

GIZ – General industrial zone

Objectives

GIZ-O1 Economic growth of industry

- (I) The economic growth of the district's industry is supported and strengthened in industrial zones.

GIZ-O2 Manage adverse effects

- (I) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.

Policies

GIZ-PI Provide industrial zones with different functions

- (I) Recognise and provide for a variety of industrial activities within two industrial zones that have different functions depending on their purpose and effects as follows:
 - (a) **GIZ – General** industrial zone:
 - (i) Recognise and provide for a range of industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and relatively limited effects of these activities, including visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and traffic, subject to appropriate separation distances.
 - (b) **HIZ – Heavy** industrial zone:
 - (i) Recognise and provide for a range of industrial and other compatible activities that generate potentially significant effects on more sensitive zones, including relatively high levels of visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and heavy traffic, subject to appropriate separation distances.

GIZ-P2 Maintain a sufficient supply of industrial land

- (I) Maintain a sufficient supply of industrial land within strategic industrial nodes to meet foreseeable future demands, having regard to the requirements of different industries to avoid the need for industrial activities to locate in non-industrial zones.

GIZ-P3 Maintain industrial land for industrial purposes

- (I) Maintain industrial zones for industrial activities unless a development is ancillary to an on-site industrial activity and does not undermine the integrity of those zones.

GIZ-P4 Recognition of industrial activities outside of urban areas

- (I) Manage activities within specific sites containing lawfully established industrial activities that are not immediately adjacent to towns or villages.

GIZ-P5 Management of adverse effects within industrial zones

- (I) Manage adverse effects including visual impact from buildings, parking, loading spaces and outdoor storage, lighting, noise, odour and traffic by managing the location of

industrial uses, bulk and form of buildings, landscaping and screening at the interface with roads and environmentally sensitive areas.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan, i.e. the District-wide chapters. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part I, HPW – How the Plan Works

Land use – activities

GIZ-R1	Industrial activity	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GIZ-R2	Trade and industry training activity	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GIZ-R3	Truck stop for refuelling	
(1) Activity status: PER	Activity-specific conditions: Nil	(2) Activity status where compliance not achieved: n/a

GIZ-R4	Office ancillary to an industrial activity	
(1) Activity status: PER	Activity-specific conditions: (a) Less than 100m ² GFA; or (b) Does not exceed 30% of all buildings on the site.	(2) Activity status where compliance not achieved: DIS

GIZ-R5	Food outlet	
(1) Activity status: PER	Activity-specific conditions: (a) Less than 200m ² GFA	(2) Activity status where compliance not achieved: DIS

GIZ-R6	Ancillary retail	
(1) Activity status: PER	Activity-specific conditions: (a) Does not exceed 10% of all buildings on the site.	(2) Activity status where compliance not achieved: DIS

GIZ-R7	Any activity that does not comply with the Land use – effects standards, Land use – building standards in the GIZ – General industrial zone , unless the activity is specified as a controlled, restricted discretionary or non-complying activity.
(1) Activity status: DIS	

GIZ-R8	A waste management facility
(1) Activity status: DIS	

GIZ-R9	Hazardous waste storage, processing or disposal
(1) Activity status: DIS	

GIZ-R10	An extractive industry
(1) Activity status: DIS	

GIZ-R11	An office
(1) Activity status: DIS	

GIZ-R12	A retail activity
Activity status: DIS	

GIZ-R13	Any activity that is not listed as a permitted or discretionary activity.
Activity status: NC	

Land use – effects

GIZ-S1	Servicing and hours of operation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Servicing and operation of an industrial activity adjoining any GRZ – General residential zone, LLRZ – Large lot residential zone or RLZ – Rural lifestyle zone may load or unload vehicles or receive customers or deliveries between 7.30am and 6.30pm.</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 amenity values;</p> <p>(b) distance to the nearest residential activity;</p> <p>(c) nature and frequency of the after hours activity;</p> <p>(d) noise, lighting and glare; and</p> <p>(e) type of vehicles involved.</p>

GIZ-S2	Landscape planting
<p>(1) Activity status: CON</p> <p>Where:</p> <p>(a) Any activity on a lot that has a side and/or rear boundary adjoining any GRZ – General residential zone, LLRZ – Large</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p>

<p>lot residential zone or RLZ – Rural lifestyle zone or OSZ – Open space zone shall provide a 3m wide landscaped strip running parallel with the side and/or rear boundary; and</p> <p>(b) Any activity on a lot that contains, or is adjacent to, a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closest bank and extending across the entire length of the watercourse.</p> <p>Council’s control is reserved over the following matters:</p> <p>(c) the adequacy of the width of landscaping strip;</p> <p>(d) type, density and height of plantings conducive to the location;</p> <p>(e) maintenance measures;</p> <p>(f) amenity values; and</p> <p>(g) natural character and cultural values of a river or stream.</p>	<p>(a) adequacy of the width of landscaped strip;</p> <p>(b) type, density and height of plantings conducive to the location;</p> <p>(c) maintenance measures;</p> <p>(d) amenity values; and</p> <p>(e) natural character and cultural values of a river or stream.</p>
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<p>GIZ-S3</p>	<p>Outdoor storage of goods or materials</p>
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Outdoor storage of goods or materials must comply with all the following conditions:</p> <p>(i) be associated with the activity operating from the site;</p> <p>(ii) not encroach on required parking or loading areas;</p> <p>(iii) not exceed a height of 9m;</p> <p>(iv) not exceed 30% site coverage;</p> <p>(v) be set back at least 3m from the boundary of any:</p> <p>(1) public road;</p> <p>(2) OSZ – Open space zone;</p> <p>(3) GRZ – General residential zone;</p> <p>(4) LLRZ – Large lot residential zone;</p> <p>(5) RLZ – Rural lifestyle zone;</p> <p>(6) TCZ – Town centre zone; and</p> <p>(vi) be screened from any public road, public reserve and adjoining site in another zone, other than the Heavy Industrial Zone, by the following:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) visual amenity; and</p> <p>(b) traffic safety.</p>

<p>(1) a landscaped strip consisting of plant species that achieve a minimum height of 1.8m at maturity; or</p> <p>(2) a close-boarded or solid fence or wall to a height of 1.8m.</p>	
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Land use – building

GIZ-S4	Building height	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The maximum height of a building must not exceed:</p> <p>(i) 15m; or</p> <p>(ii) 10m if located on Tregoweth Lane and within 50m of the GRZ - General residential zone in Huntly.</p>		<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matter:</p> <p>(a) effects on amenity.</p>

GIZ-S5	Height - Buildings, structures and vegetation within an airport obstacle limitation surface	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building, structure or vegetation must not protrude through an airport obstacle limitation surface as shown on the planning maps.</p>		<p>(2) Activity status where compliance not achieved: NC</p>

GIZ-S6	Daylight admission	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A building, structure, sign, or any stack or stockpile of goods or materials must not protrude through a height control plane rising at an angle of:</p> <p>(i) 45 degrees commencing at an elevation of 2.5m above ground level at any boundary of the GIZ – General industrial zone with any other zone;</p> <p>(ii) 37 degrees commencing at an elevation of 2.5m above ground level at any boundary of the GIZ – General industrial zone with any other zone between south-east or south-west of the building or stockpile.</p>		<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matter:</p> <p>(a) effect on amenity</p>

GIZ-S7	Building setbacks	
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<p>(1) Activity status: PER Where: (a) A building must be set back at least: (i) 5m from a road boundary; (ii) 7.5m from any other boundary where the site adjoins another zone, other than the HIZ – Heavy industrial zone; and (iii) 5m from the toe of the earth bund located on Lot 17 DP 494347 (53 Holmes Road, Horotiu).</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters: (a) effects on amenity values; (b) effects on streetscape; (c) traffic and road safety; and (d) effects on the earth bund located on lot 17 DP 494347 (53 Holmes Road, Horotiu).</p>
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GIZ-S8 Building setback – water bodies	
<p>(1) Activity status: PER Where: (a) A building must be set back a minimum of 30m from: (i) the margin of any: (1) lake; (2) wetland; and (3) river bank, other than the Waikato River and Waipa River.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GIZ-S9 Building setback – water bodies	
<p>(1) Activity status: PER Where: (a) A building must be set back at least 50m from a bank of the Waikato River and Waipa River.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GIZ-S10 Building setback – water bodies	
<p>(1) Activity status: PER Where: (a) A building must be set back a minimum of 10m from the bank of a perennial or intermittent stream.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

GIZ-S11 Building setback – water bodies	
<p>(1) Activity status: PER Where: (a) A public amenity of up to 25m², or a pump shed within any building setback identified in Rules GIZ-S8 to GIZ-S10</p>	<p>(2) Activity status where compliance not achieved: DIS</p>