

General Industrial Zone

Introduction

The General Industrial Zone applies to areas within the Fairlie, Takapō / Lake Tekapo and Twizel townships which are predominately used or intended to be used for a range of industrial activities, as well as other activities of a similar nature, or which support the function of the zone.

Because of the scale and nature of activities anticipated within this zone, a greater level of adverse effects are also expected than in other zones, including visual effects associated with larger-scale buildings and structures, as well as noise, odour and traffic effects. These effects need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, more careful management of the zone interface is required. Certain more sensitive activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise.

Objectives and Policies

Objectives	
GIZ-O1	Zone Purpose
The General Industrial Zone provides primarily for industrial activities and other compatible activities, as well as activities that support the functioning of industrial areas.	
GIZ-O2	Zone Character and Amenity Values
The adverse effects of activities and built form within the General Industrial Zone are managed in a way that: <ol style="list-style-type: none"> 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjacent zones. 	
Policies	
GIZ-P1	Industrial Activities
Enable a range of industrial activities and activities of a similar scale and nature to industrial activities, to establish and operate within the General Industrial Zone.	
GIZ-P2	Other Activities
Avoid the establishment of activities that are not enabled by GIZ-P1 within the General Industrial Zone, unless they will not result in reverse sensitivity effects with activities enabled by GIZ-P1, and they: <ol style="list-style-type: none"> 1. have a functional need or operational need to establish in the zone; or 2. are commercial activities which support the needs of workers within the zone and will not detract from the character, amenity values or purpose of the Town Centre Zone. 	
GIZ-P3	Adverse Effects
Manage the adverse effects of activities within the General Industrial Zone to: <ol style="list-style-type: none"> 1. ensure that built form is of a scale that is compatible with the purpose of the zone; 2. provide for a reasonable level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas. 	

Rules

GIZ-R1	Buildings and Structures	
General Industrial Zone	Activity Status: PER Where the activity complies with the following standards: GIZ-S1 Height GIZ-S2 Height in Relation to Boundary GIZ-S3 Setbacks GIZ-S4 Outdoor Storage GIZ-S5 Coverage GIZ-S6 Landscaping	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
GIZ-R2	Industrial Activities	
General Industrial Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The activity is not a heavy industrial activity. 	Activity status when compliance is not achieved with R2.1: RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> The location, nature and scale of the activity. The sensitivity of the surrounding environment. The effectiveness of mitigation measures proposed.
GIZ-R3	Commercial Activities (unless specified in GIZ-R7)	
General Industrial Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The commercial activity is: <ol style="list-style-type: none"> yard-based retail; or trade-based retail; or a service station; or a food and beverage outlet that is less than 120m². 	Activity status when compliance is not achieved with R3.1: DIS
GIZ-R4	Ancillary Activities	
General Industrial Zone	Activity Status: PER Where: <ol style="list-style-type: none"> The activity is ancillary to a permitted activity; and Except on rear sites, any office or showroom shall be sited at the front of buildings. 	Activity status when compliance is not achieved with R4.1: DIS Activity status when compliance is not achieved with R4.2: DIS
GIZ-R5	Community Facilities	
General Industrial Zone	Activity Status: DIS	
GIZ-R6	Residential Activities	

General Industrial Zone	Activity Status: NC	
GIZ-R7	Commercial Visitor Accommodation	
General Industrial Zone	Activity Status: NC	
GIZ-R8	Educational Facility	
General Industrial Zone	Activity Status: NC	
GIZ-R9	Any Activities Not Otherwise Listed	
General Industrial Zone	Activity Status: DIS	

Standards

GIZ-S1	Height	Activity Status where compliance not achieved:
General Industrial Zone	1. The maximum height of any building or structure shall not exceed 12m above ground level.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the streetscape. c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
GIZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
General Industrial Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. Adverse effects resulting from the bulk and dominance of built form. b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation

		measures.
GIZ-S3	Setbacks	Activity Status where compliance not achieved:
General Industrial Zone	<ol style="list-style-type: none"> 1. Any building or structure shall be set back a minimum of 7m from any boundary adjoining a residential, open space or recreation zone. 2. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a rural zone. 3. Any building or structure shall be setback a minimum of: <ol style="list-style-type: none"> a. 10m from the boundary of Ostler Road; or b. 5m from any other road boundary. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
GIZ-S4	Outdoor Storage	
General Industrial Zone	<ol style="list-style-type: none"> 1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The design, size and location of any outdoor storage area. b. Effects on the amenity values of adjoining residential sites. c. The visual impact of the outdoor storage on the streetscape and surrounding environment. d. The overall landscaping provided on the site. e. The adequacy of any mitigation measures.
GIZ-S5	Coverage	
General Industrial Zone	<ol style="list-style-type: none"> 1. The maximum building coverage of any site shall not exceed 75%. 	RDIS Matters of discretion are restricted to: <ol style="list-style-type: none"> a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on the streetscape and surrounding environment. c. The extent and quality of any

		<p>landscaping proposed to soften the built form. d. The adequacy of any mitigation measures.</p>
<p>GIZ-S6</p>	<p>Landscaping</p>	
<p>General Industrial Zone</p>	<ol style="list-style-type: none"> 1. A landscaped area shall be established along all road boundaries, except across entranceways, which: <ol style="list-style-type: none"> a. has an average depth of 3m and a minimum depth of 1m; b. contains at least 50% of trees and shrubs. 2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 3. All landscaping required in 1. and 2. above shall be: <ol style="list-style-type: none"> a. 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 b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and other activities on the site. b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping. c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries. d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter. e. The overall landscaping provided on the site. f. The adequacy of any mitigation measures.