

General Industrial Zone

The General Industrial Zone provides for industrial activities and other compatible activities. In general industrial activities can be described as activities that process, store, repair or dispose of materials and goods. Industrial activities may emit objectionable odour, dust and noise. Compatible activities are those activities that can manage the adverse effects generated by industrial activities and the lower amenity values of the zone.

The General Industrial Zone is characterised by medium to large sites with large footprint buildings that can accommodate large scale industrial activities. Ideally these areas are located close to or have good access to key freight routes. Depending on the location of the industrial area there may be requirements to soften the utilitarian appearance and larger footprints of buildings and storage areas to provide for attractive streetscapes and gateways along identified routes.

To prevent reverse sensitivity any new activities that require higher levels of amenity and are sensitive to emissions are discouraged from establishing in the General Industrial Zone. More lucrative activities that would result in the replacement of industrial activities and that would be expected to be located in the commercial zones (e.g. the City Centre Zone) are also directed away from the zone. However, some ancillary activities, such as ancillary offices, retail and educational activities and small scale food stores to support people working in the industrial zone are expected and provided for.

Industrial activities and developments have the potential to generate adverse environmental effects on adjoining Residential and Open Space and Recreation Zones. To manage these effects specific provisions apply where the General Industrial Zone is adjoined by a Residential or Open Space and Recreation Zone.

Objectives	
GIZ-01	Purpose of General Industrial Zone
<p>The General Industrial Zone accommodates a range of industrial activities and provides industry related employment and development opportunities. Supports the wellbeing and prosperity of Upper Hutt. Does not compromise the strategic role and function of the CCZ or other Commercial and Mixed Use Zones.</p> <p>Industrial activities are protected from reverse sensitivity effects from more sensitive activities and from the encroachment of other non-industrial activities that are provided for and expected to locate in the Commercial and Mixed Use Zones.</p>	
GIZ-02	Character and Amenity Values of the General Industrial Zone
<p>The General Industrial Zone is characterised by large footprint utilitarian buildings on large sites and large yard areas. Buildings and outdoor storage areas are located, designed and screened to manage any adverse effects on neighbouring Residential and Open Space and Recreation Zones. Frontages along identified roads are landscaped to provide streetscape and amenity values.</p>	
GIZ-03	Managing Effects at the Zone Interface
<p>Use and development manage potential adverse effects on the amenity values of adjoining sites in Residential and Open Space and Recreation Zones.</p>	

Policies	
GIZ-P1	Appropriate activities
<p>Enable use and development that is compatible with the purpose, character and amenity values of the General Industrial Zone.</p>	

Policies	
GIZ-P2	Inappropriate activities
<p>Avoid non-industrial activities unless it can be demonstrated that the activities:</p> <ol style="list-style-type: none"> 1. Are ancillary to an industrial activity established on the same site; 2. Provide goods or services essential to industrial activities and have an operational need to locate in the General Industrial Zone; 3. Are of a size and scale that: <ol style="list-style-type: none"> a. Is consistent with the anticipated character and amenity values of the General Industrial Zone; b. Does not compromise activities that are enabled within the zone; and c. Does not undermine the role and function of the commercial zones in general and the City Centre Zone in particular. 4. Do not result in reverse sensitivity effects that may constrain industrial activities. 	
GIZ-P3	Built Development - Buildings, Structures and Outdoor Storage
<p>Enable buildings, structures and outdoor storage that</p> <ol style="list-style-type: none"> 1. Reflect the anticipated role and character of the General Industrial Zone; 2. Meet the functional needs of industrial activities; and 3. Minimise adverse effects on amenity. 	
GIZ-P4	Public Space Interface - Landscaping of Specified Frontages
<p>Require landscape planting in front yards to provide streetscape amenity for specified roads that are identified on the planning maps.</p>	
GIZ-P5	Interface with Residential and Open Space and Recreation Zones
<p>Minimise the adverse effects from industrial activities and development within the General Industrial Zone on the amenity of directly adjoining sites that are zoned Residential or Open Space and Recreation through:</p> <ol style="list-style-type: none"> 1. Requiring new buildings and activities to be located and designed to achieve a transition at the zone interface; 2. Requiring new buildings and activities to be located and designed to manage any shading and privacy effects on neighbouring sites zoned Residential or Open Space and Recreation; 3. Limiting the height, bulk and form of new buildings along boundaries with sites zoned Residential or Open Space and Recreation to minimise dominance effects; and 4. Requiring the use of screening and landscaping to minimise adverse visual effects on adjoining sites zoned Residential or Open Space and Recreation. 	

Rules	
GIZ-R1	Buildings and Structures, including Additions and Alterations
<ol style="list-style-type: none"> 1. Activity status: Permitted Where: 	

Rules	
	<ul style="list-style-type: none"> a. Compliance is achieved with <ul style="list-style-type: none"> i. GIZ-S1 (Height); ii. GIZ-S2 (Height in Relation to Boundary); iii. GIZ-S3 (Setbacks); iv. GIZ-S4 (Landscaping of Frontages); and v. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R1-1.a. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
GIZ-R2	Industrial Activity excluding Ancillary Activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with <ul style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R2-1.a. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
GIZ-R3	Office Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The office activity is ancillary to an industrial activity on the site; b. The gross floor area of an office does not exceed the lesser of: <ul style="list-style-type: none"> i. 30% of all buildings on site; or ii. 150m² ; and c. Compliance is achieved with <ul style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

Rules	
	<p>a. Compliance is not achieved with GIZ-R3-1.c</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GIZ-R3-1.a or GIZ-R3-1.b.
GIZ-R4	Retail Activity – ancillary to an industrial activity on the site
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The goods being sold are manufactured on site; b. The gross floor area of the retail activity does not exceed 10% of all buildings on the site; and c. Compliance is achieved with <ol style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GIZ-R4-1.c <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GIZ-R4-1.a or GIZ-R4-1.b.
GIZ-R5	Retail Activity – not ancillary to an industrial activity on the site
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The gross floor area of the activity does not exceed 120m²; and b. Compliance is achieved with <ol style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with GIZ-R5-1.b <p>Matters of discretion are restricted to:</p>

Rules	
	<p>1. The matters of discretion of any infringed standard.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R5-1.a.</p>
GIZ-R6	Residential Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The residential activity is ancillary to an industrial activity on the site;</p> <p>b. There is no more than one residential unit per site; and</p> <p>c. The occupier of the residential unit must work on the same site.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R6-1.a, GIZ-R6-1.b or GIZ-R6-1.c</p>
GIZ-R7	Tertiary Education
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The tertiary education services are ancillary to an industrial activity on the site.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R7-1.a</p>
GIZ-R8	Other Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is ancillary to an industrial activity on the site;</p> <p>b. The gross floor area of the activity does not exceed 10% of all buildings on site; and</p> <p>c. Compliance is achieved with</p> <p>i. GIZ-S4 (Landscaping of Frontages); and</p> <p>ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R8-1.c</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p>

Rules	
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R8-1.a or GIZ-R8-1.b.</p>
GIZ-R9	Food and Beverage
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The gross floor area of the activity does not exceed 120m²; and</p> <p>b. Compliance is achieved with</p> <p>i. GIZ-S4 (Landscaping of Frontages); and</p> <p>ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R9-1.b</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p>
	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R9-1.a</p>
GIZ-R10	Service Stations
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with</p> <p>i. GIZ-S4 (Landscaping of Frontages); and</p> <p>ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).</p>
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R10-1.a</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters of discretion of any infringed standard.</p>
GIZ-R11	Yard Sale Activity / Trade Supplier
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with</p>

Rules	
	<ul style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking).
	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R11-1.a <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters of discretion of any infringed standard.
GIZ-R12	Emergency Service Facility
	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with <ul style="list-style-type: none"> i. GIZ-S4 (Landscaping of Frontages); and ii. GIZ-S5 (Screening & Landscaping of Storage and Parking). <p>Matters of Discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The effects of the of the activity on the existing and anticipated function and role of the General Industrial Zone. 2. The potential of the activity to compromise activities that are enabled in the General Industrial Zone. 3. The extent to which adverse effects of the activity, including reverse sensitivity effects on industrial activities, can be avoided, or appropriately remedied or mitigated. 4. The functional or operational need for the Emergency Service Facility to be located in the General Industrial Zone.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GIZ-R12-1a.
GIZ-R13	Waste Management Activities
	<p>1. Activity status: Discretionary</p>
GIZ-R14	Any activity not otherwise listed as permitted, restricted discretionary or discretionary
	<p>1. Activity status: Non-complying</p>

Activity Standards	
GIZ-S1	Height
<p>1. All buildings and structures must not exceed a maximum height above ground level of 20m, except that:</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The location, design and appearance of the building or structure.

Activity Standards	
<p>a. Any fence or standalone wall along a side or rear boundary which adjoins a site zoned Residential or Open Space and Recreation must not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Solar water heating components provided these do not exceed the height by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height by more than 1m. • Antennas, aerials, and flues provided these do not exceed the height by more than 1m. • Satellite dishes (less than 1m in diameter) and architectural features (e.g. finials, spires) provided these do not exceed the height by more than 1m. 	<ol style="list-style-type: none"> 2. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 3. Bulk and dominance of the building or structure. 4. Compatibility with the anticipated scale, proportion and context of buildings and activities in the surrounding area. 5. Whether an increase in building height results from a response to natural hazard mitigation.
GIZ-S2	Height in Relation to Boundary
<p>1. Where the side or rear boundary of a site adjoins a Residential Zone, Open Space and Recreation Zone all buildings must be contained beneath a line of 60° measured into the site from any point 6m vertically above ground level along those boundaries.</p> <p>Except that:</p> <ul style="list-style-type: none"> • Where adjacent to a shared access in excess of 2.5m in width, the measurement shall be taken from the furthest side. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Solar water heating components provided these do not exceed the height in relation to boundary by more than 1m. • Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m. • Antennas, aerials, satellite dishes (less than 1m in diameter), flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Visual dominance, shading and loss of privacy for adjoining Residential or Open Space and Recreation zoned sites. 2. The location, design and appearance of the building or structure. 3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation zoned sites. 4. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation.

Activity Standards	
GIZ-S3	Setback
<p>1. Buildings and structures must not be located within a 5m setback from a side or rear boundary where that boundary adjoins a Residential or Open Space and Recreation Zone.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Accessory buildings less than 2m in height. • Fences and standalone walls. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The amenity of adjoining Residential and Open Space and Recreation sites including visual amenity and privacy effects. 2. The location, design and appearance of the building or structure. 3. Whether any architectural features or steps are proposed in the building façade to provide an attractive appearance when viewed from adjoining Residential or Open Space and Recreation sites. 4. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.
GIZ-S4	Landscaping of Frontages
<p>1. Any site with an identified landscaping frontage must provide a landscaping strip along the street edge, that extends at least 3m from the boundary with a road and comprises a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The streetscape and amenity of the area.
GIZ-S5	Screening and Landscaping of Service Areas, Outdoor Storage Areas and Parking Areas
<p>1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be adequately screened by a fence or landscaping where they are visible from any:</p> <ol style="list-style-type: none"> a. Public road; b. Other public space; and c. Directly adjoining site zoned Residential or Open Space and Recreation. <p>2. Any on-site parking area must:</p> <ol style="list-style-type: none"> a. Be adequately screened by a fence or landscaping from any directly adjoining site zoned Residential or Open Space and Recreation. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any adverse effects on the streetscape. 2. The visual amenity of adjoining Residential and Open Space and Recreation zoned sites including shading. 3. The service, storage and parking needs of the activity. 4. The size and location of service, storage and parking areas.