

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 26

Hearing Stream 9A Part 3: Area specific matters – INZ- Industrial Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 9A** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

1. Introduction

Report outline and approach

1. This is Report 26 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies, rules and other provisions relating to the INZ – Industrial Zones Chapter and the submissions received on those provisions. The relevant provisions are:
 - Introduction to INZ General Objectives and Policies
 - INZ Policies
 - GIZ Provisions
 - HIZ Provisions and definition of Heavy industry.
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 6** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 7** contains our conclusions.
4. This Recommendation Report contains the following appendices:
 - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
 - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term ‘new’ and deleted provisions are shown as struck out, with no subsequential renumbering in either case.
5. We record that all submissions on the provisions relating to INZ – Industrial Zones chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant

s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
 - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
 - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
 - (c) as part of that examination, that:
 - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
 - ii. the efficiency and effectiveness of the provisions is assessed;
 - iii. the reasons for our recommendations are summarised; and
 - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
 - (a) summary of relevant provisions;
 - (b) themes raised in submissions; and

- (c) identification of key issues for our subsequent evaluation.

Submissions

- 11. There were 262 original submission points, from 21 submitters, and 64 further submission points, from 10 submitters, received on the INZ – Industrial Zones Chapter.

Key issues

- 12. The issues in contention on these chapters addressed in this report are:
 - (a) Policies INZ-P6 and HIZ-P1
 - (b) GIZ Provisions
 - (c) HIZ Provisions and definition of heavy industry.

3. INZ General Objectives and Policies – Introduction, Policies INZ-P6, and HIZ-P1

Overview

- 13. The Panel’s recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below:

Provision	Panel recommendations
INZ - Introduction	Amend the Introduction section of the INZ General Objectives and Policies to change the reference from urban areas to the growth of the district as a whole.
INZ-P6	Amend clause 2 to make direct reference to the noise control contours “or overlays”. Amend to include a policy for avoiding quarries in the Industrial zones.
HIZ-P1	Amend HIZ-P1 to include the amendments recommended by the s42A report author that were inadvertently not transferred to the amended provisions.

Amendments and reasons

- 14. The s42A report author recommended accepting a submission by Daiken¹ to amend the Introduction section of INZ-General Objectives and Policies for all Industrial Zones to change the reference from “urban areas” to the “district as a whole”. We agree with that but we have amended the s42A report author’s recommended amendments which inadvertently retained the words “urban areas” rather than deleting them.

¹ 145.33.

15. We agree with the s42A report author's recommended amendments to INZ-P2 and INZ-P6 as being appropriate to address Woolworths submission² and Daiken's submission³, for the reasons stated in the report. We have however recommended that noise control overlays are included in clause 2 of INZ-P6 to be consistent with terminology in the Noise Chapter.
16. In response to the submission of Fulton Hogan⁴, we agree with the inclusion of a policy to avoid quarries in the Industrial zones as recommended in the Reply Report on Wrap up Matters for a number of zones. However, we consider the new clause fits better in INZ-P6 rather than IPZ-P5 and so we have made that recommended amendment to INZ-P6.
17. We agree with the s42A report author's recommended amendments to be made to HIZ-P1, for the reasons stated, as an appropriate response to the submission of Daiken⁵. However, we note that Appendix A of the s42A report did not show the correct recommended amendments. It was subsequently clarified by Council that the amendments shown in the body of the s42A report, at paragraph 212, are the correct version⁶. We have made those recommended amendments to HIZ-P1.

4. GIZ Provisions

Overview

18. The Panel has no recommended amendments to the GIZ provisions in response to the submissions, beyond those recommended by the s42A report author (noting that we have accepted his recommended amendments to GIZ-BFS9 and GIZ-P1 which were addressed in the s42A report under 'General and Repeated Submissions').
19. However, we disagree with the s42A report author's recommendation to include a cross reference in the GIZ Introduction to rules in the Energy and Infrastructure (EI) chapter.

Reasons

20. The submission we consider here is from MainPower, seeking to insert a new objective, policy and rules to support new corridor protection for electricity distribution lines within the GIZ⁷.
21. We heard legal submissions and expert planning evidence from MainPower seeking that corridor protection rules for Electricity Distribution Lines should be located within the relevant zone chapters where those rules are clearly visible to landowners.

² 282.20

³ 145.39

⁴ 41.33

⁵ 145.41

⁶ E-mail to Panel dated 4 June 2024 from Matt Bacon, Development Planning Manager.

⁷ 249.126, 249.127 and 249.128

22. The s42A report author recommended that these provisions are best located within the EI chapter, and that it is not necessary for them to be repeated in the zone chapters. However, Mr Willis in his reply report recommended including a cross reference to the relevant rules in the EI chapter within the industrial zones.
23. The Panel, in considering submissions on the EI chapter, has recommended that it is appropriate that the relevant rules relating to activities that may affect National Grid and Electricity Distribution Lines infrastructure are contained in the individual zone chapters, and therefore there is no need to include a specific cross reference in the Industrial Zones Chapter to rules in the EI chapter. As this is, at least in part, granting the relief sought by MainPower we recommend this submission is accepted in part.

5. HIZ Provisions and Definition of Heavy Industry

Overview

24. The Panel's recommended amendments, over and above the amendments recommended by the s42A report author, are summarised below.

Provision	Panel recommendations
HIZ-R7	Amend to require compliance with HIZ-R8, HIZ-R9, and HIZ-R10.

Amendments and reasons

25. The submissions we consider here are by:
- (a) Daiken⁸ seeking to amend the definition of 'Heavy Industry',
 - (b) Department of Conservation⁹ seeking to amend Rule HIZ-R12.
26. The submission by Daiken was to amend the definition of 'Heavy Industry' . We agree with the s42A report writer's assessment of this submission point, and his recommended amended wording for the definition, which was to add the words "it includes any ancillary activity to the industrial activity".
27. However, we consider this amendment to the definition of 'Heavy Industry' has implications for the implementation of HIZ-R8 (food and beverage outlet), HIZ-R9 (ancillary retail activity) and HIZ-R10 (ancillary office). Those rules relate specifically to activities which are ancillary to industry and have particular conditions which must be met for them to be a permitted activity. The amended definition of 'Heavy industry' will essentially make these ancillary activities permitted activities and will therefore conflict with the intent of those rules. Accordingly, we have recommended an amendment to HIZ-R7, i.e. the rule which makes heavy industry a permitted activity, so that it requires compliance with HIZ-R8, HIZ-R9 and HIZ-R10.

⁸ 145.2

⁹ 419.140

28. We do not consider the same change needs to be made in any other zone provisions other than the HIZ, as we agree with the s42A report author that “Heavy industry requires a consent to establish within the Light and General Industrial zones and, as such, ancillary activities would be considered as part of these consent assessments”.
29. Overall, with these changes, we consider the recommendation is an ‘accept in part’ rather than ‘accept’ as recommended in the s42A report.
30. The submission by the Department of Conservation was to amend Rule HIZ-R12, as notified, which relates to land-based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds. The amendment sought was to change the activity status to be more onerous. We agree with the s42A report author’s recommendation to not make that change, for the reasons stated in the s42A report.
31. However, Mr Willis also advised that after having reviewed the rule, the matters covered are either Regional Council matters (discharge to land and water, and odour) or overlap with the Natural Character of Freshwater Bodies (NATC) chapter (for structures associated with the activities). He said that given this duplication and potential for inconsistencies, and after discussions with the s42A report author for the NATC chapter, they both agree that this rule is no longer required.
32. We agree with Mr Willis’ assessment but also agree with him that, under the submissions on the INZ provisions, there is no scope to remove this rule. We recommend the Council reviews this rule as part of its ongoing review for future plan changes.

6. Minor and consequential amendments

33. The Panel has made one very minor grammatical amendment to the s42A report author’s recommended wording for HIZ-O1, in response to the submission by Daiken¹⁰, to refer to *“Heavy industrial activities are enabled where the adverse effects of these activities are managed in the vicinity of or at the zone interface ...”*

7. Conclusion

34. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – INZ – Industrial Zones. Our recommended amendments are shown in Appendix 2.
35. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

¹⁰ 145.40.

Appendix 1: submitter attendance and tabled evidence for Industrial Zones - Hearing Stream 9A

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> Andrew Willis 	N/A
Tabled Evidence		
Canterbury Regional Council	<ul style="list-style-type: none"> Victoria Watt 	316, FS 105
MainPower New Zealand Ltd	<ul style="list-style-type: none"> Melanie Foote J Appleyard/A Lee 	249
KiwiRail Holdings Ltd	<ul style="list-style-type: none"> Michelle Grinlinton-Hancock Catherine Heppelthwaite AA Arthur-Young/KL Gunnell 	373 FS99
Christchurch International Airport Ltd	<ul style="list-style-type: none"> J Appleyard/A Lee 	254 FS80
Fire & Emergency NZ	<ul style="list-style-type: none"> Lydia Shirley 	303

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version
(provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Industrial Zones

Appendix 2: (2) Light Industrial Zone

Appendix 2: (3) General Industrial Zone

Appendix 2: (4) Heavy Industrial Zone

Appendix 2: (5) Matters of Control or Discretion for all Industrial Zones

INZ - General Objectives and Policies for all Industrial Zones

Introduction

The purpose of this chapter is to set out provisions relating to Industrial Zones.

This chapter contains objectives and policies relating to the:

- Light Industrial Zone;
- General Industrial Zone; and
- Heavy Industrial Zone.

The quantum and distribution of industrial activity plays a key role in the form, identity and growth of the district as a whole¹ ~~urban areas~~² and is vital to the effective and efficient functioning of communities through providing employment, and access to trade and yard-based goods and industrial services. The District Plan recognises existing industrial activity and manages existing and new³ industrial activities to ensure:

- appropriate activities establish in the industrial zones that are of a similar nature, be they light industrial, general industrial or heavy industrial;
- industrial activities integrate with infrastructure where available⁴ and do not undermine existing commercial centres; and
- they avoid more than minor adverse environmental effects and manage all other effects.

The objectives and policies set out below apply to all Industrial Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

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.

Objectives	
INZ-O1	Support and growth of industry Sufficient, feasible and available industrial zoned land to meet demand and to support employment and economic growth.
INZ-O2	Role and function of Industrial Zones Industrial zones that: 1. provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities; and 2. avoid adverse effects on the role and function of Town Centres; and 3. do not undermine investment in public amenities in the Town and Local Centre Zones. <u>Industrial zones that provide opportunities for light, general and heavy industrial activities in identified zoned areas to meet the diverse needs of a range of industrial activities, while:</u> <u>1. avoiding commercial activities that do not demonstrate a functional need to</u>

¹ Daiken [145.33].

² Clause 16(2) amendment.

³ Daiken [145.33].

⁴ Daiken [145.33].

	<p><u>locate within that zone; and</u> <u>2. avoiding commercial activities which would result in significant adverse effects on the role and function of Town Centres and undermine investment in public amenities in the Town and Local Centre Zones.</u>⁵</p>
INZ-O3	<p>Managing the effects of industrial activities The adverse effects of industrial activities are avoided, remedied or mitigated:</p> <ol style="list-style-type: none"> 1. within the zone where these may constrain the establishment and operation of industrial activities; and 2. <u>in the vicinity or</u>⁶ at the interface with non-industrial zones to achieve the anticipated amenity values for those adjacent zones.
Policies	
INZ-P1	<p>Anticipated activities in Industrial Zones Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities:</p> <ol style="list-style-type: none"> 1. small scale ancillary offices where these are necessary to support a primary activity anticipated in industrial zones; 2. small scale ancillary retail that is necessary to support a primary activity anticipated in industrial zones and is limited to the sale of products manufactured or processed on site; 3. warehousing, yard-based activities, and trade suppliers outside of the Heavy Industrial Zone; 4. emergency services or non-custodial community corrections facilities outside of the Heavy Industrial Zone; 5. small-scale cafés and dairies that are primarily supporting the needs of workers and businesses in the Light and General Industrial Zone; and 6. community activities in the Light and General Industrial zones where these are compatible with the role and function of the zone, and do not result in a shortfall of Light and General Industrial land.
INZ-P2	<p>Adverse effects on Town and Local Centres Avoid retail activity, office, commercial services and other non-industrial activities <u>that do not demonstrate a functional need to locate within that zone and</u>⁷ that could individually or cumulatively <u>result in significant adverse effects on adversely affect</u>⁸ the role and function of town centres, and undermine investment in public amenities and facilities in the Town and Local Centre Zones.</p>
INZ-P3	<p>Brownfield redevelopment Where industrial activity is no longer undertaken on a site, consider the redevelopment of brownfield sites for more intensive commercial and mixed use activities where:</p> <ol style="list-style-type: none"> 1. the brownfield site is abandoned, underutilised or no longer designated land, that is not surrounded by existing industrial activities; 2. any commercial or mixed use development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure; and

⁵ Woolworths [282.19].

⁶ Daiken [145.36].

⁷ Woolworths [282.20].

⁸ Woolworths [282.20].

	3. the redevelopment maintains the strategic role of commercial centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.
INZ-P4	Intensification of existing Industrial Zones Enable industrial activities in industrial zones to redevelop, intensify, and expand provided they do not have a significant adverse effect on the character and amenity values of adjacent zones.
INZ-P5	Avoid sensitive activities within Industrial Zones 1. Maintain and support the function of industrial zones through avoiding any sensitive activities, such as residential and visitor accommodation, in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities.
INZ-P6	Managing adverse effects within Industrial Zones Manage the effects of development and activities in industrial zones including visual, traffic, noise, and glare through: <u>e</u> Controls on building bulk, form, setbacks, landscaping, screening and traffic movements. Such management is to be focused: <u>a</u>) at the interface with an arterial road fulfilling a gateway function; and <u>b</u>) at the interface with adjacent non-industrial zones <u>or noise control contours or overlays identified on the planning map</u> ⁹ , so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities. <u>2.Avoiding quarry, landfill, cleanfill, mining or dam activities within urban areas</u> ¹⁰ .
<u>INZ-P7</u>	<u>Management of Bird Strike Risk Activities</u> <u>Manage the risk of bird strike to aircraft from new or upgraded bird strike risk activities located within the Bird Strike Risk Management Overlay.</u> ¹¹

⁹ Daiken [145.39].

¹⁰ Fulton Hogan [41.33]

¹¹ CIAL 254.135 and 148

LIZ - Light Industrial Zone

Introduction

The purpose of the Light Industrial Zone is to provide for light industrial activities within the District. The Light Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the General 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.

Objectives	
LIZ-O1	Provision of light industrial activities Light industrial and space intensive <u>extensive</u> ¹ commercial activities are enabled where the adverse effects of these activities within the zone and on adjacent non-industrial zones results in an acceptable level of amenity values.
Policies	
LIZ-P1	Compatible effects Recognise and provide for light industrial and other compatible activities that can operate in close proximity to, and provide a buffer for, more sensitive zones due to their hours of operation and nature and limited effects of activities including noise, signs, odour, and traffic.
LIZ-P2	Amenity effects Adverse amenity effects within the zone, and on the amenity values of neighbouring zones are managed.

Activity Rules

LIZ-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
LIZ-R2 Industrial activity	
<i>This rule does not apply to any Heavy Industry provided for under LIZ-R24.</i>	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Woolworths [282.19].

LIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R5 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: DIS
LIZ-R6 Service station	
Activity status: PER Where: 1. the activity is not located within 30m from any Residential Zones boundary.	Activity status when compliance not achieved: DIS
LIZ-R7 Community corrections activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R8 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-R9 Parking lots and Parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
LIZ-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 are restricted to: INZ-MCD10 - Food and beverage
LIZ-R11 Ancillary retail activity	
Activity status: PER Where: 1. the ancillary retail occupies a maximum of 20% of building GFA; and 2. it is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS

LIZ-R12 Ancillary office	
Activity status: PER Where: 1. the ancillary office occupies a minimum of 250m ² of building GFA; and 2. it is located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
LIZ-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
LIZ-R14 Trade and industry training facility	
Activity status: PER Where: 1. the activity shall occupy a maximum of 400m ² GFA.	Activity status when compliance not achieved: DIS
LIZ-R15 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LIZ-R16 Community facility	
<i>This rule does not apply to any Gymnasium provided for under LIZ-R5.</i>	
Activity status: RDIS Matters of discretion are restricted to: INZ-MCD1 - Community facility	Activity status when compliance not achieved: N/A
LIZ-R17 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
LIZ-R18 Commercial services	
Activity status: DIS	Activity status when compliance not achieved: N/A
LIZ-R19 Retail activity	
<i>This rule does not apply to trade suppliers provided for by LIZ-R3, yard-based activity provided for by LIZ-R4, gymnasium provided for by LIZ-R5, food and beverage outlets provided for by LIZ-R10, ancillary retailing of goods provided for by LIZ-R11, service station provided for by LIZ-R6.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R20 Office	

Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R21 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R22 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R23 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A
LIZ-R24 Heavy industry	
<i>This rule does not apply to any crematorium provided for under LIZ-R13.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LIZ-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
LIZ-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.
LIZ-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.
LIZ-BFS4 Internal boundary landscaping	

<ol style="list-style-type: none"> 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 Zones. This landscape strip shall be a minimum of 2m deep. 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 above the ground at time of planting. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MD4 - Internal boundary landscaping</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>
LIZ-BFS5 Road boundary landscaping	
<ol style="list-style-type: none"> 1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle or pedestrian crossings. This landscape strip shall be a minimum of 2m deep. 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>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD6 - Road boundary landscaping</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>
LIZ-BFS6 Road boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <ol style="list-style-type: none"> a. 10m from an adjoining 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>Matters of discretion are restricted to: INZ-MCD5 - Road boundary setback</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>
LIZ-BFS7 Rail boundary² setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: INZ-MCD9 - Rail boundary³ setback</p> <p>Notification 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>
LIZ-BFS8 Location of ancillary offices and ancillary retail activity	

² RMA Schedule 1 Clause 16(2)

³ RMA Schedule 1 Clause 16(2)

<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>Matters of discretion are restricted to: INZ-MCD7 - Location of ancillary offices and retailing</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
LIZ-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—<u>except that:</u></p> <p>2. <u>All non-vegetative screening 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>⁴</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters 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>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER</p> <p>Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and</u></p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

⁴ Waimakariri District Council [367.29].

	<p><u>ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production;</u>^{5 6}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a</u></p>	
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⁵ Transpower [195.43].

⁶ Horticulture NZ [295.80].

	<p><u>National Grid support structure.</u>⁷</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height</p>	
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⁷ Transpower [195.43].

	<p>above-ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a</p>	
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	<p>National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁸</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic</p>	<p>Activity status when compliance not achieved:</p> <p>N/A⁹</p>

⁸ Transpower [195.43].

⁹ Transpower [195.43].

	<p>properties within 12m of the centreline of a National Grid transmission line.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Note</p> <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

<p>EI-R56</p>	<p>Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major¹⁰ electricity distribution line</p>	
<p>All Zones</p>	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> <u>new, or expansion or extension of existing</u>,¹¹ activities and development adjacent to a 66kV or 33kV major¹² electricity distribution line involve the following: <ol style="list-style-type: none"> new <u>a</u> sensitive activity and or a new buildings or structure¹³ (excluding accessory buildings)¹⁴ within <u>6m</u>¹⁵ of the centreline of a 66kV or 33kV major¹⁶ electricity distribution line or within 40m <u>6m</u>¹⁷ of the visible outer edge of a¹⁸ foundation of an associated <u>a pole, pi-</u> 	<p>Activity status when compliance not achieved:</p> <p>N/A</p>

¹⁰ Mainpower [249.94].

¹¹ Mainpower [249.95].

¹² Mainpower [249.94].

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.94].

¹⁵ Mainpower [249.94].

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.94].

¹⁸ Mainpower [249.94].

	<p>pole¹⁹ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁰ b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²¹</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²² electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

¹⁹ Mainpower [249.94].

²⁰ Mainpower [249.94].

²¹ Mainpower [249.94].

²² Mainpower [249.94].

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.

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 <u>non-industrial¹</u> activities which do not <u>demonstrate a functional need to locate within the zone and²</u> 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	
<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

¹ Woolworths [282.21].

² Woolworths [282.21].

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 Zones. This landscape strip shall be a minimum of 2m deep. 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	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: INZ-MCD4 - Internal boundary landscaping Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

trees to be a minimum of 1.5m in height at the time of planting.	
GIZ-BFS5 Road boundary landscaping	
<ol style="list-style-type: none"> 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. 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>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD6 - Road boundary landscaping</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>
GIZ-BFS6 Road boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of: <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 An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
GIZ-BFS7 Rail boundary setback	
<ol style="list-style-type: none"> 1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matter of discretion are restricted to: INZ-MCD9 - Rail corridor setback</p> <p>Notification 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>
GIZ-BFS8 Location of ancillary offices and ancillary retail activity	
<ol style="list-style-type: none"> 1. Ancillary offices and retail activity (except on rear sites) shall be located at the front of buildings facing the street. 	<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 An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
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—<u>except that:</u></p> <p>2. <u>All non-vegetative screening 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>³</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>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>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor primary production.</u>^{4 5}</p>	<p>Activity status when compliance not achieved: NC</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

³ Waimakariri District Council [367.30].

⁴ Transpower [195.43].

⁵ Horticulture NZ [295.80].

	<p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>⁶</p> <p>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set</p>	
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⁶ Transpower [195.43].

	<p>out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <ul style="list-style-type: none"> a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators; b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure; c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that: <ul style="list-style-type: none"> i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor; ii. is a maximum of 2.5m in height above ground level; iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and 	
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	<p>emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or</p>	
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	<p>footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.⁷</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority</p>	Activity status when compliance not achieved: N/A ⁸

⁷ Transpower [195.43].

⁸ Transpower [195.43].

	considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV major ⁹ electricity distribution line	
All Zones	Activity status: NC Where: 1. new, or expansion or extension of existing ¹⁰ activities and development adjacent to a 66kV or 33kV major ¹¹ electricity distribution line involve the following: a. new a sensitive activity and or a new buildings s or structure ¹² (excluding accessory buildings) ¹³ within 6m ¹⁴ of the centreline of a 66kV or 33kV major ¹⁵ electricity distribution line or within 40m 6m ¹⁶ of the visible outer edge of a ¹⁷ foundation of an associated a pole, pi-pole ¹⁸ or tower; and/or a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. ¹⁹	Activity status when compliance not achieved: N/A

⁹ Mainpower [249.94].

¹⁰ Mainpower [249.95].

¹¹ Mainpower [249.94].

¹² Mainpower [249.94].

¹³ Mainpower [249.94].

¹⁴ Mainpower [249.94].

¹⁵ Mainpower [249.94].

¹⁶ Mainpower [249.94].

¹⁷ Mainpower [249.94].

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

	<p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.²⁰</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²¹ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

²⁰ Mainpower [249.94].

²¹ Mainpower [249.94].

HIZ - Heavy Industrial Zone

Introduction

The purpose of the Heavy Industrial Zone is to provide for heavy industrial activities within the District. The Heavy Industrial Zone is one of three industrial zones in the District Plan. The other two zones are the Light Industrial Zone and the General 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.

Objectives	
HIZ-O1	Provision of heavy industrial activities Heavy industrial activities are enabled where the adverse effects of these activities on adjacent non-heavy industrial zones ¹ are managed <u>in the vicinity of or</u> ² at the <u>zone</u> ³ interface to provide an acceptable level of amenity in these more sensitive <u>within other</u> ⁴ zones.
Policies	
HIZ-P1	Heavy industrial activities Recognise and provide for heavy industrial activities that generate <u>a range of</u> ⁵ potentially significant and intermittent and continuous <u>adverse</u> effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances, which may require necessitating ⁶ separation from more sensitive activities and the consideration of reverse sensitivity management.

Activity Rules

HIZ-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
HIZ-R2 Industrial activity	
Activity status: PER	Activity status when compliance not achieved: N/A

¹ Daiken [145.40].

² Daiken [145.40].

³ Daiken [145.40].

⁴ Daiken [145.40].

⁵ Daiken [145.41].


⁶ Daiken [145.41].

HIZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R5 Service station	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R6 Parking lots and parking buildings	
Activity status: PER	Activity status when compliance not achieved: N/A
HIZ-R7 Heavy industry	
<i><u>This rule does not apply to those activities provided for in HIZ-R12, i.e. Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds.⁷</u></i>	
Activity status: PER <u>Where:</u> 1. <u>the activity complies with HIZ-R8, HIZ-R9 and HIZ-R10⁸.</u>	Activity status when compliance is not achieved: N/A
HIZ-R8 Food and beverage outlet	
Activity status: PER <u>Where:</u> 1. the activity is ancillary to an industrial activity located on the same site as the primary activity.	Activity status when compliance not achieved: DIS
HIZ-R9 Ancillary retail activity	
Activity status: PER <u>Where:</u> 1. the ancillary retail activity occupies a maximum of 20% of building GFA.	Activity status when compliance not achieved: DIS
HIZ-R10 Ancillary office	
Activity status: PER <u>Where:</u> 1. the ancillary offices occupy a maximum of 250m² of building GFA; and⁹ <u>12.</u> it is located on the same site as the primary activity which is permitted in the zone.	Activity status when compliance not achieved: DIS

⁷ RMA Schedule 1 Clause 16(2).

⁸ Daiken [145.2].

⁹ Daiken [145.51].

HIZ-R11 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
HIZ-R12 Rural production¹⁰	
<u>Activity status: PER¹¹</u>	<u>Activity status when compliance not achieved: N/A¹²</u>
HIZ-R13 Bird Strike Risk Activities¹³	
<i><u>This rule applies in addition to the other rules in this table.</u></i>	
<u>Activity status: PER</u> <u>Where:</u> <u>1. Any new or upgraded bird strike risk activities are not located within the Bird Strike Management Overlay.</u>	<u>Activity status when compliance is not achieved: RDIS</u> <u>Matters of discretion are restricted to: INZ-MCD13- Bird Strike Risk Management</u>
HIZ-R132 Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds	
Activity status: CON Where: 1. any part of the activity shall comply with the following minimum setback requirements: a. 20m from any water bodies;  and b. 20m from the boundary with any other zone. Matters of control are restricted to: INZ-MCD11 - Waste disposal	Activity status when compliance not achieved: DIS
HIZ-R143 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
HIZ-R154 Retail activity	
<i>This rule does not apply to trade supplier provided for by HIZ-R3; yard-based activity provided for by HIZ-R4; service station provided for by HIZ-R5; food and beverage outlet provided for by HIZ-R8; and ancillary retail activity provided for by HIZ-R9.</i>	

¹⁰ Daiken [145.53].¹¹ Daiken [145.53].¹² Daiken [145.53].¹³ Christchurch International Airport Ltd [254.148]

Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R165 Office	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R176 Residential unit	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R187 Residential activity	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R198 Commercial services	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R2049 Visitor accommodation	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R210 Community facility	
Activity status: NC	Activity status when compliance not achieved: N/A
HIZ-R224 Drive through restaurants	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

HIZ-BFS1 Height	
<ol style="list-style-type: none"> 1. The maximum height of any building, calculated as per the height calculation, shall be 25m above ground level, when it is setback its own height from an adjoining internal or road boundary; 2. The maximum height of any chimney or support structure shall be 40m <u>except where specified under clause 3:</u>¹⁴ 3. <u>The maximum height of any chimney, towers, plant and equipment or support structure located at 166 Upper Sefton Road on Lot 1 DP 68953 shall be 45m.</u>¹⁵ 	<p>Activity status when compliance not achieved: RDIS</p> <p><u>Matters of discretion are restricted to:</u> <u>INZ-MCD12 - Height</u>¹⁶</p>

¹⁴ Daiken [145.59].

¹⁵ Daiken [145.59].

¹⁶ Daiken [145.59].

HIZ-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.

HIZ-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.

HIZ-BFS4 Internal boundary landscaping

1. Landscaping shall be provided and maintained along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.
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.

Activity status when compliance not achieved:
RDIS

Matters of discretion are restricted to:

INZ-MCD4 - Internal boundary landscaping

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS5 Road boundary landscaping

1. Landscaping shall be provided and maintained along the full length of the road boundary apart from vehicle crossings. This landscape strip shall be a minimum of 2m deep.
2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.

Activity status when compliance not achieved:
RDIS

Matter of discretion are restricted to:

INZ-MCD6 - Road boundary landscaping

Notification

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

HIZ-BFS6 Road boundary setback

1. All buildings shall be set back a minimum of:
 - a. 10m from the road boundary with any strategic road, arterial road or collector road;

Activity status when compliance not achieved:
RDIS

Matter of discretion are restricted to:

INZ-MCD5 - Road boundary setback

Notification

<p>b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones;</p> <p>c. 3m from the road boundary of all other roads.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
HIZ-BFS7 Rail boundary setback	
<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 boundary setback</p> <p>Notification 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>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
<p>All Zones</p>	<p>Activity status: PER Where:</p> <p><u>1. the activity is not a sensitive activity;</u></p> <p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <p><u>a. for a network utility;</u> <u>or</u></p> <p><u>b. a fence not exceeding 2.5m in height above ground level; or</u></p> <p><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u></p> <p><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></p> <p><u>ii. a wintering barn;</u></p> <p><u>iii. a building for intensive indoor</u></p>	<p>Activity status when compliance not achieved: NC Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p><u>primary production</u>.^{17 18}</p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u>¹⁹</p> <p>4. the activities and development within a</p>	
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¹⁷ Transpower [195.43].

¹⁸ Horticulture NZ [295.80].

¹⁹ Transpower [195.43].

	<p>National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <p>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the</p>	
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	<p>pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m² in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an</p>	
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	<p>increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.²⁰</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure; b. any new building for a sensitive activity; c. any change of use to a sensitive activity or the establishment of a new sensitive activity; d. dairy/milking sheds or buildings for intensive farming or wintering barns; and e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line. <p>Notification</p> <p>An application under this rule is precluded from being publicly</p>	<p>Activity status when compliance not achieved:</p> <p>N/A²¹</p>

²⁰ Transpower [195.43].

²¹ Transpower [195.43].

	notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.	
	Advisory Note <ul style="list-style-type: none"> National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u>²² electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing,</u> ²³ activities and development adjacent to a 66kV or 33kV <u>major</u> ²⁴ electricity distribution line involve the following: <u>a. new a</u> sensitive activity and or a new buildings <u>or structure</u> ²⁵ (excluding accessory buildings) ²⁶ within <u>6m</u> ²⁷ of the centreline of a 66kV or 33kV <u>major</u> ²⁸ electricity distribution line or within 40m <u>6m</u> ²⁹ of the visible outer edge of a ³⁰ foundation of an associated a pole, <u>pi-pole</u> ³¹ or tower; and/or <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for</u>	Activity status when compliance not achieved: N/A

²² Mainpower [249.94].

²³ Mainpower [249.95].

²⁴ Mainpower [249.94].

²⁵ Mainpower [249.94].

²⁶ Mainpower [249.94].

²⁷ Mainpower [249.94].

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

³⁰ Mainpower [249.94].

³¹ Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u>³²</p> <p>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.³³</p> <p>Notification An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>³⁴ electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances. 	

³² Mainpower [249.94].

³³ Mainpower [249.94].

³⁴ Mainpower [249.94].

Matters of Control and Discretion for all Industrial Zones

INZ-MCD1	Community facility <ol style="list-style-type: none">1. The extent to which the activity adversely affects the function of the zone to provide for primarily industrial activities.2. The extent to which the activity adversely affects the capacity of the zone to accommodate future demand for industrial activities.3. The extent to which the community activity will form an agglomeration with other established non-industrial activities that cumulatively would have an adverse effect on the function and capacity of the Industrial Zone.4. The extent to which the activity adversely affects the ability of existing or future permitted industrial activities to operate or establish without undue constraint.5. The extent to which there are any benefits of a community activity providing a buffer between industrial activities and more sensitive zones.6. The extent to which there are any amenity or streetscape benefits of a community activity being on a site that has frontage to an identified arterial road or collector road that has a gateway function to a township.7. The extent to which the activity generates traffic and other effects that impact on the day to day operation of the industrial area.8. The extent to which the activity serves the needs of workers in the industrial area.9. The extent to which the activity by itself or in combination with other existing or proposed activities creates commercial distribution effects undermining any local or town centre, including whether the activity is better located within a centre.
INZ-MCD2	Height in relation to boundary <ol style="list-style-type: none">1. The effect of any reduced sunlight admission on properties in adjoining residential zones, rural zones, or open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings.2. The effect on privacy of residents and other users in the adjoining zones.3. The scale of building and its effects on the character of any adjoining residential zones.4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.5. The effect on outlook from adjoining properties.6. The extent to which the recession plane breach and associated effects reflect the functional needs of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
INZ-MCD3	Internal boundary setback <ol style="list-style-type: none">1. The extent of any adverse visual effects on adjoining sites in residential, rural, or open space and recreation zones as a result of a reduced building setback.2. The extent to which landscaping or screening within the setback mitigates the visual dominance of buildings.3. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential, rural, or open space and recreation zones.4. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site.5. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.

INZ-MCD4	<p>Internal boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which the site is visible from adjoining sites in residential zones, rural zones, or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites. 3. The extent to which there are any compensating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking areas, manoeuvring areas or storage areas, or the location of ancillary offices/wholesale display of goods/showrooms.
INZ-MCD5	<p>Road boundary setback</p> <ol style="list-style-type: none"> 1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced setback of the building is opposite any residential, rural, or open space and recreation zones and the effects of a reduced setback on the amenity values and outlook of those zones. 3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade. 4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.
INZ-MCD6	<p>Road boundary landscaping</p> <ol style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the reduced landscaping is opposite any residential or open space and recreation zones and the effects of any reduction in landscaping on the amenity values and outlook of those zones. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, the display of trade supplier or yard-based goods for sale, along the site frontage.
INZ-MCD7	<p>Location of ancillary offices and retailing</p> <ol style="list-style-type: none"> 1. The extent to which locating ancillary offices or ancillary retail activity where they do not face the street results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent to which the frontage is opposite Residential Zones or Open Space and Recreation Zones and the effects of not locating offices or showrooms that face the street on the amenity values and outlook of those zones. 3. The extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.
INZ-MCD8	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of the effects on amenity values generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.

	5. <u>The extent to which pedestrian and cycle safety considerations would justify reduced screening.</u> ¹
INZ-MCD9	Rail boundary setback 1. The extent to which the reduced setback will compromise the efficient functioning of the rail network, including rail corridor access and maintenance.
INZ-MCD10	Food and beverage 1. The extent to which the activity creates adverse effects on any nearby residential unit in terms of traffic and nuisance effects. 2. The extent to which the activity provides goods and services to workers and residents from outside the zone and creates commercial distribution effects undermining any local or town centre.
INZ-MCD11	Waste disposal 1. The extent to which the area is affected by flood risk; 2. The extent to which the amenity and natural character of waterways are adversely affected; 3. The extent to which the amenity values of public roads or dwellings on adjoining sites are adversely affected; and 4. The extent of any adverse effects on wahi taonga and mahinga kai.
<u>INZ-MCD12</u>	<u>Height</u> 1. <u>The extent to which the increased height would compromise the amenity values of nearby non-industrial properties including overshadowing, loss of privacy and adverse dominance and character effects arising from scale;</u> 2. <u>The extent to which any adverse effects of increased height are mitigated through increased separation distances between the building and adjoining sites, the provision of landscaping, screening or any other methods;</u> 3. <u>The extent to which there are alternative practical options for meeting the functional requirements of the building or structure in a compliant manner.</u> ²
<u>INZ-MCD13</u>	<u>Bird Strike Risk Management</u> ³ 1. <u>The extent to which the activity has a bird strike risk management plan prepared by a suitably qualified and experienced ecologist with experience in bird strike issues that demonstrates the activity will be designed, operated and managed to minimise the attraction of bird species (such as black-backed gulls) that may pose a bird strike risk to aircraft.</u> ⁴

Relevant definition amendments

Amend the definitions nesting table for industrial activity as follows:

Industrial activity

- Freight Depot
 - Warehouse and Storage

¹ Waimakariri District Council [367.29] and [367.30]. Industrial Zones s42A report.

² Daiken [145.59]. Industrial Zones s42A report.

³ Recommendation from Airport Noise Contours and Bird Strike Reply Report: CIAL [254.148]

⁴ Based on a Planning Joint Witness Statement relating to Bird Strike Risk dated 21 March 2024

-
- Heavy Industry⁵
 - Light Industry⁶
 - Manufacturing
 - [...]

Amend the definition of 'heavy industry' as follows:

means:

a. ...

j. any industrial activity which may require regional discharge consents; and
k. ancillary activities to the industrial activity involves the discharge of odour or dust beyond the site boundary.⁷

⁵ Daiken [145.10]

⁶ Daiken [145.10]

⁷ Daiken [145.2]
