural values of a river or stream are maintained.</p>
<p>PREC7-SI</p>	<p>Land use activities within PREC7 – Huntly North precinct</p>
<p>(3) Activity status: PER Where: (a) Any land use activity where it is on a site that: (i) Was created by a subdivision consent decision that had regard to a stop bank breach assessment; and (ii) The stop bank breach assessment assessed risk to the site and future development on the site; and (iii) All flood hazard mitigation measures recommended in the stop bank breach assessment are in place.</p>	<p>(4) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The avoidance and mitigation of flooding hazards; and (b) Preparation of, and responses to recommendations in, a stop bank breach assessment.</p>

Land use – building

<p>GIZ-S3</p>	<p>Building height [000083]</p>
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of:</p> <ul style="list-style-type: none"> (i) 15m; or (ii) 18m if located on Whangarata and Bollard Road in Tuakau; or (iii) 10m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly. <p>(b) Chimneys not exceeding 1m in width and finials measured from the natural ground level immediately below the structure shall not exceed that do not exceed a height of</p> <ul style="list-style-type: none"> (i) 17m; or (ii) 20m if located on Whangarata and Bollard Road in Tuakau; or (iii) 12m if located on Tregoweth Lane and within 50m of the GRZ – General residential zone in Huntly. 	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the amenity of neighbouring properties.
<p>GIZ-S4</p>	<p>Building height in an Outstanding Natural Feature or Outstanding Natural Landscape</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building measured from the natural ground level immediately below that part of the structure that does not exceed a height of 5m in an Outstanding Natural Feature or Outstanding Natural Landscape. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) The extent to which the aesthetic value of the identified feature or landscape is maintained
<p>GIZ-S5</p>	<p>Height in relation to boundary</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building or structure that does not project beyond a 45 degree height control plane measured from a point 3m above natural ground level along the boundary of a site located outside of a HIZ – Heavy industrial zone or GIZ – General industrial zone. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effect on the amenity of neighbouring properties.
<p>GIZ-S6</p>	<p>Building setbacks – all boundaries {000048}</p>
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building that is set back at least: <ul style="list-style-type: none"> (i) 5m from a road boundary; and (ii) 3m from any other boundary where the site adjoins another zone, other than the HIZ – Heavy industrial zone. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Effects on streetscape; and (c) Traffic and road safety.

(b) GIZ-S6(1)(a) does not apply to a structure which is not a building.		
GIZ-S7	Building setback – waterbodies	{000083}
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building that is set back a minimum of:</p> <ul style="list-style-type: none"> (i) 30m from a lake margin; (ii) 30m from a wetland that is identified on the planning maps; (iii) 37m from the bank of the Waikato River; (iv) 10m from the bank of a river, other than the Waikato River; (v) 10m from the bank of a perennial or intermittent stream; (vi) 10m from a wetland that is not identified on the planning maps <p>(b) A pump shed, or a public amenity of not exceeding an area of 25m², that is located within the building setbacks identified in Standards GIZ-S7(1)(a);</p> <p>(c) GIZ-S7(1)(a) does not apply to a structure which is not a building.</p>		<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on natural character values.