Appendix A – Recommended Amendments to the General Industrial Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

GENERAL INDUSTRIAL ZONE - GIZ

Overview and Purpose

The purpose of the General Industrial Zone is to provide for a range of industrial and *ancillary activities* which fulfil an important role in meeting the economic needs of the local community and providing for employment opportunities. *Industrial activities* may include manufacturing and processing of natural resources and agricultural production. General Industrial zoned *land* is generally located near key transport routes such as State Highways and Railways.

Industrial activities which are also *significant hazardous facilities* will be managed to ensure adverse *effects* are appropriately mitigated. These activities tend to occupy a larger footprint and may generate increased levels of adverse *effects* requiring mitigation and avoidance of *sensitive activities* locating nearby to manage the potential for *reverse sensitivity effects*.

Sensitive activities which may hinder the efficient use and purpose of the General Industrial Zone are discouraged from establishing in the zone unless they are ancillary to a permitted activity. Encroachment of non-*industrial activities* or incompatible activities into areas zoned for that purpose may threaten the availability and affordability of industrial *land* and are therefore discouraged.

The General Industrial Zone is generally an area which has a predominantly working *environment* with lower levels of amenity value compared to other zones. Activities may generate adverse *noise*, odour, *dust* or other *discharge effects* which are anticipated to be managed within the zone *boundaries*, however, *amenity values* at the interface with other zones should be managed to minimise cross *boundary* affects including those which may affect the relationship Ngāi Tahu hold with the natural *environment*.

Development Area

In order to support economic growth within the District additional *land* is identified for general industrial zoning to the south of Gore. The development of this area will be managed through Outline Development Plans (ODPs) to ensure growth occurs in a coordinated manner with good levels of urban design, connectivity, integrated servicing *infrastructure* and provision of green corridors. The Development Area Chapter provisions are applicable to this area.

The viability of the Gore economy requires retention and expansion of these industrial and service activities, together with provision being made for future industrial developments.

Mataura Mill Precinct (PREC10)

Specific provision is made for the Mataura Mill *site* to continue to operate as an industrial and *office activity* and potential *community facility* while maintaining the significant heritage, cultural, *access* and natural values associated with the setting. A precinct (PREC10) is provided on this *site* in recognition of the connection and association the activity has with the historic use of the *building* and *site* along with the potential importance of the *site* in providing significant economic and employment opportunities for Mataura in the future.

This chapter contains objectives, policies, and rules which apply specifically to the Mataura Mill Precinct in addition to the provisions of the underlying General Industrial Zone. Where there is any conflict between the provisions the Precinct provisions shall prevail.

Objectives

GIZ-O1 The General Industrial Zone contributes to the economic ~~wellbeing~~ well-being of the community by providing for a range of existing and future *industrial activities*.

GIZ-O2 The purpose of the General Industrial Zone is not compromised by non-industrial, and/or incompatible activities or built form.

GIZ-O3 The General Industrial Zone provides for a safe, functional working *environment* with an appropriate and reasonable level of amenity consistent with the purpose of the zone.

GIZ-O4 Adverse environmental *effects*, or impacts, on Ngāi Tahu cultural values, generated by activities within the General Industrial Zone are managed, particularly at the zone interfaces, whilst recognising the purpose and operational requirements of the zone.

GIZ-PREC10-O1 The Mataura Mill Precinct enables the ongoing use of the Mataura Mill *building* and associated *site* for Industrial and *office activities* and potential *community facilities*. The precinct supports the *maintenance* and enhancement of identified *historic heritage* values, public views of the Mataura Falls, and, by agreement, *access* for traditional mahinga kai gathering and public *access* to the Mataura River.

Policies

GIZ-P1 Enable a range of light and general *industrial activities,* as well as *service stations*, *trade and industry training facilities* and *emergency service facilities*~~.~~ which support the purpose of the General Industrial zone.

GIZ-P2 Provide for compatible activities to establish and operate within the General Industrial Zone where they are:

1. of a similar scale and nature to other permitted activities; or
2. ancillary to the main activity on *site*; or
3. necessary to support the needs of workers within the zone.

GIZ-P3 Avoid non-*industrial activities* from establishing unless:

1. there is a functional or *operational need* for their location in the General Industrial Zone ~~amongst *industrial activities*~~; and
2. the activity is of a similar scale and nature to an *industrial activity*; or
3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or
4. the activity is ancillary to an *industrial activity.*
5. the activity is *critical infrastructure*.

GIZ-P4 Avoid activities that may:

1. undermine the viability, vitality and function of the Mixed Use Zone, Town Centre and Local Centre Zones; or
2. result in conflict and/or potential *reverse sensitivity effects* with existing or anticipated *industrial activities.*

GIZ-P5 Require a level of on-*site* amenity, particularly at zone interfaces, consistent with the purpose of the zone by:

1. ensuring the bulk, location and scale of *structures* are compatible with the purpose of the zone.
2. requiring outdoor storage and service areas to be screened along *road* and *boundaries* with *sites* in the residential and rural zones to protect *amenity values* of adjoining *sites*, avoid cross *boundary effects* such as *noise*, *dust* and odour and maintain or enhance streetscape amenity.
3. requiring appropriate setbacks to waterways to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai ~~Ngāi Tahu cultural values~~ and natural character. **[amendment subject to consistency with other amended policies across the PDP]**
4. providing landscaping, particularly along *road* frontages and *boundaries* of *sites* in the residential and rural zone, to maintain *amenity values* within the zone and in streetscapes.

GIZ-P6 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

GIZ-PREC10-P1 Enable Industrial and *office activities* and *community facilities* in the Mataura Mill Precinct that do not undermine the Local Centre while maintaining and enhancing:

1. identified *historic heritage* features or protected elements;
2. public views of the Mataura Falls from the Mataura Bridge and *esplanade strip;*
3. by agreement, public *access* to the Mataura River and *access* through the *site* for traditional mahinga kai gathering.

Appendix A – Recommended Amendments to the General Industrial Zone Chapter

Notes

Note 1	**Provisions in Other Chapters**
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.
Note 2	**Other legislation**
	In addition to the requirements of the District Plan, *industrial activities* are also subject to other acts and bylaws administered by the Gore District Council, including *discharges* into the Council's sewerage system, and Environment Southland where, for example, *discharges* to air occur.

Rules

GIZ-R1	***Light Industrial Activity***	
GIZ-R2	***Industrial Activity***	
GIZ-R3	***Trade and Industrial Training Facility***	
GIZ-R4	***Service Station***	
GIZ-R5	***Emergency Services Facility***	
All areas	**GIZ-R1 to GIZ-R5** **Activity status:** Permitted Where: 1. Any new, relocated, or extended *building* or *structure* complies with all General Industrial Zone Standards except GIZ-S10. 2. The activity is not a *significant hazardous facility.*	**Activity status where compliance is not achieved with:** **GIZ-R1 to GIZ-R5(1):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard. **GIZ-R1 to GIZ-R5(2):** Discretionary

GIZ-R6	*Retail Activity*	
All areas	**Activity status:** Permitted Where: 1. The *retail activity* is limited to one or more of the following: (a) sale of products ancillary to the *industrial activity* undertaken on that *site*; or (b) sale of goods which are serviced or manufactured on site and require outdoor storage. 2. In relation to any other retail activity, the maximum area within any building accessible to the public must be the lesser of: (a) 10% of the area of the building; or (b) 100 square metres 3. Any new, relocated, or extended building or structure complies with all General Industrial Zone Standards except GIZ-S10.	**Activity status where compliance is not achieved with:** **GIZ-R6(1):** Restricted Discretionary Where: 4. The activity is for the sale of products requiring outdoor storage including timber, fencing, concrete products, *building* materials, farm machinery and motor vehicles. **Matters of discretion:** 1. The extent to which the activity may limit or constrain the establishment and use of *land* for activities that are permitted in the zone. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects*. 3. The extent to which it is necessary to establish the activity in the General Industrial Zone. **Activity status where compliance is not achieved with Restricted Discretionary condition GIZ-R6(4):** Non-Complying **Activity status where compliance is not achieved with:** **GIZ-R6(2):** Discretionary **GIZ-R6(3):** Restricted Discretionary **Matters of discretion:**

		4. The matters of discretion for the relevant infringed standard.
GIZ-R7	***Food and Beverage Activity***	
All areas	**Activity Status:** Permitted Where: 1. The activity is a take-away food premises where the maximum area accessible to the public does not exceed 50 square metres. 2. Any new or relocated buildings or structures comply with all General Industrial Zone Standards.	**Activity status where compliance is not achieved:** Non-Complying
GIZ-R8	***Office Activity***	
All areas except PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 1. The *office activity* is ancillary to an activity permitted under GIZ-R1, GIZ-R2, GIZ-R3, GIZ-R4 or GIZ-R5 which is undertaken on that *site,* and does not occupy a floor area greater than 100m². 2. Any new, relocated, or extended *building* or *structure* complies with all General Industrial Zone Standards excepted GIZ-S10.	**Activity status where compliance is not achieved with:** **GIZ-R8(1):** Discretionary **GIZ-R8(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 3. Any new or relocated *buildings* or *structures* comply with the General Industrial Zone Standards.	**Activity status where compliance is not achieved with:** **GIZ-R8(3):** Restricted Discretionary **Matters of discretion:**

	4. The *office activity* is ancillary to an activity permitted under GIZ-R1, GIZ-R2, GIZ-R3, GIZ-R4 or GIZ-R5.	1. The matters of discretion for the relevant infringed standard. **GIZ-R8.4:** Discretionary
GIZ-R9	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is ancillary to the *industrial activity* or *light industrial activity* undertaken on that *site*; and 2. The *residential unit* or accommodation is occupied by a person(s) undertaking caretaker and/or security role or used as temporary overnight accommodation for a person(s) associated with the activity undertaken on *site*; and 3. There is a no more than one *residential activity* and/or *residential unit* on the *site*; and 4. There is no more than one bedroom; and 5. The activity complies with NOISE-S3 (acoustic treatment) 6. Any new, relocated, or extended *building* or *structure* complies with all General Industrial Zone Standards.	**Activity status where compliance is not achieved:** Non-Complying
GIZ-R10	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with	**Activity status where compliance is not achieved:** Discretionary

	a Management Plan that has been approved by the Minister under that Act.	
GIZ-R11	***Community Facility***	
PREC10 Mataura Mill Precinct	**Activity status:** Permitted Where: 1. Any new, relocated, or extended *building* or *structure* complies with the General Industrial Zone Standards except GIZ-S10.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
GIZ-R12	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Appendix A – Recommended Amendments to the General Industrial Zone Chapter

Standards

GIZ-S1	*Height*	
All Activities	1. The *building* must not exceed a maximum *height* of 15 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the height by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

GIZ-S2	*Height in relation to boundary*	
All Activities	1. No part of any building or structure projects beyond the height in relation to boundary plane, measured from points 2.6 metres above ground level at site boundaries where that *boundary* adjoins a site: (a) Zoned General Residential, Medium Density Residential, Large Lot Residential, Rural Lifestyle Zone or Māori Purpose Zone. (b) Containing a scheduled *heritage item*. See Appendix 2 for boundary plane angles. Except that:	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 2. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*.

	(i) this standard does not apply to boundaries with other sites in the Light Industrial Zone. (ii) this standard does not apply to *road* boundaries; (iii) the following intrusions are permitted: • for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation; • roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues, provided the *structure* does not extend more than 1m above the zone *height* limit and has a maximum width of 1m or length. *Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way*	
GIZ-S3	***Setbacks* to side and rear *boundaries***	
All Activities	1. *Buildings* and *structures* must be *setback* a minimum of 5 metres from any side or rear *boundary*, where the *boundary* adjoins a *site*: (a) not in the General Industrial Zone, Light Industrial Zone or Rural Lifestyle Zone; or (b) containing a scheduled *heritage item*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping.

	2. *Buildings* and *structures* must be setback a minimum of 10 metres from any boundary which adjoins a Rural Lifestyle Zone. Except that: (i) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (ii) no *setback* is required for *buildings* that share a *common wall* along the *boundary*. (iii) no setback is required for a fence. (iv) no setback is required for any structure less than 1.8m in height and 5m² floor area.	3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
GIZ-S4	***Setbacks* to a *road boundary***	
All Activities	1. *Buildings* and *structures* must be *setback* a minimum of 2 metres from a *road boundary*. Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no setback is required for a fence.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road network*. 2. *Effects* on the character and amenity of the streetscape including dominance. 3. Compatibility with the surrounding *environment*. 4. The reason for the reduced *setback*.
GIZ-S5	***Setbacks* to streams and *rivers***	
All Activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows:	**Activity status where compliance is not achieved:** Restricted Discretionary

(a) 20m for high order rivers or streams (order 5 and above)
(b) 10m for middle order rivers or streams (order 3 and 4)
(c) 5m for low order rivers or streams (order 1 and 2).

Except that fences of post and wire construction are permitted within the setback where these are:

(i) not constructed with wire mesh;
(ii) not located within the stream or riverbed;
(iii) not constructed across the stream or river channel; or
(iv) not constructed across or along a stopbank.

Refer to Appendix 3 for river and stream orders and guidance on riverbed extents and the location of banks for measuring setbacks.

Matters of discretion:

1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility.
2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures*.
3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous *biodiversity* and ~~/or habitats~~ proposed mitigation measures, including:
   (a) opportunities for enhancement and restoration;
   (b) methods proposed to monitor or inspect the works undertaken;
   (c) the timing of works to minimise adverse effects on threatened or at risk indigenous species; and
   (d) management of potential adverse effects through a *Council Authorised Biodiversity Management Plan*.
4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The *effects* on public and customary *access* to the stream or *river*.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

Appendix A – Recommended Amendments to the General Industrial Zone Chapter

GIZ-S6	Landscaping	
All Activities	1. A landscaping strip with an average width of 2 metres along the frontage of the *site* is provided. 2. Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. Except for any area required for vehicle or *pedestrian access*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the streetscape and surrounding *environment*. 2. The overall landscaping provided on-site.

GIZ-S7	Screening	
All Activities	Screening must be provided for: 1. The *boundary* of a *site* that adjoins a *site*: (a) in the Medium Density Residential, General Residential or Large Lot Residential Zones or the General Rural or Rural Lifestyle Zones; or (b) containing a scheduled *heritage item* The screening must be either: (i) planting and/or landscaping to a minimum depth of 2 metres with species that will grow to at least 2m in *height*; or (ii) a solid, close-boarded enclosed fence made with a minimum *height* of 1.8m and a maximum *height* of 2m. Except that: This standard does not apply to *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity is able to be screened from the adjoining *site*. 2. The *effect* of the non-compliance on the character and amenity of the adjoining *site*.

Appendix A – Recommended Amendments to the General Industrial Zone Chapter

GIZ-S8	Screening of Outdoor storage of goods and materials	
All Activities	1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a solid, close-boarded 1.8m high fence or landscaping from view of: (a) public *road* (b) an adjoining *site* in any rural or residential zone. (c) other public space Except that outdoor storage of goods for sale as part of the activity do not require screening from a public *road*. 2. Any on-*site* parking must be fully screened by a 1.8m fence or landscaping from view of an adjoining *site* in any residential or rural zone. 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 4. Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Any adverse *effects* on the visual amenity and character of the streetscape. 2. The visual amenity of adjoining Residential zoned *sites* including shading; 3. The service, storage and parking needs of the activity and the size and location of service, storage and parking areas; 4. The time period, type and volume of goods for which the outdoor storage area will be used. 5. The ability to mitigate any adverse visual *effects* resulting from reduced or no screening of the outdoor storage area through alternative means. 6. Any adverse effects on the road network.
GIZ-S9	***Landscaped permeable area***	
All Activities	1. At least 10 percent of the *net site area* shall comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability for the *site* to manage *stormwater* and the potential impact on *water* quality. 2. The overall landscaping provided on the *site*.

		3. *Effects* on the visual amenity of the surrounding *environment*. 4. *Effects* on the practical use and layout of the *site*.
GIZ-S10	***Outdoor living space***	
Residential activities	1. Each residential unit must provide: (a) a minimum continuous area for *outdoor living space*, contained in one area, within the *net site area* of the *site*, of 6m^2 which: (i) has a minimum 2 metre dimension; and (ii) is directly accessible from a *habitable room* within the *residential unit*; and (iii) is not south facing.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether sufficient *outdoor living space* is provided. 2. Accessibility and convenience for residents. 3. The proximity of alternative opportunities for outdoor amenity and recreation. 4. The reason for the reduced *outdoor living space*.
GIZ-S11	**Setback from Rail Corridor**	
All activities	1. Any *building* greater than 3m but no greater than 5m in *height* shall be setback at least 1m from the legal *boundary* with the rail corridor of the Main South Line. 2. Any *building* greater than 5m but no greater than 9.5m in *height* shall be setback at least 2.5m from the legal *boundary* with the rail corridor of the Main South Line. 3. Any *building* greater than 9.5m in *height* shall be setback at least 3.5m from the legal *boundary* with the rail corridor of the Main South Line.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding *environment*. 3. The reason for the reduced setback.