GIZ - General Industrial Zone

This chapter contains policies and rules which manage activities and development in the General Industrial Zone. For subdivision in the General Industrial Zone, see the Subdivision Chapter (SUB-WORK).

Relationship with the *Working Zones*

The management approach for the General Industrial Zone works in conjunction with the other *working zones.* The *Working Zones* of the Kāpiti Coast are the urban areas where *business activities* are the primary activity undertaken. Other activities which are complementary to and support *business activities* are also undertaken in the *Working Zones* and these may include cultural, community, civic, recreational, entertainment, education, religious and *residential activities*. A high level of amenity is envisaged for the *Working Zones*.

Together, the *working zones* chapters manage the following issues:
- business distribution and consolidation
- a *centres* hierarchy and the intensification of *centres*
- amenity and local character
- *residential activities* in *Working Zones*
- built and urban form in *Working Zones.*

District-wide policies that set out *Council*'s approach to managing *business activities* in all areas and *zones* across the District are set out in the Business Activities Chapter. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Rural Zones Chapters, Residential Zones Chapter).

Many areas in the *Working Zones* are characterised by overlays as shown on the District Plan maps. Chapters relating to overlays (i.e. —Hazards and Risks, Historic and Cultural Values and Natural Environment Values) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the Working Zones

Together, the *Working Zones* include a variety of business areas that have specific characteristics or are proposed for specific *development*. The zoning framework for the *Working Zones* supports a *centres*-based approach to managing *business activities* across the District. Within some *Working Zones*, smaller specific precincts are identified to manage location specific issues and desired outcomes. Location specific rules, and in some cases a *structure plan*, apply to *zone* and precinct areas.

The *zone* and precinct framework for the *Working Zones*, as identified on the District Plan Maps, is summarised as follows:

1. **Paraparaumu Sub-Regional Centre**

    a. ***Metropolitan Centre Zone***, including:

        i. *Precinct A* (A1 and A2);
        ii. *Precinct B*; and
        iii. *Precinct C*; and the

    b. **Mixed Use Zone** at:

        i. Ihakara Street West Precinct;
        ii. Ihakara Street East Precinct;
        iii. Kapiti Road; and
        iv. Paraparaumu North Gateway Precinct;

2. **Town Centre Zone**, including:

    a. Ōtaki Main Street;
    b. Ōtaki Rail;
    c. Waikanae;
    d. Paraparaumu Beach; and
    e. Raumati Beach;

3. **Local Centre Zone**, including:

    a. Paekākāriki;
    b. Raumati South;
    c. Kena Kena;
    d. Meadows Precinct;
    e. Te Moana Road;
    f. Mazengarb Road;
    g. Waikanae North Development Zone Precinct 6 — Mixed Use; and
    h. Ngārara Zone - Waimeha *Neighbourhood Development Area*;

4. **Hospital Zone**;

5. **General Industrial Zone**, including:

    a. Ōtaki South Precinct; and

6. **Airport Zone**, including:

    a. Airport Core Precinct;
    b. Airport Mixed Use Precinct;
    c. Airport Buffer Precinct; and
    d. *Aviation Heritage* Precinct.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O14 - Access and Transport; and
- DO-O15 - Economic Vitality.

DO-O1	Tangata Whenua
To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).	

DO-O3	Development Management	**Amended** 01 Sep 23 PC2
To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering: 1. urban areas which maximise the efficient end use of energy and integration with infrastructure; 2. a variety of living and working areas in a manner which reinforces the function and vitality of centres; 3. an urban environment that enables more people to live in, and more businesses and		

community services to be located in, parts of the urban environment:

a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
b. that are well serviced by existing or planned public or active transport; or
c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
   a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effect*s of their operation;
   b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
   c. enabling opportunities to make the economy more resilient and diverse;
   d. providing opportunities for the growth of a low carbon economy, including clean technology;
   e. minimising *reverse sensitivity effect*s on *business activities*, including *primary production activities* ; and
   f. enhancing the amenity of *Working Zones*;

while:

2.
   a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
   b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
   c. managing contamination, pollution, odour, noise and glare, associated with *business activities,* including *primary production activities*.

Provisions in other chapters of the Plan may also be relevant.

Note: *Extractive industries* are not managed as *industrial activities***.** For rules managing *extractive industries*, see EW-EXT

Policies

GIZ-P1	*Land* Use and Built Form in the *General Industrial Zone*	**Amended** 01 Sep 23 PC2 **Amended** 14 Feb 24 PC1A

A range of *industrial activities* within the *General Industrial Zone* will be provided for in a manner which avoids or mitigates impacts on adjoining *sensitive activities* and areas.

The location, type, scale and built form of *subdivision,* use and *development* in the *General Industrial Zone* will be managed to mitigate adverse *effects*, whilst meeting the District's economic needs.

Subdivision, use and *development* in the *General Industrial Zone* will be undertaken in the following manner:

1. *building* entrances will be obvious from the street through *landscaping* design or the form of the *building*;
2. sufficient on-site service areas including *accessible carparks and cycle parks,* will be provided;
3. service areas will be screened and planting and *landscaping* will be provided for visual interest;
4. appropriate access to the arterial *road* network will be provided and direct access to local residential streets will be avoided;
5. *buildings* (excluding *minor buildings*) will be located and designed to minimise visual impact, including *effects* on prominent dunes, ridgelines and other sensitive areas;
6. the proliferation of s*igns* will be avoided; and
7. the *amenity values* and safety of the streetscape in the *General Industrial Zone* will be maintained and, where possible, enhanced through the application of the Crime Prevention Through Environmental Design Guidelines set out in Appendix 6 and the Streetscape Strategy and Guidelines set out in *Land Development Minimum Requirements*.

GIZ-P2	*Non-industrial Activities* in the General Industrial Zone

1. *Sensitive activities* in the *General Industrial Zone* will be avoided, except *residential activities* will be provided for in the form of caretaker live/work units where they:

    a. are limited in size and scale;
    b. are an *ancillary activity* to *industrial activities*;
    c. provide a high level on-site amenity for residents; and
    d. will not lead to *reverse sensitivity effect*s.

2. *Residential activities, retail activities* (excluding *trade supply retail* and *yard based retail*) and *commercial activities* which are not *ancillary activities* to a primary *industrial activity* will be managed to prevent the uptake of industrial *land* by activities that:

    a. are an inefficient use of the industrial *land* resource;
    b. are provided for in other *zones*;
    c. may affect the vitality, function and amenity of *centres*;
    d. would be incompatible with the character and standards of amenity of the *General Industrial Zone*; or
    e. may result in *reverse sensitivity* issues with *permitted* or consented activities.

GIZ-P3	Industrial Fringe

Building bulk, *outdoor storage*, signage, *noise* and vibration will be managed at the interface between the *General Industrial Zone* and neighbouring *zones* to minimise adverse *effect*s of *industrial activities* on *open spaces*, residential areas, *centres*, *strategic arterial routes* and *major community connector routes*.

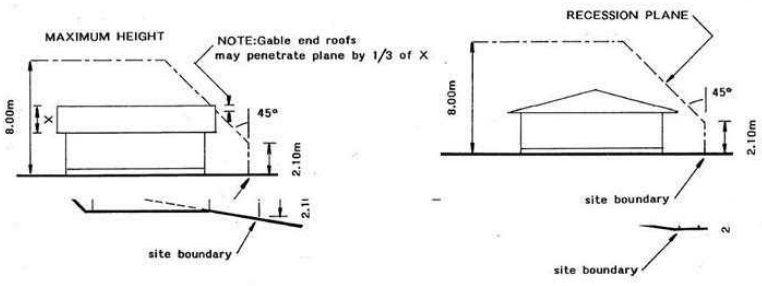
GIZ-P4	Activities in the Working Zones

Business activities are the primary *land* use and function of the *Working Zones*. The location, scale, size and design of *subdivision*, use and *development* in the *Working Zones* will be undertaken with regard to the following principles:

1. local and on-site *amenity values* are maintained and enhanced;
2. local built identity and character values are retained;
3. connectivity and access within and to the *Working Zones* is enhanced;
4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the surrounding *environment*;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

Rules

GIZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.
Permitted Activity	**Standards** 1. Hours of operation for *business activity* adjoining or facing the *Residential Zones* shall be limited to Monday to Saturday 7.00am to 11.00pm except during Public Holidays when *industrial activities* shall not take place. 2. The following hours of operation must be observed for *industrial activities* on the *General Industrial Zoned land* adjoining the Paraparaumu Quarry: 7:00am to 11:00pm Monday to Saturday. No *industrial activities* shall be carried out on this land outside these times or on Sundays or Public Holidays. 3. In relation to *buildings* and *carparks* on properties adjoining a road which has a carriageway width in excess of 8.0 metres, a landscaped strip of at least 2 metres in width must be provided along the front boundary (except for vehicle crossings). Landscaping shall also be provided in side and rear yards where they adjoin a *Residential* or *Centres Zone*. Where *subject sites* exceed 4000m^2 in size, there shall be provision of at least 3 specimen trees capable of growing to 5 metres in *height* within 10 years of planting for every 1000m^2 of area landscaped. 4. The activity must not cause offensive or objectionable odour, *dust* or smoke at or beyond the boundary of the *site* on which it is occurring. 5. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or Residential Zone. 6. *Subject sites* must be maintained so that they are clear of all rubbish, except *waste* materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and *waste* material) must be stored in a neat and tidy manner. 7. Activities adjoining Residential Zones and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent *height*.
GIZ-R2	Any activity which is not specified as a *permitted, controlled, restricted discretionary, discretionary,* or *non-complying activity* in the General Industrial Zone rules.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in Permitted Activities: GIZ-R1 to GIZ-R9 and PREC32-R1 .
GIZ-R3	*Industrial activities*. Excludes**:** • *non-industrial ancillary activities* to the *industrial activity*
Permitted Activity	**Standards**
GIZ-R4	*Industrial activities* on the *General Industrial Zone* land adjoining the Paraparaumu Quarry. Excludes**:** • *non-industrial ancillary activities* to the *industrial activity*
Permitted Activity	**Standards** 1. In addition to the requirements of Standard 3 in GIZ-R1 above, *landscaping* along the Ruahine Street frontage of the *General Industrial Zone* land adjoining the Paraparaumu Quarry shall be carried out generally in accordance with the plan in Appendix 21. 2. *Development* of the *General Industrial Zone* land adjoining the Paraparaumu Quarry must include the *noise* mitigation fence identified in Appendix 21., and

	any *buildings* (excluding *minor buildings*) constructed on the Ruahine Street frontage shall have no *active frontages* e.g. doorways or opening windows, facing Ruahine Street (except for *subject site* ingress and egress).
GIZ-R5	New *buildings* and *structures* (excluding *minor buildings*) and *additions* and *alterations* to existing *buildings* and *structures* (excluding *minor buildings*) except in the Ōtaki South Precinct. *Height measurement criteria*, and *measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. The maximum *height* of any *building* and *structure* (excluding *minor buildings*) from *original ground level* shall be 10 metres (as determined by the *height measurement criteria*) except that, on Lot 2 DP 441854 (Milne Drive, Paraparaumu), the maximum *height* of any *building* and *structure* (excluding *minor buildings*) within the area identified on the Structure Plan in Appendix 18 as "8.0m Height Maximum" shall be 8 metres measured from *original ground level*. 2. All *buildings* and *structures* (excluding *minor buildings*) must fit within a *height in relation to boundary*envelope, which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* where it adjoins the boundary of *Residential Zones* and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear *yard* and not more than 2.4 metres in *height* (as determined by the *height measurement criteria*) may infringe the *height in relation to boundary* envelope. *Measurement Criteria*: a. The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties). b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* envelope. c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the *height in relation to boundary* envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg. d.  3. *Buildings* and *structures* (excluding *minor buildings*) shall be sited a minimum of 4 metres from the *boundary* of a *Residential Zone*. 4. A *building* entrance must be visible from the *legal road boundary*.
GIZ-R6	*Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation.* *Residential unit measurement criteria* apply to activities under this rule.

The highlighted text in this rule relates to matters addressed by the transitional consenting

provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.	
Permitted Activity	**Standards** 1. *Residential activities* must: a. be an *ancillary activity* to an industrial building and activity on the *site*; b. not include more than one *residential unit* per *site* (measured by the *residential unit measurement criteria*); c. not be greater than 70m^2 in total floor area per *site*, except the Ōtaki South Precinct where the maximum floor area shall be 150m^2; d. be restricted to above the ground floor level or be separated from all street frontages by an *industrial activity* and have a clearly identified front door accessed from the street or an internal circulation route; e. *residential buildings* must be acoustically designed to achieve the *permitted activity* standards in the Noise chapter; and f. be limited to accommodation for a caretaker or other person whose employment requires that they live on the *site* where they are employed. 2. No residential accommodation shall be sold or otherwise disposed of except in conjunction with the associated industrial *building*. The *residential building* may, however, be removed from the *site*.
GIZ-R7	*Retail activities.* *Measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. *Retail activities* are limited to: a. retail which is *ancillary* to an *industrial activity* on the *site* and which is limited to whichever is the lesser of the following: i. maximum *retail floor space* of 100m^2; or ii. maximum *building coverage* of 20%. b. *service stations*; c. *trade supply retail* and *yard based retail* which has a maximum *retail floor space* of 500m^2; or d. *food and beverage outlets* that: i. are not off-license licensed premises; ii. sell food that is prepared on-site (only) and beverages (which may or may not be prepared on-site); iii. have a maximum *retail floor space* of 100m^2; and iv. have a maximum *building coverage* of 20%. *Measurement Criteria*: When measuring *building coverage*, include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. Exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor building* **Note:** For retail activities in the Ōtaki South Precinct, see PREC32-R3.

GIZ-R8	*Offices*. *Measurement criteria* apply to activities under this rule.
Permitted Activity	**Standards** 1. *Office* activities must be *ancillary* to the *industrial activity* on the *site* and limited to whichever is the lesser of the following: a. maximum *gross floor area* of 300m^2; or b. maximum *building coverage* of 20%. *Measurement Criteria*: When measuring *gross floor area*, include: a. covered yards and areas covered by a roof but not enclosed by walls Exclude: a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; d. car parking areas; and e. floor space of interior balconies and mezzanines not used by the public. *Measurement Criteria*: When measuring *building coverage*, include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. Exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor building*.
GIZ-R9	New *buildings* and activities at LOT 2 DP 441854 (MILNE DRIVE, PARAPARAUMU).
Permitted Activity	**Standards** 1. All proposed *buildings* and activities and all changes to *buildings* and activities must demonstrate that they can achieve *hydraulic neutrality* (that is no increase in the volume of *stormwater* runoff discharged off-site from *buildings* and activities on the land) in any equivalent ARI 24-hour storm event up to a 1 in 100 year event. 2. No sealed *carpark* areas shall be formed and no *buildings* or *structures* shall be erected within the parts of the *site* identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences and *structures* required in association with on-site *stormwater* management and disposal. 3. Prior to any business opening to the public, a 10-metre wide planted buffer comprising appropriate vegetation capable of providing effective visual screening, between Andrews Pond and the *site*, must be established within 'No Build Area A' along the northern edge of the pond. The vegetation shall be capable of achieving a *height* of at least 4.0 metres, and consist of native species appropriate for the wetland edge. 4. Any vehicle entrance to the *land* must be from Milne Drive within the area indicated on the *Structure Plan* in Appendix 18. 5. The planting strategy for the vegetated buffer must be designed to achieve screening, consolidate vegetation and ecological values and to enrich biodiversity through the use of *wetland*/wetland margin plant species. 6. Only eco-sourced indigenous plant species from the Foxton Ecological District are to be used for planting to create the vegetated buffer. 7. Any fences on-site should provide for safe pedestrian access and visibility of publicly accessible areas in line with the Crime Prevention Through

	Environmental Design principles in Appendix 6. Permeable fences should be used, including *boundary* fences. 8. Prior to any business opening to the public, a 2-metre-high close-boarded timber or other acoustic fence must be erected along the *site boundary* within 'No-Build Area E' shown on the Structure Plan in Appendix 18. 9. No advertising *signs* shall be permitted to be displayed on any *building* façade, fence or wall facing south. 10. The exterior walls and roofs of all *buildings* (excluding *minor buildings*) must be finished in colours which are neutral or recessive, and acceptable colours include those from the following colour range from British Standard 5252 (as at 1 January 2010): 00 A (01, 03, 05, 07, 09, 11, 13) 02 A (03, 07, 11), 02 C (39 & 40) 04 B (15, 17, 19, 21, 23, 25, 27, 29), 04 C (39 & 40), 06 A (03, 07, 11), 06 C (37, 39 & 40), 6 D (44, 45) 08 A 14, 06 B (15, 17, 19, 21, 23, 25, 27, 29), 8C (37, 39, 40), 08 D (44 & 45) 10 A (01, 03, 05, 07, 09, 11), 10 B (15, 17, 19, 21, 23, 25, 27, 29), 10 C (37, 39), 10 D (44, 45) 12 B (15, 19, 21, 23, 25, 27, 29), 12 C (37, 39 & 40), 12 D (44, 45) 14 C (37, 39 & 40), 14 D (44, 45) 16 A (03, 07, 11), 16 C (37, 39 & 40), 16 D (44, 45) 18 A 14, 18 B (15, 17, 19, 21, 23, 25, 27, 29), 18 C (39 & 40) 20 C 39, 40 22 C 39, 40 24 C 39, 40.
GIZ-R10	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.

Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.

GIZ-R11	On Lot 2 DP 441854 (Milne Drive, Paraparaumu): a. the storage, display and sale of goods and materials used in the construction, repair, alteration, and renovation of *buildings* and includes builders' supply and plumbing supply centres and building display centres and garden centres; and b. any *industrial activity* generating more than 50 *vehicle movements* in any

	hour. **Criteria for notification** Any application made under clause b) to establish any activity generating more than 50 *vehicle movements* in any hour will be publicly notified in accordance with section 95A(2) of the Act.	
Restricted Discretionary Activity	**Standards** 1. The floor area of all *buildings* (excluding *minor buildings*) must not exceed 10,000m². 2. The activity must comply with all *permitted activity* standards for the *General Industrial Zone,* except where discretion is reserved over any matter that is the subject of a *permitted activity* standard. **Note:** Information to be included with a *Transport Assessment* for any activity requiring consent under this rule shall include a *Travel Plan* and a traffic demand management plan which shall seek to minimise the *effect*s of vehicle travel by staff, contractors and suppliers on the local and arterial *road* network.	**Matters of Discretion** 1. Traffic and parking, in particular the potential impact of traffic generated by the proposed activity on the *amenity values* and quality of access of the Midlands area, and on the existing and expected local *road* network (including *roads* under construction and State Highway 1). 2. Design and appearance of car parking areas.

		3. Screening and landscape design and planting. 4. *Earthworks*. 5. The layout, design and appearance of any *building* (excluding *minor buildings*), in particular the inclusion or treatments of features on the exterior facades of any *building* facing south or east to mitigate the appearance of long blank walls (e.g. canopies and entrance *structures*), and the use of colours and advertising or business identification.
GIZ-R12	*Development* that exceeds the permitted and *controlled activity* standards and is in accordance with the Development Incentive Guidelines.	

Restricted Discretionary Activity	**Standards** 1. The amount of *development* proposed must not exceed or proceed earlier than the stipulations in the guideline.	**Matters of Discretion** 1. The scale of biodiversity, energy or *water* quality benefits created by the proposal. 2. Layout, size, design and location of proposed *buildings* (excluding *minor buildings*). 3. Visual, character and amenity *effects*. 4. Ecological or biodiversity *effects*. 5. Traffic and transport *effects*. 6. Proposed mitigation, remediation or ongoing management measures. 7. *Effect* on *natural character* values. 8. Cumulative *effects*.
GIZ-R13	New *buildings* and *structures* (excluding *minor buildings*) and *additions* and *alterations* to existing *buildings* and *structures* (excluding *minor buildings*) where one or more of the *permitted activity* standards in GIZ-R5 is not met.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards**	**Matters of Discretion**

		1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, *historic heritage,* streetscape and stream *effects*. 4. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 6 and *Council's Land Development Minimum Requirements*. 5. *Effects* on landform and landscape. 6. Traffic and transport *effects*. 7. Design and appearance of *buildings* and *structures* (excluding *minor buildings*). 8. Location and

		design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative *effects*. 12. Whether any *nuisance effects* are created. 13. The consistency with the relevant objectives and policies.
GIZ-R14	*Offices* which do not comply with one or more of the *permitted activity* standards in GIZ-R8.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, streetscape *effects*. 4. The extent of consistency with

		the Crime Prevention through Environmental Design Guidelines in Appendix 6 and *Council's Land Development Minimum Requirements*. 5. Traffic and transport *effects*. 6. Location and design of parking, traffic circulation areas, loading and access. 7. Public safety. 8. Context and surroundings. 9. Cumulative *effects*. 10. Whether any *nuisance effects* are created. 11. The consistency with the relevant objectives and policies. 12. Economic *effects* including *effects* on the vitality of *centres*.

GIZ-R15	*Trade supply retail* and *yard based retail activities* with a *retail floor space* of greater than 500m^2.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. Visual, character, amenity, streetscape *effects*. 3. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 6 and *Council's Land Development Minimum Requirements*. 4. Traffic and transport *effects*. 5. Location and design of parking, traffic circulation areas, loading and access. 6. Public safety. 7. Context and surroundings.

		8. Cumulative *effects*. 9. Whether any *nuisance effects* are created. 10. The consistency with the relevant objectives and policies. 11. Economic *effects* including *effects* on the vitality of *centres*.
GIZ-R16	Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, otherwise specifically stated.	
Discretionary Activity		
GIZ-R17	Activities which create *offensive odour*s detected at any *boundary* adjoining a *Residential Zone.*	
Non-Complying Activity		
GIZ-R18	*Offensive trades* within 100 metres of the boundary of a *Residential Zone.*	
Non-Complying Activity		
GIZ-R19	An asphalt plant or any *offensive trade* as defined in the Health Act 1956 located on the *General Industrial Zone land* adjoining the Paraparaumu Quarry.	
Non-Complying Activity		
GIZ-R20	Off-license premises.	
Non-Complying Activity		
GIZ-R21	*Residential activities* (excluding *visitor accommodation* that is not *temporary residential accommodation*) that do not comply with any one or more of the *permitted activity* standards.	
Non-Complying Activity		
GIZ-R22	*Retail activities,* except for *trade supply retail* and *yard based retail,* that do not	

	comply with the *permitted activity* standards.
Non-Complying Activity	