

GIZ – General Industrial Zone

Introduction

This section provides for industrial zones in Dannevirke, Woodville and Pahiatua which support a range of general industrial activities that are largely located along, or within close proximity to State Highways. These strategic routes allow direct connectivity to adjoining districts and to significant infrastructure such as airports and ports.

Industrial activities have a different level of effect than other zones. They generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to enable the development of industry, a balance is required where industrial activities are located at the gateways to townships, or adjoin State Highways and other zones. There is also a legacy in the District particularly, of residential activities situated in close proximity to or within in industrial zones. In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised. It is critically important that industrially zoned land is retained for industrial activities. In this plan, retail and commercial service activities are expected to occur within the mixed-use zone. However, it is anticipated that some ancillary retail activities could locate within the industrial zone.

The General Industrial Zone also includes the Oringi Business Park site and the Pahiatua Fonterra Milk Factory site. The General Industrial Zone has been applied to these sites to futureproof these for the underlying activities as it is recognised that they play an important role in the industrial context of the District. It is acknowledged that these sites do not have reticulated three waters networks available and that these sites are managed via on-site means. There is no immediate programmes to provide reticulated networks in these locations.

Performance standards aim to maintain the quality and amenity of the zone and provide flexibility in site development. Performance Standards also apply to activities within the General Industrial Zone that are on sites adjoining the General Residential Zone, to ensure that the amenity values and quality of the residential environment are not adversely affected.

Objectives

- GIZ-01** Maintain and enhance the character and amenity values of the General Industrial Zone in a manner that enables a range of activities to support the local economy and provide a pleasant work environment, while avoiding, remedying or mitigating adverse effects within and adjoining the zone.
- GIZ-02** Ensure that non-industrial activities are directed to other zones to protect both the industrial and residential land supply, and the viability of the district's commercial zones.
- GIZ-03** Ensure that industrial activities are enabled to operate and expand within their respective sites while addressing adverse effects.
- GIZ-03** Improve amenity where sites are located adjacent to a State Highway or in proximity to the gateway entrances of Dannevirke, Woodville and Pahiatua.
- GIZ-04** Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.
- GIZ-05** Ensure new industrial development is designed and located to manage significant risks from natural hazards, particularly flooding.
- GIZ-06** Municipal water resources are protected from the adverse effects of industrial development.

Policies

- GIZ-P1** To provide for a mix of activities within the General Industrial Zone which meet the needs of the local community through the provision of convenient access to goods and services, while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.
- GIZ-P2** Enable use and development that is compatible with the purpose, character, and amenity values of the General Industrial Zone.
- GIZ-P3** Avoid non-industrial activities in the General Industrial Zone unless the activities:
1. are ancillary to an industrial activity; or
 2. provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone;
 3. do not create potential reverse sensitivity effects that may constrain industrial activities; and
 4. do not detract from the viability and vibrancy of the Commercial and Mixed Use Zones where these activities may be more appropriately located..
- GIZ-P4** To manage the location of industrial activities that have the potential for significant adverse effects on the amenity and character of the surrounding environment and residential areas, such as noise or dust generation, heavy traffic movements, glare or odour.
- GIZ-P5** To recognise and encourage a clear distinction between the General Industrial Zone and the General Rural, Mixed-use, and General Residential Zones.
- GIZ-P6** At the interface between the General Industrial Zone and General Residential Zone, to protect living environments from unacceptable noise, odour, shading, traffic, or reduction in visual amenity; by:
1. applying the residential height and height in relation to boundary standards to buildings on sites adjoining residential areas;
 2. applying the residential standard for noise on activities adjoining residential areas; and
 3. requiring landscape planting along boundaries adjacent to residential sites and screening of outdoor storage areas to protect the visual amenity of the residential areas.
- GIZ-P7** Coordinate the provision of reticulated services and other infrastructure with the development of sites. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated wastewater and stormwater methods.
- GIZ-P8** Adequate assessment of the natural hazard risk must be undertaken prior to the establishment of new development. Some areas may not be appropriate for development if the natural hazard risk, particularly flooding issues, cannot be appropriately managed.
- GIZ-P9** Where an industrial development results in high-use allocation from the reticulated water supply system, evidence of satisfactory water supply must be provided.

Rule Overview Table

The rules that apply to Industrial Activities are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- GIZ-R1 to GIZ-R8 - Activities Rules; and
- GIZ-S1 to GIZ-S12 – Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific Matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity. Refer to Part 1

- How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

It is important to note that in addition to the provisions in this chapter, zone chapters and a number of other Part 2: District-Wide Matters chapters also contain provisions that may also be relevant. There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide Matters chapters also contain provisions that may be relevant for activities undertaken in the General Industrial Zone.

Also, check to see if consents are required from Horizons Regional Council, for instance in relation to:

- Discharges of contaminants to land or water (e.g. on-site disposal of effluent, stormwater from industrial or trade premises).
- Taking of water (e.g. from water courses or underground wells).
- Discharge of contaminants to air (e.g. spray drift, odour).
- Disturbance of the beds of rivers, lakes, or wetlands (i.e. earthworks in the bed, gravel extraction, culverts, and access structures).
- Activities which impede access to rivers, lakes or wetlands, or artificial watercourse, within a land drainage or flood control scheme area.

Rules

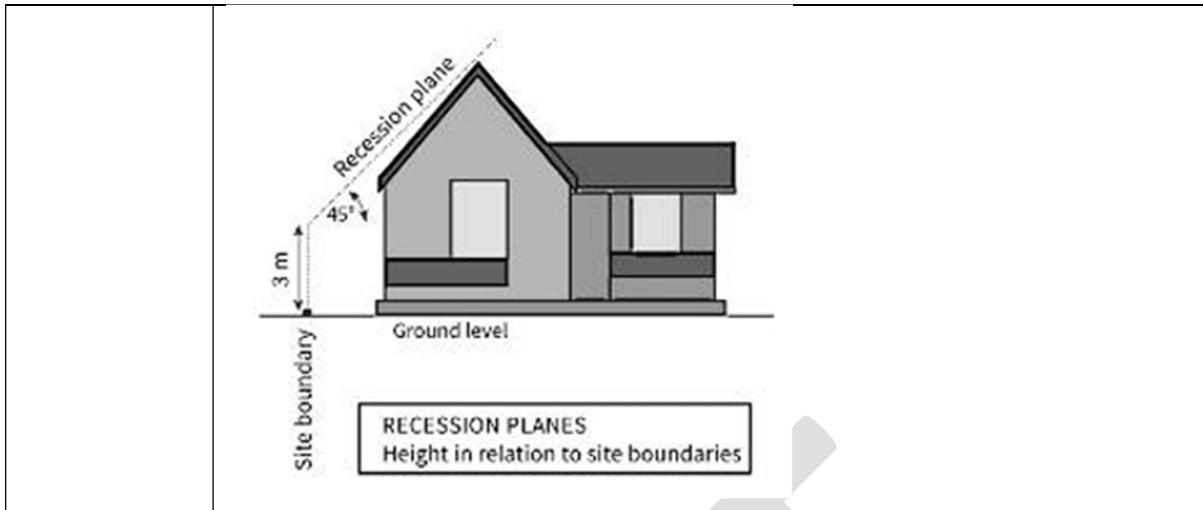
GIZ-R1	Industrial Activities	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GIZ-S1 to GIZ-S7 GIZ-S9 to GIZ-S12</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Where the following conditions are met:</p> <p>GIZ-S8</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> a. Scale and intensity b. Effects of shading on Residentially zoned sites. c. Noise. d. Size and appearance of signage. e. Building form, design and materials. f. Building location relative to boundaries. g. Screening, Planting and landscaping. h. Traffic generation, site access and parking. i. Screening of outdoor storage areas from the street and adjacent properties. j. The suitability of any alternative servicing and infrastructure options. k. The relevant standards of Council's water bylaws and Council's Engineering Development Standards as applicable. l. Any relevant assessment matters in TRAN, LIGHT, and NOISE.
GIZ-R2	Buildings and structures, including construction, additions, and alterations, and demolition or removal of existing buildings and structures	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GIZ-S1 to GIZ-S7</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Where the following conditions are met:</p>

	GIZ-S9 to GIZ-S12	<p>GIZ-S8</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> Scale and intensity Effects of shading on Residentially zoned sites. Building form, design and materials. Building location relative to boundaries. Screening, Planting and landscaping. Traffic generation, site access and parking. Screening of outdoor storage areas from the street and adjacent properties. Any relevant assessment matters in TRAN, LIGHT, and NOISE.
GIZ-R3	Accessory Buildings	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GIZ-S1 to GIZ-S7 GIZ-S9 to GIZ-S12</p> <p>And</p> <ol style="list-style-type: none"> The accessory building is ancillary to industrial activities on the site; or any building or part of a building, or activity, which is ancillary and secondary to any lawful existing activity on a site. 	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The location, design, and appearance of the building or structure. Visual dominance, shading, and loss of privacy on adjacent sites. Building form, design and materials. Bulk and dominance of the building or structure. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. Whether topographical or other site constraints make compliance with the standard impractical. Any relevant assessment matters in TRAN, LIGHT, and NOISE.
GIZ-R4	Relocatable Buildings	
	<p>Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>GIZ-S1 to GIZ-S7 GIZ-S9 to GIZ-S12</p> <p>And</p> <p>The building must be for the purpose of accommodating a permitted or consented activity on the site.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The location, design, and appearance of the building or structure. Visual dominance, shading, and loss of privacy on adjacent sites. Building form, design and materials. Bulk and dominance of the building or structure. Whether an increase in building height results from site constraints or a response to natural hazard mitigation. Whether topographical or other site constraints make compliance with the standard impractical. Any relevant assessment matters in TRAN, LIGHT, and NOISE.
GIZ-R5	Cafes and takeaway food outlets	

	<p>Activity Status: PER</p> <p>Where the following conditions are met: GIZ-S1 to GIZ-S12</p> <p>And</p> <ul style="list-style-type: none"> i. The maximum gross floor area of the café or takeaway outlet must be no more than 120 m²; and ii. The café or takeaway food outlet must not have a drive through facility. 	<p>Activity Status where compliance is not achieved: DIS</p>
GIZ-R6	Ancillary Activities, including ancillary residential activities.	
	<p>Activity Status: PER</p> <p>Where the following conditions are met: GIZ-S1 to GIZ-S7 GIZ-S9 to GIZ-S12</p> <p>And</p> <ul style="list-style-type: none"> i. The activity is ancillary to industrial activities on the site; and ii. The activity's gross floor area does not exceed 20% of all buildings on the site. 	<p>Activity Status where compliance is not achieved: DIS</p>
GIZ-R7	Residential and Commercial Activities not ancillary to an industrial activity	
	Activity Status: DIS	
GIZ-R8	Activities not otherwise listed	
	Activity Status: DIS	

Standards

GIZ-S1 Maximum Height	
	Maximum height of any building or structure shall be 15m above ground level.
GIZ-S2 Maximum height to boundary	
	<p>For sites adjoining a residential, rural, rural-lifestyle, Māori purpose or open space zone site:</p> <p>No structure or stored materials shall penetrate a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 3 m above the ground level of the road or internal boundaries of a site. See Figure - GIZ 1.</p> <p style="text-align: center;">Figure – GIZ 1: Height in relation to a boundary</p>



GIZ-S3 Minimum Setbacks

1. Buildings or structures must not be located within (for sites adjoining a residential, rural, rural-lifestyle, Māori purpose or open space zone):
 - a. 5m of any other boundary;
2. Buildings or structure must not be located within:
 - b. 25m of any significant waterbody; and
 - c. 10m of any surface waterbody.
3. Exceptions to boundary setbacks:
 - a. Rainwater tanks with a diameter not exceeding 3.5m and height above ground level not exceeding 3m.
4. This standard GIZ-S3 does not apply to:
 - a. Bridges and river crossings.
 - b. Fences.
 - c. Water intake, pump shed, and any associated water conveyance infrastructure.

GIZ-S4 Screening of industrial activities

An industrial activity shall provide screening from any site zoned Residential, Open Space, Rural, Māori Purpose, Rural-lifestyle and Mixed Use that is adjoining or opposite (across a road). The screening shall comprise either:

- a. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the industrial activity commencing; or
- b. a solid fence or wall at least 1.8m in height.

GIZ-S5 Outdoor storage or service area screening

Any outdoor storage or servicing area that is:

- a. more than 10m²; and
- b. visible from a Residential, Open Space, Rural, Māori Purpose or Mixed Use zoned site, or from a formed public road, shall be effectively screened from that site/road. The screening shall comprise either:
 - c. a densely planted buffer of at least 2m width, reaching a height of 1.8m within two years of the industrial activity commencing; or
 - d. a solid fence or wall at least 1.8m in height.

GIZ-S6 Servicing

1. All activities must be provided with a connection to Council's reticulated network, which shall be in accordance with Council's Engineering

	<p>Standards.</p> <p>Or</p> <ol style="list-style-type: none"> 2. Where a connection to the Council’s reticulated water supply system is not available, all developments must have an independent potable water supply for activities on the site; and 3. Where a connection to the Council’s reticulated wastewater system is not available, all developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and 4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).
GIZ-S7 Stormwater Management	
	<p>For stormwater, where a connection to a reticulated network is not available:</p> <ol style="list-style-type: none"> 1. All developments must have an area on the site that is of sufficient size to enable on site detention and/or disposal of stormwater (as measured in a 10% AEP); and 2. All development shall be able to be provided with a means of stormwater drainage which avoids flooding downstream or on adjacent properties and does not cause any other adverse environmental effects such as increased siltation, or contamination of aquatic environments, erosion or instability of any land or watercourses. 3. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces, which shall be in accordance with Council's Engineering Development Standard. 4. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater.
GIZ-S8 Integrated Stormwater Management Plan	
	<p>Integrated Stormwater Management Plan – for any resource consent application, the application must include an integrated stormwater management plan completed by a suitably qualified person.</p>
GIZ-S9 Transport, Access, Parking and Loading	
	<p>All activities must comply with the provisions of TRAN – Transport Chapter</p>
GIZ-S10 Light	
	<p>All activities must comply with the provisions of LIGHT – Light Chapter</p>
GIZ-S11 Noise	
	<p>All activities must comply with the provisions of NOISE – Noise Chapter</p>
GIZ-S12 Signs	
	<p>All activities must comply with the provisions of SIGNS – Signs Chapter</p>