# GIZ - General Industrial Zone

The purpose of the General Industrial Zone is to provide for a range of *industrial activities*. The *industrial activities* contained within this zone are an important resource for the Wairarapa, and consequentially for its social and economic wellbeing.

Large areas of General Industrial Zone land are generally located near key freight routes (State Highway 2 and the Wairarapa rail line). Smaller General Industrial Zone areas are also located in each of the towns across the Wairarapa.

While industrial buildings are generally utilitarian in appearance, some areas in the General Industrial Zone are highly visible from roads and adjacent zones, and therefore higher levels of amenity are expected.

*Industrial activities* may emit objectionable odour, dust, or noise, and large-scale *industrial activities* with the potential to create adverse effects are expected in the General Industrial Zone. Smaller-scale *industrial activities*, and those with lesser impacts on amenity, are more appropriate in the Mixed Use Zone. New non-industrial activities that require higher levels of amenity and are sensitive activities, e.g. residential and noise-sensitive activities, are explicitly directed away from the General Industrial Zone. However, some ancillary activities, and activities that are not suitable in other zones, are anticipated in this zone.

There may be a number of 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. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

| GIZ-O1 | Purpose of the General Industrial Zone |
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| The General Industrial Zone provides for a range of *industrial activities* that:<br>a. can function efficiently and effectively within acceptable levels of environmental quality and amenity; and<br>b. support the wellbeing and prosperity of the Wairarapa. | |

| GIZ-O2 | Character and amenity values of the General Industrial Zone |
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| The character and amenity values of the General Industrial Zone primarily consist of:<br>a. large utilitarian *buildings* on large sites;<br>b. large, open yard areas that provide *loading,* manoeuvring, and *parking* for site users;<br>c. *buildings* and *outdoor storage* areas that are designed, screened, and located to maintain the amenity values of adjacent zones;<br>d. landscaped frontages along State Highways and boundaries with other zones; and<br>e. activities that have the potential to generate amenity effects at a scale or intensity that is not acceptable in other zones. | |
| **GIZ-O3** | **Protection of General Industrial Zone** |
| The role and function of the General Industrial Zone is not compromised by non-industrial or incompatible or sensitive activities. | |
| **GIZ-O4** | ***Commercial activities* in the General Industrial Zone** |
| *Commercial activities* are limited in the General Industrial Zone to ensure the viability and vibrancy of the Commercial and Mixed Use Zones is not compromised. | |
| **GIZ-O5** | **Waingawa Industrial Area** |
| Waingawa Industrial Area is developed in an integrated, efficient, and comprehensive manner. | |

## Policies

| GIZ-P1 | Adequate land for industrial activities |
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| Provide adequate serviced land in the General Industrial Zone for the existing and future industrial development needs of the Wairarapa and limit *industrial activities* in other zones. | |
| **GIZ-P2** | **Compatible use and development** |
| Enable use and development that is compatible with the purpose, character, and amenity values of the General Industrial Zone. | |

| GIZ-P3 | Incompatible use and development |
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Avoid non-industrial activities in the General Industrial Zone unless the activities:

a. are *ancillary* to an industrial activity; or

b. provide goods or services essential to industrial activities and have an *operational need* to locate in the General Industrial Zone;

c. do not create potential *reverse sensitivity* effects that may constrain *industrial activities*;

d. do not detract from the viability and vibrancy of the Commercial and Mixed Use Zones where these activities may be more appropriately located; and

e. have an operational need or functional need to locate in the General Industrial Zone; or

f. are the operation, maintenance, upgrading, or development of the National Grid.

| GIZ-P4 | Effects of industrial activities |
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Ensure that adverse effects from industrial activities on other zones are minimised by requiring:

a. that *buildings* and *structures* are set back from Residential and Open Space and Recreation zones;

b. screening of industrial activities where these are adjacent or opposite (across a road) from any site zoned Residential, Open Space and Recreation, Rural or Commercial and Mixed Use;

c. landscaping of boundaries in the Waingawa Industrial Area Structure Plan where these are adjacent or opposite (across a road) from Rural zoned sites;

d. screening of *outdoor storage* and servicing areas is provided where these are visible from public roads, Residential, Open Space and Recreation, Rural, and Commercial and Mixed Use zones; and

e. noise and light emissions are managed to an acceptable level for the site and surrounding area.

| GIZ-P5 | Sensitive activities |
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Avoid activities that could be sensitive to the effects of industrial activities from being located within, or in close proximity to, the General Industrial Zone.

| GIZ-P6 | **Waingawa Industrial Area** |
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| Ensure within the Waingawa Industrial Area subdivision, development, and activities are designed, located, constructed, and operated in accordance with the Waingawa Industrial Area Structure Plan and the Waingawa Structure Plan Design Guide. | |
| **GIZ-P7** | ***Relocatable buildings*** |
| Provide for the relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:<br>a. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;<br>b. Ensuring that relocatable buildings have the same use as what they were previously designed, built and used for;<br>c. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and<br>d. Maintaining and enhancing the amenity values of areas by ensuring relocatable buildings avoid, remedy or mitigate their adverse effects. | |

## Rules

| GIZ-R1 | ***Buildings* and *structures*, including construction, *additions,* and *alterations*** |
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| | 1. Activity status: **Permitted**<br>a. Where compliance is achieved with the following standards:<br>i. GIZ-S1;<br>ii. GIZ-S2;<br>iii. GIZ-S3;<br>iv. GIZ-S4;<br>v. GIZ-S7;<br>vi. GIZ-S8;<br>vii. GIZ-S9; and<br>viii. GIZ-S10.<br>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R1(1). |

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| | Matters of discretion:<br>1. The effect of non-compliance with the relevant standard and the matters of discretion for any infringed standard(s). |

| **GIZ-R2** | **Demolition or removal of *buildings* and *structures*** |
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| | 1. Activity status: **Permitted**.<br>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition. |

| **GIZ-R3** | ***Relocatable buildings* (excluding *accessory buildings*)** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. GIZ-S1;<br>ii. GIZ-S2;<br>iii. GIZ-S3;<br>iv. GIZ-S4;<br>v. GIZ-S7;<br>vi. GIZ-S8;<br>vii. GIZ-S9;<br>viii. GIZ-S10; and<br>ix. GIZ-S11. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R3(1).<br>Matters of discretion:<br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| **GIZ-R4** | ***Industrial activities* (excluding *ancillary activities*)** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. GIZ-S5;<br>ii. GIZ-S6; |

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| | | iii. GIZ-S7; and<br>iv. GIZ-S10. |
| | | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R4(1). |

| **GIZ-R5** | | ***Ancillary activities* to an *industrial activity*** |
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| | | 1. Activity status: **Permitted**<br>Where:<br>a. The activity is ancillary to an *industrial activity* on the site;<br>b. The activity's *gross floor area* does not exceed 20% of all buildings on the site; and<br>c. Compliance is achieved with:<br>i. GIZ-S5;<br>ii. GIZ-S6;<br>iii. GIZ-S7; and<br>iv. GIZ-S10. |
| | | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R5(1). |

| **GIZ-R6** | | ***Residential activities*** |
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| | | 3. Activity status: **Permitted**<br>Where:<br>a. The r*esidential activity* is ancillary to an *industrial activity* on the site;<br>b. There is no more than one *residential unit* per site and whose duties require them to live on-site.<br>c. The occupier of the *residential unit* works on the same site; and<br>d. The *gross floor area* of the residential unit does not exceed 60m$^2$. |
| | | 4. Activity status: **Non-Complying**<br>Where: |

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| | a. Compliance is not achieved with GIZ-R6(1). |

| GIZ-R7 | ***Retail activity* not ancillary to an *industrial activity*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. The *gross floor area* of the activity does not exceed 80m$^2$. |
| | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R7(1). |

| GIZ-R8 | ***Community corrections activity*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. GIZ-S5;<br>ii. GIZ-S6;<br>iii. GIZ-S7; and<br>iv. GIZ-S10. |
| | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R8(1). |

| GIZ-R9 | ***Drive-through activities*** |
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| | 1. Activity status: **Restricted discretionary**<br>Matters of discretion:<br>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>2. Operational noise.<br>3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities.<br>4. Hours of operation. |

| GIZ-R10 | ***Rural industry* activity** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. GIZ-S5;<br>ii. GIZ-S6;<br>iii. GIZ-S7; and<br>iv. GIZ-S10. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with GIZ-R10(1).<br>Matters of discretion:<br>1. The matters of discretion for any infringed standard(s). |

| GIZ-R11 | ***Emergency service facilities*** |
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| | 1. Activity status: **Restricted discretionary**<br>Matters of discretion:<br>1. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>2. Operational noise.<br>3. Amenity effects on nearby residential zones, and on established residential activities or sensitive activities.<br>4. Hours of operation.<br>5. Operational or functional need to locate in the zone.<br>6. Compatibility with the existing streetscape amenity values. |

| GIZ-R12 | ***Trade suppliers*** |
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| | 1. Activity status: **Discretionary**. |

| GIZ-R13 | ***Business services*** |
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| | 1. Activity status: **Discretionary**. |

| GIZ-R14 | ***Waste management facility*** |
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| | 1. Activity status: **Discretionary**. |

| GIZ-R15 | **Any activity not otherwise listed in this chapter** |
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| | 1. Activity status: **Discretionary**. |

## Standards

| GIZ-S1 | **Maximum *height*** |
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| 1. The maximum *height* of any *building* or *structure* shall be 15m above *ground level*. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjacent sites.<br>3. Bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation.<br>6. Any potential electromagnetic effects caused by the structure where it is within 1 km of a radio transmission mast. |
| **GIZ-S2** | **Maximum *height in relation to boundary*** |
| 1. For sites adjoining a Residential or Open Space and Recreation zone, the *building* shall meet the *height in relation to boundary* requirement for | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*. |

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| the Residential or Open Space and Recreation zone on the shared boundary. This shall not apply to road boundaries. | 2. Visual dominance, shading, and loss of privacy for adjacent Residential or Open Space zoned sites.<br>3. Bulk and dominance of the building or structure.<br>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area.<br>5. Whether an increase in building height results from site constraints or a response to *natural hazard* mitigation. |
| **GIZ-S3** | **Minimum setbacks** |
| 1. *Buildings* or *structures* must not be located within:<br>a. 5m of all boundaries adjoining another zone;<br>b. 5m of any *surface waterbody*; and<br>c. 25m of a *significant waterbody*.<br>d. 5m of any rail designation boundary.<br>2. Exceptions to boundary setbacks:<br>a. Rainwater tanks not exceeding a *height* above *ground level* of 1.8m.<br>3. This standard GIZ-S3 does not apply to:<br>a. Bridges and river crossings.<br>b. Fences. | Matters of discretion:<br>1. The amenity of adjacent Residential and Open Space zoned sites including amenity or privacy effects.<br>2. Screening, planting, and landscaping of the building or structure.<br>3. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and better use of the balance of the site.<br>4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.<br>5. For rail designation boundary setbacks:<br>a. The location of the building or structure.<br>b. Any methods of providing for building maintenance within the site boundaries.<br>c. The outcome of consultation with KiwiRail. |
| **GIZ-S4** | **Maximum fence *height*** |
| 1. No fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* above *ground level* of 1.8m. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Visual dominance, shading, and loss of privacy for adjacent sites. |

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| | 3. Bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>5. The extent to which the additional *height* is necessary due to the physical constraints of the site or to mitigate noise (including road noise) if the site is located adjacent to a noise-emitting source.<br>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |
| **GIZ-S5** | **Screening of industrial activities** |
| 1. Except in the Waingawa Industrial Area, an industrial *activity* shall provide screening from any site zoned Residential, Open Space and Recreation, Rural, Māori Purpose, Future Urban, or Commercial and Mixed Use that is adjoining or opposite (across a road). The screening shall comprise either:<br>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<br>b. a solid fence or wall at least 1.8m in *height*. | Matters of discretion:<br>1. The effectiveness of screening the *industrial activity*.<br>2. The visual impact of the activity on the streetscape and environment in the adjacent zone.<br>3. The overall landscaping provided on the *site*. |
| **GIZ-S6** | ***Outdoor storage* or servicing area screening** |
| 1. Except in the Waingawa Industrial Area, any *outdoor storage* or servicing area that is<br>a. more than 10m²; and<br>b. visible from a Residential, Open Space and Recreation, Rural, | Matters of discretion:<br>1. The extent to which landscaping is able to effectively screen the activity.<br>2. The visual impact of the activity on the streetscape and environment in the adjacent zone. |

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| Māori Purpose, Future Urban, or Commercial and Mixed Use zoned site, or from a formed public road, shall be effectively screened from that site/road.<br><br>The screening shall comprise either:<br><br>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<br><br>d. a solid fence or wall at least 1.8m in height. | 3. The overall landscaping provided on the *site*. |
| **GIZ-S7** | **Waingawa Industrial Area** |
| 1. Development within Waingawa Industrial Area shall be in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1. | Matters of discretion:<br><br>1. Screening, planting, and landscape treatment.<br>2. The siting, external appearance, and design, likely to be visible from a public road.<br>3. Roading, access, and parking.<br>4. Protection of natural areas and notable trees.<br>5. Noise, dust, and odour management.<br>6. Waingawa Structure Plan Design Guide. |
| **GIZ-S8** | **Water supply** |
| 1. All buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council's Engineering Development Standard 2023*. | Matters of discretion:<br><br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023* and/or Wellington Water standards as applicable. |

| GIZ-S9 | Wastewater disposal |
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| 1. All buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council's Engineering Development Standard 2023*. | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or Wellington Water standards as applicable. |
| **GIZ-S10** | **Stormwater management** |
| 1. 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 2023*.<br>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with *Council's Engineering Development Standard*.<br>3. 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. | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council's Engineering Development Standard 2023*, and/or Wellington Water standards as applicable. |

| **GIZ-S11** | ***Relocatable buildings*** |
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| 1. Building Inspection Report<br>a. Prior to the *building* being relocated onto a site, a building consent(s) shall be obtained that covers all of the matters listed below; and<br>b. A building inspection report prepared by a Council Building Officer or other Licensed Building Practitioner shall accompany the building consent application. The report is to identify all reinstatement work required to the exterior of the building and an estimate of the costs for the external refurbishment works after relocation; and<br>c. The *building* shall be placed on permanent foundations approved by the building consent, no later than two months from the date the *building* is moved to the *site*; and<br>d. All other work required to reinstate the exterior of any *relocatable building*, including painting if required, shall be completed within twelve months of the building being delivered to the *site*. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and<br>e. The owner of the *site* on which the *relocatable building* is placed shall certify that the | Matters of discretion:<br>1. Whether the building is structurally sound, the condition of the building and the works needed to bring the exterior of the building up to an external visual appearance that is tidy, of appropriate standard, and compatible with other buildings in the vicinity.<br>2. The requirement for any screening and landscape treatment.<br>3. The bulk, design and location of the building in relation to the requirements of the zone.<br>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.<br>5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including;<br>a. Whether external reinstatement works are required and the extent of those works;<br>b. The risk that reinstatement works may not be completed within the required timeframe;<br>c. The cost estimate for external reinstatement works identified in the building inspection report prepare in accordance with GIZ-S11(1)(b);<br>d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works;<br>e. The form, timing, release, and refund of any performance bond. |

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| reinstatement work will be completed within the twelve-month period. The *site* owner shall be responsible for ensuring this work is completed.<br>2. Previous Use<br>a. Any *relocatable building* intended for use as a *residential unit* or for *visitor accommodation* must have previously been designed, built and used as a *residential unit* or for *visitor accommodation*. | |

# Appendix GIZ-1: Waingawa Structure Plan

