

GIZ - General Industrial Zone

The General Industrial Zone is used predominantly for a range of industrial activities that may emit objectionable odour, dust or noise. The Zone may also be used for other activities that are compatible with the adverse effects generated from industrial activities and the resulting lower amenity levels of the Zone. A key attribute of the Zone is that it contains sites large enough to accommodate large-scale industrial activity. The Zone is typically located close to key freight routes.

While industrial buildings are generally utilitarian in appearance, there are some roads in the Zone that are the gateways to city attractions and a higher level of streetscape amenity is expected to reflect this.

New non-industrial activities that require higher levels of amenity and are sensitive to activities that may emit objectionable odour, dust or noise or use and store hazardous substances, e.g. residential and noise-sensitive activities, are explicitly directed away from the Zone. However, essential ancillary office, education and retail activities and stand-alone food stores that support the industrial activities and their workforce are anticipated in the Zone.

In accordance with the National Planning Standards, the District Plan takes an integrated approach to the sustainable management of natural and physical resources within individual zones and across Porirua. As such other chapters in this Plan have provisions that apply to this Zone, including in Part 2: District-Wide chapters.

See How the District Plan works for more information.

Objectives

GIZ-O1 Purpose of the General Industrial Zone

The General Industrial Zone accommodates a range of industry-based employment and economic development opportunities that:

1. Support the wellbeing and prosperity of Porirua City; and
2. Do not compromise the purpose of the Metropolitan Centre Zone or other Commercial and Mixed Use Zones.

GIZ-O2 Planned urban environment of the General Industrial Zone

The planned urban built environment of the General Industrial Zone primarily consists of:

1. Utilitarian buildings on large sites;
2. Large yard areas;
3. Buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent Residential and Open Space and Recreation Zones; and
4. Landscaped frontages along specified roads that provide access to city attractions.

GIZ-O3 Protection of the General Industrial Zone

Industrial activities that are required to locate in the General Industrial Zone because of the nature of their operations are not compromised by the encroachment of:

1. Activities sensitive to nuisance effects including odour, dust and noise; or
2. Commercial activities provided for in Commercial and Mixed Use Zones.

Policies

GIZ-P1 Appropriate use and development

Allow use and development that is compatible with the purpose and urban built environment of the General Industrial Zone.

GIZ-P2 Inappropriate use and development

Avoid non-industrial activities unless the activities:

1. Are ancillary to an industrial activity;

2. Provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone; or
3. Do not result in reverse sensitivity effects that may constrain industrial activities.

GIZ-P3 Buildings, structures and outdoor storage

Enable buildings, structures and outdoor storage that meet the functional needs of industrial activities while minimising adverse effects on amenity by requiring that:

1. Buildings and structures are set back from Residential Zones and Open Space and Recreation Zones; and
2. Outdoor storage areas are screened from public roads, Residential Zones and Open Space and Recreation Zones.

GIZ-P4 Landscaping of specified frontages

Require landscape planting along site frontages to provide streetscape amenity for specified roads that are gateways to city attractions.

Rules

Note: There may be a number of provisions 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 chapter.

Rules relating to subdivision, including minimum allotment sizes for each zone, are found in the Subdivision chapter.

GIZ-R1 New buildings and structures, and alterations, repairs and additions to existing buildings and structures

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
 - i. GIZ-S1;
 - ii. GIZ-S2;
 - iii. GIZ-S3;
 - iv. GIZ-S4; and
 - v. GIZ-S5.

Except that:

- GIZ-S4 and GIZ-S5 do not apply to new buildings or structures, or additions to existing buildings and structures with a gross floor area up to 50m².
- GIZ-S1, GIZ-S2, GIZ-S3, GIZ-S4, and GIZ-S5 do not apply to alterations and repairs to existing buildings and structures.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with GRZ-R1.a.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

GIZ-R2 Construction activity

1. Activity status: **Permitted**

GIZ-R3 Fences and standalone walls

1. Activity status: Permitted

Where:

- a. GIZ-S6 is complied with.

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with GIZ-S6.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

GIZ-R4 Industrial activity excluding ancillary activities**1. Activity status: Permitted**

Where:

- a. GIZ-S5 is complied with:

2. Activity status: Restricted discretionary

Where:

- a. Compliance is not achieved with GIZ-S5.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

GIZ-R5 Office activity**1. Activity status: Permitted**

Where:

- a. The office activity is ancillary to an industrial activity on the site; and
- b. The gross floor area of an office does not exceed the lesser of:
 - i. 30% of the gross floor area of all buildings on site; or
 - ii. 100m²

2. Activity status: Non-complying

Where:

- a. Compliance is not achieved with GIZ-R5-1.a or GIZ-R5-1.b.

GIZ-R6 Retail activity ancillary to an industrial activity on the site**1. Activity status: Permitted**

Where:

- a. The goods being sold are manufactured on site; and
- b. The retail gross floor area does not exceed 10% of the gross floor area of all buildings on the site

2. Activity status: Non-complying

Where:

- a. Compliance is not achieved with:
 - i. GIZ-R6-1.a; or
 - ii. GIZ-R6-1.b.

GIZ-R7 Retail activity not ancillary to an industrial activity on the site, excluding food and beverage activity**1. Activity status: Permitted**

Where:

- a. The gross floor area of the activity does not exceed 120m².

2. Activity status: **Non-complying**

Where:

- a. Compliance is not achieved with GIZ-R7-1.a.

GIZ-R8 Residential activity and residential unit

1. Activity status: **Permitted**

Where:

- a. The residential activity must be ancillary to an industrial activity on the site;
- b. There must be no more than one residential unit per site; and
- c. The occupier of the residential unit must work on the same site.

2. Activity status: **Non-complying**

Where:

- a. Compliance is not achieved with GIZ-R8-1.a, GIZ-R8-1.b, or GIZ-R8-1.c.

GIZ-R9 Tertiary education services

1. Activity status: **Permitted**

Where:

- a. The tertiary education services are ancillary to an industrial activity on the site.

2. Activity status: **Non-complying**

Where:

- a. Compliance is not achieved with GIZ-R9-1.a.

GIZ-R10 Other activities

1. Activity status: **Permitted**

Where:

- a. The activity is ancillary to an industrial activity on the site; and
- b. The activity's gross floor area does not exceed 10% of the gross floor space of all buildings on the site

2. Activity status: **Non-complying**

Where:

- a. Compliance is not achieved with GIZ-R10-1.a, or GIZ-R10-1.b.

GIZ-R11 Food and beverage activity

1. Activity status: **Permitted**

Where:

- a. The gross floor area of the activity does not exceed 120m².

2. Activity status: **Non-complying**

Where:

- a. Compliance is not achieved with GIZ-R11-1.a.

GIZ-R12 Service station

1. Activity status: **Permitted**

Where:

- a. GIZ-S5 is complied with:

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with GIZ-S5.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**GIZ- Trade supplier
R13**

1. Activity status: **Permitted**

Where:

- a. GIZ-S5 is complied with:

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with GIZ-S5.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**GIZ- Community corrections activities¹
R14**

1. Activity status: **Permitted**

Where:

- a. GIZ-S5 is complied with.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance is not achieved with GIZ-S5.

Matters of discretion are restricted to:

1. The matters of discretion of any infringed standard.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

**GIZ- Emergency service facility
R14 15**

1. Activity status: **Restricted discretionary**

Matters of discretion are restricted to:

1. The matters in GIZ-P2.

Notification:

An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.

GIZ- Waste management facility
R~~15~~-16

1. Activity status: **Discretionary**

GIZ- Supermarket
R~~16~~-17

1. Activity status: **Non-complying**

GIZ- Integrated retail activity
R~~17~~-18

1. Activity status: **Non-complying**

GIZ- Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying
R~~18~~19

1. Activity status: **Non-complying**

Standards

GIZ-S1 Building height

1. All buildings and structures shall comply with a maximum height above ground level of 20m. This standard does not apply to:

- Solar water heating components provided these do not exceed the height by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m;
- Antennas, aerials, and flues provided these do not exceed the height by more than 1m; or
- Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m.

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
3. Bulk and dominance of the building or structure;
4. The planned urban built environment;
5. Whether an increase in building height results from a response to natural hazard mitigation; and
6. Whether topographical or other site constraints make compliance with the standard impractical.

GIZ-S2 Height in relation to boundary

1. All buildings and structures must not project beyond a: 60° recession plane measured from a point 4m vertically above ground level along any side or rear boundary where that boundary adjoins a site:

- a. Zoned Medium Density Residential Zone, Open Space Zone or Sport and Active Recreation Zone; or
- b. 60° recession plane measured from a point 8m vertically above ground level along any side or rear boundary where that boundary adjoins a site zoned High Density Residential Zone.

Matters of discretion are restricted to:

1. The location, design and appearance of the building or structure;
2. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites;
3. Whether an increase in building height in relation to boundary results from a response to natural hazard mitigation; and
4. Whether topographical or other site constraints make compliance with the standard impractical.

Except that:

- Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- A boundary with a road;
- Solar water heating components provided these do not exceed the height in relation to boundary by more than 500mm;
- Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or
- Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically.

GIZ-S3 Setback

1. Buildings or structures must not be located within:

- a. A 5m setback from a rear boundary that adjoins a Residential Zone or Open Space and Recreation Zone; or
- b. A 5m setback from a side boundary that adjoins a Residential Zone or Open Space and Recreation Zone.

This standard does not apply to:

- Eaves up to a maximum of 600mm in width and external gutters or downpipes (including their brackets) up to an additional width of 150mm.
- Fences or standalone walls — see GIZ-R3.

GIZ-S4 Landscaping of frontages

1. Any site that has a boundary to Broken Hill Road must have a 3m front setback that consists of a landscaped area along the full 3m frontage, except for:

- a. Any part of the frontage that is for a driveway or other means of access to the building; or
- b. A fence or standalone wall.

GIZ-S5 Screening and landscaping of service areas, outdoor storage areas and parking areas

1. Any on-site service area, including rubbish collection areas, and area for the outdoor

Matters of discretion are restricted to:

1. The amenity of adjoining Residential and Open space zoned sites including amenity or privacy effects;
2. Screening, planting and landscaping of the building or structure;
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; and
4. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.

Matters of discretion are restricted to:

1. The streetscape and amenity of the area; and
2. Whether there are topographical or other site constraints that make compliance with the standard impractical.

Matters of discretion are restricted to:

storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a 1.8m high fence or landscaping where they are visible from any:

- a. Public road;
- b. Site in the Residential Zone; or
- c. Site in the Open Space and Recreation Zone.

1. The design, size and location of the service area, outdoor storage or rubbish collection area;
2. Any adverse effects on the streetscape;
3. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading; and
4. Whether topographical or other site constraints make compliance with the permitted standard impractical.

GIZ-S6 Fences and standalone walls

1. All Fences and standalone walls must not exceed a maximum height above ground level of:

- a. 1.2m for the length of the site boundary where that boundary is located between the front of a principal building and Broken Hill Road; and
- b. 2m for site boundaries that adjoins a Residential Zone or Open Space and Recreation Zone.

Matters of discretion are restricted to:

1. The streetscape and amenity of Broken Hill Road;
2. The amenity of adjoining Residential and Open Space and Recreation zoned sites where the over height fence/wall is located on their boundary; and
3. Whether topographical or other site constraints make compliance with the permitted standard impractical.