LIZ — Light Industrial Zone

The Light Industrial Zone covers smaller and more fragmented industrial areas than the General Industrial Zone and Heavy Industrial Zone. These areas often have smaller lot sizes than the General Industrial Zone or Heavy Industrial Zone. The zone recognises the need for industrial areas throughout the urban area of Lower Hutt while acknowledging that these areas are usually located close to residential areas or commercial centres and the management of amenity values is more important.

The Light Industrial Zone also provides for commercial activities that are not suitable for commercial centres due to incompatibility with the amenity values of centres, less efficient use of land, or co-location benefits with industrial and research activities.

The demand for industrial activities is likely to fluctuate over time. However, retaining industrial land capacity is a long-term interest of the city. Accordingly, while other land uses may be suitable in the zone, this is managed to avoid significant permanent losses of industrial land capacity to uses that do not have co-location benefits in the zone, or creating substantial sunk investments in buildings and facilities not suitable for industrial and research activities. Accordingly, the Light Industrial Zone can provide for sensitive activities where this has co-location benefits, but in general purely residential developments should be avoided to preserve development capacity for industrial activities in the long term.

The planned urban environment for the Light Industrial Zone is one that meets the operational needs of industrial activities and research activities while still providing a safe, functional, and attractive environment for workers and visitors. It is also managed to protect amenity values in nearby residential, commercial, and other areas, which are likely to be close to most Light Industrial Zone sites.

Built development is provided for in the Light Industrial Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

a. The impacts of built development on adjoining sites and public space, including the street, and
b. Amenity and safety in public spaces.

If a proposed development does not meet one or more development or performance standards for the zone, or is for a land use that is not part of the core purpose of the zone, resource consent is required in order to:

a. Achieve a high-quality built environment,
b. Manage the effects of development on neighbouring sites and the street,
c. Avoid significant adverse impacts on long-term industrial land capacity,
d. Avoid reverse sensitivity effects, and
e. Achieve attractive, safe, and comfortable streets and public spaces.

Developments that require resource consent will be assessed against the policy framework set out by the relevant zone and district-wide chapters. The resource consent process enables the design and layout of development to be assessed, recognising that quality design is necessary to meet the purpose of the zone. Council provides design guidance for developments through design guides that sit outside the plan.

While this chapter includes the core objectives, policies, and rules that apply to the Light Industrial Zone, other chapters of the District Plan, including those that apply overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.

Objectives

LIZ-O1	Purpose of the zone
The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that are not appropriately located in commercial centres. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this.	
LIZ-O2	**Activities in the zone**
The Light Industrial Zone: 1. Primarily provides for industrial activities and research activities, 2. Provides for emergency facilities and trade and industrial training activities, 3. Is supported by other activities that:	

a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
b. Do not undermine the role of commercial centres, and
c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.

4. Provides for other activities that:
   a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
   b. Do not undermine the role of commercial centres, and
   c. One or more of the following:
      i. Have a functional need or operational need to locate in an Industrial Zone, or
      ii. Have significant co-location benefits when located in the area, or
      iii. Are a commercial activity that is not suited to being in a commercial centre, or
      iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or
      v. Are otherwise better located in an Industrial Zone than in any other type of zone, or
      vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future.
5. Is not intended to provide for:
   a. Standalone residential activities that do not support an industrial activity, research activity, or emergency facility, or
   b. Activities that would be a city-wide or regional destination for significant numbers of visitors.

LIZ-O3	Provision of industrial spaces

The Light Industrial Zone provides for a variety of types and sizes of tenancies that respond to industrial business needs and demand.

LIZ-O4	Planned character and planned urban built environment of the zone

The built character of the Light Industrial Zone balances the functional and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to a light-industrial part of the urban environment that:

1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
2. Has an urban built environment that is characterised by flexibility of building densities and forms,
3. Is healthy, safe, attractive, and accessible,
4. Has good access within the Light Industrial Zone, to and from surrounding neighbourhoods, and to and from other industrial and commercial areas, through active and public transport modes, providing for well-connected and low emission communities,
5. Is integrated with existing and planned infrastructure, and
6. Enhances co-location benefits.

LIZ-O5	Character — main through routes

Identified main through routes that pass through the Light Industrial Zone are attractive and assist the city's sense of place and identity.

LIZ-O6	Adverse effects

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

Policies

LIZ-P1	Enabled activities

Enable industrial activities, research activities, emergency facilities, and trade and industrial training activities.

LIZ-P2	Residential activities and other activities sensitive to industry

1. Provide for new residential activities where they are:
   a. Ancillary to or associated with an industrial activity, research activity, or emergency facility, or
   b. Create a more efficient use of an existing residential activity, and
2. Provide for other new activities sensitive to industry where they:
   a. Primarily serve the immediate area within the zone, or
   b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or
   c. Have appreciable co-location benefits in the Light Industrial Zone in particular.
3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs.
4. Manage residential activities and other activities sensitive to industry to mitigate reverse sensitivity effects for

industry.

LIZ-P3	Heavy industrial activities

Avoid heavy industrial activities unless they:
1. Have an operational or functional need to operate at the specific site proposed, or
2. Are managed to have no significant adverse effects different in scale or character to those from activities primarily provided for in the zone.

LIZ-P4	Other potentially incompatible activities

Avoid commercial and community activities unless they:
1. Are ancillary to a permitted activity and support the purpose of the zone, or
2. Primarily serve the immediate area within the zone, or
3. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre (for example, vehicle-oriented businesses, trade supply retail activities and yard-based retail activities), or
4. Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets), or
5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone.

When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry.

LIZ-P5	Existing activities

Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.

LIZ-P6	Role in network of commercial and industrial areas

Recognise Light Industrial areas as providing for commercial activities that are not well suited in commercial centres because of their adverse effects, co-location benefits with industrial or research activities, or inherent less efficient use of land.

LIZ-P7	Support of centres hierarchy

Manage the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of commercial centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone.

LIZ-P8	Development capacity

Protect the long-term capability of the Light Industrial Zone to serve the needs of the city for industrial development, provide for a diversity of industrial and research activities, and provide for commercial activities not well located in centres, by managing other activities to ensure significant development capacity is not permanently lost to other land uses.

LIZ-P9	Urban design outcomes (by meeting standard or assessment)

Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

The outcomes are:
1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.
2. The form and scale of development contributes to visual amenity in public space.
3. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.
4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.
5. Ensure adequate access to daylight for residential activities on adjacent residential zone sites.
6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

LIZ-P10	Urban design outcomes (other than industrial activities and research activities)

Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.

Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.

The outcomes are:

1. Create a safe and legible urban environment by:
    a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
    b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
    c. Avoiding wasted space or space of unclear function, and
    d. Integrating other CPTED measures at a scale appropriate for the site.
2. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.
3. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.
4. Ensure that on-site landscaping, if any is proposed, or required by LIZ-S5: Landscaping:
    a. Retains healthy and mature vegetation,
    b. Uses planting that is appropriate for the climate and environment within the site, and
    c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
7. Ensure adequate privacy and access to daylight for residential activities on the site.
8. Ensure residential units have access to outdoor living spaces that:
    a. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects,
    b. Retains healthy and mature vegetation,
    c. Are located and oriented to ensure good access to sunlight,
    d. Are of a functional size and configuration,
    e. Provide screening or landscaping to contribute to privacy, or
    f. Alternatively, public open space is located nearby that is accessible and functional for residents.
9. Ensure residential units have access to adequate outlook.

Note:
The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.

LIZ-P11	Urban design outcomes (exclusions)

For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:

a. The protection of scenic views from private property,
b. The protection of scenic views from any part of a road where pedestrians cannot stop,
c. The protection of the visibility of commercial signage or advertising,
d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
e. Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
f. The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.

LIZ-P12	Managing adverse effects at zone interfaces

Manage activities to mitigate adverse effects on other zones by:

1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

The rules in the "Land use activities" section are structured so that all activities will fall under at least one rule, but an activity may be covered by multiple rules.

Buildings and structures

LIZ-R1	Repair and maintenance of buildings and structures
1. **Activity status:** Permitted	

LIZ-R2	Demolition or removal of buildings and structures
1. **Activity status:** Permitted	

LIZ-R3	Construction of new buildings and structures and alterations and additions to existing buildings and structures

1. **Activity status:** Permitted

   Where:
   a. Compliance is achieved with:
      i. LIZ-S1: Height,
      ii. LIZ-S2: Height in relation to boundary — Adjoining zones,
      iii. LIZ-S3: Setbacks — Adjoining zones,
      iv. LIZ-S4: Overlooking — Adjoining zones, and
      v. LIZ-S5: Landscaping and screening, and
   b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules LIZ-R4 through LIZ-R17.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LIZ-R3.1.

Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.
2. If LIZ-R3.1.b is not met: the urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. If LIZ-R3.1.b is not met: the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.
4. If the site adjoins a site in a Residential Zone, Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, or Rural Zone: privacy and visual amenity on the relevant adjoining site.

Notification:
Public notification and limited notification are precluded for applications under this rule where the only non-compliances are LIZ-S2, LIZ-S3, and LIZ-S4.

Land use activities

LIZ-R4	Industrial activities, other than heavy industrial activities
1. **Activity status:** Permitted	

LIZ-R5	Research activities
1. **Activity status:** Permitted	

LIZ-R6	Trade and industrial training facilities
1. **Activity status:** Permitted	

LIZ-R7	Emergency facilities
1. **Activity status:** Permitted	

LIZ-R8	Motor vehicle servicing activities
1. **Activity status:** Permitted	

LIZ-R9	Carparking activities
1. **Activity status:** Permitted	

LIZ-R10	Grocery stores and supermarkets

1. **Activity status:** Permitted

   Where:
   a. The activity has a gross floor area of no more than 1500m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LIZ-R10.1.

Matters of discretion are restricted to:

1. The matters in:
   a. LIZ-P4: Other potentially incompatible activities,
   b. LIZ-P5: Existing activities,
   c. LIZ-P6: Role in network of commercial and industrial areas,
   d. LIZ-P7: Support of centres hierarchy, and
   e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. Co-location benefits from locating in the Light Industrial Zone.
4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.
5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.
6. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

Notification:

Public notification and limited notification are precluded for applications under this rule.

LIZ-R11	Food and beverage activities

1. **Activity status:** Permitted

   Where:
   a. The activity has a gross floor area of no more than 200m².

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LIZ-R11.1.

Matters of discretion are restricted to:

1. The matters in:
   a. LIZ-P4: Other potentially incompatible activities,
   b. LIZ-P5: Existing activities,
   c. LIZ-P6: Role in network of commercial and industrial areas,
   d. LIZ-P7: Support of centres hierarchy, and
   e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. Co-location benefits from locating in the Light Industrial Zone.
4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.
5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

Notification:

Public notification and limited notification are precluded for applications under this rule.

LIZ-R12	Service stations, including ancillary retail activities

1. **Activity status:** Permitted

   Where:
   a. The activity has a gross floor area of no more than 200m².

1. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LIZ-R12.1.

Matters of discretion are restricted to:

1. The matters in:
   a. LIZ-P4: Other potentially incompatible activities,
   b. LIZ-P5: Existing activities,
   c. LIZ-P6: Role in network of commercial and industrial areas,

d. LIZ-P7: Support of centres hierarchy, and
e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. Co-location benefits from locating in the Light Industrial Zone, but only as they relate to ancillary retail activities.
4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone, but only as they relate to ancillary retail activities.
5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

LIZ-R13	Commercial recreation activities

1. **Activity status:** Permitted

Where:
a. The activity has a gross floor area of no more than 200m², or
b. The activity takes place outside, or within an existing building, or a combination of both.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with LIZ-R13.1.

Matters of discretion are restricted to:
1. The matters in:
a. LIZ-P4: Other potentially incompatible activities,
b. LIZ-P5: Existing activities,
c. LIZ-P6: Role in network of commercial and industrial areas,
d. LIZ-P7: Support of centres hierarchy, and
e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.
4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

Notification:
Public notification is precluded for applications under this rule.

LIZ-R14	Yard-based retailing

1. **Activity status:** Permitted

Where:
a. The activity is ancillary to an industrial activity, or
b. The indoor part of the activity has a gross floor area of no more than 200m², or
c. The indoor part of the activity takes place in an existing building.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with GIZ-R14.1.

Matters of discretion are restricted to:
1. The matters in:
a. LIZ-P4: Other potentially incompatible activities,
b. LIZ-P5: Existing activities,
c. LIZ-P6: Role in network of commercial and industrial areas,
d. LIZ-P7: Support of centres hierarchy, and
e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.
4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

Notification:
Public notification is precluded for applications under this rule.

LIZ-R15	Trade supply retail activities

1. **Activity status:** Permitted

Where:

a. The activity is ancillary to an industrial activity, or
b. The indoor part of the activity has a gross floor area of no more than 200m², or
c. The indoor part of the activity takes place in an existing building.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with LIZ-R15.1.

Matters of discretion are restricted to:
1. The matters in:
   a. LIZ-P4: Other potentially incompatible activities,
   b. LIZ-P5: Existing activities,
   c. LIZ-P6: Role in network of commercial and industrial areas,
   d. LIZ-P7: Support of centres hierarchy, and
   e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.
4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.

Notification:
Public notification is precluded for applications under this rule.

LIZ-R16	Commercial activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. The commercial activity is ancillary to an industrial activity or research activity and no more than 20% of the gross floor area of buildings on the site are used for retailing or otherwise open to customers, or
b. The commercial activity has a gross floor area of no more than 200m².

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with LIZ-R16.1, but
b. The commercial activity has a gross floor area of no more than 1,000m².

3. **Activity status:** Non-complying

Where:
a. Compliance is not achieved with LIZ-R16.1 or LIZ-R16.2 is not achieved.

LIZ-R17	Other activities not otherwise provided for

1. **Activity status:** Permitted

Where:
a. The activity is ancillary to a permitted activity.

2. **Activity status:** Discretionary

Where
a. Compliance is not achieved with LIZ-R17.1.

LIZ-R18	Residential activities

1. **Activity status:** Restricted discretionary

Where:
a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and
b. Residential activities and other sensitive activities account for no more than 50% of the gross floor area of all buildings on site.

Matters of discretion are restricted to:
1. The matters in:
   a. LIZ-P2: Residential activities and other activities sensitive to industry,
   b. LIZ-P5: Existing activities, and
   c. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and

research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. The co-location benefits of the residential activity with the industrial activity, research activity, or emergency facility which the residential activity is ancillary to.
4. The co-location benefits of the residential activity with other activities on the site or elsewhere in the Light Industrial Zone.

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with LIZ-R18.1.

LIZ-R19	Activities sensitive to industry, other than residential activities

1. **Activity status:** Restricted discretionary

Where:
a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and
b. Residential activities and other activities sensitive to industry account for no more than 50% of the gross floor area of all buildings on site.

Matters of discretion are restricted to:
1. The matters in:
   a. LIZ-P2: Residential activities and other activities sensitive to industry,
   b. LIZ-P5: Existing activities,
   c. LIZ-P6: Role in network of commercial and industrial areas,
   d. LIZ-P7: Support of centres hierarchy, and
   e. LIZ-P8: Development capacity.
2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).
3. The co-location benefits of the residential activity with the industrial activity, research activity, or emergency facility which the residential activity is ancillary to.
4. The co-location benefits of the residential activity with other activities on the site or elsewhere in the Light Industrial Zone.

2. **Activity status:** Discretionary

Where:
a. Compliance is not achieved with LIZ-R19.1.

LIZ-R20	Heavy industrial activities

1. **Activity status:** Discretionary

LIZ-R21	Standalone office activities

1. **Activity status:** Non-complying

LIZ-R22	Integrated retail activities

1. **Activity status:** Non-complying

Notification:
Public notification is required for any application under this rule.

General rules

LIZ-R23	Outdoor storage and work areas

1. **Activity status:** Permitted

Where:
a. The outdoor storage and work areas are screened from any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and
b. Compliance is achieved with LIZ-S5: Landscaping and screening.

2. **Activity status:** Restricted discretionary

Where:
a. Compliance is not achieved with LIZ-R23.1.

Matters of discretion are restricted to:

1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition LIZ-R23.1 or LIZ-S5: Landscaping and screening but are not.
2. The urban design outcomes in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11.
3. Any positive effects that can only be achieved through non-compliance with LIZ-R23.1 or LIZ-S5: Landscaping and screening.

LIZ-R24	Servicing

1. **Activity status:** Permitted

   Where:
   a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or
   b. The servicing occurs only between 7:00am and 10:00pm.

2. **Activity status:** Restricted discretionary

   Where:
   a. Compliance is not achieved with LIZ-R24.1.

   Matters of discretion are restricted to:
   1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.

   Notification:
   Public notification is precluded for applications under this rule.

Standards

LIZ-S1	Height

1. Buildings and structures must not exceed a maximum height above ground level of:
   a. The height shown in the Specific Height Control Overlay applying to the site, if any, or
   b. In any other case, 22 metres.

Matters of discretion if the standard is breached:
1. Urban design outcomes 2, 3, 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
2. Any positive effects that can only be achieved through non-compliance with the standard.

LIZ-S2	Height in relation to boundary - Adjoining zones

1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Mixed Use Zone, or Marae Zone.

Matters of discretion if the standard is breached:
1. Urban design outcomes 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
2. Any positive effects that can only be achieved through non-compliance with the standard.

LIZ-S3	Setbacks - Adjoining zones

1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.
2. This standard does not apply to boundary fences of no more than 2m in height above ground level.

Matters of discretion if the standard is breached:
1. Access for repairs and maintenance to buildings and structures on the site.
2. Urban design outcomes 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
3. Any positive effects that can only be achieved through non-compliance with the standard.

LIZ-S4	Overlooking - Adjoining zones

1. Windows in buildings that overlook an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing.

Matters of discretion if the standard is breached:
1. Urban design outcome 4 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
2. Any positive effects that can only be achieved through non-compliance with the standard.

LIZ-S5	Landscaping and screening

1. Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay.
2. Landscaping is required on a 3 metre buffer on any boundary with an adjoining site in the Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, unless the site is screened with a solid or close-boarded fully opaque fence on the boundary of at least 1.8m in height above ground level.
3. Landscaping required by this standard must:
    a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,
    b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and
    c. Those trees must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height of at least 5 metres at maturity.

Matters of discretion if the standard is breached:

1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the adjoining site, as relevant.
2. Urban design outcomes 1, 2, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
3. Any positive effects that can only be achieved through non-compliance with the standard.