

## Overview

This section provides for industrial zones in Piopio and Te Kūiti which support a range of general industrial activities that are largely located along, or within close proximity to State Highways. These strategic routes allow direct connectivity to adjoining districts and to significant infrastructure such as airports and ports.

Industrial activities have a different level of effect than other zones. They generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to enable the development of industry, a balance is required where industrial activities are located at the gateways to townships, or adjoin State Highways and other zones. There is also a legacy in Te Kūiti particularly, of residential activities situated in close proximity to or within in industrial zones. In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.

It is critically important that industrially zoned land is retained for industrial activities. In this plan, retail and commercial service activities are expected to occur within the commercial zone. However, it is anticipated that some ancillary retail activities could locate within the industrial zone.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

- INZ-01.** Ensure that the industrial zone is developed and functions in a way that restricts the establishment of non-industrial activities and protects industrial activities from incompatible land uses and reverse sensitivity effects.
- INZ-02.** Ensure that non-industrial activities are directed to other zones to protect both the industrial and residential land supply, and the viability of the district's commercial zones.
- INZ-03.** Ensure that industrial activities are enabled to operate and expand within their respective sites while addressing adverse effects.
- INZ-04.** Improve amenity where sites are located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio.
- INZ-05.** Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.
- INZ-06.** Ensure new industrial development is designed and located to manage significant risks from natural hazards, particularly flooding.

**INZ-07.** Municipal water resources are protected from the adverse effects of industrial development.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

**INZ-P1.** Avoid office, retail and commercial activities that are not ancillary activities to the primary industrial activity so that the vitality of the district's commercial zones is not undermined.

**INZ-P2.** Only provide for retail activities, in limited situations where there is a direct operational need or functional need to locate within the industrial zone and no capacity available in the commercial zones.

**INZ-P3.** Avoid the establishment of residential activities, educational facilities, community facilities and visitor accommodation except where there is a functional need for an activity to locate in the zone.

**INZ-P4.** The development or re-development of any site must avoid or mitigate any actual or potential adverse effects by:

1. Maintaining a practical level of amenity; and
2. Ensuring that road boundaries are landscaped and buildings on front and corner sites provide an active street frontage; and
3. Providing for security and boundary fencing in a way that does not adversely affect the anticipated level of amenity as viewed from roads and public spaces; and
4. Ensuring buildings are sufficiently setback, and sites are landscaped and screened so that an appropriate buffer is provided to adjoining zones, roads and public spaces; and
5. Ensuring that industrial buildings do not overshadow buildings and/or activities on surrounding rural, residential and commercial properties; and
6. Avoiding, remedying or mitigating adverse effects on lakes and water bodies.

**INZ-P5.** Where the site is located adjacent to a State Highway, any development or re-development including the location and design of buildings and landscaping, must contribute to a high level of visual amenity by:

1. Where practicable, avoiding large blank walls that will be visible from the State Highway and public spaces; and
2. Providing practical building forms that facilitate visual interest while meeting the purpose of the activity; and
3. Encouraging building design that is environmentally sensitive; and
4. Ensuring the boundary treatment adjacent to the State Highway contributes positively to the appearance of the streetscape and clearly delineates the public and private realms; and
5. Ensuring fencing provides adequate site security and coordinates with the design of the building and landscaping; and
6. Stepping any high retaining wall that is visible from the State Highway or public spaces and integrating planting and high quality materials into its design; and

7. Supporting the development of gateway areas into Te Kūiti and Piopio by providing landscape design that responds to the characteristics and qualities of the area; and
8. Minimising the visual impact of loading bays and service areas that are visible from the State Highway or public spaces; and
9. Providing an environment where parking is not perceived as the dominant element from the State Highway or public spaces.

**INZ-P6.** Coordinate the provision of reticulated services and other infrastructure with the development of sites. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated wastewater and stormwater methods.

**INZ-P7.** Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.

**INZ-P8.** Adequate assessment of the natural hazard risk must be undertaken prior to the establishment of new development. Some areas may not be appropriate for development if the natural hazard risk, particularly flooding issues, cannot be appropriately managed.

**INZ-P9.** Where an industrial development results in high-use allocation from the reticulated water supply system, evidence of satisfactory water supply must be provided.

## Rules

The rules that apply to the industrial zone are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- INZ - Table 1 - Activities Rules; and
- INZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters;

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

**Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: INZ-R29.**

**INZ - Table 1 - Activities Rules**

INZ-R1.	Industrial activities
INZ-R2.	Trade suppliers and contractor's yards
INZ-R3.	Warehouses, lock-up storage units and storage yards
INZ-R4.	Service stations and motor vehicle repair garages
INZ-R5.	Laboratories and research establishments

INZ-R6.	Veterinary clinics, boarding or breeding kennels or catteries	
INZ-R7.	Emergency service facilities	
INZ-R8.	Demolition yards and recycling depots	
INZ-R9.	Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots and workshops ancillary to any permitted activity	
INZ-R10.	Agricultural, pastoral and horticultural activities and stock underpasses	
INZ-R11.	Accessory buildings ancillary to any permitted activity	
INZ-R12.	Construction, additions and alteration of buildings for any permitted activity	
	<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>All of the performance standards in INZ –Table 2 are complied with.</li> </ol> <p><i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, also see the <a href="#">historic heritage chapter</a>.</i></p>	<p><b>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</b></p> <p><b>Activity status where compliance is not achieved with INZ-R29: NC</b></p> <p><b>Where the activity is RDIS, the matters over which discretion is restricted are:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.</li> </ol>
INZ-R13.	Cafes and takeaway food outlets	
	<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>The maximum gross floor area of the café or takeaway outlet must be no more than 60 m<sup>2</sup>; and</li> <li>The café or takeaway food outlet must not have a drive through facility; and</li> <li>All of the performance standards in INZ - Table 2 are complied with.</li> </ol>	<p><b>Activity status where compliance is not achieved: DIS</b></p>
INZ-R14.	Residential units for caretakers or staff	
	<p><b>Activity status: PER</b></p> <p><b>Where:</b></p> <ol style="list-style-type: none"> <li>One residential unit per site to provide accommodation for security staff or caretakers working on that site; and</li> <li>All of the performance standards in INZ - Table 2 are complied with.</li> </ol>	<p><b>Activity status where compliance is not achieved: NC</b></p>

INZ-R15.	<b>Retail activities</b> ancillary to any permitted activity	
<b>Activity status: PER</b> <b>Where:</b> <ol style="list-style-type: none"> <li>The retail activity must be ancillary to a permitted activity; and</li> <li>The maximum gross floor area of the retail activity must be no more than 60 m<sup>2</sup>; and</li> <li>All of the performance standards in INZ - Table 2 are complied with.</li> </ol>		<b>Activity status where compliance is not achieved: NC</b>
INZ-R16.	<b>Demolition and / or removal of buildings and structures</b>	
<b>Activity status: PER</b> <i>Note: Where the building is listed in <a href="#">SCHED1 - Heritage Buildings and Structures</a>, see the <a href="#">historic heritage chapter</a>.</i>		<b>Activity status where compliance is not achieved: N/A</b>
INZ-R17.	<b>Quarrying activities</b>	
INZ-R18.	<b>Industrial and trade waste and hazardous substances processing or disposal</b>	
<b>Activity status: DIS</b>		<b>Activity status where compliance is not achieved: N/A</b>
INZ-R19.	<b>Activities not otherwise listed in INZ - Table 1</b>	
<b>Activity status: NC</b>		<b>Activity status where compliance is not achieved: N/A</b>
INZ-R20.	<b>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</b>	
<b>Activity status: PR</b>		<b>Activity status where compliance is not achieved: N/A</b>

#### INZ - Table 2 - Performance Standards

INZ-R21.	<b>Minimum setback from road boundaries</b>	
<ol style="list-style-type: none"> <li>The minimum setback from road boundaries for any building adjacent to any road must be at least 5 m.</li> </ol>		<b>Matters over which discretion is restricted:</b> <ol style="list-style-type: none"> <li>Visual effects including bulk, scale and location of the building; and</li> <li>The provision of daylight and sunlight into neighbouring buildings; and</li> </ol>

	<ul style="list-style-type: none"> <li>(c) Ability to soften the visual impact of the building from nearby residential properties, adjacent zones and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(d) Effects on the provision of access around the site; and</li> <li>(e) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</li> <li>(f) Potential reverse sensitivity effects on any adjoining activities.</li> </ul>
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<b>INZ-R22.</b>	<b>Minimum setback from internal boundaries</b>
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<p>1. The minimum setback for buildings from internal site boundaries as measured from the outer edge of the eave must be 5 m where:</p> <ul style="list-style-type: none"> <li>(i) The site is adjacent to any other zone; and/or</li> <li>(ii) The site is adjacent to a building housing a residential activity in the industrial zone; and</li> <li>(iii) This rule does not apply where the site is adjacent to a residential unit for caretakers or staff provided for in INZ-R14;</li> </ul> <p>AND</p> <p>2. In all other circumstances there is no minimum setback, provided that no building or eave shall encroach into any vehicle accessway, service lane, driveway, or other vehicle access point; and</p> <p>3. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding.</p> <p><i>Note: All buildings and structures, must also comply with NATC-R2.</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Effects on surrounding properties, character and amenity; and</li> <li>(d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>(e) The potential effects of the building or eave encroaching into any vehicle accessway, service lane, driveway, or other vehicle access point; and</li> <li>(f) Potential reverse sensitivity effects on any adjoining activities.</li> </ul>
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<b>INZ-R23.</b>	<b>Height and height in relation to boundary</b>
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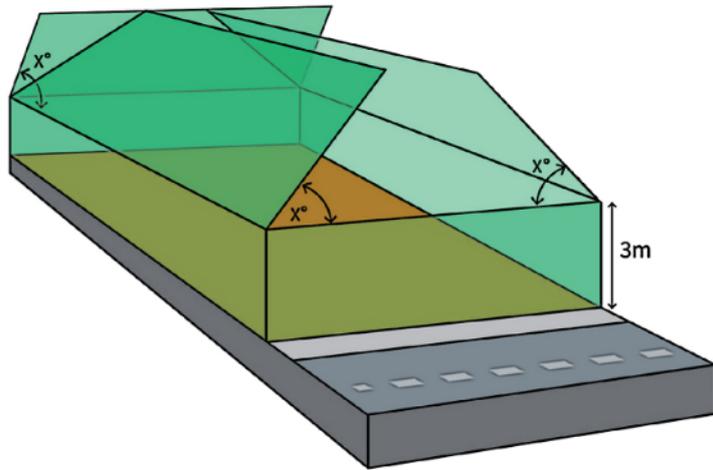
<ul style="list-style-type: none"> <li>1. Structures must not exceed 12 m in height as measured from ground level; and</li> <li>2. Where an internal boundary of a site abuts any other zone or it is adjacent to a residential unit in the industrial zone, at that internal boundary(ies), no structure or stored materials shall project beyond a building recession plane from points 3 m above the ground level. See Figure - INZ 1; and</li> </ul>	<p><b>Matters over which discretion is restricted:</b></p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the structure or materials; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) Ability to soften the visual impact of the structure or materials from nearby</li> </ul>
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<p>3. This rule does not apply to an internal boundary adjacent to a residential unit for caretakers or staff provided for in INZ-R14; and</p> <p>4. In all other circumstances there is no building height in relation to boundary requirement.</p>	<p>residential properties, adjacent zones and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities; and</p> <p>(e) Effects on the provision of access around the site.</p>
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**Figure - INZ 1 – Height in relation to boundary**

The angle of a recession plane ( $x^\circ$  from horizontal) depends on the location of the boundary:

North boundary: 55°  
 East boundary: 45°  
 South boundary: 35°  
 West boundary: 45°



<b>INZ-R24.</b>	<b>Site layout</b>	
	<p>1. Where the activity is adjacent to a State Highway, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site, except for emergency service facilities.</p> <p><i>Note: For the avoidance of doubt this rule does not apply to rear sites</i></p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The ability to provide opportunities for landscaping; and</p> <p>(b) The extent to which the proposed landscaping is able to soften the visual impact of the building; and</p> <p>(c) The location of parking and loading areas; and</p> <p>(d) The location of outdoor storage areas; and</p> <p>(e) Visibility of the public entrance of the building from the road.</p>
<b>INZ-R25.</b>	<b>Landscaping of road boundaries adjacent to a State Highway</b>	
	<p>1. Where a site is adjacent to a State Highway, the road boundary must be landscaped to a minimum depth of 2 m, except for the required access and egress points; and</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</p>

<p>2. The landscaping must consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10 m of road frontage at a grade of no less than PB95. For the avoidance of doubt, road frontages up to 10 m wide will require one tree at a grade no less than PB95. PB95 is equivalent to a tree that is 1.5 m to 2 m tall at the time of planting.</p>	<p>(b) The extent to which the non-compliance and any subsequent building or activities on the site adversely affects the character and amenity values of the streetscape or any adjacent zone; and</p> <p>(c) Effects on the safety and efficiency of traffic flow; and</p> <p>(d) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site; and</p> <p>(e) The extent to which the non-compliance adversely affects the gateway entrances into Te Kūiti or Piopio; and</p> <p>(f) The effect on the character and amenity values of the road.</p>
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<b>INZ-R26.</b>	<b>Screening outdoor storage</b>
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<p>1. Any outdoor storage area visible from an adjacent (existing) building housing a residential activity must be screened by:</p> <p>(i) A solid wall or close boarded enclosed fence 2 m in height as measured from ground level or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from any shared internal boundary or road boundary;</p> <p>AND</p> <p>2. Trade suppliers storing products for sale or hire outdoors must only screen outdoor storage areas from (existing) buildings housing a residential activity on any shared internal boundary; and</p> <p>3. Where the adjacent (existing) building housing a residential activity is a residential unit for caretakers or staff provided for in INZ-R14, this rule does not apply.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and</p> <p>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</p> <p>(c) The extent to which the non-compliance adversely affects the gateway entrances into Te Kūiti or Piopio.</p>
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<b>INZ-R27.</b>	<b>Landscaping of boundaries with adjacent zones</b>
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<p>1. Any internal boundary of a site that is adjacent to a site zoned residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space must either:</p> <p>(i) Be planted and/or landscaped with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the internal boundary; or</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</p> <p>(b) The extent to which the non-compliance and any subsequent building or activities on the site adversely affects the character and</p>
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<p>(ii) Be fenced with a solid wall or close-boarded enclosed fence 2 m in height as measured from ground level.</p>	<p>amenity values of the streetscape or any adjacent zone; and</p> <p>(c) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site; and</p> <p>(d) The effect on the character and amenity values of the adjacent zone.</p>
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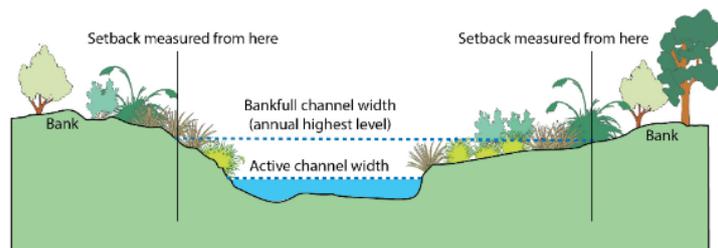
<b>INZ-R28.</b>	<b>High-use water industry</b>
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<p>1. Where an industrial activity requires more than 15 m<sup>3</sup> of water per day from the reticulated municipal water supply system for purposes other than human drinking and sanitation.</p>	<p><b>Matters over which discretion is restricted:</b></p> <p>(a) Whether evidence of satisfactory water supply can be provided; and</p> <p>(b) The outcome of consultation with Council's Infrastructure Services Team.</p>
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<b>INZ-R29.</b>	<b>Minimum setback from water bodies – quarrying activities</b>
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<p>1. Quarrying activities including the deposition of overburden material or the extraction or deposition of aggregates must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – INZ 2); and</p> <p>2. For the purposes of this rule a water body is:</p> <p>(i) A perennial watercourse with a bankfull channel width of 3 m or more; or</p> <p>(ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or</p> <p>(iii) A lake equal to or larger than 0.25 ha.</p> <p><i>Note: For land disturbance within 10 m of a natural wetland see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p>	<p><b>Activity status where compliance is not achieved: NC</b></p>
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**Figure - INZ 2**



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**Advice notes**

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**Accidental discovery protocol**

*In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:*

- *Work must cease immediately at that place and within 20m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

*If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014*

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**Contaminated land**

*If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2012*

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**Regional Council consents**

*A resource consent for some earthworks may also be required from the Waikato Regional Council.*

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**Works in close proximity to any electricity line**

*Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.*

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**Landscaping**

*Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.*

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