
Recommended changes in response to submissions are shown in ~~strikethrough~~ and underline.

LIZ

Light Industrial Zone - Te Takiwā Ahumahi Āhua Toritori

Overview

The LIZ - Light Industrial Zone complements the ~~HIZ - Heavy~~ and¹ 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

¹ Grey District Council (S608.102)

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.

- **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

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	<u>New Buildings, External Additions and Alterations to Existing Buildings, Landscaping, External Storage, and Blasting and Vibration²</u> Industrial Activities and Industrial Buildings
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² Waka Kotahi (S450.234)

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; ~~and~~
 - ii. 2m from road boundaries; and
 - iii. 5m from ~~road boundaries~~, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor;
4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that:
 - i. It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and
 - ii. The fence or landscaping is set back from the road boundary so that it does not restrict visibility;
5. 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;
~~There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;~~³
6. The area adjoining the road frontage of all sites (excluding access points)⁴, 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:

Activity status where compliance not achieved:

Discretionary where ~~Standards 1-8 are Rule 1 is~~ not complied with.

Restricted Discretionary where Rules 2-8 are Standard 9 is not complied with.⁵

³ Buller District Council (S538.458), Birchfield Ross Mining Limited (S604.083)

⁴ Westland Milk Products (S64.018)

⁵ Westland Milk Products (S63.015)

- 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~~⁶ within any carparking area.
7. Contaminated stormwater run-off associated with any industrial activity or building, ~~including stormwater runoff from earthworks~~, shall be collected and treated prior to discharge ~~to ensure there are no significant adverse effects on water quality~~; and
8. 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 ~~except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing~~⁷. 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. Stormwater facilities that support multiple uses such water

⁶ Buller District Council (S538.458)

⁷ Buller District Council (S538.458)

<p>quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.</p> <p>3. 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.</p> <p>4. <u>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</u>⁸</p>	
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LIZ-R2A	Industrial Activities⁹	
<p><u>Activity Status Permitted</u></p> <p><u>Where:</u></p> <p>1. All performance standards for Rule LIZ - R1 are complied with.</p>		<p><u>Activity status where compliance not achieved:</u></p> <p><u>Restricted Discretionary</u></p>
LIZ - R2	Commercial Activities	
<p><u>Activity Status Permitted</u></p> <p><u>Where:</u></p> <p>1. All performance standards for Rule LIZ - R1 are complied with; and</p> <p>2. Any Retail¹⁰ <u>A</u>activities are:</p> <ul style="list-style-type: none"> i. Motor vehicle sales yards; ii. Service stations; iii. Trade retail and trade suppliers; iv. Drive through restaurants; or v. Convenience stores, restaurants, cafes and takeaway food outlets with a maximum gross floor area of 250m². 		<p><u>Activity status where compliance not achieved:</u></p> <p>Discretionary</p>
LIZ - R3	Ancillary Residential Activities	

⁸ Buller District Council (S538.448)

⁹ Consequential to Waka Kotahi (S450.234)

¹⁰ Buller District Council (S538.459)

Activity Status Permitted Where: 1. All performance standards for Rule LIZ - R1 are complied with; 2. One single ¹¹ residential unit per site is provided; and 3. The residential activity is ancillary to the commercial or industrial activity on the site. Advice Note: 1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.		Activity status where compliance not achieved: Non-Complying
LIZ - R4	Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility	
Activity Status Permitted Where: 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.		Activity status where compliance not achieved: Discretionary
LIZ - R5	Minor Structures	
Activity Status Permitted		Activity status where

¹¹ Buller District Council (S538.460)

<p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with - except that compliance with standard 3 (setbacks) is not required. 2. Masts, poles, aerials and pou whenua must not exceed 7m in height; 3. 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; 4. Any ornamental or garden structure must not exceed 2.4 m in height; and 5. <u>Hose drying towers do not exceed 15m in height; and</u>¹² 6. Any other structure must not exceed 10m² and 2m in height. 	<p>compliance not achieved: Restricted Discretionary</p>
LIZ - R6	Fences, Walls and Retaining Walls
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>
LIZ - R7	Agricultural, Pastoral and Horticultural Activities
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with. 	<p>Activity status where compliance not achieved: Discretionary</p>
LIZ - R8	Aquaculture Activities
<p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. All performance standards for Rule LIZ - R1 are complied with. 	<p>Activity status where compliance not achieved: Discretionary</p>

¹² Consequential to Fire and Emergency New Zealand (S573.101)

Restricted Discretionary Activities

LIZ - R9

Industrial Activities and New Buildings and External Additions and Alterations to Existing Buildings not meeting Rule LIZ - R1¹³

Activity Status Restricted Discretionary

Where:

- ~~1. The building projects into the recession plane; and~~
- ~~2. All other performance standards for Rule LIZ - R1.1 are is-complied with.~~

Discretion is restricted to:

- ~~a. Design and location of buildings;~~
- ~~b. Design and location of parking and access; and~~
- ~~c. Landscape treatment.~~
- a. Bulk, location, and design of buildings.
- b. Effects on the safety, amenity and attractiveness of the street or public places.
- c. Visual dominance, shading, and nuisance effects on neighbouring sites.
- d. Design and location of parking and access.
- e. Landscape treatment.

Activity status where compliance not achieved: Discretionary

¹³ Westland Milk Products (S63.016)

LIZ - R10	Minor Structures not meeting Rule LIZ - R5	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: N/A
Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		
LIZ - R11	Fences, Walls and Retaining Walls not meeting Rule LIZ - R6	
Activity Status Restricted Discretionary		Activity status where compliance not achieved: N/A
Discretion is restricted to: a. Design and location of structures; and b. Landscape treatment.		

Discretionary Activities

LIZ - R12	Industrial Activities and Buildings, Commercial, Aquaculture and Agricultural, Pastoral and Horticultural Activities not meeting Permitted or Restricted Discretionary Activity Standards¹⁴	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
LIZ - R13	Emergency Service Activities, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium, Public Transport Facility not meeting Permitted Activity Standards¹⁵	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
LIZ - R14	Community Facilities and¹⁶ Educational Facilities	
Activity Status Discretionary		Activity status where compliance not achieved: N/A

¹⁴ Buller District Council (S538.469)

¹⁵ Buller District Council (S538.470)

¹⁶ Buller District Council (S538.471)

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