
Recommended changes in response to submissions are shown in ~~strike through~~ and underline.
Recommended changes in response to submitter evidence are shown in ~~strike through~~ and underline.
Recommended amendments to the provisions following the hearing – right of reply are shown in ~~strike through~~ and underline.

GIZ

General Industrial Zone - Te Takiwā Ahumahi Whānui

Overview

The GIZ - General Industrial Zone is intended to provide for a range of industrial activities, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities (such as noise, odour, dust, glare, fumes and smoke). GIZ - General Industrial Zone land is located near key transport routes - around the Ports of Westport and Greymouth; at Kaiata Park; Greymouth South and Karoro in Greymouth; in the Town Belt East, Airport and Seaview Industrial Park at Hokitika; at the Stafford Street Industrial area at Westport; and the Hattie St and Buller Road industrial areas in Reefton. Smaller industrial areas are also located in settlements throughout the three districts.

The INZ - Industrial Objectives and Policies and GIZ - General 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 the surrounding areas.

There are sufficient areas of land zoned for industrial use to meet anticipated growth requirements in the short to medium-term, provided GIZ - General Industrial Zoned land is utilised for industrial purposes. Non-industrial activities, such as residential and commercial activities, unless these are directly associated with industrial use, are therefore generally inappropriate in industrial locations and are provided for in other zones.

Lower standards of amenity are characteristic of industrial zones and out-of-zone activities locating in industrial zones can lead to reverse sensitivity effects. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and internalise adverse effects on adjoining zones. However, given that the GIZ - General Industrial Zone contains a number of businesses and has a high level of employment, small scale food and beverage stores are provided for.

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 General 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 General Industrial Zone. Specific
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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 natural hazard overlays may affect areas in the General 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 General 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 General Industrial Zone.

General 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

GIZ - R1	New Buildings, External Additions and Alterations to Existing Buildings¹, Landscaping, External Storage, and Blasting and Vibration
	Industrial Activities and Industrial Buildings
Activity Status Permitted Where:	Activity status where compliance not achieved: Discretionary where Standards 1-8 are Rule 1 is not complied with.
<ol style="list-style-type: none"> 1. The maximum building height above ground level is 20m; 2. Maximum site coverage is 80%; 3. Buildings are setback a minimum: <ul style="list-style-type: none"> • 10m from State Highways; and • <u>2m from road boundaries²</u>; • 5m from road boundaries, any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or 	Restricted Discretionary where Rules 2-8 1-8⁸ are

¹ Waka Kotahi (S450.231)

² Westland Milk Products (S63.013)

⁸ Statement of evidence of Richard Black on behalf of Westland Milk Products (S63.011, 63.012)

<p>SETZ - Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that:</p> <p>a. It is not visible from any adjacent RESZ - Residential Zone or SETZ - Settlement Zone boundary or adjacent public place; and</p> <p>b. The fence or landscaping is set back from the road boundary so that it does not restrict visibility;</p> <p>5. No blasting or vibration beyond the zone boundary³ shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and 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;⁴</p> <p>6. The area adjoining the road frontage of all sites (excluding access points)⁵, and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 metres, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor;</p> <p>7. Contaminated Stormwater run-off associated with any industrial activity, or building and associated impermeable parking areas greater than 1000m², including stormwater runoff from any earthworks, shall be collected and treated prior to discharge. This rule does not apply to areas that discharge lawfully into an authorised trade waste system⁶ to ensure there are no significant adverse effects on water quality;</p> <p>8. No building shall project beyond a building envelope in accordance with Appendix Two defined by a 35 degree recession plane to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing⁷. This standard does not apply to:</p>	<p>Standard 9 is not complied with.⁹</p>
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Commented [B&A1]: Relocated to GIZ-R3A and GIZ-R4 in response to hearing notes of Ms Inta (S553).

Commented [B&A2]: Relocated to GIZ-R3A in response to hearing notes of Ms Inta (S553).

³ Buller District Council (S538.443)

⁴ Buller District Council (S538.443), Birchfield Ross Mining Limited (S604.073), Whyte Gold Limited (S607.058)

⁵ Westland Milk Products (S63.014)

⁶ Statement of evidence of Richard Black on behalf of Westland Milk Products

⁷ Buller District Council (S538.443)

⁹ Westland Milk Products (S63.011)

- 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
- c. 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 quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.~~
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.~~
4. 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.¹⁰

Commented [B&A3]: Relocated to GIZ-R3A in response to hearing notes of Ms Inta (S553).

¹⁰ Buller District Council (S538.443)

GIZ - R2	Minor Structures	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with - except that compliance with standard 3 (setbacks) is not required.¹¹ Masts, poles, aerials and pou whenua must not exceed 7m in height; 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; Any ornamental or garden structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>	
GIZ - R3	Fences, Walls and Retaining Walls	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> Fences, walls and retaining walls are a maximum 2m height above ground level; and 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>	
GIZ-R3A	Industrial Activities ¹²	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that: <ol style="list-style-type: none"> It is not visible from any adjacent RESZ - Residential Zone or SETZ - Settlement Zone boundary or adjacent public place; and The fence or landscaping is set back from the road boundary so that it does not restrict visibility; No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays; and Stormwater run-off associated with any industrial activity, building and associated impermeable parking areas greater 	<p>Activity status where compliance not achieved: Restricted Discretionary</p>	

Commented [B&A4]: Consequential amendment in response to hearing notes of Ms Inta (S553). The relevant standards which apply to industrial activities under GIZ-R1 have been included under GIZ-R3A.

¹¹ Buller District Council (S538.444), Chris & Jan Coll (S558.365), Chris J Coll Surveying Limited (S566.365), William McLaughlin (S567.422), Laura Coll McLaughlin (S574.365)

¹² Consequential to Waka Kotahi (S450.231)

<p>than 1000m² shall be collected and treated prior to discharge. This rule does not apply to areas that discharge lawfully into an authorised trade waste system¹³ ;</p> <p>Advice Notes:</p> <ol style="list-style-type: none"> Stormwater facilities that support multiple uses such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner. 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. 		
GIZ - R4	Commercial Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with; and All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that: <ol style="list-style-type: none"> It is not visible from any adjacent RESZ - Residential Zone or SETZ - Settlement Zone boundary or adjacent public place; and The fence or landscaping is set back from the road boundary so that it does not restrict visibility; No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays; and Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser. 		<p>Activity status where compliance not achieved: Restricted Discretionary where standards 1-2 are is not complied with.</p> <p>Non-Complying where standard 2 3 is not complied with.¹⁴</p>
GIZ - R5	Ancillary Residential Activities	
<p>Activity Status Permitted Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with; One single¹⁵ residential unit per site is provided; and The residential activity is ancillary to the commercial or industrial activity on the site. 		<p>Activity status where compliance not achieved: Non-Complying</p>

Commented [B&A5]: Relocated from GIZ-R1 in response to hearing notes of Ms Inta (S553).

Commented [B&A6]: Consequential amendment in response to hearing notes of Ms Inta (S553). The relevant standards which apply to commercial activities under GIZ-R1 have been included under GIZ-R4.

Commented [B&A7]: Relocated from GIZ-R1 in response to hearing notes of Ms Inta (S553).

¹³ Statement of evidence of Richard Black on behalf of Westland Milk Products

¹⁴ Buller District Council (S538.446), Chris & Jan Coll (S558.368), Chris J Coll Surveying Limited (S566.368), William McLaughlin (S567.425), Laura Coll McLaughlin (S574.368)

¹⁵ Buller District Council (S538.447)

Advice Note: 1. The acoustic insulation requirements for noise sensitive activities as set out in Rule NOISE - R3 also apply.		
GIZ - R6	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 GIZ - R1 are complied with.		Activity status where compliance not achieved: Discretionary
GIZ - R7	Agricultural, Pastoral and Horticultural Activities	
Activity Status Permitted Where: 1. All performance standards for GIZ - R1 are complied with.		Activity status where compliance not achieved: Discretionary
GIZ - R8	Aquaculture Activities	
Activity Status Permitted Where: 1. All performance standards for Rule GIZ - R1 are complied with.		Activity status where compliance not achieved: Discretionary

Restricted Discretionary Activities

GIZ - R9 **Industrial Activities and New Buildings and External Additions and Alterations to Existing Buildings not meeting Permitted Activity standards**¹⁶

<p>Activity Status Restricted Discretionary Where:</p> <p>1. The building projects into the recession plane; and 2. All other performance standards for Rule GIZ-R1.1 are is complied with.¹⁷</p> <p>Discretion is restricted to:</p> <p>a. Design and location of buildings; b. Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and d. Landscape treatment.</p> <p>a. Bulk, location, and design of buildings. b. <u>Effects on the safety, amenity and attractiveness of the street or public places.</u> c. <u>Amenity,</u>¹⁸ <u>visual dominance, shading, and nuisance effects on neighbouring sites.</u> d. <u>Design and location of parking and access.</u> e. <u>Landscape treatment.</u> f. <u>Characteristics of the site and development that are relevant to the rule.</u>¹⁹</p>	<p>Activity status where compliance not achieved: <u>Discretionary</u> <u>N/A</u></p>
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GIZ – R9A **Industrial Activities and Commercial Activities not meeting Permitted Activity standards**

<p>Activity Status Restricted Discretionary <u>Discretion is restricted to:</u></p> <p>a. <u>Effects on the safety, amenity and attractiveness of the street or public places.</u> b. <u>Amenity and nuisance effects on neighbouring sites.</u> c. <u>Landscape treatment.</u> d. <u>Stormwater management and treatment.</u></p>	<p>Activity status where compliance not achieved: <u>N/A</u></p>
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Commented [B&A8]: Consequential to hearing notes of Ms Inta (S553). The new rule applies to assessment non-compliance with GIZ-R3A and GIZ-R4, with the relevant matters duplicated from GIZ-R9.

¹⁶ Westland Milk Products (S63.012)

¹⁷ Correction consequential to Richard Black on behalf of Westland Milk Products (S63.011, 63.012)

¹⁸ Statement of evidence of Richard Black on behalf of Westland Milk Products (S63.011, 63.012)

¹⁹ Statement of evidence of Richard Black on behalf of Westland Milk Products (S63.011, 63.012)

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

Discretionary Activities	
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GIZ – R12	Industrial Activities and Buildings, Aquaculture Activities, Agricultural, Pastoral and Horticultural Activities not meeting Permitted or Restricted Discretionary Activity Standards²⁰
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Activity Status Discretionary Advice Note: When assessing applications for resource consent under this rule, where relevant, objectives and policies of the Hazardous Substances chapter should be considered.	Activity status where compliance not achieved: N/A
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GIZ – R13	Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium, Public Transport Facility and Bulk Fuel Supply Infrastructure not meeting Permitted Activity Standards²¹
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Activity Status Discretionary Advice Note: When assessing applications for resource consent under this rule, where relevant, objectives and policies of the Hazardous Substances chapter should be considered.	Activity status where compliance not achieved: N/A
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GIZ - R14	Community Facilities and²² Tertiary Educational Facilities Activities²³
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Activity Status Discretionary	Activity status where compliance not achieved: N/A
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Non-complying Activities	
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GIZ - R15	Any Activity not provided for by another Rule in the zone
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Activity Status Non-complying	Activity status where compliance not achieved: N/A
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²⁰ Buller District Council (S538.454), consequential to Westland Milk Products (S63.011, S63.012)

²¹ Buller District Council (S538.455)

²² Consequential to Buller District Council (S538.456)

²³ Statement of evidence of Steve Tuck on behalf of Silver Fern Farms (FS101.035)

