

# Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

## Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 47. Industrial Zone

19 June 2025

Commissioners

Greg Hill (Chair)

**Wikitōria Tāne**

Allan Goddard

Phil Brodie

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# 1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 47 Industrial Zone (INZ) and the spatial extent of that zone.
2. The INZ is located in Piopio and Te Kuiti, largely located along or within close proximity to State Highways 3 and 30. In Te Kuiti these consist of areas bordering SH30 and SH3, King Street West and Seddon Street. The surrounding zones are either Residential, Rural lifestyle, Open space and General rural zones. In Piopio these areas border SH3 and Huia Street, and are surrounded by either Residential or General rural zones.
3. Industrial activities have a different level of effect than other zones and the provisions in the INZ chapter allow for the continuing operation of the activities while minimising the potential for reverse sensitivity effects to arise. The activities established in the INZ generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. Industry is important for the economic viability of the area however this needs to be balanced where these areas provide gateways to townships, are adjacent to state highways or where they adjoin other zones. This issue is particularly relevant for the residential activities situated in close proximity to or within industrial zones in Te Kuiti. In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.
4. It is essential that industrially zoned land is retained for industrial activities. The rules in this plan direct non-industrial activities such as retail and commercial services into the commercial zone. It is anticipated that some ancillary retail activities could locate within the INZ providing they are established under the standards set out in the plan.

# 2. Hearing arrangements

5. The hearing was held in person and online on 16 and 17 July 2024 in **Council's** offices at 15 Queen Street, Te Kuiti. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is **contained on Council's website**.
6. The following parties submitted on this chapter.

Submission no	Submitter
16	Fire and Emergency New Zealand
17	Waka Kotahi
20	Ara Poutama- Department of Corrections
22	Z Energy
24	Ministry of Education
29	Aggregate and Quarry Association
43	Graymont Limited

Submission no	Submitter
FS02	Ara Poutama Aotearoa the Department of Corrections

7. Graymont Limited, represented at the hearing by Graymont Limited's planner Ms Terry Calmeyer, presented evidence on this zone, but some of the evidence was not focused on the Industrial zone and therefore has been addressed in other relevant decision reports.

### 3. Submitter evidence

8. Evidence on the Industrial Zone chapter was received from Fire and Emergency NZ (FENZ) and Graymont Limited.
9. The submission from FENZ sought amendments to INZ-O2 to enable non-industrial activities where that activity provides for the health, safety and well-being of the community and supports an identified local need. There is strong direction in the INZ policies to protect industrial zoned land for industrial uses, however some non-industrial activities are appropriate in the INZ.
10. The s42A recommended that INZ-O1 and INZ-O2 be reframed into clearer outcome statements. The outcome sought for the zone should be that the INZ is the primary location for industrial activities as well as activities which are supportive or ancillary to those industrial activities. Secondly, the s42A report considered that the objective needs to protect industrial activities from incompatible and reverse sensitivity effects. INZ-O2 establishes an outcome that is not delivered by the rules and is more of an over-arching strategic objective. The s42A report therefore recommended that INZ-O1 and INZ-O2 be deleted and replaced with two objectives that:<sup>1</sup>
  - a. Describes the purpose of the INZ as being primarily for a range of industrial activities, as well as activities that support the functioning of industrial areas; and
  - b. Protect industrial activities from incompatible land uses and reverse sensitivity effects.
11. The evidence of Ms Alec Duncan on behalf of FENZ acknowledged that the purpose and intent of the INZ needs to protect industrial activities from incompatible and reverse sensitivity effects, however she considered that the recommended amendment did not address the relief sought and is open for interpretation in terms of what may be deemed compatible, such as a fire station. She suggested an alternative approach would be to introduce a new policy (similar to notified INZ-P2) that provides for emergency service facilities where there is a direct operational or functional need to locate in the zone.
12. Ms Wratt, in her supplementary s42A report, did not see the need for a policy which requires emergency service facilities to have a functional or operational need to locate in the zone, particularly given that such facilities are already

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<sup>1</sup> Section 42A report for the Industrial zone, Carolyn Wratt, 7 June 2024, paragraph 27.

permitted by INZ-R7. Ms Wratt considered that a policy such as that requested by FENZ would serve little purpose.<sup>2</sup>

13. FENZ also sought amendments to include a new standard for servicing to require water systems to be sufficient and accessible for firefighting. This would be a standard that applies to all land use activities in the zone and ensures all **development is connected to Council's reticulated water network.**
14. In the INZ, there is no standard requiring sites or development to have a viable water supply. **FENZ is not confident that the Council can guarantee that Council's reticulated water network will have sufficient capacity and pressure to service developments in accordance with the Code of Practice (i.e. provide a level of service greater than FW2). Council's water services have advised that it can meet the standard.**
15. The s42A report recommended including a new standard to ensure that each site or development is serviced for water, and that the water supply is sufficient for firefighting.<sup>3</sup>
16. The evidence from Ms Duncan supported the new rule regarding servicing for water.<sup>4</sup>
17. Graymont Limited sought amendments to INZ-O4 to focus on new activities rather than the objective applying to those activities which are lawfully established. The submission expressed concern that it may not always be feasible to improve the amenity of industrial sites. The submission clarified that while Graymont Limited is not opposed to improvement of amenity within specific locations, that may not be practicable in every instance.
18. The s42A report acknowledged the concerns expressed by the submitter but was also cognisant of the improvement of gateway entrances as a key move identified in town centre plans. Therefore, the s42A report **recommended that 'where practicable' be added to INZ-O4** as a way of balancing the practicality of an industrial site and the purpose of INZ with the aspirations expressed by the community in the town concept plans.<sup>5</sup>
19. Graymont Limited also sought to amend clause 4 of INZ-P4 to insert the words **"where practicable"**. INZ-P4 sets out ways in which development or redevelopment of a site must avoid or mitigate any actual or potential adverse effects. Clause 4 relates to building setbacks, and landscaping and screening from roads and public spaces.
20. Ms Wratt in her s42A report recognised the nature of industrial activities and that topography does not always enable complete screening. She observed that maximising public exposure may increase the economic success of a company or activity, and therefore support the economic well-being of the community. She therefore recommended an amendment to clause 4 of INZ-P4 **to include 'where practicable' as sought by the submitter.**<sup>6</sup>

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<sup>2</sup> Supplementary section 42A report, Carolyn Wratt, 7 July 2024, paragraph 22.

<sup>3</sup> Section 42A report for the Industrial zone, Carolyn Wratt, 7 June 2024, paragraph 37.

<sup>4</sup> Statement of Planning Evidence of Alec Duncan on behalf of Fire and Emergency New Zealand, 21 June 2024, page 6.

<sup>5</sup> Section 42A report for the Industrial zone, Carolyn Wratt, 7 June 2024, paragraph 29.

<sup>6</sup> Section 42A report for the Industrial zone, Carolyn Wratt, 7 June 2024, paragraph 30.

21. The evidence from Ms Calmeyer supported the recommended amendments to INZ-O4 and INZ-P4.<sup>7</sup>

#### 4. Panel decision

22. The Panel agrees with the amendments to the INZ provisions as set out above. The Panel consider the amendments provide an appropriate policy framework for land use activities in the INZ, ensure water supply for firefighting and provide a practical approach to amenity in the Industrial zone.
23. For all other matters concerned with the INZ maps and provisions not otherwise covered above, the Panel has adopted the recommendations in the Section 42A Report.

#### 5. Conclusion

24. The Panel accepts the recommendations in the section 42A report. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
25. Overall, the Panel is satisfied that the provisions of the Chapter, as amended, will provide a suitable framework for managing the ongoing use and development of INZ, whilst managing any adverse effects.
26. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel



Greg Hill, Chair

Dated: 19 June 2025

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<sup>7</sup> Planning Evidence of Terry Calmeyer on behalf of Graymont (NZ) Limited, 21 June 2024, paragraphs 58 and 62.

## 6. Appendix 1 – Submission Table

## INDUSTRIAL ZONE

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject
16.67	FENZ	Oppose	47. Industrial zone	INZ-O2	Amend as follows:  Ensure that non-industrial activities are directed to other zones to protect both the industrial <del>and residential</del> land supply, and the viability of the <del>district's</del> commercial zones, <u>unless the non-industrial activity provides for the health, safety and well-being of the community and supports an identified local need.</u>	Accept in part
FS02.01	Ara Poutama Aotearoa the Department of Corrections	Support			Amend Objective INZ-O2 as sought by FENZ	Accept in part
16.68	FENZ	Support	47. Industrial zone	INZ-O5	Retain as notified.	Accept
16.69	FENZ	Support in part	47. Industrial zone	INZ-P6	Amend as follows:  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 <u>water</u> , wastewater and stormwater methods.	Accept



Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject
16.70	FENZ	Support	47. Industrial zone	INZ - Table1 Activities Rules INZ-R7	Retain as notified.	Accept
16.71	FENZ	Support	47. Industrial zone	INZ-R24	Retain as notified.	Accept
16.72	FENZ	New	47. Industrial zone	New standard	<p>Add new standards as follows:</p> <p><u>IND-R30 Servicing:</u></p> <p>1. <u>All sites/developments must be connected to the Council's reticulated water supply system.</u></p> <p>2. <u>Where a connection with Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008.</u></p> <p><u>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</u></p>	Accept
17.143	Waka Kotahi	Support	47. Industrial zone	INZ-O5	Retain as notified.	Accept

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject								
17.144	Waka Kotahi	New Policy	47. Industrial zone	<u>INZ-P10</u>	Add a new policy as follows: <u>INZ-P10 The development or re-development of any site must not compromise the safety and efficiency of the transport network.</u>	Accept								
20.13	Ara Poutama-Department of Corrections	Oppose	47. Industrial zone	Rule for “community corrections activities”	<div>Insert a new permitted activity rule for “community corrections activities” in the Industrial Zone, as follows:</div> <table><tr><td><u>INZ-R1.</u></td><td><u>Industrial activities</u></td></tr><tr><td>...</td><td>...</td></tr><tr><td><u>INZ-R13.</u></td><td><u>Community corrections activities</u></td></tr></table> <table><tr><td><b>Activity status: PER</b> <b>Where:</b>  1. All of the performance standards in INZ – Table 2 are complied with.  <b>Note: Where the building is listed in SCHED1 – Heritage Buildings and Structures, also see the historic heritage chapter.</b></td><td><b>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</b>  <b>Activity status where compliance is not achieved with INZ-R29: NC</b>  <b>Where the activity is RDIS, the matters over which discretion is restricted are:</b>  (a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.</td></tr></table>	<u>INZ-R1.</u>	<u>Industrial activities</u>	...	...	<u>INZ-R13.</u>	<u>Community corrections activities</u>	<b>Activity status: PER</b> <b>Where:</b>  1. All of the performance standards in INZ – Table 2 are complied with.  <b>Note: Where the building is listed in SCHED1 – Heritage Buildings and Structures, also see the historic heritage chapter.</b>	<b>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</b>  <b>Activity status where compliance is not achieved with INZ-R29: NC</b>  <b>Where the activity is RDIS, the matters over which discretion is restricted are:</b>  (a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.	Reject
<u>INZ-R1.</u>	<u>Industrial activities</u>													
...	...													
<u>INZ-R13.</u>	<u>Community corrections activities</u>													
<b>Activity status: PER</b> <b>Where:</b>  1. All of the performance standards in INZ – Table 2 are complied with.  <b>Note: Where the building is listed in SCHED1 – Heritage Buildings and Structures, also see the historic heritage chapter.</b>	<b>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</b>  <b>Activity status where compliance is not achieved with INZ-R29: NC</b>  <b>Where the activity is RDIS, the matters over which discretion is restricted are:</b>  (a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.													

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject
22.02	Z Energy	Support	47. Industrial zone	<b>INZ – Table 1 Activities Rules Rule INZ-R4</b>	<p>Retain INZ-R4 (service stations as permitted activities) as notified.</p> <p>And</p> <p>Retain restricted discretionary activity status for service station activities in the Industrial Zone that do not meet the proposed performance standards in INZ – Table 2.</p> <p>And</p> <p>Any alternative or consequential relief as required to give effect to this submission.</p>	Accept
22.03	Z Energy	Support with clarification	47. Industrial zone	<b>INZ-R27</b>	<p>Amend INZ-R27 to clarify that the standard only relates to new activities in the Industrial Zone or full redevelopment of existing activities.</p> <p>And</p> <p>Any alternative or consequential relief as required to give effect to this submission.</p>	Reject
24.63	MoE	Support with amendment	47. Industrial zone	<b>INZ-O1</b>	<p>Amend INZ-O1 as follows:</p> <p>... the establishment of non-industrial activities <u>except where there is a functional need for the activity to locate in the zone, or are supportive of, ancillary to, or complementary to, the industrial purpose of the zone</u> and protects industrial activities from incompatible land uses and reverse sensitivity effects.</p> <p>And</p> <p>Any consequential amendments required to give</p>	Accept in part

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject
					effect to the matters raised in this submission.	
24.64	MoE	Support	47. Industrial zone	<b>INZ-P3</b>	<b>Retain INZ-P3 as notified.</b>	<b>Accept</b>
24.65	MoE	Amend	47. Industrial zone	<b>New rule</b>	<p>Add the following new rule to the Industrial zone:</p> <p><u>INZ – RX</u></p> <p><u>Educational Facilities</u></p> <p><u>Activity status: DIS</u></p> <p>And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	Accept in part
29.11	AQA	Support	47. Industrial Zone	<b>INZ-R17</b>	Retain Rule INZ-R17 as notified.	Accept
43.79	GL	Support	47. Industrial zone	<b>INZ-O1</b>	Retain INZ-O1 as notified.	Accept in part
43.80	GL	Support	47. Industrial zone	<b>INZ-O3</b>	Retain INZ-O3 as notified.	Accept
43.81	GL	Support with amendment	47. Industrial zone	<b>INZ-O4</b>	<p>Amend INZ-O4 as follows:</p> <p><u>New activities seek to improve amenity, where this is appropriate and practicable, where sites are located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio.</u></p>	Accept in part
43.82	GL	Support	47. Industrial	<b>INZ-P4</b>	Amend INZ-P4(4) as follows:	Accept

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in Part, Reject
		with amendment	zone		... 4. Ensuring buildings are sufficiently setback, and sites are landscaped and screened, <u>where practicable</u> , so that an appropriate buffer is provided to adjoining zones, roads and public spaces; <b>and ...</b>	
43.83	GL	Support	47. Industrial zone	<b>INZ-P5</b>	<b>Retain INZ-P5 as notified.</b>	<b>Accept</b>

## 7. Appendix 2 – Decisions Version of the Chapter

## 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.

**In line with the provisions of the Waikato Regional Policy Statement, the Graymont Te Kūiti Kiln on Beros Road is recognised as a site of regionally significant industry.** This status signals that the industrial activities on the site may have effects on the adjacent natural open space and general rural zones, beyond those which are generally anticipated in those zones.

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-O1. The Industrial Zone is primarily for a range of industrial activities, as well as activities that support the functioning of industrial areas.
- INZ-O2. Industrial activities are protected from incompatible land uses and reverse sensitivity effects.
- INZ-O3. Ensure that industrial activities are enabled to operate and expand within their respective sites while addressing adverse effects.
- INZ-O4. Improve amenity, where practicable, for sites located adjacent to a State Highway **or in proximity to the gateway entrances of Te Kūiti and Piopio.**
- INZ-O5. Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.
- INZ-O6. Ensure new industrial development is designed and located to manage significant risks from natural hazards, particularly flooding.

INZ-O7. 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 where practicable, 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 water, 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.
- INZ-P10. Ensure traffic generated by new development does not compromise the safety or efficiency of the transport network.

## Rules

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

INZ - Table 1 - Activities Rules

INZ-R1.	Industrial activities
INZ-R2.	Trade suppliers and <b>contractor's yards</b>
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, <a href="#">boarding or breeding kennels or catteries</a>
INZ-R7.	<a href="#">Emergency service facilities</a>
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.	<a href="#">Agricultural, pastoral and horticultural activities</a> and stock underpasses
INZ-R11.	<a href="#">Accessory buildings</a> ancillary to any permitted activity
INZ-R12.	Construction, additions and alteration of <a href="#">buildings</a> for any permitted activity

Activity status: PER

Where:

1. All of the performance standards in INZ -Table 2 are complied with.

*Note: Where the building is listed in [SCHED1 - Heritage Buildings and Structures](#), also see the [historic heritage chapter](#).*

Activity status where compliance is not achieved with INZ-S1 to INZ-S8: RDIS

Activity status where compliance is not achieved with INZ-S9: NC

Activity status where compliance is not achieved with INZ-S10: DIS

Where the activity is RDIS, the matters over which discretion is restricted are:

- (a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.

INZ-R13.	Cafes and takeaway food outlets
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Activity status: PER

Where:

1. The maximum gross floor area of the café or takeaway outlet must be no more than 60 m<sup>2</sup>; and
2. The café or takeaway food outlet must not have a drive through facility; and
3. All of the performance standards in INZ - Table 2 are complied with.

Activity status where compliance is not achieved: DIS

INZ-R14.	<a href="#">Residential units</a> for caretakers or staff
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Activity status: PER

Where:

1. One residential unit per site to provide accommodation for security staff or caretakers working on that site; and
2. All of the performance standards in INZ - Table 2 are complied with.

Activity status where compliance is not achieved: NC

INZ-R15.	Retail activities ancillary to any permitted activity	
Activity status: PER Where: <ol style="list-style-type: none"> <li>1. The retail activity must be ancillary to a permitted activity; and</li> <li>2. The maximum gross floor area of the retail activity must be no more than 60 m<sup>2</sup>; and</li> <li>3. All of the performance standards in INZ - Table 2 are complied with.</li> </ol>		Activity status where compliance is not achieved: NC
INZ-R16.	Demolition and / or removal of buildings and structures	
Activity status: PER <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>		Activity status where compliance is not achieved: N/A
INZ-R17.	Trade and industry training activities	
Activity status: PER Where: <ol style="list-style-type: none"> <li>1. All of the performance standards in INZ - Table 2 are complied with.</li> </ol>		Activity status where compliance is not achieved with INZ-S1 to INZ-S8: RDIS Activity status where compliance is not achieved with INZ-S9: NC Activity status where compliance is not achieved with INZ-S10: DIS Where the activity is RDIS, the matters over which discretion is restricted are: (a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.
INZ-R18.	Quarrying activities	
INZ-R19.	Industrial and trade waste and hazardous substances processing or disposal	
Activity status: DIS		Activity status where compliance is not achieved: N/A
INZ-R20.	Activities not otherwise listed in INZ - Table 1	
Activity status: NC		Activity status where compliance is not achieved: N/A
INZ-R21.	Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps	
Activity status: PR		Activity status where compliance is not achieved: N/A

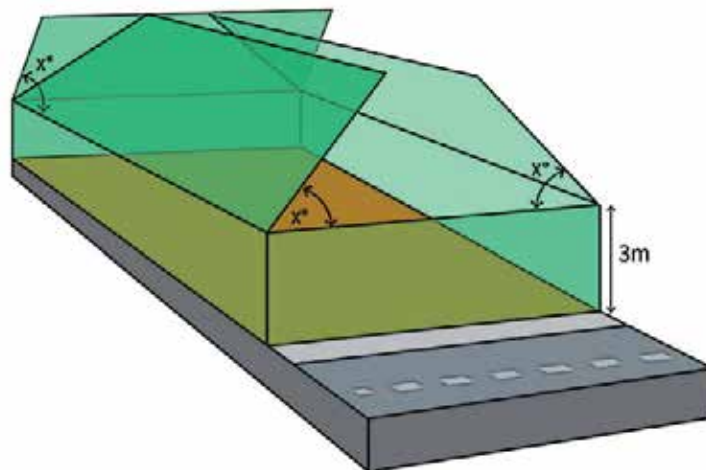
INZ-S1.	Minimum setback from road boundaries
<p>1. The minimum setback from road boundaries for any building adjacent to any road must be at least 5 m.</p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> <li>(a) Visual effects including bulk, scale and location of the building; and</li> <li>(b) The provision of daylight and sunlight into neighbouring buildings; and</li> <li>(c) 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>
INZ-S2.	Minimum setback from internal boundaries
<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>Matters over which discretion is restricted:</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>

INZ-S3.	Height and height in relation to boundary
<ol style="list-style-type: none"> <li>Structures must not exceed 12 m in height as measured from ground level; and</li> <li>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> <li>This rule does not apply to an internal boundary adjacent to a residential unit for caretakers or staff provided for in INZ-R14; and</li> <li>In all other circumstances there is no building height in relation to boundary requirement.</li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>Visual effects including bulk, scale and location of the structure or materials; and</li> <li>The provision of daylight and sunlight into neighbouring buildings; and</li> <li>Ability to soften the visual impact of the structure or materials from nearby residential properties, adjacent zones and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</li> <li>Potential reverse sensitivity effects on any adjoining activities; and</li> <li>Effects on the provision of access around the site.</li> </ol>

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°

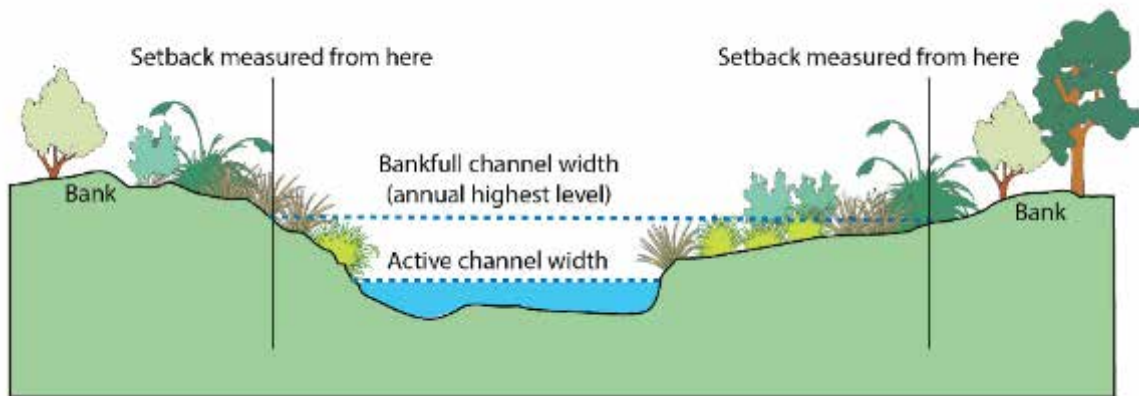


INZ-S4.	Site layout
<ol style="list-style-type: none"> <li>Where the activity is adjacent to a State Highway, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site, except for emergency service facilities. <i>Note: For the avoidance of doubt this rule does not apply to rear sites</i></li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The ability to provide opportunities for landscaping; and</li> <li>The extent to which the proposed landscaping is able to soften the visual impact of the building; and</li> <li>The location of parking and loading areas; and</li> <li>The location of outdoor storage areas; and</li> <li>Visibility of the public entrance of the building from the road.</li> </ol>

INZ-S5.	Landscaping of <b>road</b> boundaries adjacent to a State Highway	
<ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</li> <li>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</li> <li>Effects on the safety and efficiency of traffic flow; and</li> <li>The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site; and</li> <li>The extent to which the non-compliance adversely affects the gateway entrances into <b>Te Kūiti or Piopio; and</b></li> <li>The effect on the character and amenity values of the road.</li> </ol>	
INZ-S6.	Screening <b>outdoor storage</b>	
<ol style="list-style-type: none"> <li>Any outdoor storage area visible from an adjacent (existing) building housing a residential activity must be screened by: <ol style="list-style-type: none"> <li>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;</li> </ol> </li> </ol> <p>AND</p> <ol style="list-style-type: none"> <li>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</li> <li>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.</li> </ol>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> <li>The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and</li> <li>Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</li> <li>The extent to which the non-compliance adversely affects the gateway entrances into Te Kūiti or Piopio.</li> </ol>	
INZ-S7.	Landscaping of boundaries with adjacent zones	
<ol style="list-style-type: none"> <li>Any internal boundary of a site that is adjacent to a site zoned residential, rural lifestyle, settlement,</li> </ol>	<p>Matters over which discretion is restricted:</p>	

	<p>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>(ii) Be fenced with a solid wall or close-boarded enclosed fence 2 m in height as measured from ground level.</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 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>
INZ-S8.	High-use water industry	
	<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>Matters over which discretion is restricted:</p> <p>(a) Whether evidence of satisfactory water supply can be provided; and</p> <p>(b) The outcome of consultation with <b>Council's</b> Infrastructure Services Team.</p>
INZ-S9.	Minimum <b>setback</b> from <b>water bodies</b> – <b>quarrying activities</b>	
	<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>Activity status where compliance is not achieved: NC</p>

Figure - INZ 2



INZ-S10.	Servicing
<ol style="list-style-type: none"> <li>1. All sites/developments must be connected to the <b>Council's</b> reticulated water supply system.</li> <li>2. <b>Where a connection with Council's reticulated</b> water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008.</li> </ol> <p><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</i></p> <p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawatu Whanganui Regional Council. Also see the Waikato Regional Council Stormwater Management Guidelines.</i></p>	<p>Activity status where compliance is not achieved: DIS</p>



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#### Advice notes

##### 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) 2011.*

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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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## 8. Appendix 3 – Section 32AA Evaluation

27. There were no additional changes requiring a Section 32AA evaluation. The section 32AA evaluation is enclosed with the section 42A Report and section 42A Addendum.