

## LIZ

# Light Industrial Zone - Te Takiwā Ahumahi Āhua Toritori

### Overview

The LIZ - Light Industrial Zone complements the GIZ - General Industrial Zones by specifically providing for industrial activities that are unlikely to produce objectionable environmental effects but there may still be some adverse effects including those associated with odour, dust or noise.

Activities within this zone may include light manufacturing, contractors' depots and automotive repair and service industries and some compatible commercial activities. Aquaculture activities such as fish or seaweed farming and processing are also appropriate in this zone.

It may also provide a buffer between other INZ - Industrial Zones and RESZ - Residential or MUZ - Mixed Use Zones.

The National Policy Statement on Urban Development (NPSUD) imposes a responsibility to ensure that there is sufficient business land to meet the future demands of the district and that this development is in the right location and appropriately serviced.

The INZ - Industrial Objectives and Policies and the LIZ - Light Industrial Zone Rules provide the framework for managing the effects of development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in surrounding areas.

### Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities, in the Light Industrial Zone including:

- **Transport** - the Transport Chapter contains provisions in relation to transport matters, including traffic generation TRN - R12.
  - **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters**- there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the Light Industrial Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
  - **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the Light Industrial Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards Chapter.
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- **Natural Character and Margins of Waterbodies** -in some locations areas of Light Industrial Zone may extend into the riparian margins of waterbodies. The Natural Character
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and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.

- **Subdivision** - The Subdivision Chapter sets out the requirements for the development of new infrastructure and connections as part of subdivision activities.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on infrastructure.
- **General District Wide Matters** - provisions in relation to Noise, Light, Signs, Temporary Activities and Earthworks in particular may be relevant to activities in the Light Industrial Zone.

### Light Industrial Zone Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity are provided in General Approach.

### Permitted Activities

LIZ - R1	New Buildings, External Additions and Alterations to Existing Buildings
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**Activity Status Permitted**

Where:

1. The maximum building height above ground level is 12m;
2. Maximum site coverage is 65%;
3. Buildings are setback a minimum:
  - i. 10m from State Highways;
  - ii. 2m from road boundaries; and
  - iii. 5m from any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor;
4. The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows:
  - a. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are acceptable where this will otherwise restrict visibility within the State Highway corridor; and
  - b. On sites adjoining a RESZ - Residential Zone shall be planted with species, which at maturity, will provide screening from the adjoining sites; and
  - c. The planting of 1 tree per 20 carparking spaces is required encouraged within any carparking area.

**Activity status where compliance not achieved:**

Restricted Discretionary

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7. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sports and Active Recreation, MUZ - Mixed Use or SETZ - Settlement Zone boundary. This standard does not apply to:
- a. Road boundaries;
  - b. Buildings on adjoining sites that have a common wall along the boundary;
  - c. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
  - d. Antennas, aerials, satellite dishes (less than 1.2m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; and
  - e. Solar panels and solar water heaters, provided these do not exceed the height in relation to boundary plane by more than 0.25m vertically.

**Advice Notes:**

1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
  2. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
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LIZ-R1A	Industrial Activities	
<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that:               <ol style="list-style-type: none"> <li>a. It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and</li> <li>b. The fence or landscaping is set back from the road boundary so that it does not restrict visibility;</li> </ol> </li> <li>2. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays;</li> <li>3. Stormwater run-off associated with any industrial activity, building, and associated impermeable parking areas greater than 1000m<sup>2</sup> shall be collected and treated prior to discharge. This rule does not apply to areas that discharge lawfully into an authorised trade waste system.</li> </ol> <p><b>Advice Notes:</b></p> <ol style="list-style-type: none"> <li>1. Stormwater facilities that support multiple uses such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.</li> <li>2. The Auckland Design Manual Guideline Document GD 2017/01 Stormwater Management Devices in the Auckland Region provides information on best practice stormwater design options for stormwater treatment.</li> </ol>	<p><b>Activity status where compliance not achieved:</b></p> <p>Restricted Discretionary</p>	
LIZ - R2	Commercial Activities	
<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that:               <ol style="list-style-type: none"> <li>i. It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and</li> <li>ii. The fence or landscaping is set back from the road boundary so that it does not restrict visibility;</li> </ol> </li> <li>2. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays;</li> <li>3. Any activities are:</li> </ol>	<p><b>Activity status where compliance not achieved:</b></p> <p>Restricted Discretionary where standards 1-2 are not complied with.</p> <p>Discretionary where standard 3 is not complied with</p>	

<ul style="list-style-type: none"> <li>i. Motor vehicle sales yards;</li> <li>ii. Service stations;</li> <li>iii. Trade retail and trade suppliers;</li> <li>iv. Drive through restaurants; or</li> <li>v. Convenience stores, restaurants, cafes and takeaway food outlets with a maximum gross floor area of 250m<sup>2</sup>.</li> </ul>	
<b>LIZ - R3</b>	<b>Ancillary Residential Activities</b>
<p><b>Activity Status Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards for Rule LIZ - R1 are complied with;</li> <li>2. One residential unit per site is provided; and</li> <li>3. The residential activity is ancillary to the commercial or industrial activity on the site.</li> </ol> <p><b>Advice Note:</b></p> <ol style="list-style-type: none"> <li>1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.</li> </ol>	<p><b>Activity status where compliance not achieved:</b> Non-Complying</p>
<b>LIZ - R4</b>	<b>Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility</b>
<p><b>Activity Status Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards.</li> </ol>	<p><b>Activity status where compliance not achieved:</b> Discretionary</p>

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LIZ - R5	Minor Structures
<p><b>Activity Status Permitted</b> Where:</p> <ol style="list-style-type: none"><li>1. Masts, poles, aerials and pou whenua must not exceed 7m in height;</li><li>2. Any antenna dish must be less than 1.2m in diameter and not project more than 3.5m above the highest point of any building they are attached to;</li><li>3. Any ornamental or garden structure must not exceed 2.4 m in height; and</li><li>4. Hose drying towers do not exceed 15m in height; and</li><li>5. Any other structure must not exceed 10m<sup>2</sup> and 2m in height.</li></ol>	<p><b>Activity status where compliance not achieved:</b> Restricted Discretionary</p>

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<b>LIZ - R6</b>	<b>Fences, Walls and Retaining Walls</b>	
<b>Activity Status Permitted</b> Where: 1. Fences, walls and retaining walls are a maximum 2m height above ground level; and 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.	<b>Activity status where compliance not achieved:</b> Restricted Discretionary	
<b>LIZ - R7</b>	<b>Agricultural, Pastoral and Horticultural Activities</b>	
<b>Activity Status Permitted</b> Where: 1. All performance standards for Rule LIZ - R1 are complied with.	<b>Activity status where compliance not achieved:</b> Discretionary	
<b>LIZ - R8</b>	<b>Aquaculture Activities</b>	
<b>Activity Status Permitted</b> Where: 1. All performance standards for Rule LIZ - R1 are complied with.	<b>Activity status where compliance not achieved:</b> Discretionary	

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<b>Restricted Discretionary Activities</b>	
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<b>LIZ - R9</b>	<b>New Buildings, External Additions and Alterations to Existing Buildings not meeting Rule LIZ - R1</b>
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<b>Activity Status Restricted Discretionary</b> <b>Discretion is restricted to:</b>	<b>Activity status where compliance not achieved: N/A</b>
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- a. Bulk, location, and design of buildings.
- b. Effects on the safety, amenity and attractiveness of the street or public places.
- c. Amenity, visual dominance, shading, and nuisance effects on neighbouring sites.
- d. Design and location of parking and access.
- e. Landscape treatment.
- f. Characteristics of the site and development that are relevant to the rule.

<b>LIZ – R9A</b>	<b>Industrial Activities and Commercial Activities not meeting Permitted Activity standards</b>
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<b>Activity Status Restricted Discretionary</b> <b>Discretion is restricted to:</b>	<b>Activity status where compliance not achieved: N/A</b>
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- a. Effects on the safety, amenity and attractiveness of the street or public places.
  - b. Amenity and nuisance effects on neighbouring sites.
  - c. Landscape treatment.
  - d. Stormwater management and treatment.
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<b>LIZ - R10</b>	<b>Minor Structures not meeting Rule LIZ - R5</b>	
<b>Activity Status Restricted Discretionary</b>		<b>Activity status where compliance not achieved: N/A</b>
<b>Discretion is restricted to:</b> e. Design and location of structures; and f. Landscape treatment.		
<b>LIZ - R11</b>	<b>Fences, Walls and Retaining Walls not meeting Rule LIZ - R6</b>	
<b>Activity Status Restricted Discretionary</b>		<b>Activity status where compliance not achieved: N/A</b>
<b>Discretion is restricted to:</b> a. Design and location of structures; and b. Landscape treatment.		

**Discretionary Activities**

<b>LIZ - R12</b>	<i>Deleted</i>	
<b>LIZ - R13</b>	<i>Deleted</i>	
<b>LIZ - R14</b>	<b><u>Tertiary</u> Educational Facilities</b>	
<b>Activity Status Discretionary</b>		<b>Activity status where compliance not achieved: N/A</b>

**Non-complying Activities**

<b>LIZ - R15</b>	<b>Any activity not provided for by another Rule in the zone</b>	
<b>Activity Status Non-complying</b>		<b>Activity status where compliance not achieved: N/A</b>