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

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

## **INZ**

# **Industrial Zones - Objectives and Policies**

## **Ngā Takiwā Ahumahi - Ngā Whāinga me ngā Kaupapa Here**

### **Overview**

INZ - Industrial Zones are key to employment and the function of industry. There are different types of industrial uses, and one of the common issues for towns on the West Coast/Te Tai o Poutini is the changing nature of industrial activities.

The Plan provides for two types of INZ - Industrial Zones - a GIZ - General Industrial Zone, and a LIZ - Light Industrial Zone.

- The GIZ - General Industrial Zone covers much of the existing industrial development on the West Coast/Tai o Poutini.
- The LIZ - Light Industrial Zone is located in areas of existing industrial development as well as some undeveloped locations where a higher degree of amenity is required due to the location.

While not an INZ - Industrial Zone, the PORTZ - Port Zone is a SPZ - Special Zone where industrial activities are also expected.

### **Industrial Zone Objectives**

#### **INZ - O1**

~~To provide for the efficient and effective operation and development of industrial activities~~ Recognise that industrial activities contribute to economic and social wellbeing<sup>1</sup>, and provide for their effeicient and effective operation and development are enabled<sup>2</sup> in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining zones<sup>3</sup> areas.

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<sup>1</sup> Consequential to Westland Milk Products (S63.008).

<sup>2</sup> Statement of evidence of Richard Black on behalf of Westland Milk Products.

<sup>3</sup> Silver Fern Farms (S441.043)

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| <b>INZ - O2</b> | To encourage new industrial development to locate within INZ - Industrial Zoned land, and where new land is proposed for industrial zoning or uses ensure that this development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, the development of new infrastructure to the standards required by the Council and Te Tai o Poutini Plan. |
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**Also the Strategic Objectives and Policies**

**Industrial Zone Policies**

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| <b>INZ - P1</b> | Recognise the substantial investment in infrastructure by ensuring that any new industrial areas are located where they support the efficient use of infrastructure. <sup>4</sup> |
| <b>INZ - P2</b> | New industrial areas should not be located in areas subject to significant  |

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<sup>4</sup> Buller District Council (S538.442)

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|                 | risks from natural hazards, or in sites and areas of significance to Māori.   |
| <b>INZ - P3</b> | <del>Where new industrial areas are developed the developers of these areas shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.</del> <sup>5</sup>  |
| <b>INZ - P4</b> | <del>Where suitable land for industrial use is available within INZ - Industrial Zones, industrial activities should in the first instance be located in those zones, and not proliferate through the rural areas and settlements.</del> <sup>6</sup>   |
| <b>INZ - P5</b> | Where sites or areas of significance to Māori are identified in industrial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including: <ul style="list-style-type: none"> <li>a. Protection of wāhi tapu and taonga sites identified in Schedule Three of the Plan using culturally appropriate methods; and</li> <li>b. Identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Poutini Ngāi Tahu; and</li> <li>c. Protection of the relationship of tangata whenua with freshwater, including cultural use opportunities.</li> </ul>   |
| <b>INZ - P6</b> | Provide for a wide range of industrial and compatible activities within the INZ - Industrial Zones, <del>while maintaining the amenity values of any adjacent RESZ – Residential Zone, OSRZ – Open Space and Recreation Zone, MUZ – Mixed Use Zone or SETZ – Settlement Zone ensuring an acceptable level of environmental quality and amenity within the zones</del> <sup>7,8</sup> .  |
| <b>INZ - P7</b> | Avoid activities that may be incompatible with other industrial activities from establishing in the INZ - Industrial Zones, to ensure the safe and efficient operation of industrial activities. This includes: <ul style="list-style-type: none"> <li>a. Excluding activities (such as residential <u>activities</u> and visitor accommodation <u>that are not ancillary to an industrial activity</u>) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities;</li> <li>b. Excluding retail and commercial activities from GIZ - General Industrial Zoned land that do not support or are not related to industrial and service activities, and to minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes; and</li> <li>c. Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.</li> </ul> |

<sup>5</sup> Buller District Council (S538.442)

<sup>6</sup> Buller District Council (S538.442), Westland Farm Services (S550.008)

<sup>7</sup> Consequential to Silver Fern Farms (S441.050)

<sup>8</sup> Correspondence from Lucy Smith on behalf of Terra Firma.

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| <b>INZ - P8<sup>9</sup></b> | Impose performance standards on <u>Avoid, remedy or mitigate adverse effects of development and land use in the INZ - Industrial Zones to maintain that protects the amenity values of the commercial, residential, open space and recreation,</u> <sup>10</sup> and rural areas surrounding the INZ - Industrial Zones.   |
| <b>INZ - P9</b>             | Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should not detract from the visual amenity of the road frontage, through the inclusion of landscaping and tree planting.<br><u>Manage effects on visual amenity along road frontages of the INZ – Industrial Zones that are adjacent to state highways and residential areas with landscaping and tree planting, while ensuring the safe function of the road.</u> <sup>11</sup> |

<sup>9</sup> Consequential to Silver Fern Farms (S441.052)

<sup>10</sup> Consequential to correspondence from Lucy Smith on behalf of Terra Firma.

<sup>11</sup> Consequential to Silver Fern Farms (S441.053), Waka Kotahi (S450.230)

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| <b>INZ - P10</b> | <del>Over the long term, promote the relocation of sporadic out-of-zone industrial activities in residential, commercial and rural areas to industrial-zoned areas.</del>  |
| <b>INZ - P11</b> | Require the careful on-site management and treatment of stormwater from industrial buildings and sites <u>so that adverse effects on any waterbody or coastal water are avoided, remedied, or mitigated in order to safeguard the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments.</u> |

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