

Chapter: GIZ –βΣ General Industrial Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
143.72	GIZ – General industrial zone	General		<p>· One zone for all industrial activities, which includes the Port adjacent to the City Centre Zone.</p> <p>· Allows for a range of industrial activities. There is no differentiation between light / general / heavy industrial activities and where they're allowed to locate. It's assumed that this will be assessed through the resource consent process.</p> <p>██████████ are mostly supportive in principle towards the intent of the General Industrial Zone as proposed under the Draft Plan. It is recommended that the Council investigate further the merits of providing for the differing scales of industrial activities through the introduction of light and heavy industrial zones.</p> <p>Maximum permitted building heights are 15m.</p>	
158.48	GIZ – General industrial zone	General		<p>1. As stated above, the General Industrial Zone provisions make no acknowledgement of the presence of the Port whatsoever, which we consider is unacceptable. The objectives and policies make no reference to the Port and its activities in terms of the purpose of the zone, its character and qualities or its use and development. It is extraordinary that the Washdyke industrial expansion precinct warrants a specific policy but the Port does not. There is no provision for the enablement of important Port activities that do not fall within the definition of industrial activity, and those activities would therefore fall to be non-complying activities.</p>	
83.13	GIZ – General industrial zone	General	General	<p>In relation to the properties and wider environment considered as the 'port area' in Timaru.</p> <p>In the case of the bulk fuel storage terminals in Timaru, ██████████ consider the proposed zoning of surrounding properties (Industrial General) will be a critical land use control to manage reverse sensitivity around the terminals. ██████████ support the Industrial</p>	

				<p><i>General zoning of the port area, the policy requirement to avoid the establishment of activities that may constrain industrial activities (GIZ-P2), and a non-complying activity status for the non-specified activities.</i></p> <p><i>Retain the proposed zoning of the port area as Industrial General including the provisions contained within the chapter.</i></p>	
93.4	GIZ – General industrial zone	General	General	<p>■■■■ supports the GIZ zoning of the site and the broader GIZ Objective and Policy framework.</p>	
93.8	GIZ – General industrial zone	General	General	<p><i>Overall findings are that the proposed GIZ is the most appropriate zoning for the site and activities. However, as highlighted further below, a number of Overlays are proposed that significantly impact on the ability to operate within the GIZ, in line with the zones purpose.</i></p>	

86.29	GIZ – General industrial zone	Introduction	The General industrial zone is applied to areas of	<i>The Introduction appropriately summarised the purpose and character of the General Industrial Zone.</i>	Retain the Introduction as drafted.		
87.24	GIZ – General industrial zone	Introduction	The General industrial zone is applied to areas of	<table><tr><td>Support</td><td>The Introduction appropriately summarised the purpose and character of the General Industrial Zone.</td></tr></table>	Support	The Introduction appropriately summarised the purpose and character of the General Industrial Zone.	Retain
Support	The Introduction appropriately summarised the purpose and character of the General Industrial Zone.						
86.30	GIZ – General industrial zone	Objectives	GIZ-O1 The Purpose of The General industrial	<i>GIZ-O1 and GIZ-O2 and GIZ-P1</i> <i>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</i>	Retain GIZ-O1. GIZ-O2 and GIZ-P1 as drafted.		
87.25	GIZ – General industrial zone	Objectives	GIZ-O1 The Purpose of The General industrial	<table><tr><td>Support</td><td>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</td></tr></table>	Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.	Retain
Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.						
86.31	GIZ – General industrial zone	Objectives	GIZ-O2 Character and qualities of the Genera	<i>GIZ-O1 and GIZ-O2 and GIZ-P1</i> <i>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</i>	Retain GIZ-O1. GIZ-O2 and GIZ-P1 as drafted.		

87.26	GIZ – General industrial zone	Objectives	GIZ-O2 Character and qualities of the Genera	<table><tr><td>Support</td><td>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</td></tr></table>	Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.	Retain
Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.						
96.62	GIZ – General industrial zone	Objectives	GIZ-O3 Use and development in the General in	█████ supports development needing to be located to be appropriately serviced by infrastructure.			
71.9	GIZ – General industrial zone	Objectives	General	<p>This submission point relates to ██████ - ██████ and ██████ Washdyke - both zoned General Industrial.</p> <p>█████ generally supports the provisions in Chapter GIZ, including the objectives.</p> <p>Retain the GIZ and its associated objectives.</p>			
86.32	GIZ – General industrial zone	Policies	GIZ-P1 Industrial and associated activities	<p>GIZ-O1 and GIZ-O2 and GIZ-P1</p> <p>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</p>	Retain GIZ-O1. GIZ-O2 and GIZ-P1 as drafted.		
87.27	GIZ – General industrial zone	Policies	GIZ-P1 Industrial and associated activities	<table><tr><td>Support</td><td>It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.</td></tr></table>	Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.	Retain
Support	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities.						
86.33	GIZ – General industrial zone	Policies	GIZ-P2 Other activities Avoid the est	It is appropriate to avoid the establishment of incompatible activities in the General Industrial Zone.	Retain GIZ-P2 as drafted.		

87.28	GIZ – General industrial zone	Policies	GIZ-P2 Other activities Avoid the est	Support	It is appropriate to avoid the establishment of incompatible activities in the General Industrial Zone.	Retain
71.10	GIZ – General industrial zone	Policies	General	<p><i>This submission point relates ██████████ - ██████████ and ██████████ ██████████ Washdyke - both zoned General Industrial.</i></p> <p><i>██████████ generally supports the provisions in Chapter GIZ, including the objectives.</i></p> <p><i>Retain the GIZ and its associated policy provisions.</i></p>		
71.6	GIZ – General industrial zone	Rules	GIZ-R4 Service stations	<p><i>This submission point relates to ██████████ ██████████ Washdyke - both zoned General Industrial.</i></p> <p><i>Retain restricted discretionary status where there is non-compliance with the general development standards.</i></p>		
96.63	GIZ – General industrial zone	Rules	GIZ-R6 Emergency services facilities;	<p><i>██████████ supports emergency service facilities as a permitted activity within the General Industrial Zone.</i></p>		
93.7	GIZ – General industrial zone	Rules	GIZ-R8 Ancillary activities on the same site	<p><i>██████████ notes the permissive approach in regard to convenience stores, restaurants, cafes and take away food outlets in the zone (limited to 200m2). This is unlikely to be an issue for ██████████ at this site but these are activities that are typically sensitive to the effects of industrial activities and could lead to reverser sensitivity issues and constraints on activities in this zone.</i></p>		
71.4	GIZ – General industrial zone	Rules	General	<p><i>This submission point relates to ██████████ - ██████████ and ██████████ ██████████ - ██████████ Washdyke - both zoned General Industrial.</i></p> <p><i>The drafting /identification of the rules in this part of the plan seems to be inconsistent. Activities that have a green background are permitted, but this is not explicitly stated, unlike for activities where activity specific</i></p>		

				<p><i>standards apply, and where the activity is clearly stated as being “permitted where” ... X performance standard/s is/are met). Consistency of referencing would be helpful.</i></p> <p><i>Consider clarifying the status of permitted activities where there are no activity specific performance standards by adding the following text adjacent the activity description: Activity Status: Permitted (additional text underlined).</i></p>	
71.5	GIZ – General industrial zone	Rules	General	<p><i>This submission point relates to [REDACTED] and [REDACTED] Washdyke - both zoned General Industrial.</i></p> <p><i>It is not clear in this chapter how buildings and structures are dealt with and whether compliance with the general performance standards would be required. Clarification is necessary.</i></p> <p><i>Clarify whether compliance with the general performance standards is required for buildings and structures.</i></p>	
158.49	GIZ – General industrial zone	Standards	GIZ-S1 Height in relation to boundary	<p><i>a. GIZ-S1 Recession planes – the Port is currently only subject to recession planes at the interface with the residential zone. This standard introduces additional constraints on buildings adjacent open space and recreation zones. The application of the additional standards is opposed.</i></p>	
158.50	GIZ – General industrial zone	Standards	GIZ-S2 Maximum height of buildings and struc	<p><i>a. GIZ-S2 Height – the Port currently is not subject to any height limits. The provisions will introduce a 35m height limit for buildings and structures in the Height Specific Control Area. The limit is impractical and onerous for a working Port and is opposed. The highest crane working at the Port currently for example is 80m.</i></p>	
86.34	GIZ – General industrial zone	Standards	GIZ-S2 Maximum height of buildings and struc	<p><i>The [REDACTED] manufacturing site includes buildings (and may require further buildings in the future) that exceed the permitted height limit.</i></p> <p><i>The revision to the standard is based on the current maximum building height on the site.</i></p>	<p>If a new Strategic Rural Industrial Zone is not supported, then amend GIZ-S2 as follows:</p> <p>Buildings and structures must not exceed a maximum height of 3555m measured from ground level.</p>

87.29	GIZ – General industrial zone	Standards	GIZ-S2 Maximum height of buildings and struc	<div> <div>Oppose in part</div> <div> <p>While the [REDACTED] is not currently located in a GIZ, [REDACTED] are seeking an industrial zone (SRIZ) for the site. On this basis, consideration has been given generally to the standards that are considered to reflect the nature of development within industrial zones in the district. In this context, it is noted that the [REDACTED] includes buildings (and may require further buildings in the future) that exceed the GIZ permitted height limit.</p> <p>The revision to the standard is based on the current maximum building height on the site.</p> </div> </div>	<p>If a new Strategic Rural Industrial Zone is not supported, then amend the Standard GIZ-S2 as follows:</p> <p>Buildings and structures must not exceed a maximum height of 3555m measured from ground level.</p>
93.5	GIZ – General industrial zone	Standards	GIZ-S2 Maximum height of buildings and struc	<i>The permissive height rules are supported noting the site is located in a Height Specific Control Area with a 35m height limit. However, this is affected by other Overlays that override the maximum height limit.</i>	
93.6	GIZ – General industrial zone	Standards	GIZ-S3 Setbacks of buildings and structures	<i>[REDACTED] supports the yard reduction from 10m in the Operative Plan to 3m in the Draft Plan.</i>	
158.51	GIZ – General industrial zone	Standards	GIZ-S3 Setbacks of buildings and structures	<i>a. GIZ-S3 Setbacks – the Port is currently only subject to setback requirements on internal boundaries to residential zones (not relevant to the Port) or on roads opposite a residential zone or on an arterial or principal road. The proposed provisions introduce road and internal boundary setback requirements on all boundaries, that are at odds with the environment existing in the Port area. The provisions are unnecessarily onerous.</i>	

71.7	GIZ – General industrial zone	Standards	GIZ-S4 Building colour and reflectivity	<p><i>This submission point relates to [REDACTED] [REDACTED] and [REDACTED] Washdyke - both zoned General Industrial.</i></p> <p><i>The general development standards are generally considered reasonable with two exceptions: building colour and reflectivity (GIZ-S4) and outdoor storage (GIZS5).</i></p> <p><i>With regards to building colour and reflectivity, the concern relates to the restriction on the colour palate, where there is visibility from and within the General Residential Zone to green, grey or tertiary (brown). While the buildings at [REDACTED] branded service station sites are finished in a mineral brown, brand colours are used in the buildings features and also along the canopy edge. The intent of the performance criteria is not clear: how does a restriction to green, grey or tertiary brown (irrespective of shade) achieve a level of visual amenity that cannot be achieved with any other colour?</i></p> <p><i>Amend the general performance standard relating to building colour and reflectivity (GIZ-S4) to remove the restriction on colour as follows (deletion in strikethrough):</i></p> <ol style="list-style-type: none"> <i>1. The façade(s) of any building that is visible from and within 50 metres of the General residential zone must be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%; and</i> 	
158.52	GIZ – General industrial zone	Standards	GIZ-S4 Building colour and reflectivity	<p><i>a. GIZ-S4 Building colour and reflectivity – the standard as currently drafted would not apply to the Port as it is not within 50m of the General Residential Zone. [REDACTED] supports the application of this standard only in locations where sites are within 50m of the General Residential Zone.</i></p>	
71.8	GIZ – General	Standards	GIZ-S5 Outdoor storage	<p><i>This submission point relates to [REDACTED] - [REDACTED] and [REDACTED] Washdyke - both zoned General Industrial.</i></p>	

	industrial zone			<p><i>The general development standards are generally considered reasonable with two exceptions: building colour and reflectivity (GIZ-S4) and outdoor storage (GIZS5).</i></p> <p><i>With regards to outdoor storage, there is a need to clarify that the reference in clause 3 to being fully screened, applies at a ground level view only. Visibility will otherwise be difficult to check and enforce, especially where there is the ability for buildings in the specified zones to be multi-storey.</i></p> <p><i>Amend the general performance standard relating to outdoor storage (GIZ-S5) to clarify that the reference to being fully screened in clause 3 applies from a ground level view only as follows (addition underlined):</i></p> <p><i>184. Any outdoor storage areas must be fully screened at ground level view by a fence of no less than 2m in height so that it is not visible from:</i></p> <ol style="list-style-type: none"> <i>1. any adjoining site in the Residential zone, and</i> <i>2. any residential unit in the General rural zone within 50m of the storage; and</i> <i>3. any public space including a road.</i> <p><i>Please note that a change to all performance standards relating to screening may be required, irrespective of the zone. Currently they all appear to require screening of the area from more sensitive adjoining zones, but many of those adjoining zones allow for multi-storey development, meaning that full screening from (any point on land / buildings within those zones) is an unreasonable requirement.</i></p>	
158.53	GIZ – General industrial zone	Standards	GIZ-S5 Outdoor storage General indust	<p><i>a. GIZ-S5 Outdoor storage, clause 3 requires any outdoor storage areas to be fully screened from any public space or residential zone. Given the extensive areas of outdoor storage within the Port, including for example the 5ha log storage area, this rule is completely impractical for the Port area.</i></p>	

86.35	GIZ – General industrial zone	Standards	GIZ-S6 Landscaping and bund(s) General	<i>It is appropriate that only new buildings that are visible from the road and will have a potential amenity impact should be subject to boundary landscaping requirements.</i>	Amend GIZ-S6.1 as follows: Any new building within 20m of the road frontage site adjoining a road boundary or adjoining an Open space and recreation zone must have a 3m landscaping strip along the road boundary and the zone boundary.
87.30	GIZ – General industrial zone	Standards	GIZ-S6 Landscaping and bund(s) General	<i>It is appropriate that only new buildings that are visible from the road and that have a potential amenity effect should be subject to boundary landscaping requirements.</i>	Amend Standard GIZ-S6.1 as follows: Any new building within 20m of the road frontage site adjoining a road boundary or adjoining an Open space and recreation zone must have a 3m landscaping strip along the road boundary and the zone boundary.
158.54	GIZ – General industrial zone	Standards	GIZ-S6 Landscaping and bund(s) General	<i>a. GIZ-S6 Landscaping – the Port area is currently subject to a 1.5m landscape strip requirement on road boundaries. The new provisions introduce a 3m requirement on road boundaries and on open space and recreation zone boundaries. The new standard is unhelpfully onerous on road frontages in the Port area where many buildings are built to the road frontage currently, and particularly onerous on those sites adjoining the Open Space Zone on the Eastern Mole, most of which have long boundaries adjoining that zone.</i>	