

GENERAL INDUSTRIAL ZONE

Introduction

The General Industrial Zone is applied to areas of the District that primarily contain industrial activities. These activities have significant economic benefits, but can also have adverse effects on the environment.

The General Industrial Zone also recognises and provides for a range of ancillary activities and other activities that are generally compatible with industrial activities.

Objectives

GIZ-O1 The purpose of the General Industrial Zone

The General Industrial Zone provides for a range of industrial activities and other compatible activities that contribute to the economic wellbeing of the District.

GIZ-O2 Character and qualities of the General Industrial Zone

The character and qualities of the General Industrial Zone comprise:

1. utilitarian buildings, often with large sites, large yard spaces and external storage; and
2. large volumes of light and heavy vehicle traffic; and
3. activities that may generate a range of adverse effects including significant adverse effects; and
4. activities that may operate 24 hours per day; and
5. good vehicle accessibility from major transport routes and centres; and
6. a safe and functional working environment; and
7. buildings and activities that ~~do not compromise~~ maintain¹ the amenity values of adjoining Residential zones and Open Sspace and Recreation Zones; and
8. landscape planting and screening along road frontages (excluding the PREC~~X~~8 - Clandeboye Dairy Manufacturing Precinct)² and Open Sspace and Recreation Zones.

GIZ-O3 Use and development in the General Industrial Zone

Use and development in the General Industrial Zone:

1. is located so that it can be appropriately serviced by infrastructure; and
2. is not compromised by the establishment of sensitive activities; and
3. does not compromise the strategic role and function of any of the Commercial and Mixed Use Zones; and
4. maintains the amenity values of adjacent Residential zones and Open Sspace and Recreation Zones.

PREC~~3~~7-O1 Washdyke Industrial Expansion Precinct

Development in ~~the PREC~~3~~7~~ - Washdyke Industrial Expansion Precinct minimises adverse effects on ~~the~~ adjoining residential zones.

PREC~~X~~8-O1 Clandeboye Dairy Manufacturing Precinct

PREC~~X~~8 - The Clandeboye Dairy Manufacturing Precinct provides for the establishment and operation of nationally significant dairy processing activities, while mitigating the effects on the adjoining rural zone.³

¹ Southern Proteins [140.20], Barkers [179.8], Hilton Haulage [168.11] and North Meadows [190.15]

² Fonterra [165.1]

³ Fonterra [165.1]

Policies

GIZ-P1 Industrial activities

Enable a range of industrial activities and associated activities where:

1. ancillary activities are conducted on the same site as the primary industrial activity (excluding ancillary activities within ~~the~~ PREC X8 - Clandeboye Dairy Manufacturing Precinct)⁴; and
2. the activity⁵ does not include residential activities; and
3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P2 Off-site industrial ancillary activities

Only allow industrial ancillary activities on a different site of the primary industrial activity where:

1. they are located in ~~the~~ PREC X8 - Clandeboye Dairy Manufacturing Precinct; or⁶
2. they are conducted on an adjoining or adjacent site as the primary industrial activity; and
3. they do not undermine the purpose, viability and function of any of the ~~G~~commercial and ~~M~~mixed ~~U~~use ~~Z~~zones; and
4. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P3 Streetscape and amenity values

Maintain the amenity values of the streetscape, the ~~R~~residential ~~Z~~zones, and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones, by requiring:

1. ~~O~~outdoor⁷ storage areas to be screened from road boundaries and ~~R~~residential ~~Z~~zones (excluding ~~the~~ PREC X8 - Clandeboye Dairy Manufacturing Precinct)⁸; and
2. landscaping along road boundaries frontages (excluding ~~the~~ PREC X8 - Clandeboye Dairy Manufacturing Precinct)⁹ and site¹⁰ boundaries that adjoining¹¹ the ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones; and
3. buildings and structures to be a height and setback that will ensure adjoining ~~R~~residential ~~Z~~zones, and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones:
 - a. have a reasonable standard of sunlight access; and
 - b. are not unreasonably dominated by built form; and
 - c. maintain privacy of adjoining ~~R~~residential ~~Z~~zones; and
4. buildings to be of a colour and¹² reflectivity that does not detract from the amenity values of ~~R~~residential ~~Z~~zones.

GIZ-P4 Industrial and trade waste connections

Only allow activities that require connections to the industrial and trade waste system where:

1. there is sufficient capacity within the network to accommodate the additional demand; and
2. the location and design of connections and network extensions do not foreclose the opportunity of other sites in the General Industrial Zone to connect to the system.

GIZ-P5 Offensive trades

Only allow offensive trades to establish in the General Industrial Zone where:

1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and

⁴ Fonterra [165.1]

⁵ Kāinga Ora [229.168]

⁶ Fonterra [165.1]

⁷ Silver Fern Farms [172.139] and Alliance [173.135]

⁸ Fonterra [165.1]

⁹ Fonterra [165.1]

¹⁰ Clause 16(2)

¹¹ Clause 16(2)

¹² Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

2. the activity and buildings is are designed in a way that contains or minimises nuisance effects.

GIZ-P6 Other activities

Avoid the establishment of other activities including residential activities unless:

1. there is a functional need or operational ¹³need for the activity to occur in the General Industrial Zone; and
2. the activity is not provided for in another zone; and
3. the activity does not undermine the purpose, viability and function of any of the Gcommercial and Mixed Use Zones; and
4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.

PREC~~37~~-P1 Residential amenity of adjoining Residential Zones

Maintain the amenity values of adjoining Residential Zones by requiring:

1. buildings to be suitably separated from any sites within a Residential Zones; and
2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and
3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones; and
4. buildings to be a colour and reflectivity that does not detract from the amenity values of Residential Zones.¹⁴

PREC~~X8~~-P1 Continued operation and development

Enable the continued operation and development of dairy processing activities and enable buildings and structures, at such a scale, that support the operational requirements of dairy processing activities.¹⁵

PREC~~X8~~-P2 Mitigating effects

Mitigate the effects of dairy processing activities within ~~the precinct~~ PREC~~X8~~ - Clandeboye Dairy Manufacturing Precinct while recognising that dairy processing activities generate effects and require large scale buildings to meet their operational requirements, that may have effects beyond the zZone.¹⁶

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. 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 1, HPW — How the Plan Works - General Approach.

GIZ-R1	Industrial <u>activity</u> activities Trade suppliers Laboratories Service stations Motor garages Emergency services facilities Veterinary clinics <u>Dairy processing activities</u> ¹⁷ Excluding any industrial ancillary activitiesiesy and offensive trades
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¹³ Transpower [159.99]

¹⁴ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

¹⁵ Fonterra [165.1]

¹⁶ Fonterra [165.1]

¹⁷ Fonterra [165.1]

General Industrial Zone	Note: <u>Industrial ancillary activities are provided in GIZ-R2</u> <u>Offensive trades are provided in GIZ-R4</u> Activity status: Permitted Where: PER-1 The activity and its buildings and structures (excluding fences) are located more than 50m metres from any Residential Zones or Rural Lifestyle Zone; and PER-2 The activity does not require a new industrial and trade waste connection; and PER-3 The activity and its buildings and structures, complies with all the standards of this chapter; and PER-4 <u>In the 9m Height Control Area in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, the activities are limited to those identified in clauses 2(b) and (c) of the dairy processing activities definition¹⁸; and</u> PER-5 <u>In the Clandeboye Buffer Area identified in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, buildings, structures and activities are limited to:</u> <u>Signage; and</u> <u>Infrastructure for rail, roading and parking, wastewater, sewerage, stormwater, water supply, and energy generation.¹⁹</u>	Activity status when compliance not achieved with PER-1: Controlled Matters of control are restricted to: - hours of operation; and - noise and vibration; and - light spill; and - effects on air quality¹⁴¹; amenity values from dust and odour;²⁰ and - length, height and alignment of boundary landscaping and bunds; and - landscaping; and - privacy. Activity status when compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: - design and location of network extensions; and - location of connections; and - the volume or loading of discharge; and - adverse effect on adjacent residential zoned sites. Activity status when compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: - the matters of discretion of any infringed standard. Activity status when compliance not achieved with PER-4 and PER-5: Discretionary²¹
GIZ-R2	Industrial ancillary activities	
General Industrial Zone	Activity status: Permitted Where:	Activity status when compliance not achieved with PER-1: Controlled

¹⁸ Fonterra [165.1]¹⁹ Fonterra [165.1]²⁰ Southern Proteins [140.23]²¹ Fonterra [165.1]

	PER-1 The activity and its associated buildings and structures (excluding fences) are located more than 50 m metres from any Residential Zones; and PER-2 The activity does not include a residential activity; and PER-3 Any ancillary activity (s) outside the PRECX8 - Clandeboye Dairy Manufacturing Precinct.²² - are located on the same site of the primary industrial activity; and - has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and PER-4 The activity and its associated buildings and structures, complies with all the Sstandards of this chapter.	Matters of control are restricted to: - hours of operation; and - the effects of noise and vibration; and - light spill; and - effects on air quality amenity <u>values</u> <u>from dust and odour</u>²³; and - length, height and alignment of boundary landscaping and bunds; and - landscaping; and - privacy. Activity status when compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: - the necessity to locate the ancillary activity in the General Industrial Zone; and - whether the ancillary activity is more appropriate to be located in another zone; and - the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Commercial and Mixed Use Zones; and - the extent to which the ancillary activity adversely impacts on the roading network and road safety; and - for ancillary activities not located adjoining or adjacent to the primary industrial activity, matters listed in GIZ-P6. Activity status when compliance not achieved with PER 4: Restricted Discretionary Matters of discretion are restricted to: - the matters of discretion of any infringed standard. Activity status when compliance not achieved with PER-2: Non-complying
GIZ-R3	Convenience stores, restaurants, cafes and take away food outlets	
General Industrial Zone	Activity status: Permitted Where:	Activity status when compliance not achieved with PER-1: Non-complying

²² Fonterra [165.1]²³ Southern Proteins [140.24]

	PER-1 The gross floor <u>area</u>²⁴ of the activity is 200m² or less; and PER-2 The activity and its buildings and structures, complies with all the <u>S</u>standards of this chapter.	Activity status when compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
GIZ-RX4	Full or partial demolition of buildings or structures ²⁵	
General Industrial Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
GIZ-R45	Offensive trades, including associated buildings and structures	
General Industrial Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
GIZ-R56	Any other activitiesy, including associated buildings and structures not otherwise listed in this chapter	
General Industrial Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable

Standards

GIZ-S1	Height in relation to boundary	
General Industrial Zone (excluding outside the PRECX8 - Clandeboye Dairy Manufacturing Precinct) ²⁶	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins <u>any</u> <u>O</u> open <u>S</u> space and <u>R</u> recreation <u>Z</u> ones, <u>R</u> esidential <u>Z</u> ones or <u>R</u> ural <u>Z</u> ones. The method for determining recession planes and any permitted projection is described in APP8 — <i>Recession Planes</i> .	Matters of discretion are restricted to: 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u> 5. mitigation measures.
GIZ-S2	Maximum hHeight of buildings and structures	
1.	Buildings and structures must not exceed a maximum height of 15m measured from ground level.	Matters of discretion are restricted to: 1. dominance; and

²⁴ ECan [183.1]

²⁵ NZHHA [184.2]

²⁶ Fonterra [165.1]

General Industrial Zone		2. overlooking and loss of privacy; and 3. mitigation measures.
2. Height Specific Control Area	Buildings and structures must not exceed a maximum height of 35m measured from ground level.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy; and 3. mitigation measures.
3. PREC37 - Washdyke Industrial Expansion Precinct	Any building or structures within 25m of the General Residential Zone boundary must not exceed a maximum height of 10m measured from ground level.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy; and 3. mitigation measures.
4. PRECX8 - Clandeboye Dairy Manufacturing Precinct²⁷	Every building or structure will comply with the height limits shown in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, except stacks and exhaust vents attached to buildings shall be exempt from the height limits. Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan²⁸ 	Matters of discretion are restricted to: 1. <u>dominance; and</u> 2. <u>overlooking and loss of privacy; and</u> 3. <u>mitigation measures.</u>²⁹
GIZ-S3	Setbacks of buildings and structures excluding fences	
1. General Industrial Zone	1. Any building or structure must be setback a minimum of 5m from any road boundary; and 2. Any building or structures must be setback a minimum of 3m from any boundary with a Rresidential Zzone, Rrural Zzone, or Oopen Sspace and Rrecreation Zzone.	Matters of discretion for non-compliance with are restricted to: 1. landscaping; and 2. visual amenity, bulk and dominance of building; and 3. mitigation measures.
2. PREC37 -	In addition to GIZ-S3.1, any building or structure must be setback a minimum of 18m	Matters of discretion for non-compliance are restricted to:

²⁷ Fonterra [165.1]²⁸ Fonterra [165.1]²⁹ Fonterra [165.1]

Washdyke Industrial Expansion Precinct	from the boundary of any site zoned General Residential Zone.	1. landscaping; and 2. visual amenity effect on the General Residential Zone; <u>and</u> 3. mitigation measures.
3. 16 Martin Street, Washdyke, Lot 2 DP 462905 (and its successor)	In addition to GIZ-S3.1, all buildings shall be set-back a minimum of 9m from the common boundary with 14 Martin Street (Lot 4 DP 51299 and its successor).	Matters of discretion for non-compliance are restricted to: 1. landscaping; and 2. visual amenity effects on 14 Martin Street (Lot 4 DP 51299 and its successor); <u>and</u> 3. mitigation measures.
4. PRECX8 - <u>Clandeboyne Dairy Manufacturing Precinct</u>	<u>Where located within the Clandeboyne Buffer Area identified in Figure X – Clandeboyne Dairy Manufacturing Precinct Building Control Plan, infrastructure will be setback 5m from the zone boundary.</u>	<u>Matters of discretion are restricted to:</u> 1. <u>dominance; and</u> 2. <u>overlooking and loss of privacy; and</u> 3. <u>mitigation measures.</u>³⁰³¹
GIZ-S4	Building colour and reflectivity	
General Industrial Zone	1. The façade(s) of any building that is visible from and within <u>50m metres</u> of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and³² have a reflectivity value not exceeding 25%; and 2. Any roof of any building that is visible from and within <u>50m metres</u> of the General Residential Zone must have a reflectivity value not exceeding 15%.	Matters of discretion are restricted to: 1. visual amenity effects on the General Residential Zone; and 2. any glare effects on the General Residential Zone; <u>and</u> 3. mitigation measures.
PREC37 - <u>Washdyke Industrial Area Precinct</u>	1. <u>The façade(s) of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 25%; and</u> 2. <u>Any roof of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 15%; and</u> 3. <u>Except for Emergency Sservices Facilities, the façade(s) of any building that is visible from and within 50m metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour.</u>³³	<u>Matters of discretion are restricted to:</u> 1. <u>visual amenity effects on the General Residential Zone; and</u> 2. <u>any glare effects on the General Residential Zone; <u>and</u></u> 3. <u>mitigation measures.</u>³⁴

³⁰ Fonterra [165.1]³¹ Fonterra [165.1]³² Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]³³ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146], FENZ [131.110]³⁴ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

GIZ-S5	Outdoor storage	
General Industrial Zone (excluding the PREC X8 - Clandeboye Dairy Manufacturing Precinct) ³⁵	- Any outdoor storage areas must <u>be</u>³⁶ set-back 15m from any boundary that adjoins the Rresidential Zzones; and - Any outdoor storage area that is located between 15m to 18m from any boundary that adjoins any Rresidential Zzones must not exceed a maximum height of 6m <u>from ground level</u>^{37, 38} and - Any outdoor storage areas must be fully screened from view at ground level³⁹ by a fence of no less than 2m in height <u>from ground level</u>⁴⁰ so that it is not visible from: - any adjoining or adjacent site in the Rresidential Zzones; and - any residential unit in the General Rural Zone within 50m of the storage.	Matters of discretion are restricted to: - visual amenity effects; and - shading on property and public spaces; and - noise effects; and - lighting effects; and - dust effects.
GIZ-S6	Landscaping and bund(s)	
General Industrial Zone (excluding the PREC X8 - Clandeboye Dairy Manufacturing Precinct) ⁴¹	- A landscaping strip is required with minimum depth of 3m along any road boundary or boundary of a Rresidential Zzones or Oopen Sspace and Rrecreation Zzone; and - The landscaping strip required above must be planted with one tree every 15<u>m</u> metres excluding access ways; and - Any tree that is planted must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height <u>from ground level</u>⁴² of at least <u>5m</u> five metres at maturity; <u>and</u> <u>All landscaping required in 1., 2. and 3. above shall be:</u> The landscaping strip must be permanently maintained; and replaced if any plants die or become diseased, the must be replaced immediately; and <u>undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or</u>	Matters of discretion are restricted to: - visual amenity; and - maintenance of landscaping; <u>and</u> - mitigation measures.

³⁵ Fonterra [165.1]³⁶ Silver Fern Farms [172.151] and Alliance Group [173.147]³⁷ Z Energy [116.19], ECan [183.4]³⁸ Minor correction applied under RMA Schedule 1, Clause 16(2)³⁹ Z Energy [116.19]⁴⁰ Z Energy [116.19], ECan [183.4]⁴¹ Fonterra [165.1]⁴² ECan [183.4]

	d. undertaken and completed within <u>12 months of the activity commencing on the site when an activity commences during the months of October or November.</u>⁴³	
2. <u>PREC37</u> - Washdyke Industrial Expansion Precinct	In addition to GIZ-S6.1, any development within <u>50m metres</u> of a boundary with the General Residential Zone must provide a landscaped bund within <u>15m metres</u> of the boundary with the General Residential Zone in accordance with the following: 1. the apex of the bund must be located no closer than <u>8m metres</u> from the boundary of the General Residential Zone; and 2. the bund must be <u>2m two-metres</u> high <u>from ground level</u>⁴⁴; and 3. the bund must be planted with vegetation that: a. <u>is</u> in accordance with the Landscape plan, in Figure 20 – Landscape plan, Washdyke Industrial Expansion Area; <u>and</u> b. is no less than 1.8m <u>from ground level</u>⁴⁵ at the time of planting; and c. reaches a minimum mature height of 3m <u>from ground level</u>⁴⁶ and does not exceed a maximum mature height of 4m <u>from ground level</u>⁴⁷; and d. is spaced at no more or less than 3m between plants; and 4. the bund and landscaping must be established prior to development commencing; and 5. a grassed maintenance strip of not less than <u>three-metres 3m in width</u>⁴⁸ must be provided directly along the boundary with the General Residential Zone. Figure 20 – Landscape plan, Washdyke Industrial Expansion Area	Matters of discretion are restricted to: 1. adverse effects on properties in the adjoining <u>R</u>esidential <u>Z</u>ones.

⁴³ Southern Proteins [140.27], Hilton Haulage [168.23], Barkers [179.18] and North Meadows [190.25]

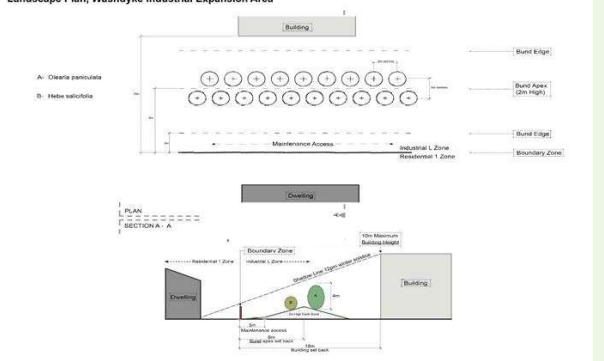
⁴⁴ ECan [183.4]

⁴⁵ ECan [183.4]

⁴⁶ ECan [183.4]

⁴⁷ ECan [183.4]

⁴⁸ RMA Schedule 1, Clause 16(2) amendment to correct minor error

	Landscape Plan, Washdyke Industrial Expansion Area 	
3. Seadown Road, Washdyke Lot 2 DP 337699 (and its successor)	In addition to GIZ-S6.1, a single line of <i>Podocarpus totara</i> must be planted parallel with and for the entire length of the northern boundary of Lot 2 DP 337699 (and its successor). The plants must be spaced 5m five metres apart and be 1.8 metres high <u>from ground level</u>⁴⁹ at the time of planting.	Matters of discretion are restricted to: 1. adverse effects on Lot 2 DP 69264 (and its successor).
GIZ-S7	Building orientation	
PREC37 - Washdyke Industrial Expansion Precinct	For development within 25m of the General Residential Zone boundary, the long axis of any building that exceeds 30m metres in length shall be orientated generally north-south so that it does not run parallel with the General Residential Zone boundary.	Matters of discretion are restricted to: 1. dominance; and 2. overlooking and loss of privacy.

Note:-

~~[1] The control on air quality should be limited to measures to ensure that any air discharge does not cause an objectionable or offensive effect on adjacent residents. Note that the Regional Plan addresses air discharges.~~

- ~~A range of dust control measures may be considered including (but not limited to):~~
 - ~~Watering;~~
 - ~~Surface improvement, including but not limited to chemical stabilisation, compaction, application of gravel and sealing of surfaces (taking into account costs-benefit issues);~~
 - ~~Surface maintenance;~~
 - ~~Vehicle speed controls;~~
 - ~~Not overloading trucks;~~
 - ~~Covering trucks;~~
 - ~~Wheel wash facilities;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~
 - ~~The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~Contingency measures;~~
 - ~~The implementation of a dust management plan.~~
- ~~A range of odour control measures may be considered including (but not limited to):~~
 - ~~Storage and handling methods of odorous materials;~~
 - ~~Odour containment and treatment methods;~~
 - ~~Process control;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~

⁴⁹ ECan [183.4]

-
- ~~○ The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~○ The implementation of an odour management plan; and~~
 - ~~○ Contingency measures.⁵⁰~~

⁵⁰ Southern Proteins [140.23]