Part 3: Area-Specific Matters

ZONES

INZ

INDUSTRIAL ZONES – AHUMAHI

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INZ

INDUSTRIAL ZONES – AHUMAHI

Status: INZ is Operative and subject to Plan Change 9. Plan Change 9 amendments are shown in underline and ~~strikethrough.~~

INTRODUCTION

Industrial activities are important to the economy of the district, as they add to economic well-being, they support and service rural activities and they provide employment. The plan provides an enabling industrial environment within which a range of heavy or light industrial activities can establish and operate that support economic growth.

There are three main industrial zones within Rotorua. The Industrial 1 (light) Zone is within the Rotorua and Ngongotahā urban areas and contains a range of services and general industrial activities. The Industrial 1E Zone follows the city entranceways and provides for a range of commercial activities that are not suited for commercial or city centre zones. The Industrial 2 (heavy) Zone is located within rural areas and provides for industries that may have effects beyond those which can be accommodated in the Industrial 1 (light) Zone. Each of these zones are strategically located along, or within close proximity to, State Highways which provide direct connectivity to adjoining districts and significant infrastructure such as airports and ports, thus enhancing the efficient operation of industrial activities.

Industrial land is a finite resource and past trends have seen a range of non-industrial activities that are more suited to the residential, commercial or city centre zones located within the industrial zones. Past trends have also highlighted the wide range of commercial activities and the differing locational needs of each. The plan has acknowledged both of these trends and has identified and provided for certain commercial activities within the Industrial 1E Zone that are associated with or complementary to the needs and amenity of industrial areas.

Commercial activities provided for in this zone are more compatible with industrial amenity rather than the amenity found within the city centre or commercial zones. This is due to their dependence on high traffic flow, location on city entranceways, low dependence on active frontages and need for large ground floor and parking areas.

The Industrial 1E Zone follows the city entranceways of Fairy Springs Road, Lake Road and Te Ngae Road. These entranceways are important in providing first impressions and the initial perception of Rotorua to visitors. The provision of identified commercial activities along city entranceways can enhance the amenity of these entranceways with the design of commercial buildings generally being more aesthetically pleasing than those designed for industrial activities. However, the effects of these activities need to be managed to ensure the function and safe efficient operation of these roads are not adversely affected and to ensure that they do not impact the amenity and vibrancy of the city centre.

The plan contains additional measures to ensure the efficient operation of industrial zones is not compromised or reduced by the establishment of non-industrial activities best suited for other zones. Activities that are sensitive to industrial amenity such as residential activities and commercial activities other than those listed are not provided for within the industrial zones.

The three industrial zones, and the different activities and amenity provided within each, are described in further detail below, along with the Transitional Zone:

Zone	Code	Description
Industrial 1 Zone Light Industrial	INZ1	Provides for a mix of light industrial activities including food processing, mechanical servicing, selling of farm machinery, car sale yards, building depots and lunch bars. The features that distinguish this zone from others include larger bulky buildings, high levels of noise, odour, signage and heavy vehicle and car movements. High levels of lighting and use and storage of hazardous substances are also common features of this environment.
Industrial 1E Zone City Entranceway Mixed Use	INZ1E	Provides for a mix of light industrial and commercial activities that are dependent on high traffic flows, larger sections and are compatible with industrial activities. The Industrial 1E Zone follows the city entranceways and intends to provide an amenity buffer between the entranceways and general industrial activity, helping to enhance the amenity of these routes through the presence of more aesthetically pleasing buildings than those expected and provided for within the Industrial 1 Zone.
Industrial 2 Zone Heavy Industrial	INZ2	Provides for heavy industrial activities such as dairy manufacturing and associated activities, wood and biomass processing and geothermal development similar to that seen at Waipa and Ohaaki. Use and storage of hazardous substances and risk of contaminated sites are higher than in other zones. Features affecting the amenity of this zone include high levels of noise, lighting, odour, dust and smoke and high levels of traffic movement predominantly from heavy vehicles.
Industrial T Zone Transitional	INZT	Within the block bounded by Fairy Springs Road, Victory Road, Russell Road and Salisbury Road there are sites that are in residential use immediately adjacent to industrial activity. The houses front the streets and give a residential appearance and character to the area. In the long term these sites may be purchased to extend the adjoining industrial activity and the zoning provides for the transition to industrial use, whilst maintaining the residential amenity of the residents in the zone.

ISSUES

There are five key issues shaping the policy framework in the industrial zones in addition to reverse sensitivity, which is common to all zones:

INZ-I1 Economic growth and wellbeing

Industrial activities are important contributors to the economic growth and well-being of Rotorua. Whilst providing an enabling regulatory environment for the establishment and operation of industrial activities, the manner in which these zones are managed has the ability to reduce the efficient operation and productivity of industrial activities. Providing distinct industrial zones that provide for differing activities and complementary levels of amenity and reinforcing the role of the industrial zone by limiting the establishment of non-industrial activities will reduce any potential reverse sensitivity effects between activities, ensure the efficient operation of industrial zones and their continued contribution to the economic growth of the district.

INZ-I2 Industrial operations

The amenity of industrial zones is different to other zones, as the focus is on production and servicing. The Industrial zone is characterised by large vehicles, high volume and frequency of vehicle movement, noise, and larger bulk built form. Many of the industrial zones in the urban area adjoin residential zones and can have significant impacts on the amenity values and environmental quality. Residential zones have a higher expectation of amenity than what would occur within an industrial zone, this requiring the management of built form and setting of standards to minimise the opportunities for conflicts between land uses. A balanced approach is needed to ensure sustainable industrial development, whilst managing the adverse effects of these activities at a residential or rural zone interface.

INZ-I3 Non industrial uses

Non industrial uses such as residential development, community facilities or tourism facilities locating in industrial zones can expect a different quality of amenity to that provided for in other zones and have the ability to cause reverse sensitivity issues and reduce land availability for industrial uses. This may constrain the efficient use of industrial areas and operation of industrial activities. However, the district plan acknowledges the need for particular commercial activities to locate within industrial zones such as trade retail and the needs to provide a balance in protecting land for industrial purposes and the provision of certain types of commercial activities. This has been achieved through the creation of the Industrial 1E Zone that provides for identified commercial activities, and strong correlating definitions in Part 1, Definitions.

INZ-I4 Industrial activities on city entranceways

The visual effects of industrial activities adjacent to state highways and city entranceways may not provide an attractive perception for tourists visiting Rotorua, promote tourism, or contribute to a sense of pride in Rotorua. The location of activities, parking and the design of buildings have the ability to enhance safety, and amenity along these routes.

INZ-I5 Existing residential activity

Within the block bounded by Fairy Springs Road, Victory Road, Russel Road and Salisbury Road there is an existing group of houses that adjoin industrial activity. The Council's intention now is that the transitional zone may provide for incremental change to industrial and business use, while protecting residential amenity by minimising adverse effects. Provisions are required to ensure that this balance between enabling industrial expansion and maintaining residential amenity is continued.

INZ-I6 Reverse sensitivity

The establishment of new activities within incompatible zones or in close proximity to the existing activities that have a different level of amenity can create adverse reverse sensitive effects. This has the ability to reduce the efficient operation of the existing activities or undermine the intended amenity of the zone. Examples include residential activities locating in rural working environments or industrial zones. These zones provide for the establishment and operation of a range of activities that play a significant role in the economy of Rotorua, align with the intended amenity of the zone and therefore have priority.

OBJECTIVES

Economic growth and wellbeing

INZ-O1 *[7.3(1)]*	The establishment and operation of efficient industrial activities in a manner that promotes the economic wellbeing of the district. *Policies INZ-P1 to INZ-P2*

Industrial operations

INZ-O2 *[7.3(2)]*	Efficient industrial environments that do not detract from the amenity of adjacent residential and rural zones and respect the visual and cultural prominence of Marae. *Policies INZ-P3 to INZ-P7*

Non-Industrial uses

INZ-O3 *[7.3(3)]*	Efficient use of industrial zoned land and infrastructure by establishing industrial activities that are consistent with the intended use of the zone. *Policies INZ-P8 to INZ-P9*

Industrial activities on city entranceways

INZ-O4 *[7.3(4)]*	Development of industrial land in a manner that does not detract from the amenity of residential zones and the northern and southern city entranceways (State Highways 5 and 30). *Policy INZ-P9*

Existing residential activity

INZ-05 *[7.3(5)]*	Retain the amenity values of residential activity within the block bounded by Fairy Springs Road, Victory Road, Russell Road and Salisbury Road. *Policies INZ-P11 to INZ-P13*

Reverse Sensitivity

INZ-06 *[1.3(10)]*	Subdivision, use and development that enables the continued efficient operation of existing development and activities. *Policies INZ-P14*

POLICIES

Economic growth and wellbeing

Objective INZ-O1

INZ-P1 *[7.3(1)(1)]*	Enable the establishment and efficient operation of industrial activities that align with the intended use and existing amenity of each industrial zone.
INZ-P2 *[7.3(1)(2)]*	Recognise and support the role industrial zones have in employment and the economic growth of the district.

Industrial operations

Objective INZ-O2

INZ-P3 *[7.3(2)(1)]*	Control the location and design of buildings, structures and operations adjacent to Ngāpuna Marae and any other Marae to ensure development respects the visual and cultural prominence of the Marae.
INZ-P4 *[7.3(2)(2)]*	Mitigate adverse effects generated by industrial activities through landscaped buffers and building location to maintain the amenity of adjacent residential zones or Marae and habitable buildings within the adjoining rural zones.
INZ-P5 *[7.3(2)(3)]*	Limit the location of new residential activities sensitive to disturbance from lawfully established rural industries, recreation, infrastructure and network utilities to avoid reverse sensitivity effects.
INZ-P6 *[7.3(2)(4)]*	Ensure that any actual or potential off-site effects of activities undertaken on the Industrial zoned portion of land within Lot 1 DPS 70760 (Owhatiura South) on adjacent residential zoned land are mitigated through the implementation of appropriate landscaping, acoustic fencing and setbacks.
INZ-P7 *[7.3(2)(5)]*	Ensure the development of the Industrial 1E Zoned portion of land within Lot 1 DPS 70760 (Owhatiura South) provides for a continuous, safe and efficient pedestrian and cycle accessway between Vaughan Road and Te Ngae Road which is designed to meet the principles of CPTED.

Non-Industrial uses

Objective INZ-O3

INZ-P8 *[7.3(3)(1)]*	Restrict the establishment of non-industrial activities in Industrial 1 and 2 Zones to ensure the efficient use of industrial zoned land.
INZ-P9 *[7.3(3)(2)]*	Provide for the establishment of identified commercial activities in the Industrial 1E Zone where they are fronting a city entranceway and designed in a manner that maintains or enhances the amenity of the city entranceway and does not detract from the safety and efficiency of the transport network.

Industrial activities on city entranceways

Objective INZ-O4

INZ-P10 *[7.3(4)(1)]*	Require new buildings to be designed and located in a manner that positively contributes to the amenity of the city entranceways.

Existing residential activity

Objective INZ-O5

INZ-P11 *[7.3(5)(1)]*	Mitigate the adverse effects of activities on ~~household~~residential units located within the block bounded by Fairy Springs Road, Victory Road, Russell Road and Salisbury Road.
INZ-P12 *[7.3(5)(2)]*	Allow for continuation and replacement of existing residential activities within the block bounded by Fairy Springs Road, Victory Road, Russell Road and Salisbury Road.
INZ-P13 *[7.3(5)(3)]*	If land within the block bounded by Fairy Springs Road, Victory Road, Russell Road and Salisbury Road, ceases to be used for residential activity, Council may change the transitional zoning of that land through either a plan change process or by Council resolution.

Reverse sensitivity

INZ-P14 *[1.3(10)(1)]*	Manage the location and design of new subdivision, use and development within each zone to avoid adverse reverse sensitivity effects on existing activities.

RULES

The rules in this chapter apply in addition to the rules in other chapters.

For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated that a rule overrides another rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

Key relationships to note include:

1. The District Wide Matters chapters must also be considered. Examples of matters managed under these rules that are commonly associated with activities in Industrial Zones include (but are not limited to) earthworks, noise and light emissions, signs and management of natural hazards.
2. For subdivision in Industrial Zones refer to the separate chapter SUB – Subdivision.

Links to the rule categories are provided below:

General 9
Industrial Activities 9
Rural Activities 23
Retail and Commercial 24
Tourism and Recreation 30
~~Households~~Residential Activities 32
Community Infrastructure 34
Other Activities 36

Rules for Activities in Industrial Zones

General			
INZ-R1	**Activities accessory to a permitted activity carried out on site**		*[7.5(6)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R1(1). **Matters of Discretion:** a. Non-Compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
INZ-R2	**Any activity not expressly stated in this table**		*[7.5(2)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying		
Industrial Activities			
INZ-R3	**Industrial buildings, activities or trade processes unless otherwise specified**		*[7.5(3)]*
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R3(1). **Matters of Discretion:** a. Non-Compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial T Zone	**3. Activity Status:** Non-Complying		

INZ-R4	Ancillary office and administration activities		[7.5(4)]
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R4(1). **Matters of Discretion:** a. Non-Compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial T Zone	**3. Activity Status:** Non-Complying		
INZ-R5	**Ancillary retail activities**		[7.5(5)]
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R5(1). **Matters of Discretion:** a. Non-Compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial T Zone	**3. Activity Status:** Non-Complying		
INZ-R6	**Commercial storage facilities**		[7.5(7)]
Applicable Spatial Layers Industrial 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R6(1). **Matters of Discretion:** a. Non-Compliance INZ-MD1; b. City centre vitality INZ-MD2;	

	e. Landscaping INZ-S5.	c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The recommendations in an integrated transport assessment if one is required under in APP1 - Parking and Turning Standards; and f. Access, on-site parking, queuing and turning areas are suitably designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.
Applicable Spatial Layers Industrial 1E Zone	**3. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. INZ-MD2 City centre vitality; c. INZ-MD3 Natural hazards; d. The extent to which the proposal will enhance the character and amenity of the city entranceways; e. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; f. Access, on-site parking, queuing and turning areas are suitably designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; and g. Buildings within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway; ii. The extent of effects from over dominant illuminated signage within the site; and iii. The location of the service and outdoor storage areas within the front yard setbacks.	
Applicable Spatial Layers Industrial 2 and T Zones	**4. Activity Status:** Non-Complying	
INZ-R7	**Service stations**	*[7.5(8)]*
Applicable Spatial Layers Industrial 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R7(1).

	c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5; and f. Maximum retail area: The maximum trading floor space devoted to the displace, sale or hire of retail goods (other than motor vehicle parts, accessories or goods associated with motoring) shall not exceed 250m^2.	**Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The design and location of access, on-site parking, queuing and turning areas to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians, cyclists and the safe and efficient functioning of the road network; f. Ensuring adequate sight distances are provided to prevent on-street congestion caused by the ingress or egress of vehicles to and from sites; g. Implementation of the recommendations in an integrated transport assessment if one is required under Appendix APP1 - Parking and Turning Standards; and h. Landscaping to maintain the amenity of surrounding areas (particularly residential areas and City Entranceways), streetscapes and pedestrian amenity.
Applicable Spatial Layers Industrial 1E Zone	**3. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. The design and location of access, on-site parking, queuing and turning areas to provide efficient circulation on-site and avoid potential adverse effects on adjoining sites, the safety of pedestrians, cyclists and the safe and efficient functioning of the road network; g. Ensuring adequate sight distances are provided to prevent on-street congestion caused by the ingress or egress of vehicles to and from sites; h. Implementation of the recommendations in an integrated transport assessment if one is required under Appendix APP1 - Parking and Turning Standards; and i. Landscaping to maintain the amenity of surrounding areas (particularly residential areas and City Entranceways), streetscapes and pedestrian amenity.	

Applicable Spatial Layers Industrial 2 and T Zones	**4. Activity Status:** Non-Complying	
INZ-R8	**Motor vehicle repair garages**	*[7.5(9)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R8(1) and INZ-R8(2). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Layers Industrial 1E Zone	**2. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and	

	outdoor storage areas and parking.		
Applicable Spatial Layers Industrial T Zone	**4. Activity Status:** Non-Complying		
INZ-R9	**Truck stops**		*[7.5(10) 7.5(11)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Permitted **Where:** The activity does not adjoin a Residential or Transitional Zone. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R9(1) and INZ-R9(2). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; f. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; g. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; and h. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.	
Applicable Spatial Layers Industrial 1 Zone	**2. Activity Status:** Controlled **Where:** The activity does not adjoin a Residential or Transitional Zone. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; and d. Financial contributions INZ-MC4.		
Applicable Spatial Layers Industrial 1E Zone	**4. Activity Status:** Restricted Discretionary **Where:** The activity does not adjoin a Residential or Transitional Zone. **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance		

	on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; g. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; h. The recommendations in an integrated transport assessment if one is required under in Appendix 4 Parking, Access and Turning Standards; i. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; and j. Buildings and activities within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. The extent of effects from over dominant illuminated signage within the site. iii. The location of the service areas and outdoor storage or wood storage areas within the front yard setbacks.
Applicable Spatial Layers Industrial 1 and 1E Zones	**5. Activity Status:** Discretionary **Where:** The activity is adjoining a Residential Zone or the Transitional Zone. **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.
Applicable Spatial Layer Industrial T Zone	**6. Activity Status:** Non-Complying

INZ-R10	**Wood or timber storage on Lot 1 DPS 70760 (Owhatiura South)**	*[7.5(18)]*

Applicable Spatial Layers Industrial 1 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R10(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4;

		e. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; f. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; g. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; and h. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.
Applicable Spatial Layers Industrial 1E Zone	**3. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways. f. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; g. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; h. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; i. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; j. Buildings and activities within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid; and i. Large featureless building façades facing the city entranceway; ii. The extent of effects from over dominant illuminated signage within the site; and	

	iii. The location of the service areas and outdoor storage or wood storage areas within the front yard setbacks.	
INZ-R11	**Sawmilling**	*[7.5(17) 7.5(19)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Where:** The activity does not adjoin a Residential or Transitional Zone. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R11(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; f. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; g. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; and h. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.
Applicable Spatial Layers Industrial 1E Zone	**3. Activity Status:** Restricted Discretionary **Where:** The activity does not adjoin a Residential or Transitional Zone. **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4;	

	e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. How the hours of operation may conflict with existing residential land uses located within residential zones and the transitional zone; g. The extent of vegetative screening or landscaping along any boundary adjoining a residential zone to maintain residential amenity or along any city entranceway; h. The recommendations in an integrated transport assessment if one is required under in Appendix 4 Parking, Access and Turning Standards; i. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; and j. Buildings and activities within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid; i. Large featureless building façades facing the city entranceway; ii. The extent of effects from over dominant illuminated signage within the site; and iii. The location of the service areas and outdoor storage or wood storage areas within the front yard setbacks.
Applicable Spatial Layers Industrial 1 and 1 E Zones	**4. Activity Status:** Discretionary **Where:** The activity adjoins a Residential or Transitional Zone. **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.
Applicable Spatial Layers Industrial T Zone	**5. Activity Status:** Non-Complying

INZ-R12	**Prospecting and exploration**	*[7.5(20)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R12(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4;
Applicable Spatial Layers Industrial 1E and T Zones	**3. Activity Status:** Non-Complying	

INZ-R13	**Carriers and couriers including transport operators**		*[7.5(21) 7.5(16)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Where:** The activity is not otherwise specified. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R13(1) and INZ-R13(2). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial 1E Zone	**2. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.		

Applicable Spatial Layers Industrial 1 and 1E Zones	**4. Activity Status:** Discretionary **Where:** The activity adjoins a Residential Zone or the Transitional Zone. **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential and transitional INZ-AC2.	
Applicable Spatial Layers Industrial T Zone	**5. Activity Status:** Non-Complying	
INZ-R14	**Recycling facilities**	*[7.5(22) 7.5(23)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Where:** The activity is not adjacent to a Transitional Zone. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**3. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R14(1) and INZ-R14(2). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Layers Industrial 1E Zone	**2. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive	

	visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.		
Applicable Spatial Layers Industrial 1 Zone	**4. Activity Status:** Discretionary **Where:** The activity is adjacent to a Transitional Zone. **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.		
Applicable Spatial Layers Industrial T Zone	**5. Activity Status:** Non-Complying		
INZ-R15	**Dairy manufacturing and associated activities**		*[7.5(24)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R15(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.	
Applicable Spatial Layers Industrial 1 Zone	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential and transitional INZ-AC2.		
Applicable Spatial Layers Industrial 1E and T Zones	**4. Activity Status:** Non-Complying		

INZ-R16	**Rural industry and forestry on the area bounded by State Highways 5 and 30 shown on Planning Maps 351 and 537**	*[7.5(25)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R16(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4;
INZ-R17	**Biomass processing**	*[7.5(14)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R17(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4;
Applicable Spatial Layers Industrial 1, 1E and T Zones	**3. Activity Status:** Non-Complying	
INZ-R18	**Offensive trades**	*[7.5(12)* *7.5(13)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Controlled **Where:** The activity does not adjoin a Residential or Transitional Zone. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R18(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4;

	c. Natural hazards INZ-MC3; and d. Financial contributions INZ-MC4.	
Applicable Spatial Layers Industrial 1E and T Zones	**3. Activity Status:** Non-Complying	
Applicable Spatial Layers Industrial 1 Zone	**4. Activity Status:** Non-Complying **Where:** The activity is adjoining a Residential Zone or Transitional Zone.	
INZ-R19	**Pulpmills**	*[7.5(15)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; and d. Financial contributions INZ-MC4.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R19(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The recommendations in an integrated transport assessment if one is required under Appendix APP1 - Parking and Turning Standards.
Applicable Spatial Layers Industrial 1, 1E and T Zones	**3. Activity Status:** Prohibited	
Rural Activities		
INZ-R20	**Agricultural production activities**	*[7.5(26)]*
Applicable Spatial Layers Industrial 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R20(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4;

Applicable Spatial Layers Industrial 1, 1E and T Zones	**3. Activity Status:** Non-Complying	
Retail and Commercial		
INZ-R21	**Lunch bars**	*[7.5(36)]*
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R21(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Layers Industrial T Zone	**3. Activity Status:** Non-Complying	
INZ-R22	**Wholesale and retail of bulk goods, vehicles, vessels, heavy machinery, building, trade or farming supplies or motor vehicle parts**	*[7.5(37)]*
Applicable Spatial Layers Industrial 1 and 1E Zones	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R22(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Layers Industrial 2 and T Zones	**3. Activity Status:** Non-Complying	

INZ-R23	Convenience retail		[7.5(27)]
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1 b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R23(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial 1, 2 and T Zones	**3. Activity Status:** Non-Complying		
INZ-R24	**Veterinary hospitals**		[7.5(32)]
Applicable Spatial Layers Industrial 1 and 1E Zones	**1. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R24(1). **Matters of Discretion:**	

	e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid (Industrial 1E Zone): i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.	a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Zones Industrial 2 and T Zone	**3. Activity Status:** Non-Complying	
INZ-R25	**Garden centres**	*[7.5(33)]*
Applicable Spatial Layers Industrial 1 and 1E Zones	**1. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R25(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; and

	architectural detail which covers a minimum of 30% of the façade. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Industrial 1E Zone: Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.	e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
Applicable Spatial Zones Industrial 2 and T Zones	**3. Activity Status:** Non-Complying	
INZ-R26	**Trade retail**	*[7.5(28)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways. f. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking, Access and Turning Standards. g. Access, on-site parking, queuing and turning areas are suitably designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network.	

	h. Buildings within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. The extent of effects from over dominant illuminated signage within the site. iii. The location of the service and outdoor storage areas within the front yard setbacks.
Applicable Spatial Zones Industrial 1, 2 and T Zones	**2. Activity Status:** Non-Complying
INZ-R27	**Supermarkets** *[7.5(29)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 – Parking, Access and Turning Standards. g. Access, on-site parking, queuing and turning areas are suitably designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network. h. Buildings within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway. ii. The extent of effects from over dominant illuminated signage within the site. iii. The location of the service and outdoor storage areas within the front yard setbacks.
Applicable Spatial Zones Industrial 1 Zones	**2. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; b. Adjoining residential or transitional INZ-AC2; c. The extent to which the new activities will result in and mitigate adverse effects on the commercial and community services and facilities of any existing business center; d. The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any existing business centre; e. Any adverse traffic, social, economic effects and any cumulative effects associated with the additional activity on other areas within the district; and

	f. The extent to which the proposal contributes to the enhancement of the amenity of the city entranceways.
Applicable Spatial Layers Industrial 2 and T Zones	**3. Activity Status:** Non-Complying
INZ-R28	**Restaurants** *[7.5(30)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Restricted Discretionary **Where:** The activity is a drive-through restaurant. **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 – Parking, Access and Turning Standards; g. Access, on-site parking, queuing and turning areas are suitably designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; and h. Buildings within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway; ii. The extent of effects from over dominant illuminated signage within the site; iii. The location of the service and outdoor storage areas within the front yard setbacks.
Applicable Spatial Zones Industrial 1, 2 and T Zones	**2. Activity Status:** Non-Complying **Where**: The activity is a drive-through restaurant.
Applicable Spatial Zones All Industrial Zones	**3. Activity Status:** Non-Complying **Where**: The activity is a not drive-through restaurant.
INZ-R29	**Outdoor recreation outlet stores** *[7.5(31)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.

Applicable Spatial Zones Industrial 1, 2 and T Zones	**2. Activity Status:** Non-Complying	
INZ-R30	**Medical centres**	*[7.5(34)]*
Applicable Spatial Layers Industrial 1 and 1 E Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Zones Industrial 2 and T Zones	**2. Activity Status:** Non-Complying	
INZ-R31	**Retail shops**	*[7.5(35)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying **Where:** The activity is not otherwise specified.	
INZ-R32	**Office activities**	*[7.5(38)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying **Where:** The activity is not an ancillary office.	
INZ-R33	**Night clubs and taverns**	*[7.5(39)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
Tourism and Recreation		
INZ-R34	**Commercial recreation and retail activities associated with a geothermal resource**	*[7.5(45)]*
Applicable Spatial Layers Industrial 2 Zone	**1. Activity Status:** Controlled **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R34(1). **Matters of Discretion:**

	d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5. **Matters of Control:** a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; and d. Financial contributions INZ-MC4.	a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.
Applicable Spatial Layers Industrial 1 Zone	**3. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Layers Industrial 1E and T Zone	**4. Activity Status:** Non-Complying	
INZ-R35	**Indoor commercial recreation activities**	*[7.5(43)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4; e. The extent to which the proposal will enhance the character and amenity of the city entranceways; f. The extent to which the new activities would result in social, economic and cumulative adverse effects on the commercial and community services and facilities of any existing or proposed commercial centre as a whole; g. The extent to which the overall availability and accessibility of commercial and community services and facilities will be maintained in any commercial centre; h. The extent to which the new activities would result in a significant adverse effects on the character, heritage and amenity values of any existing or proposed commercial centre; i. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 - Parking and Turning Standards; j. Access, on-site parking, queuing and turning areas are designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network; and k. Buildings within the Industrial 1E Zone should present an attractive visual appearance to passing traffic and in particular avoid: i. Large featureless building façades facing the city entranceway.	

	ii. The extent of effects from over dominant illuminated signage within the site. iii. The location of the service and outdoor storage areas within the front yard setbacks.	
Applicable Spatial Layers Industrial 1 Zone	**2. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Layers Industrial 2 and T Zones	**3. Activity Status:** Non-Complying	
INZ-R36	**Tourist accommodation including bed and breakfast**	*[7.5(41)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Layers Industrial 1, 2 and T Zones	**2. Activity Status:** Non-Complying	
INZ-R37	**Motor sports and firearm sports**	*[7.5(42)]*
Applicable Spatial Layers Industrial 1 and 1E Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Layers Industrial 2 and T Zones	**2. Activity Status:** Non-Complying	
INZ-R38	**Outdoor commercial recreation activities**	*[7.5(44)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
~~Households~~Residential Activities		
INZ-R39	**~~Household~~ Residential units**	*[7.5(46)]*
Applicable Spatial Layers	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1;	**2. Activity Status:** Restricted Discretionary **Where:**

Industrial T Zone	b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	Compliance is not achieved with the performance standards in INZ-R39(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**3. Activity Status:** Non-Complying	
INZ-R40	**Existing ~~household~~ residential units and accessory activities within the Transitional Zone**	*[7.5(51)]*
Applicable Spatial Layers Industrial T Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R40(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.
INZ-R41	**Replacement of an existing ~~household~~ residential unit with another ~~household~~ residential unit and accessory activities within the Transitional Zone**	*[7.5(52)]*
Applicable Spatial Layers Industrial T Zone	**1. Activity Status:** Permitted **Performance Standards:** a. Residential 1 Zone performance standards: i. Height RESZ-S1; ii. Yards RESZ-S2; iii. Site coverage RESZ-S3; iv. ~~Household~~ Residential unit density RESZ-S4; and v. Parking, turning and access RESZ-S5;	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R41(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.
INZ-R42	**Onsite employee accommodation**	*[7.5(47)]*
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	

Applicable Spatial Layers Industrial T Zone	**2. Activity Status:** Non-Complying		
INZ-R43	**Community housing**		*[7.5(50)]*
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying		
Community Infrastructure			
INZ-R44	**Education and training facilities located on Lot 3 DPS 81934**		*[7.5(55)]*
Applicable Spatial Layers Industrial 1E Zone	**1. Activity Status:** Permitted **Where:** The activity involves the operation and upgrade of the facility. **Performance Standards:** a. Height INZ-S1 b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Industrial 1E Zone: Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.	**3 Activity Status: Restricted Discretionary** **Where:** Compliance is not achieved with the performance standards in INZ-R44(1). **Matters of Discretion:** Non-compliance INZ-MD1; a. City centre vitality INZ-MD2; b. Natural hazards INZ-MD3; and c. Financial contributions INZ-MD4. d. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
	2. Activity Status: Controlled **Where:** The activity involves the extension of the facility. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; e. Landscaping INZ-S5; and f. Any exterior wall of any building which faces a road or area of public space must contain doors, windows or architectural detail which covers a minimum of 30% of the façade.		

	Matters of Control a. Design INZ-MC1; b. Parking, access and turning INZ-MC2; c. Natural hazards INZ-MC3; d. Financial contributions INZ-MC4; and e. Buildings should be designed and located to present an attractive visual appearance to passing traffic and in particular avoid (Industrial 1E Zone): i. Large featureless building façades facing the city entranceway. ii. Adverse effects of over dominant illuminated signage within the site. iii. Adverse effects on the amenity of the city entranceway from the location of the service and outdoor storage areas and parking.		
INZ-R45	**Funeral homes**		*[7.5(53)]*
Applicable Spatial Layers Industrial 1 and 1E Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.		
Applicable Spatial Layers Industrial 2 and T Zones	**2. Activity Status:** Non-Complying		
INZ-R46	**Industrial and trade training facilities**		*[7.5(57)]*
Applicable Spatial Layers Industrial 1, 1E and 2 Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.		
Applicable Spatial Layers Industrial T Zone	**2. Activity Status:** Non-Complying		

INZ-R47	Educational facilities	[7.5(56)]
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
INZ-R48	**Community facilities**	[7.5(58)]
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
INZ-R49	**Retirement homes**	[7.5(59)]
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
INZ-R50	**Daycare centres**	[7.5(60)]
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Non-Complying	
Other Activities		
INZ-R51	**Micro scale wind turbines**	[7.5(93)
Applicable Spatial Layers All Industrial Zones	**1. Activity Status:** Permitted **Where:** The micro scale wind turbines are rooftop/building integrated or pole/tower mounted. **Performance Standards:** a. Height INZ-S1; b. Yard INZ-S2; c. Landscaping INZ-S5; and d. Any wind turbines located on land that is either rooftop or building integrated shall not exceed 3 metres above the building height. The rotor blades shall not exceed 1 metre in diameter.	**2. Activity Status:** Restricted Discretionary **Where:** Compliance is not achieved with the performance standards in INZ-R51(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4. e. The extent to which the proposal will enhance the character and amenity of the city entranceways.
INZ-R52	**Fire training facilities**	[7.5(94) 7.5(95)]
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Permitted **Where:** The activity is not otherwise specified.	**2. Activity Status:** Restricted Discretionary **Where:**

	Performance Standards: a. Height INZ-S1; b. Yard INZ-S2; c. Site coverage INZ-S3; d. Parking, access and turning INZ-S4; and e. Landscaping INZ-S5.	Compliance is not achieved with the performance standards in INZ-R52(1). **Matters of Discretion:** a. Non-compliance INZ-MD1; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; and d. Financial contributions INZ-MD4.
Applicable Spatial Layers Industrial 1E Zone	**3. Activity Status:** Restricted Discretionary **Matters of Discretion:** a. In instances where one more performance standards are not met: the extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance on achieving the purpose of the relevant performance standard and the relevant objectives and policies; b. City centre vitality INZ-MD2; c. Natural hazards INZ-MD3; d. Financial contributions INZ-MD4 ; and e. The extent to which the proposal will enhance the character and amenity of the city entranceways.	
Applicable Spatial Layers Industrial 1 Zone	**4. Activity Status:** Discretionary **Where:** The activity is adjacent to a Transitional Zone **Assessment Criteria:** a. General INZ-AC1; and b. Adjoining residential or transitional INZ-AC2.	
Applicable Spatial Layers Industrial T Zone	**5. Activity Status:** Non-Complying	
INZ-R53	**Helicopter take-off and landing areas**	*[7.5(91)]*
Applicable Spatial Layers Industrial 1 and 2 Zones	**1. Activity Status:** Discretionary **Assessment Criteria:** a. General INZ-AC1; b. Adjoining residential or transitional INZ-AC2; c. Topographical features and existing buildings and their likely effect on visual and noise impacts of the proposal; d. Proposals for the monitoring and regular audit of noise and other environmental impacts; and e. How the activity complies with NZS6807:1994 Noise management and land use planning for helicopter landing areas.	
Applicable Spatial Layers Industrial 1E and T Zones	**2. Activity Status:** Non-Complying	

Performance Standards

The following performance standards apply if listed in the rule table for the relevant activity.

INZ-S1 Maximum height and daylight envelope

[7.6(1)]

1. Industrial 1 Zone and Industrial 1E Zone: 15m above the natural ground level.
2. Industrial 2 Zone: 30m above the natural ground level.
3. Transitional Zone: 7.5m above the natural ground level.
4. Sites adjoining State Highway 5 and within the Industrial 2 Zone (as shown on Planning Map 395): The buildings shall not exceed 55m above the natural ground level.
5. There is no height limit for cranes and drilling rigs.
6. The maximum height specified under INZ-S1(1) is subject to complying with the following:
   a. Where sites adjoining a Residential Zone, Rural Zone, Transitional Zone or site containing a Marae no part of a building shall extend outside the daylight envelope.

INZ-S2 Yard requirements

[7.6(2)]

1. Industrial 1 Zone and Industrial 1E Zone:

a. Yards for boundaries adjoining a Residential Zone: 10m

except for Lot 1 DPS 70760 (Owhatiura South) where the site specific yards, landscaping, acoustic bunding and fencing set out in INZ-S5 apply.

b. Yards for boundaries adjoining a site containing a Marae: 10m

c. New buildings on sites located within the Industrial 1E Zone adjoining a city entranceway as identified on the planning maps shall be located no less than 3m and no more than 10m from the front boundary. This buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind.

d. Yards for boundaries adjoining a Transitional Zone: 5m

e. On a site adjacent to a Transitional Zone, the yards shall not be used by vehicles for the purpose of servicing and loading between 10pm and 7am.

2. Transitional Zone:

a. Minimum front yard for buildings: 5m

b. Minimum side and rear yards for buildings: 2.5m

except single storey accessory buildings may be constructed in the side or rear yards up to 1.0 metre from the side or rear boundary subject to complying with the following standards:

i. Maximum length of the accessory building adjacent to a side or rear boundary: 7.2m.

ii. No part of a building shall extend outside the daylight envelope.

iii. All parts of the building, including eaves shall be a minimum of 1m from any side or rear boundary.

iv. No door, window or other opening shall be located in any exterior wall of the building that is less than 2.5ms from the boundary and which faces that boundary (i.e. at an angle to that boundary of less than 90 degrees).

3. Industrial 2 Zone:

a. No yards are required unless otherwise specified.

b. Yards adjoining Strategic Roads, as listed in the appendix Road Hierarchy in EIT- Energy Infrastructure and Transport, other than city entranceways: 20ms

c. No building, with the exception of water intake and outfall structures may be erected within 25m of any river or stream with an average width of 3m or more, or a lake of 8 hectares or more. This 25m buffer shall not be used for the storage of pallets, containers, raw materials, machinery or goods of any kind. This area shall be planted with trees, shrubs and/or grass.

4. Road Widening:

a. No building may be constructed over any part of a site that has been identified for road widening in Designations.

b. Where road widening is identified as being required, any required yard shall be measured from the boundary of the road widening designation, rather than the lot boundary.

INZ-S3 Site coverage

[7.6(3)]

1. Maximum site coverage:

a. Industrial 1 Zone, Industrial 1E Zone, and Industrial 2 Zone: No maximum site coverage.

b. Transitional Zone: 40% of the site area.

Advice Note:

Other requirements may dictate coverage of the site such as those for yards, parking, on-site turning of vehicles and landscaping provisions.

INZ-S4 Parking access and turning

[7.6(5)]

1. Parking and on-site turning of vehicles shall be provided in accordance with the provisions of Appendix APP1 – Parking, Access and Turning Standards.

2. On-site car parking and turning adjoining a strategic road shall be provided so that vehicles can exit the site in a forward motion.

3. All vehicle crossings onto local roads shall be provided and constructed to the standards of Rotorua District Council. Where new vehicle crossings are proposed onto a State Highway, written consent from the New Zealand Transport Agency shall be provided.

INZ-S5 Landscaping

[7.6(11)]

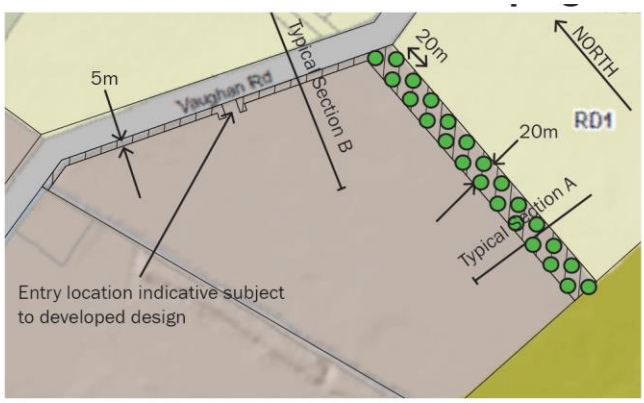
1. **Industrial 1 Zone and Industrial 1E Zone:**

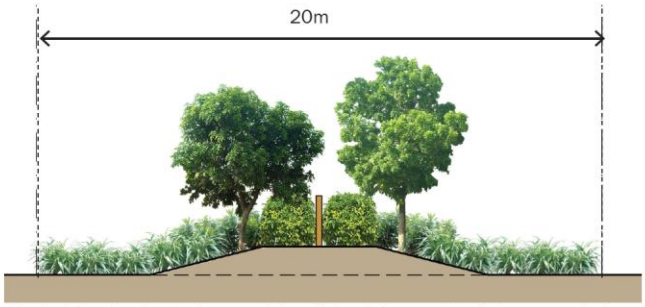
a. Where a yard is required under INZ-S2(1)(a), INZ-S2(1)(b), INZ-S2(1)(d), the yard adjoining a boundary with a Residential Zone or Transitional Zone or a site containing a Marae shall

be landscaped with trees and shrubs or fenced in a manner that will provide a continuous screen of at least 1.8m in all seasons, except for Lot 1 DPS 70760 (Owhatiura South).

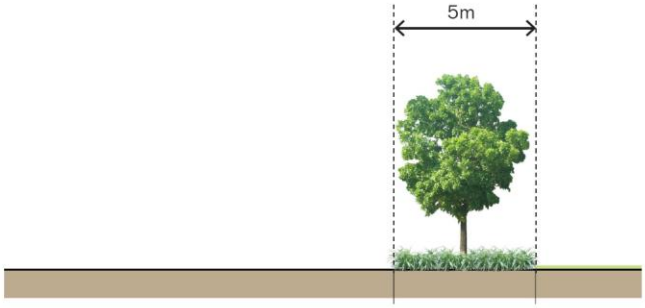
b. Lot 1 DPS 70760 (Owhatiura South):

i. Site specific yards, landscaping, acoustic bunding and fencing shall be provided in accordance with the following landscaping plan. Prior to developing any of the Industrial 1E Zoned portion of Lot 1 DPS 70760 (Owhatiura South) a pedestrian accessway shall be provided from Te Ngae Road to the boundary of the Residential 1 zoned portion of the land. The accessway shall be designed to ensure a continuous, safe and efficient access taking into account CPTED principles.

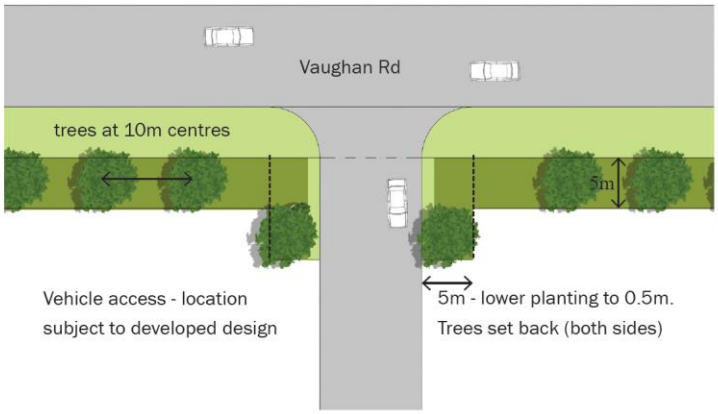




Typical Section A: Earth mound 1m high minimum plus 1.8m acoustic fence



Typical Section B: Vaughan Rd- 0.5m height for sight visibility within 5m of vehicle entry. Elsewhere includes shrubs for screening with trees shown.



PURPOSE

The purpose of the landscaping and acoustic fencing buffer shall be to provide a healthy attractive and effective landscape screen between the industrial and residential zones.

SPECIES SCHEDULE

Nothofagus solandri var Cliffortioides
Pittosporum euginoides (tarata)
Kunzea ericoides (kanuka)
Carpodetus serratus (putaputaweta)
Sophora tetraptera (kowhai)
Pseudopanax crassifolius (horoeka)
Eleocarpus dentatus (hinau)
Cornus capitata (Irish strawberry)
Pittosporum sp
Acer palmatum (maple - deciduous)
Rhododendron sp. tree types
Phormium sp

Alternative species approved by RDC

NOTES

Tree spacing to be 10m staggered rows within the 20m strip (Section A) and no more than 10m centres along Vaughan Rd (Section B). Minimum grade PB28-95 or open ground equivalent. Trees shall achieve a height of 2.5m after two years and 3-4m height after 5 years. Trees of good form for species and with healthy growth (not rootbound). Double/ single stake to support but allowing for caliper growth.

Acoustic fence to be wooden closed board fence or any other material approved by Council. Any security fencing shall be incorporated into the acoustic fencing or be on the inside of the landscaping.

Other plantings. Larger shrubs placed to provide amenity screening for neighbours. Groundcovers to achieve full cover over (nominal spacing 1 plant/ 2sq.m average). Mulch until fully established.

Maintenance in perpetuity. Maintain at least four times annually to carry out weed control, remove litter, top up mulches, remove and replace dead plants, trim any hedge sections, prune & deadwood, and generally keep landscape strip healthy and in accordance

INZ-FIGURE1: Landscaping Industrial 1 and 1E Zones

2. **Industrial 2 Zone:**

   a. The depth of landscaping along any major arterial route shall be 5 metres. No landscaped area may be used for the parking, loading or turning of vehicles except that every Industrial site may have two two-way vehicle crossings.

b. In addition the following landscaping provisions shall be provided and maintained at the Ohaaki Thermal Kilns site zoned Industrial 2 on Broadlands Road as shown on Planning Map 546:

i. The existing double row of large specimen trees located on the northern boundary of the site, running perpendicular to Broadlands Road shall be maintained.

ii. There requirements apply only to the main part of the site where industrial plant and buildings are located, and not to the access road which connects the site to Broadlands Road.

3. **All Industrial Zones:**

a. Pallets, containers, raw materials, machinery or goods of any kind shall, if stored outside, be screened from public places, public roads, dwellings and residential activities and shall not be stored on any area provided for landscaping, parking, loading or turning area or the buffer area provided for rivers or lakes.

b. No landscaped areas shall be used for the parking, loading or turning of vehicles except on a site adjacent to a Transitional zone. A landscaped area adjacent to the Transitional zone may be used for the parking, loading and turning of vehicles subject to compliance with the following:

i. No loading of vehicles can occur in the landscaped area between 10pm and 7am Monday to Friday or anytime on Saturday, Sunday or a public holiday; and

ii. The same landscaped area shall not be used more than four times in the same day to load vehicles; and

iii. The loading of vehicles must comply at all times with the performance standards for noise.

c. No vegetation capable of growing more than 0.5m in height shall be planted within 5m of any vehicle crossing providing access to a public road.

Matters of Control

The following matters of control apply if listed in the rule table for the relevant activity.

INZ-MC1 Building design, site layout and amenity

[7.7(1)(1)]

1. The location of buildings and structures and location of outdoor activities in order to mitigate potential adverse effects on amenity of the city entranceways, rural or residential zones.

2. Vegetative screening and landscaping along any boundary adjoining a residential or rural zone in order to maintain residential or rural amenity.

3. The cultural or social effects created on the surrounding environment with particular regard to effects of activities on the Ngapuna residential area.

4. Management of glare, illumination and light levels to avoid adversely affecting surrounding residents.

5. The hours of operation in order to avoid conflict with existing residential land uses located within residential zones.

6. The effect on the vitality of the city centre.

7. The maintenance and enhancement of amenity of the streetscape, and where relevant the city entranceway.

INZ-MC2 Parking, access and turning

[7.7(1)(3)]

1. Onsite design, location and surfacing of access, parking and turning areas provides for practical use of the site, maintains the amenity of neighbouring occupiers, the safety of pedestrians and the safe and efficient functioning of the road network.
2. Adequate sight distances to prevent adverse effects on traffic flow and safety are provided.
3. Access to the site is designed to be consistent with the standards of the Road Controlling Authority.
4. How the activities will avoid, remedy or mitigate any adverse effects on the function and safe and efficient operation of the transport network.

INZ-MC3 Natural hazards

[7.7(1)(5)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. A flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

INZ-MC4 Financial contributions

[7.7(1)(4)]

1. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.

Matters of Discretion

The following matters of discretion apply where listed in the rule table for the relevant activity.

INZ-MD1 Non-compliance with the performance standards

[7.8(2)(1)]

1. The extent to which the activity will avoid, remedy or mitigate the effects of the non-compliance in achieving the purpose of the relevant performance standard and the objectives and policies relevant to the matter of discretion.
2. How the aspect of non-compliance will reduce the amenity of the zone and affect adjoining sites.
3. How the activity provides more efficient and practical use of the remainder of the site.
4. Within the Transitional zone, how the aspect of non-compliance will reduce the amenity of neighbouring residents.
5. The extent to which the retail activity impacts on the overall vitality and viability of the CBD.

INZ-MD2 Activities that may affect the vitality and viability of the City Centre and Commercial Zones

[7.8(1)(1)]

1. The extent to which the retail activity impacts on the overall vitality and viability of the CBD.
2. The extent to which the activity promotes the efficient use of resources and a compact urban form.
3. The extent to which the activity affects existing public investment and minimises the need for additional public investment in infrastructure and public spaces.
4. How the activity promotes accessibility, enables sustainable transport choices (including public transport), and minimises trip generation through the co-location of similar activities.

INZ-MD3 Natural hazards

[7.8(1)(2)]

1. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps are managed.
2. A flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments.

INZ-MD4 Financial contributions

1. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.

Assessment Criteria

Whilst not limiting the exercise of its discretion, Council may consider the particular matters below where indicated in the table above.

INZ-AC1 General assessment criteria

[7.9(1)]

1. The extent to which the proposal complies with the performance standards of the zone.
2. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity and vitality of the city centre zone, and the character and amenity of the city entranceways.
3. The extent to which the proposal will avoid, remedy, or mitigate effects on the amenity of neighbouring residents, including protection of privacy and outlook and protection from adverse effects from any source of disturbance or nuisance, including noise, glare, illumination and light levels.
4. The extent to which the proposal will avoid, remedy, or mitigate the effects on the streetscape and on-site landscaping.
5. The extent to which the proposal will avoid, remedy, or mitigate effects on water quality.
6. The ability for the activity to be connected to existing transport networks and utility services.
7. The extent to which the proposal will avoid, remedy, or mitigate effects on the function and safe and efficient operation of the transport network.

8. The extent to which the activity will avoid, remedy, or mitigate reverse sensitivity effects on lawfully established activities or existing infrastructure.

9. The extent to which the proposal will avoid, remedy or mitigate effects on the qualities and characteristics of a landscape of feature identified in the schedules to Natural Environmental Values or the natural character of the environment.

10. The extent to which the proposal will avoid, remedy or mitigate effects on the natural, physical, spiritual or cultural qualities and characteristics of a site identified in the schedules to Historical and Cultural Values or Natural Environmental Values.

11. The extent to which the proposal is an efficient use and development of industrial zoned land and consideration of alternative locations for the activity.

12. The recommendations in an integrated transport assessment if one is required under in Appendix APP1 – Parking, Access and Turning Standards.

13. Whether the proposal requires a financial contribution under the provisions of FC – Financial Contributions.

14. Natural hazards:

    a. Adverse effects from natural hazards or the worsening of any hazard identified on the planning maps. The likelihood and consequences of a natural hazard event will be assessed to determine the level of risk associated with natural hazards.

    b. A flood risk assessment by a suitably qualified person that includes an evaluation of the likelihood and consequences of an appropriate range of events to establish the maximum risk, may be required for activities subject to flooding. This applies primarily for significant developments. The report shall identify the potential risk from flooding, any recommendations for floor levels, earthworks or engineering works.

15. The assessment criteria for development and activities that affect a Significant Geothermal Feature, as set out Natural Environmental Values.

INZ-AC2 Activities on sites adjoining a Residential Zone or Transitional Zone

[7.9(2)(1)]

1. The extent to which the location of the access way is located and designed to mitigate adverse effects on adjoining sites.

2. The extent to which the placement and orientation of the buildings and activities on site mitigates adverse effects on adjoining sites.

3. The extent to which boundary setbacks and landscaping reduce adverse effects on adjoining sites.

4. The extent to which the direction and level of security lighting avoids and reduces adverse effects on adjoining sites.

ANTICIPATED ENVIRONMENTAL RESULTS

The efficiency and effectiveness of the policy framework of this part will be the focus of ongoing monitoring and review. Effectiveness or achievement of the objectives will be assessed through performance indicators. The performance indicators will be developed to measure the following outcomes that the policy framework was put in place to achieve:

INZ-AER1	Improved amenity where industrial zones interface with other zones, particularly residential zones.
INZ-AER2	Avoidance of reverse sensitivity effects. No reverse sensitivity effects at the interface of industrial zones and other zones.
INZ-AER3	Industrial activities are the dominant land use in industrial zoned land.
INZ-AER4	Identified commercial activities and trade retail are the dominant land use on industrial zoned land facing the road front of city entranceways.