

GIZ - General Industrial Zone

Introduction

The purpose of the General Industrial Zone is to provide for general industrial activities within the District. The General Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the Light Industrial Zone and the Heavy Industrial Zone. Collectively these zones provide for a range of industrial activities in different locations in the District.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant. [For example, activities in the GIZ must also comply with the provisions in the District-wide Energy and Infrastructure chapter, including EI-51, EI-R52, EI-R54, EI-R55, and EI-R56, which manage activities near the National Grid and Major Electricity Distribution Lines which are shown on the Planning Map.¹](#)

Objectives	
GIZ-O1	Provision of general industrial activities Provide for general industrial activities where the adverse effects of these activities on adjacent non-industrial zones are managed at the interface to provide an acceptable level of amenity in these more sensitive zones.
Policies	
GIZ-P1	Activities Recognise and provide for a range of general industrial and other compatible activities and avoid non-industrial² activities which do not demonstrate a functional need to locate within the zone and³ support the primary function of the zone.
GIZ-P2	Amenity effects Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.

Activity Rules

GIZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	Activity status when compliance not achieved: as set out in the relevant built form standards
GIZ-R2 Industrial activity	

¹ MainPower [249.126], [249.127] and [249.128]. Industrial Zones s42A report.

² Woolworths [282.21]. Industrial Zones s42A report.

³ Woolworths [282.21]. Industrial Zones s42A report.

<i>This rule does not apply to Heavy Industry provided for by GIZ-R17.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R5 Gymnasium	
Activity status: PER Where: 1. the activity is not located within 30m of any Residential Zones boundary.	Activity status when compliance not achieved: DIS
GIZ-R6 Service station	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R7 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R8 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R9 Parking lots and parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
GIZ-R10 Food and beverage outlet	
Activity status: PER Where: 1. if a drive through restaurant, the activity is not located within 30m of any Residential Zones boundary; and 2. if not a drive through restaurant, the activity occupies a maximum of 100m ² GFA and is either: a. ancillary to a permitted activity on the same site; or b. located more than 50m from the footprint of another food and beverage outlet.	Activity status when compliance not achieved: RDIS Matters of discretion: INZ-MCD10 - Food and beverage
GIZ-R11 Ancillary retail activity	

Activity status: PER Where: 1. the ancillary retail activity occupies a maximum of 20% of building GFA.	Activity status when compliance not achieved: DIS
GIZ-R12 Ancillary office	
Activity status: PER Where: 1. the ancillary offices occupy a maximum of 250m ² of building GFA; 2. is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
GIZ-R13 Funeral related services and facility	
Activity status: PER Where: 1. the activity is not located within 30m of any Residential Zones boundary.	Activity status when compliance not achieved: DIS
GIZ-R14 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
GIZ-R15 Community facility	
Activity status: RDIS Matters of discretion are restricted to: INZ-MCD1 - Community facility	Activity status when compliance not achieved: N/A
GIZ-R16 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R17 Heavy industry	
<i>This rule does not apply to any crematorium provided for by GIZ-R13.</i>	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R18 Commercial services	
Activity status: DIS	Activity status when compliance not achieved: N/A
GIZ-R19 Retail activity	
<i>This rule does not apply to trade suppliers provided for by GIZ-R3; yard-based activity provided for by GIZ-R4; gymnasium provided for by GIZ-R5; service station provided for by GIZ-R6; food and beverage outlet provided for by GIZ-R10; and ancillary retailing provided for by GIZ-R11.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A

GIZ-R20 Office	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R21 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R22 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
GIZ-R23 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

GIZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	Activity status when compliance not achieved: DIS
GIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD2 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GIZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD3 - Internal boundary setback Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
GIZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided and maintained along the full length of all internal boundaries with Residential Zones, Rural Zones, or Open Space and Recreation	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD4 - Internal boundary landscaping

<p>Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at the time of planting.</p>	<p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>GIZ-BFS5 Road boundary landscaping</p>	
<p>1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle and pedestrian crossings. This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with a minimum of one tree per site frontage, with the trees to be a minimum of 1.5m in height above ground at the time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD6 - Road boundary landscaping</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>GIZ-BFS6 Road boundary setback</p>	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> a. 10m from the road boundary with any strategic road, arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD5 - Road boundary setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>GIZ-BFS7 Rail boundary setback</p>	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD9 - Rail corridor setback</p> <p>Notification</p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
<p>GIZ-BFS8 Location of ancillary offices and ancillary retail activity</p>	
<p>1. Ancillary offices and retail activity (except on rear sites) shall be located at the front of buildings facing the street.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD7 - Location of ancillary offices and retailing</p> <p>Notification</p> <p>An application for a restricted discretionary activity</p>

	under this rule is precluded from being publicly or limited notified.
GIZ-BFS9 Outdoor storage area	
<p>1. Any outdoor storage area, other than those associated with yard-based activities and trade suppliers, shall be screened by 1.8m high solid fencing, landscaping or other screening from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones or the road boundary. except that.⁴</p> <p>2. <u>All non-vegetative screening⁵ within 2m of a site boundary with a public reserve, footpaths, shared use paths, or cycle trails, and greater than 1.2m in height, shall be at least 45% visually permeable for pedestrian and traffic safety.</u>⁶</p>	<p>Activity status when compliance not achieved: RDIS Matter of discretion are restricted to: INZ-MCD8 - Outdoor storage</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

4 Amended through Industrial Zones Reply Report.

5 Amended through Industrial Zones Reply Report.

6 Waimakariri District Council [367.30]. Industrial Zones s42A report.