

AREA SPECIFIC MATTERS

GIZ – General Industrial Zone

Introduction

Manawatū District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The *Council* has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041. Industrial growth is an area of key strategic importance to the Manawatū District.

The majority of industrial activity is located, within the Feilding township at the Riverside, Oroua River and Kawakawa Industrial areas. Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge Roads, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.

Given the nature of *effects* that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatū. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, *reverse sensitivity* and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, *Council* is expanding the existing General Industrial Zone at Kawakawa/Turners Road. The Kawakawa Industrial Park Growth Area (GIZ-APP2) demonstrates Council's commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The General Industrial *Zone* provisions focus on providing an efficient and effective *zone* for industrial activities, while improving and managing the visual amenity of the General Industrial *Zone*, particularly where such land is potentially visible from public places or adjacent *zones*.

The Plan will maintain *amenity values* for *sites* within and beyond the *Zone* and maintain or enhance *amenity values* for General Industrial zoned *sites* adjacent to arterial routes or key entry points to townships. In the Kawakawa Industrial Park Growth Area this will be achieved with structure planning to provide landscaping, *building* design and *site* layout guidance.

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental *effects* generated by the original activity. The General Industrial *Zone* provisions are framed to minimise the opportunity for *reverse sensitivity* issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate *amenity values* within the *Zone*.

Manawatū–Wanganui *Regional Council* completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park Growth Area has a moderate susceptibility to liquefaction. The Manawatū District *Council* commissioned a high–level liquefaction risk assessment in December 2013. This study included *site* investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction–induced ground subsidence. Areas subject to such controls are identified within the *Lateral Spread Overlay* on the planning maps.

This chapter is intended to be read in conjunction with Chapters: Historic Heritage, Energy, Water and Air, Infrastructure, Transport, Noise, Earthworks, Signs, Temporary Activities, Relocated Buildings, and Boarding, Breeding and Training Kennels. If the rules contained in this chapter are more restrictive than those in the chapters listed above, then the General Industrial *Zone* rules shall apply.

Issues

GIZ-I1

The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawatū District.

GIZ-I2	The need to manage the potential <i>effects</i> that the existence, establishment and expansion of non-industrial activities located in or adjacent to the General Industrial Zone can have on the ability of industrial activities to establish, operate or expand.
GIZ-I3	The desire to achieve an appropriate level of amenity within the General Industrial Zone, including enhancing <i>amenity values</i> on <i>sites</i> adjacent to key entry points to townships and arterial routes and to maintain or enhance <i>amenity values</i> where practical, particularly visual amenity, of adjacent more sensitive zones.
GIZ-I4	The need to manage the potential <i>effects</i> of industrial development on the <i>environment</i> , including increases in stormwater run-off resulting from increased <i>impermeable surfaces</i> .

Objectives

GIZ-O1	To promote the establishment, expansion and operations of a range of industrial activities within the General Industrial Zone.	
GIZ-O2	To manage adverse <i>effects</i> of industrial activities on the <i>environment</i> , to promote appropriate <i>amenity values</i> associated with the General Industrial Zone including:	
	GIZ-O2.1	Maintaining, and where practical, enhancing <i>amenity values</i> within the General Industrial Zone and for adjacent <i>sites</i> beyond the Industrial Zone; and
GIZ-O2.2	Enhancing <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.	

Policies

GIZ-P1	To enable a wide range of activities to locate and operate within the General Industrial <i>Zone</i> .		
GIZ-P2	To protect the effectiveness and efficiency of the General Industrial <i>Zone</i> for existing and potential future industrial activities by avoiding the establishment of activities within the <i>Zone</i> , that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities.		
GIZ-P3	To control the design of <i>building</i> foundations, new infrastructure and associated works on <i>sites</i> identified as susceptible to lateral spreading hazards on the planning maps.		
GIZ-P4	To require subdivision, use and development be consistent with any structure plan, to ensure a sustainable pattern of development including by:		
	GIZ-P4.1	Demonstrating safe integration with existing street layouts and infrastructure;	
	GIZ-P4.2	Ensuring that alternative <i>local road</i> layouts in GIZ-APP2 for the Kawakawa Industrial Park Growth Area, achieve the following:	
		GIZ-P4.2.a	Provide at least one <i>local road</i> , parallel to the southern half of <i>Turners Road</i> and one <i>local road</i> to give access to the middle of the northern part of the <i>Zone</i> ; and
		GIZ-P4.2.b	Confirm that provision of key infrastructure to serve the <i>Zone</i> will not be compromised including consideration of potential adverse <i>effects</i> on development of other <i>sites</i> within the <i>Zone</i> ; and
GIZ-P4.2.c	Retain similar provision of access to all <i>sites</i> within the <i>Zone</i> as proposed in the GIZ-APP2 Structure Plan; and		

		GIZ-P4.2.d	Preserve options to develop the reserve area between the <i>Zone</i> and the Oroua River to provide for future stop banking, riparian planting and creation of a walking / cycling track.
GIZ-P5	To ensure that subdivision, use and development of land in the General Industrial <i>Zone</i> is managed to avoid, remedy or mitigate adverse <i>effects</i> on significant historic heritage.		
GIZ-P6	To ensure that activities located within the General Industrial <i>Zone</i> , minimise, as far as practicable, adverse <i>effects</i> beyond the <i>site</i> boundary within the Industrial <i>Zone</i> , including any <i>effects</i> associated with noise, glare or night lighting, and ensure that any <i>effects</i> on adjacent non-industrial zones are consistent with the expected <i>amenity values</i> in that <i>zone</i> .		
GIZ-P7	To require new industrial activities to locate within the General Industrial <i>Zone</i> where the associated <i>effects</i> on the <i>environment</i> , particularly related to infrastructure, traffic, noise and <i>amenity values</i> are anticipated, provided for and, as far as practicable confined to the <i>Zone</i> .		
GIZ-P8	To require subdivision, use and development in the General Industrial <i>Zone</i> to be designed to:		
	GIZ-P8.1	Maintain or create an appropriate level of visual amenity and <i>streetscape</i> values within the <i>Zone</i> ; and	
	GIZ-P8.2	Maintain or enhance visual <i>amenity values</i> , where practicable when viewed from other zones; and	
	GIZ-P8.3	Enhance <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.	

Rules

Permitted Activities (PER)

The following *are permitted activities* in the General Industrial Zone (excluding *sites* within the *Lateral Spread Overlay* except as specified in GIZ-R12 below) provided that they comply with the standards in GIZ-ST1 to GIZ-ST16:

GIZ-R1	<i>Industry</i>
GIZ-R2	<i>Light Industry</i>
GIZ-R3	Additions or alterations to any existing <i>building</i>
GIZ-R4	<i>Agricultural vehicle sales and service</i>
GIZ-R5	<i>Ancillary activities</i>
GIZ-R6	Standalone car parking activities and <i>buildings</i>
GIZ-R7	Construction of any <i>building</i> associated with a <i>permitted activity</i>
GIZ-R8	Lunch Bars and dairies
GIZ-R9	<i>Seismic strengthening</i>
GIZ-R10	<i>Service stations</i>
GIZ-R11	<i>Work skills training centres</i>
GIZ-R12	Outdoor storage areas, public open space, car parking and <i>farming</i> (excluding <i>buildings</i>) are the only activities permitted within the <i>Lateral Spread Overlay</i>
GIZ-R13	<i>Earthworks</i>
GIZ-R14	<i>Signs</i>

Standards for Permitted Activities

For the General Industrial Zone, the *permitted activities* specified above must comply with the following standards:

GIZ-ST1	Building Setback Yards and Height		
	GIZ-ST1.1	All <i>buildings</i> excluding <i>signs</i> and <i>service station</i> canopies must be set back at least 6 metres from any boundary with a <i>road</i> or rail corridor.	
	GIZ-ST1.2	<i>Buildings</i> (excluding on boundaries where GIZ-ST1.1 above applies) must be at least:	
		GIZ-ST1.2.a	10 metres from any boundary adjoining land zoned General Residential or Settlement; and
		GIZ-ST1.2.b	5 metres from any boundary adjoining land zoned General Rural, Open Space or Flood Channel 2.
	GIZ-ST1.3	Maximum <i>height</i> of any <i>building</i> is 12 metres.	
	GIZ-ST1.4	Any outdoor storage of goods must be setback at least:	
		GIZ-ST1.4.a	5 metres from any boundary adjoining land zoned General Residential or Settlement.
		GIZ-ST1.4.b	2 metres from any boundary adjoining an arterial <i>road</i> or land zoned General Rural, Open Space or Flood Channel 2.
		Note: Side and rear boundaries must also comply with requirements of the <i>Building Act</i>	
GIZ-ST2	Landscape, Screen Planting and Streetscape Design		

GIZ-ST2.1 New Road

Along any new *road* constructed after 11 September 2017, a tree must be planted every 26 metres within the *road* reserve with a minimum size at planting of *PB40*. It must be capable of growing to a 4 metre *height* with a trunk that can be limbed up to 2 metres, in accordance with Figure 55.

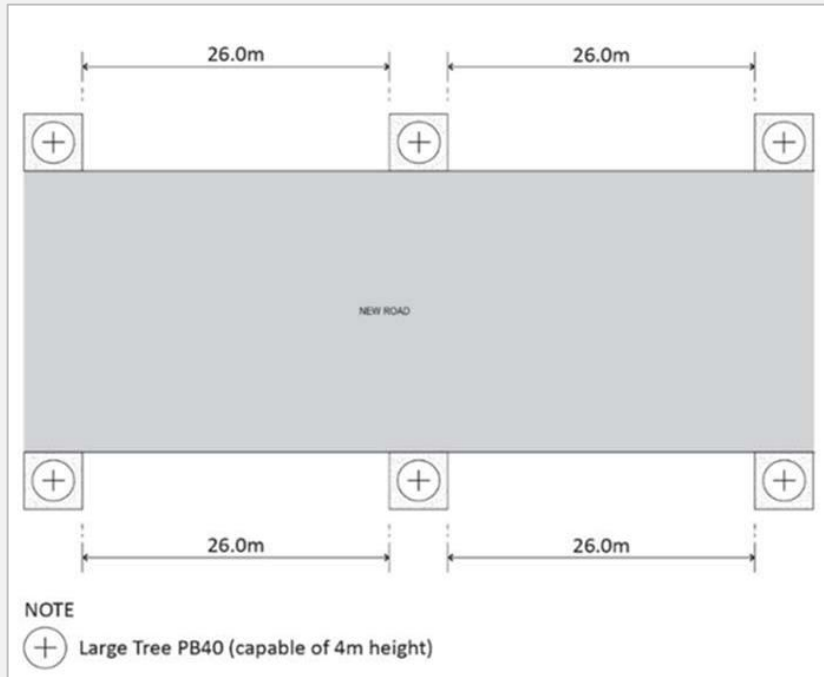


Figure 55 – New road landscape planting

GIZ-ST2.2 Formed Car Parking Areas

GIZ-ST2.2.a Within any formed car parking area, 1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in a 2m x 2m landscaping box or similar feature and must include a *landscape strip* with planting established, in general accordance with Figure 56.

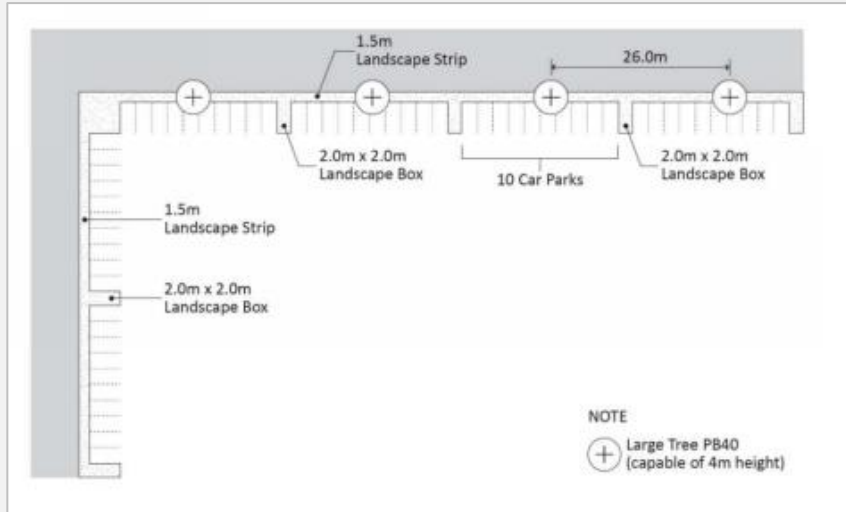


Figure 56 – Car park landscape planting

	<p>GIZ-ST2.2.b</p>	<p>Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5 metre wide <i>landscape strip</i> that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75 metres in <i>height</i>. Every 26 metres along the <i>landscape strip</i> a tree must be planted with a minimum size at planting of <i>PB40</i>. Trees must be capable of growing to a 4 metre <i>height</i> with a trunk that can be limbed up to 2 metres.</p>
	<p>GIZ-ST2.2.c</p>	<p>Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a <i>landscape strip</i> must be provided along any <i>road frontage</i>, in general accordance with Figure 56.</p>
<p>Note: The preferred planting species for this <i>Zone</i> are listed in GIZ-APP1.</p>		
<p>GIZ-ST2.3</p>	<p>Screening and Amenity Planting of Interface Areas</p>	

		GIZ-ST2.3.a	On <i>site</i> boundaries which adjoin a General Residential or Settlement <i>Zone</i> a 5m wide <i>screen planting area</i> must be established, planted and maintained with a variety of shrubs and trees (as specified in GIZ-ST2.3.a.i and GIZ- ST2.3.a.ii).
			On <i>site</i> boundaries which adjoin a General Rural or Flood Channel 2 <i>Zone</i> a 2m wide <i>screen planting area</i> must be established, planted and maintained with a variety of shrubs and trees.
			GIZ-ST2.3.a.i Shrubs must be capable of growing to a minimum <i>height</i> at maturity of 4 metres; and
		GIZ-ST2.3.a.ii Trees must be capable of growing to a minimum <i>height</i> at maturity of 9 metres.	
			Note: The preferred planting species for this <i>Zone</i> are listed in GIZ-APP1.
		GIZ-ST2.3.b	Major or <i>Minor Arterial Roads</i> (excluding car park frontage areas where GIZ-ST2.2 (Formed Car Parking Areas) applies).
			GIZ-ST2.3.b.i On <i>sites</i> which adjoin any major or <i>minor arterial roads</i> (excluding <i>Waughs Road</i>) (Refer TR-APP1 Manawatū District <i>Road Hierarchy</i>) or which lie directly across the <i>road</i> from a General Residential or Settlement <i>Zone</i> , a 2m landscaping strip along the front boundary, but excluding at vehicle crossings, must be provided.
			GIZ-ST2.3.b.ii On <i>sites</i> adjoining <i>Waughs Road</i> /SH 54, a 5m wide landscaping strip must be provided.

			GIZ-ST2.3.b.iii	Where <i>landscape strips</i> are to be provided they must be planted and maintained with a variety of low shrubs and trees that will grow to a <i>height</i> of at least between 0.5 – 1.0 metres.
			GIZ-ST2.3.b.iv	Planting adjacent to any arterial <i>road</i> must be frangible (breakable or fragile).
	GIZ-ST2.4	Any fencing where located adjacent to a <i>road</i> or non-industrial zoned land must be erected internally to the <i>site</i> with landscape planting fronting the <i>road</i> or non-industrial zoned land.		
	GIZ-ST2.5	Any planting required by this Rule must be maintained and if plants perish they must be replaced immediately by the landowner.		
	GIZ-ST2.6	The landscaping along any <i>yard</i> referred to in GIZ-ST2.3 must not be obscured by fencing.		
GIZ-ST3	Outdoor Storage Areas - Any outdoor storage areas must as far as practicable be screened and not visible when viewed from any adjacent non-industrial zoned land or arterial <i>road</i> .			
GIZ-ST4	Glare - Compliance with standards TR-ST2.			
GIZ-ST5	Noise - Compliance with NOISE-R1.			
GIZ-ST6	Vibration - All activities must be managed so that vibration is not discernible beyond the <i>site</i> boundary.			
GIZ-ST7	Electrical Interference - All activities must be managed so that no interference with television or radio reception is caused within the General Residential or General Rural <i>Zone</i> .			
GIZ-ST8	Stormwater Neutrality - Every subdivision must include a stormwater system designed to achieve <i>stormwater neutrality</i> , appropriate for the activities, use			

	and development of the <i>site</i> , including connection to a <i>Council</i> network, at the following scales:
GIZ-ST8.1	Over the area of land that is the subject of the proposed activity; and
GIZ-ST8.2	Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.
	Note: Where stormwater detention areas cannot be accommodated within the <i>Industrial Zone</i> , an equivalent quantity of stormwater runoff mitigation should be provided in a suitable location outside the <i>zone</i> .
GIZ-ST9	Water Supply and Wastewater Disposal - Any use or development of a <i>site</i> must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded. Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.
GIZ-ST10	Parking - Compliance with standards TR-ST3.
GIZ-ST11	Visibility at Railway Crossings - Compliance with TR-R2 and TR-APP5.
GIZ-ST12	Access - Compliance with TR-R2.
GIZ-ST13	Separation Distance - Any activities involving the slaughtering of animals must be on <i>sites</i> , which are at least 100 metres from any General Residential, Settlement, Town Centre, Mixed Use or Commercial <i>Zone</i> .
GIZ-ST14	Visual Amenities - No activity shall involve keeping more than one <i>derelict vehicle</i> within view of the General Residential <i>Zone</i> or Settlement <i>Zone</i> or a public place.
GIZ-ST15	Signs in the General Industrial Zone - Compliance with SIGN-ST1 – SIGN-ST3.
GIZ-ST16	Earthworks - Compliance with EW-ST1 – EW-ST9.

Guidance Note: Odour is regulated by the Manawatū–Wanganui *Regional Council*.

Restricted Discretionary Activities (RDIS)

The following are *restricted discretionary activities* in the General Industrial Zone:

GIZ-R15

Any activity, specified in GIZ-R1 to GIZ-R14, that does not comply with one or more of the standards outlined in GIZ-ST1 to GIZ-ST16.

Matters of Discretion

For GIZ-R15, the Council has restricted its discretion to considering the following matters insofar as they are relevant to the standard that will be infringed:

GIZ- MD1	<i>Building setback yards</i>
GIZ- MD2	Landscape, screen planting and <i>streetscape</i> design
GIZ- MD3	Outdoor storage areas
GIZ- MD4	Glare, noise, vibration, electrical interference and vehicle movements
GIZ- MD5	<i>Stormwater neutrality</i> , water supply and wastewater disposal
GIZ- MD6	Parking, visibility at railway crossings, access and separation distances
GIZ- MD7	Historic heritage and <i>amenity values</i>
GIZ- MD8	<i>Signs</i> .

Assessment Criteria:

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the

	General Industrial <i>Zone</i> , assess any application in terms of the following assessment criteria:
GIZ-AC1	Whether the application will result in any adverse <i>effects</i> on historic heritage values.
GIZ-AC2	Whether the application will maintain, or where practical enhance, the <i>amenity values</i> of the General Industrial <i>Zone</i> or properties beyond the General Industrial <i>Zone</i> .
GIZ-AC3	Whether the application will enhance <i>amenity values</i> on <i>sites</i> fronting arterial routes or key entry points to townships.
GIZ-AC4	Whether the application remains consistent with the objective of the standard(s) it infringes.
GIZ-AC5	The extent to which there will be adverse <i>effects</i> on the <i>environment</i> .
GIZ-AC6	Where an application does not meet a performance standard.

Discretionary Activities (DIS)

The following are *discretionary activities* in the General Industrial *Zone*:

GIZ-R16	<i>Commercial services.</i>
GIZ-R17	<i>Motor vehicle sales and servicing.</i>
GIZ-R18	Additions or alterations to existing <i>buildings</i> associated with any lawfully established activity operating on and prior to 11/09/2017 and which is not listed as a <i>permitted activity</i> in GIZ-R1 to GIZ-R14.


Non-Complying Activities (NC)

The following are *non-complying activities* in the General Industrial Zone:






GIZ-R19	Any <i>noise sensitive activity</i> .
GIZ-R20	Any activity on land within the <i>Lateral Spread Overlay</i> , which is not provided for as a permitted activity.
GIZ-R21	Any activity in the General Industrial Zone that is not specifically provided for as a <i>permitted, restricted discretionary or discretionary activity</i> .

GIZ-APP1 – Preferred Planting Species






LANDSCAPE STRIP

Tanika™ Lomandra	Mat Rush Lomandra tanika	
Rosa floribunda	Flower Carpet Rose	
Coprosma x kirkii 'kirkii'	Coprosma groundcover	
Libertia spp	NZ Iris	
Phormium cookianum Emerald Green	Dwarf Flax	

LANDSCAPE STRIP

<p>Muehlenbeckia astonii</p>	<p>Shrubby Tororaro</p>	
<p>Rhynchospermum jasminoides</p>	<p>False jasmine</p>	
<p>Camellia sinensis spp</p>	<p>Camellia</p>	
<p>Daphne odora, burkwoodii</p>	<p>Daphne</p>	
<p>Choisya ternata</p>	<p>Mexican Orange Blossom</p>	





SCREEN PLANTING

<p>Pittosporum tenuifolium</p>	<p>Kohuhu</p>	
<p>Pittosporum eugenioides</p>	<p>Lemonwood</p>	
<p>Michelia figo</p>	<p>Port Wine Magnolia</p>	
<p>Myrtus communis</p>	<p>Myrtle</p>	
<p>Sophora microphylla</p>	<p>Kowhai</p>	






SCREEN PLANTING

<p><i>Griselinia littoralis</i></p>	<p>Broadleaf</p>	
<p><i>Lophomyrtus bullata</i></p>	<p>Rama rama</p>	
<p><i>Olearia Cheesemanii</i></p>	<p>Olearia</p>	
<p><i>Corokia virgate, cononeaster</i></p>	<p>Geenty's Green, korokio</p>	
<p><i>Myrsine australis</i></p>	<p>Mapou</p>	

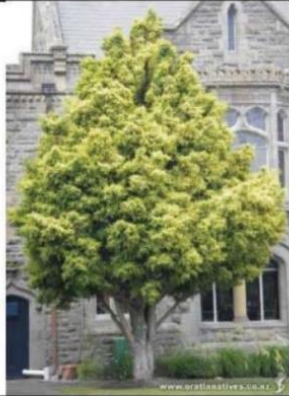



SCREEN PLANTING

<p>Magnolia grandiflora 'Blanchard'</p>	<p>Evergreen magnolia</p>	
<p>Podocarpus totara</p>	<p>Totara</p>	
<p>Cordyline australis</p>	<p>Cabbage Tree</p>	
<p>Pseudopanax crassifolius</p>	<p>Lance wood</p>	

SPECIMEN TREES

<p>Fraxinus raywoodii</p>	<p>Claret ash</p>	
<p>Cornus florida</p>	<p>Dogwood</p>	
<p>Ulmus glabra 'Lutescens'</p>	<p>Golden Elm</p>	
<p>Alectryon excelsus</p>	<p>Titoki</p>	
<p>Sophora tetraptera</p>	<p>Kowhai</p>	

SPECIMEN TREES

<p>Podocarpus totara</p>	<p>Totara</p>	
<p>Melia azedarach</p>	<p>Indian Bead tree</p>	
<p>Cordyline australis</p>	<p>Cabbage Tree</p>	
<p>Pseudopanax crassifolius</p>	<p>Lance wood</p>	

GIZ-APP2 – Structure Plan Kawakawa Industrial Park Growth Area

