

GIZ

**General Industrial
Zone**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

General Industrial Zone

Introduction

The General Industrial Zone is located at the northern end of Ōamaru and also at the south-west corner of Tiverton (State Highway 85) and Burraness Streets, Palmerston. The General Industrial Zone is applied to areas of the District that primarily contain a range of industrial activities. The Zone also recognises and provides for a range of ancillary and other activities that are generally compatible with, and not sensitive to, the adverse effects generated by industrial activities.

Industrial activities typically result in a lower level of amenity than other businesses and can generate adverse effects beyond their sites. Additional bulk, location and design requirements therefore apply to sites that have an interface with residential or open space and recreation zones. These zones may be sensitive to adjoining industrial activities.

Some industrial activities, by their nature or scale, are potentially noisy or have potential to emit odour, are high heavy traffic generators, and can be visually obtrusive. These are defined as potentially high-impact industrial activities. Potentially high-impact industries are only allowed when the activity is located in a manner that maintains the amenity values and where buildings and operations are designed so as to contain or minimise nuisance effects.

Objectives

GIZ-01 Purpose of the General Industrial Zone

The General Industrial Zone accommodates a range of industrial activities and other compatible activities that:

1. support the well-being and prosperity of the Waitaki District; and
2. do not compromise the strategic role and function of the Ōamaru Town Centre or other Commercial and Mixed Use Zones.

GIZ-02 Character and qualities of the General Industrial Zone

The General Industrial Zone is characterised by the following qualities and built form aspects:

1. contains utilitarian buildings on large sites, with large yard spaces; and
2. is easily accessible by vehicles from major transport routes and centres; and
3. retains a baseline level of streetscape amenity; and
4. contains buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent Residential, Open Space and Sport and Active Recreation Zones; and
5. has landscaped frontages along specified roads.

GIZ-03 Protection of the General Industrial Zones

Industrial activities located in the General Industrial Zone are not compromised by the establishment of activities, including commercial activities and sensitive activities, that are potentially sensitive to odour, dust, noise, traffic or visual effects.

GIZ-04 Commercial activities in the General Industrial Zone

In order to maintain and enhance the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones, commercial activities do not occur within the General Industrial Zone.

Policies

GIZ-P1 Nature and intensity of industrial development

Recognise that some industrial activities may generate adverse effects, including relatively high levels of noise, odour, heavy traffic and large-scale industrial buildings that necessitate separation from sensitive activities.

GIZ-P2 Other activities

Allow other activities to establish and operate where they are compatible with, and complementary to the purpose and character of the General Industrial Zone, and are ancillary to the main industrial activity on site.

GIZ-P3 Site Development within the General Industrial Zone

Maintain amenity values within the Zone by controlling the bulk and location of buildings and by requiring landscaping along the road frontage.

GIZ-P4 Amenity of adjacent zones

Maintain amenity values of adjacent Residential Zones or Open Space and Recreation Zones, by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects;
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

GIZ-P5 Potentially high-impact industrial activities

Only allow potentially high-impact industrial activities to establish in the General Industrial Zone where:

1. the activity is located in a manner that will maintain amenity values for neighbouring industrial properties in the Zone; and
2. any buildings or facilities, and the on-site operation of the activity, is designed in a way that contains or minimises nuisance effects; and
3. the activity is sufficiently separated from sensitive activities located in adjacent zones.

GIZ-P6 Activities inappropriate for General Industrial Zone

Avoid commercial activities and sensitive activities, including residential activities, that are incompatible with the purpose, character and qualities associated with the General Industrial Zone, or undermine the vitality and viability of the Town Centre Zone.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

PERMITTED ACTIVITIES

GIZ-R1 Industrial activity, excluding ancillary activities		
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any Industrial activity does not involve potentially high-impact industrial activities; and</p> <p>PER-2 GIZ-S6, GIZ-S7, GIZ-S8, GIS-S9 and GIZ-S10 are complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>
GIZ-R2 Building activity		
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 GIZ-S1, GIZ-S2, GIZ-S3, GIZ-S4, GIZ-S5 and GIZ-S9 are complied with.</p> <p><i>Notes:</i> <i>NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas</i> <i>NATC-R1 applies to structures within a riparian margin</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>

GIZ-R3 Ancillary activities on the same site as the industrial activity	
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The activity, including associated buildings and structures, is located more than 50m from any Residential Zone; and</p> <p>PER-2 The activity is not and does not include residential activity; and</p> <p>PER-3 The ancillary activity occupies no more than 15% of the gross floor area of the industrial building; and</p> <p>PER-4 The activity, including associated buildings and structures, complies with GIZ-S1, GIZ-S2, GIZ-S3, GIZ-S4, GIZ-S5, GIZ-S8 and GIZ-S10.</p>
	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. hours of operation; and 2. the effects of noise and vibration; and 3. light spill; and 4. landscaping; and 5. privacy. <p>Where: RDIS-2 Compliance is not achieved with PER-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent of the necessity to locate the ancillary activity with the industrial activity; and 2. the extent to which the ancillary activity may impact the function of the Commercial or Mixed-Use Zones; and 3. the extent to which the ancillary activity adversely impacts on the roading network and road safety. <p>Where: RDIS-3 Compliance is not achieved with PER-4</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-2</p>

DISCRETIONARY ACTIVITIES

GIZ-R4	Any activity not provided for as a permitted, restricted discretionary or non-complying activity.	
General Industrial Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

GIZ-R5	Commercial activities and sensitive activities	
General Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

GIZ STANDARDS

GIZ-S1 Building and structures height	
<p>1. Any buildings and structures must not exceed a maximum height of 12m measured from ground level; and</p> <p>Clause 1 does not apply to: antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
GIZ-S2 Building coverage	
<ol style="list-style-type: none"> 1. The combined total areas of all buildings on the site must not exceed 75%; and 2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbours on adjoining sites; and 4. provision of outdoor space for storage, parking and other activities.
GIZ-S3 Building setback from a road boundary	
<p>Any building must be setback a minimum of 10m from the road boundary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of neighbouring properties.

GIZ-S4 Setback from internal boundaries	
<ol style="list-style-type: none"> 1. Any building must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential or Open Space and Recreation; and 2. Rainwater tanks less than 5,000 litres are exempt from Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential or, Open Space and Recreation Zone.
GIZ-S5 Height in relation to boundary	
<p>No part of any building shall project beyond the height in relation to boundary recession lines from any point 3 metres vertically above ground level along the site boundaries when the site boundary adjoins an Open Space and Recreation Zone or a Residential Zone.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. road boundaries; or 2. buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or 3. boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or 4. lines, wires or support structures for utilities; or 5. flagpoles or antennas, other than dish antennas over 1.0m in diameter; or 6. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or 7. architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or 8. a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential or Open Space and Recreation Zone, including shading and privacy.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

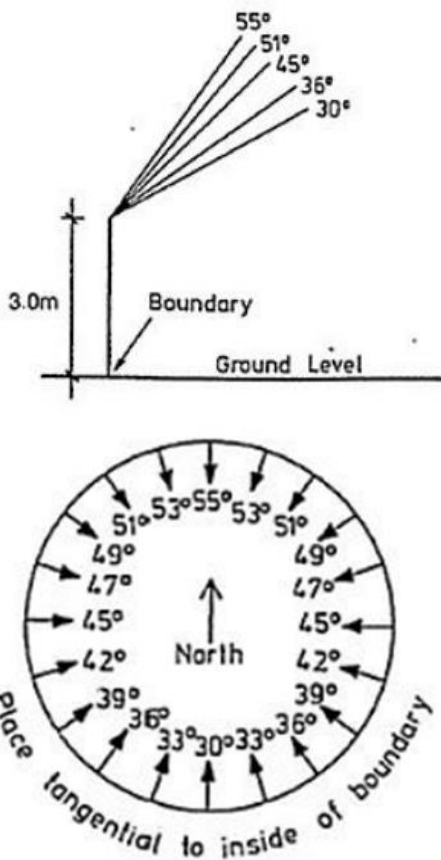


Diagram 6: Recession Lines

GIZ-S6 Landscaping along the road boundary

A landscaped area of at least a 10m width must be provided for and maintained along the road boundary and must include a minimum of one tree for every 10m of frontage. Trees must not be planted at a distance of more than 25m apart or closer than 5m. At the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age.

Matters of discretion are restricted to:

1. the location, design and appearance of the landscaping; and
2. any adverse effects on the streetscape; and
3. any adverse effects on the amenity values of surrounding properties.

GIZ-S7 Landscaping of internal boundaries

A landscaped area with a minimum width of 2m must be provided and maintained along internal boundaries of an adjoining Residential or Open Space and Recreation Zone, and must be planted with species which, at maturity,

Matters of discretion are restricted to:

1. any adverse visual effects on properties in the adjoining Residential, or Open Space and Recreation Zone.

will screen the buildings from the adjoining site.	
GIZ-S8 Hours of operation	
<p>Any activity (other than a residential activity) on a site adjoining an Open Space and Recreation Zone or a Residential Zone, must not operate outside the following hours:</p> <ul style="list-style-type: none"> • 7:00am–10:00pm Monday to Saturday; and • 9:00am–5:00pm Sunday and public holidays; <p>except where:</p> <ol style="list-style-type: none"> 1. the entire activity is located within a building, and 2. there are no visitors, customers, or deliveries to the activity outside the above hours. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and operation of the activity, including the effects of noise, lighting and effects from the generation of traffic; and 2. any adverse effects on the amenity values of properties in an adjoining Residential or Open Space and Recreation Zone.
GIZ-S9 Minimum permeable surface area	
<p>At least 10% of the site shall be planted in grass, vegetation or landscaped with permeable materials.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability for the site to manage stormwater; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no permeable surface area; and 3. any adverse effects on the amenity values of the surrounding environment.
GIZ-S10 Outdoor storage	
<ol style="list-style-type: none"> 1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> a) public space; and b) adjoining site 2. Clause 1. Does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on the streetscape; and 2. any adverse effects on the amenity values of neighbours of adjoining sites (including those opposite, where separated by a road).

