

Appendix C - GIZ / RISZ Comparison

	Rural Industrial Sub-Zone	General Industrial Zone
Rural Industrial Activities	Permitted	NA
Industrial and Service Activities	Non Complying	Permitted
Commercial	Non Complying	Permitted
Sale of goods	Permitted (goods produced, processed or manufactured on site or ancillary to rural industrial activities)	
Trade Suppliers and Large Format Retail	Non Complying	Prohibited
Residential Activities	Discretionary	Prohibited
Outdoor Storage	Permitted	Permitted
Ancillary offices	Permitted	Permitted up to 50m ² Restricted Discretionary between 50m ² and 100m ² Non Complying over 100m ²
Buildings up to 500m ²	Permitted	Restricted Discretionary with discretion limited to external appearance, landscaping, signage, lighting, servicing, access, manoeuvring, loading and car parking, waste and recycling, CPTED and natural hazards
Buildings over 500m ²	Restricted Discretionary (discretion limited to external appearance, visual prominence, amenity and privacy/outlook of adjoining properties)	
Maximum building height	10m (breach triggers a restricted discretionary activity consent with discretion limited to rural amenity and landscape character, privacy/outlook/amenity of adjoining properties)	10m (breach triggers a non-complying activity consent)
Maximum Building Coverage	NA	75% (breach triggers a restricted discretionary activity consent with discretion limited to site layout and location of buildings, traffic effects, access, loading, parking and manoeuvring, visual effects, landscaping, provision of outdoor storage)
Road boundary setback	20m (breach triggers a restricted discretionary activity consent with discretion limited to rural amenity and landscape character, open space, nuisance effects)	5m (breach triggers a restricted discretionary activity consent with discretion limited to visual effects, nature of activity, landscaping/screening and compatibility with appearance, layout and scale of surrounding sites)
Internal boundary setback	10m setback from Rural Industrial Sub Zone boundaries (breach triggers a restricted discretionary activity consent	7m setback from General Industrial Zone boundaries (breach triggers a restricted discretionary activity consent

	with discretion limited to buffer landscaping, rural amenity and landscape character, privacy/outlook/amenity of adjoining properties)	with discretion limited to visual effects, nature of activity, landscaping/screening and compatibility with appearance, layout and scale of surrounding sites)
Retail sales	Must be undertaken within a building and must not exceed 10% of the buildings total floor area (breach triggers a non-complying activity consent).	NA
Subdivision	Discretionary	Restricted Discretionary (subject to compliance with minimum lot size)
Minimum Lot Size	No Minimum	1000m ² (breach would trigger a non-complying activity resource consent)

Definition of Rural Industrial Activities

Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.