

Wellington City Proposed District Plan

Hearing Stream 4 - General Industrial Zone

Appendix A – Recommended Amendments to Provisions

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Ahumai Whānui

General Industrial Zone

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| GIZ | General Industrial Zone |
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Introduction

The purpose of the General Industrial Zone is to provide predominantly for a range of industrial activities. The Zone is also used for activities that are compatible with the adverse effects generated from industrial activities, as well as ancillary activities.

The General Industrial Zone covers areas which are primarily utilitarian working environments in locations where industrial activities can operate without having to compete for land with, or be interfered with by, non-industrial activities requiring higher amenity standards. To ensure the supply of land available for industrial activities is not reduced, the Council will limit the nature and scale of commercial activities in the General Industrial Zone. Ancillary retail and office activities are recognised as necessary components of areas providing for industrial-based activities. Accordingly, these activities are considered to be appropriate in the General Industrial Zone.

If activities that are sensitive to the nature and scale of effects from industrial activities locate in the General Industrial Zone, the ongoing functional operation of these zones for industrial activities may be compromised. Accordingly, sensitive activities will not be enabled in the General Industrial Zone unless they are ancillary to, or support the functional use of, activities anticipated in the Zone. Such activities will also need to be designed and constructed in a manner that effectively reduces the elevated effects of industrial uses in order to minimise the potential for reverse sensitivity.

Other appropriate retail activities in this Zone include trade supply retail, wholesalers and yard-based retail activities. These activities typically generate less frequent visits as purchase prices are high and the goods for sale are often not consumables but capital assets. Stores selling these products are by necessity large and require extensive building footprints and large servicing and carparking areas. These types of retail activity are considered to complement the activities within established centres.

Compared to Centres and other employment areas, lower levels of amenity are acceptable in the General Industrial Zone. The Council will encourage new development to contribute positively to the local neighbourhood context, while recognising and providing for the operational and functional needs of activities anticipated in the Zone.

Many industrial activities are characterised by moderate to high levels of noise, dust, odour, heavy vehicle trip generation or other environmental effects associated with high-intensity activity. The location of the General Industrial Zone is such that many of these activities can be enabled without concern about their impacts on the surrounding environment; however, more careful management will be required for:

1. New industrial use and development near sensitive activities in other Zones; and
2. Activities that generate adverse effects of a nature or scale that is potentially noxious, objectionable or offensive.

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| GIZ- PREC01 | Miramar/Burnham Wharf Precinct |
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Miramar and Burnham Wharf are regionally significant infrastructure located within the Coastal Marine Area.

The purpose of the Miramar/Burnham Wharf Precinct is to enable the continued safe and effective operation of operational port activities ~~the port~~ while regulating the use of this land for activities not related to this established use.

The Miramar/Burnham Wharf operates in close proximity to residential properties in the suburbs of Maupuia and Miramar and the neighbouring residential sites are potentially sensitive to the effects of the nearby port activities.

The provisions of the Zone and Precinct should be read in conjunction. The Zone provisions set the general direction for use and operations of the site for port activities.

Where there is any conflict between the General Industrial Zone provisions and Precinct provisions, the Precinct provisions prevail.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

| Objectives | |
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| GIZ-O1 | <p>Purpose</p> <p>The General Industrial Zone is developed and used primarily for industrial activities and the City's short, medium and long term needs for land for such activities are met.</p> |
| GIZ-O2 | <p>Sensitive activities</p> <p>-</p> <p>Sensitive activities are not established in the General Industrial Zone unless they are necessary for, and do not undermine, the functional operation of industrial activities.</p> |
| GIZ-O32 | <p>Commercial activities Protection of the General Industrial Zone</p> <p>Commercial activities are not established in the General Industrial Zone unless they:</p> <p>-</p> <p>1. Are ancillary to industrial activities; or</p> <p>2. Are of a nature and scale that does not undermine the hierarchy of Centres.</p> <p><u>Industrial activities and the role and function of the General Industrial Zone are not constrained or compromised by:</u></p> <p><u>1. Incompatible activities and/or reverse sensitivity effects;</u></p> <p><u>2. Activities sensitive to nuisance effects including odour, dust, and noise; and</u></p> <p><u>3. Commercial activities that are provided for in centres and mixed use zones.</u></p> |
| GIZ-O43 | <p>Amenity and design</p> <p>The scale, form and design of new development in the General Industrial Zone positively contributes to creating a well-functioning urban environment, and responds to any functional needs or operational needs.</p> |
| GIZ-O54 | <p>Managing effects</p> <p>Adverse effects from use and development of the General Industrial Zone are compatible with the local neighbourhood and managed effectively, particularly in relation to any sensitive activities in neighbouring zones.</p> |
| Miramar/Burnham Wharf Precinct | |

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| GIZ-PREC01-O1 | Purpose Miramar/Burnham Wharf is used, operated and developed effectively for operational port activities. |
| Policies | |
| GIZ-P1 | Enabled activities Enable industrial activities in the General Industrial Zone. |
| GIZ-P2 | Heavy industrial activities Only allow heavy industrial activities in the General Industrial Zone where adverse effects on other activities are adequately managed. |
| GIZ-P3 | Sensitive Activities Avoid the establishment of sensitive activities in the General Industrial Zone, unless such activities are: 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from nuisance effects including odour, dust and noise effects of existing activities or other activities permitted in the Zone. |
| GIZ-P4 | Commercial activities Avoid commercial activities in the General Industrial Zone except for: 1. Office, retail and other commercial activities which are ancillary to industrial activities; and 2. Trade supply retail, wholesalers, building improvement centres, service retail and yard based retail. |
| GIZ-P5 | Design of new development Encourage enhancements to local context and amenity, while enabling innovation and choice in the design of new built development and recognising the functional needs and operational needs of industrial activities. |
| GIZ-P6 | Zone interfaces Require uses and developments within the General Industrial Zone to maintain a reasonable level of amenity for adjoining Residential Zones or other sensitive activities. |
| Miramar/Burnham Wharf Precinct | |
| GIZ-PREC01-P1 | Miramar/Burnham Wharf Precinct Provide for operational port activities in the Miramar/Burnham Wharf precinct and manage the height, bulk and location of buildings and structures in a way that: 1. Mitigates any adverse effects on the amenity of nearby residential properties; and 2. Ensures that the height of proposed buildings and structures does not adversely affect the safe and efficient operation of Wellington International Airport. |
| Land Use Activities | |
| GIZ-R1 | Industrial activities |
| | 1. Activity status: Permitted Where: |

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| | <p>a. The activity is not a heavy industrial activity; and</p> <p>b. Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the gross floor area of all buildings on the site.</p> |
| | <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GIZ-R1.1 cannot be achieved.</p> |
| GIZ-R2 | Trade and industrial training facilities |
| | <p>1. Activity status: Permitted</p> |
| GIZ-R3 | Emergency service facilities |
| | <p>1. Activity status: Permitted</p> |
| GIZ-R4 | Community Corrections Activities |
| | <p>1. <u>Activity status: Permitted</u></p> |
| GIZ-R45 | Commercial activities |
| | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard based retail.</p> |
| | <p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of GIZ-R45.1 cannot be achieved.</p> |
| GIZ-R56 | Sensitive activities not ancillary to a permitted activity |
| | <p>1. Activity status: Non-complying</p> |
| GIZ-R67 | All other activities |
| | <p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity or non-complying activity.</p> |
| GIZ-R78 | Operational port activities |
| | <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located in the Miramar/Burnham precinct.</p> |
| | <p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GIZ-R78.1 cannot be achieved.</p> |
| Rules: Building and structure activities | |

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| GIZ-R89 | Maintenance and repair of buildings and structures |
| 1. Activity status: Permitted | |
| GIZ-R910 | Demolition or removal of buildings and structures |
| 1. Activity status: Permitted | |
| GIZ-R1011 | Construction of, or additions and alterations to, buildings and structures |
| 1. Activity status: Permitted | |
| Where: | |
| a. Compliance with GIZ-S1, GIZ-S3, GIZ-S4, GIZ-S5, and GIZ-S6, and <u>GIZ-S7</u> is achieved. | |
| 2. Activity status: Restricted Discretionary | |
| Where: | |
| a. Compliance with any of the requirements of GIZ-R1 01 .1 cannot be achieved. | |
| Matters of discretion are: | |
| <ol style="list-style-type: none"> 1. The matters in GIZ-P5 and GIZ-P6; 2. The extent of compliance with GIZ-S2; and 3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. | |
| Notification status: An application for resource consent made in respect of rule GIZ-R1 01 .2 that results from non-compliance with GIZ-S1 but that complies with both GIZ-S2 and GIZ-S3 is precluded from being either publicly or limited notified. | |
| GIZ-R112 | Outdoor storage areas |
| 1. Activity status: Permitted | |
| Where: | |
| a. The storage area is screened by either a fence or landscaping of at least 1.8m in height high from any adjoining road or site; and | |
| b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u> | |
| 2. Activity status: Restricted Discretionary | |
| Where: | |
| a. Compliance with the requirements of GIZ-R1 12 .1 cannot be achieved. | |
| Matters of discretion are: | |
| <ol style="list-style-type: none"> 1. The matters in GIZ-P5 and GIZ-P6; 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; and 3. Visual amenity effects. | |
| Notification status: An application for resource consent made in respect of rule GIZ-R1 12 .2 is precluded from being publicly or limited notified. | |
| Rules: Buildings and structures in the Miramar/Burnham Wharf Precinct | |
| GIZ-PREC01- | Construction of, or additions and alterations to, buildings and structures |

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| <p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building is associated with an operational port activity; and b. Compliance with GIZ-S1, GIZ-S3, GIZ-S4, GIZ-S5 and GIZ-S6 is achieved. | | | | | | | | | |
| <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of GIZ-PREC-01-R1.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in GIZ-P3, GIZ-P4, GIZ-P5, GIZ-P6 and GIZ-PREC01-P1; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 3. In the Miramar/Burnham Wharf precinct, the height of construction related equipment and the construction methodology proposed to ensure no penetration of the airspace height restriction in Designation WIAL1. <p>Notification Status: An application for resource consent made in respect of rule GIZ-PREC01-R1.2 is precluded from being publicly notified.</p> | | | | | | | | | |
| Standards | | | | | | | | | |
| GIZ-S1 | Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PREC01-R1.1 | | | | | | | | |
| <p>1. Buildings and structures must comply with the following maximum height limits above ground level:</p> | | | | | | | | | |
| <table border="1"> <thead> <tr> <th style="text-align: left;">Location</th> <th style="text-align: left;">Limit</th> </tr> </thead> <tbody> <tr> <td> Height Control Area 1 Southern Landfill Rongotai East Miramar south Tawa street <u>Tawa Street and Main Road</u> Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Moa Point </td> <td style="vertical-align: top;">12 metres</td> </tr> <tr> <td> Height Control Area 2 Tawa: Collins Avenue Newlands Kaiwharawhara Lincolnshire Farm <u>Grenada Village</u> </td> <td style="vertical-align: top;">15 metres</td> </tr> <tr> <td> Height Control Area 3 Grenada North Ngauranga Newlands Area 1A and 1B Miramar/Burnham </td> <td style="vertical-align: top;">18 metres</td> </tr> </tbody> </table> | | Location | Limit | Height Control Area 1 Southern Landfill Rongotai East Miramar south Tawa street <u>Tawa Street and Main Road</u> Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Moa Point | 12 metres | Height Control Area 2 Tawa: Collins Avenue Newlands Kaiwharawhara Lincolnshire Farm <u>Grenada Village</u> | 15 metres | Height Control Area 3 Grenada North Ngauranga Newlands Area 1A and 1B Miramar/Burnham | 18 metres |
| Location | Limit | | | | | | | | |
| Height Control Area 1 Southern Landfill Rongotai East Miramar south Tawa street <u>Tawa Street and Main Road</u> Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Moa Point | 12 metres | | | | | | | | |
| Height Control Area 2 Tawa: Collins Avenue Newlands Kaiwharawhara Lincolnshire Farm <u>Grenada Village</u> | 15 metres | | | | | | | | |
| Height Control Area 3 Grenada North Ngauranga Newlands Area 1A and 1B Miramar/Burnham | 18 metres | | | | | | | | |
| <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual and amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height. | | | | | | | | | |

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| wharf precinct (buildings and structures associated with operational port activities only) Hyde Farm | | |
| 2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). This standard does not apply to: a. Cranes, elevators and similar cargo handling equipment and lighting poles in the Miramar/Burnham Wharf precinct. | | |
| GIZ-S2 | Maximum height of buildings and structures for the purpose of GIZ-R10.2 and GIZ-PREC01-R1.2 | |
| 1. Buildings and structures must comply with the following maximum height limits above ground level: | | Assessment criteria where the standard is infringed: |
| Location | Limit | <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual and amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height. |
| Height Control Area 1 Southern Landfill Rongotai East Miramar South Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Moa Point Lincolnshire Farm Grenada Village | 18 metres | |
| Height Control Area 2 Area 1B Miramar/Burnham wharf precinct (buildings and structures associated with operational port activities only) | 21 metres | |
| Height Control Area 3 Tawa S street and Main R oad | 22 metres | |
| Height Control Area 4 Tawa: Collins Avenue Newlands Kaiwharawhara | 22.5 metres | |
| Height Control Area 5 Ngauranga Newlands Grenada North Area 1A Miramar/Burnham wharf precinct (buildings and structures associated with operational port activities only) Hyde Farm | 24 metres | |
| GIZ-S3 | Height in relation to boundary | |

| <p>1. No part of any building or structure may project beyond the relevant recession plane shown below:</p> | | <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; and 4. The effect on the function and associated amenity values of any adjacent Open Space Zone. |
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| Location | Recession Plane | |
| Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps | 60° measured from a height of 4m vertically above ground level | |
| Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps | 60° measured from a height of 5m vertically above ground level | |
| Boundary adjoining any site within the HRZ | 60° measured from a height of 8m vertically above ground level | |
| Boundary adjoining any site within an Open Space Zone | 60° measured from a height of 5m vertically above ground level | |
| <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Fences or standalone walls no greater than 1.8m metres in height where these are not for the purpose of screening an outdoor storage area; d. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and f. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. | | |
| GIZ-S4 | Maximum gross floor area | |
| <p>1. The maximum gross floor area on any site adjoining any Residential Zone must not exceed 4,000m².</p> | | <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; and 2. Dominance, privacy, and shading effects on adjoining sites. |
| GIZ-S5 | Windows adjacent to Residential Zones | |
| <p>1. Opaque privacy glazing must be installed in windows where:</p> <ol style="list-style-type: none"> a. Above ground floor level; and | | <p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public |

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| <ul style="list-style-type: none"> b. The associated building wall faces a site in any Residential Zone; and c. The wall is located within 5m of the boundary of a site in any Residential Zone. | <p>space.</p> |
| <p>GIZ-S6</p> | <p>Verandah control</p> |
| <ul style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space must: <ul style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and d. Extend no more than 3m from the front of the building, measured horizontally. | <p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people’s health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading. |
| <p>GIZ-S7</p> | <p>Boundary setbacks</p> |
| <ul style="list-style-type: none"> 1. <u>Buildings or structures must not be located within a 1.5m setback from a rail corridor boundary.</u> | <p><u>Assessment criteria where the standard is infringed:</u></p> <ul style="list-style-type: none"> 1. <u>The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u> |