

Attachment 5 - Wiring of objectives, policies, and rules in the INZ, GIZ, and LIZ Chapters

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.

Table 1: Wiring assessment of objectives, policies, and rules as recommended to be amended in response to submissions and submitter evidence.

Objective	Policy	Rule	Assessment
INZ-O1 To provide for the efficient and effective operation and development of industrial activities <u>Recognise that industrial activities contribute to economic and social wellbeing, and provide for their efficient and effective operation and development are enabled</u> 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 <u>areas</u> .	INZ-P6 Provide for a wide range of industrial and compatible activities within the INZ - Industrial Zones, 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.	<ul style="list-style-type: none"> • GIZ-R4A Industrial Activities & LIZ-R2A Industrial Activities • GIZ-R4 Commercial Activities & LIZ-R2 Commercial Activities • GIZ-R6 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility & LIZ-R4 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility • GIZ-R7 Agricultural, Pastoral and Horticultural Activities & LIZ-R7 Agricultural, Pastoral and Horticultural Activities • GIZ-R8 Aquaculture Activities & LIZ-R8 Aquaculture Activities 	<ul style="list-style-type: none"> • The rules provide for permitted activities and give effect to INZ-O1 and INZ-P6 by enabling industrial activities and a range of identified activities that are considered to be compatible with industrial activities.
		<ul style="list-style-type: none"> • GIZ-R2 Minor Structures & LIZ-R5 Minor Structures 	<ul style="list-style-type: none"> • The rules provide an enabling framework for minor structures that are accessory to buildings and/or activities that are anticipated in the INZ, and give effect to INZ-O1 and INZ-P6.
		<ul style="list-style-type: none"> • GIZ-R5 Ancillary Residential Activities & LIZ-R3 Ancillary Residential Activities 	<ul style="list-style-type: none"> • The rules provide for a limited scale of ancillary residential activities, recognising that small scale of residential accommodation can be necessary for some industrial activities where there is an operational requirement for persons to live on-site. • The rules give effect to INZ-O1 and INZ-6 by supporting the establishment and operation of industrial activities and compatible commercial activities which require persons to live on-site.
	INZ-P8 Impose performance standards on <u>Avoid, remedy or mitigate adverse effects of</u> development and land use in the INZ - Industrial Zones to maintain that protects the amenity values of the commercial, residential, <u>open space and recreation</u> , and rural areas surrounding the INZ - Industrial Zones.	<ul style="list-style-type: none"> • GIZ-R1 New Buildings, External Additions and Alterations to Existing Buildings, Landscaping, External Storage, and Blasting and Vibration & LIZ-R1 New Buildings, External Additions and Alterations to Existing Buildings, Landscaping, External Storage, and Blasting and Vibration • GIZ-R9 New Buildings and External Additions and Alterations to Existing Buildings not meeting Permitted Activity standards & LIZ-R9 New Buildings and External Alterations to Existing Buildings not meeting Rule LIZ-R1 • GIZ-R2 Minor Structures • GIZ-R10 Minor Structures not meeting Permitted Activity standards & LIZ-R10 Minor Structures not meeting Rule LIZ-R5 • GIZ-R3 Fences, Walls and Retaining Walls & LIZ-R6 Fences, Walls and Retaining Walls • GIZ-R11 Fences, Walls and Retaining Walls not meeting Permitted Activity standards & LIZ-R11 Fences, Walls and Retaining Walls not meeting Rule LIZ-R6 	<ul style="list-style-type: none"> • The rules set out various requirements for new buildings, including for the bulk and location of buildings, landscaping, the scale of minor structures, fences, walls, and retaining walls, and restrictions for blasting and vibration. Corresponding rules require resource consent for restricted discretionary activities where compliance is not achieved with any one of the requirements. • The rules give effect to INZ-O1 and INZ-P8 as the rules seek to manage the effects of activities within the GIZ and LIZ on amenity values of surrounding areas, including more sensitive receiving zones.
	INZ-P9 Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera	<ul style="list-style-type: none"> • GIZ-R1.6 & LIZ-R1.6 	<ul style="list-style-type: none"> • The rules require the establishment of landscaping along road frontages and give effect to INZ-O1 and INZ-P9 as they seek to manage the visual amenity when viewed from the street and adjacent sites.

Objective	Policy	Rule	Assessment
	<p>(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.</p> <p>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.</p>		
N/A	<p>INZ-P5</p> <p>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:</p> <p>a. Protection of wāhi tapu and taonga sites identified in Schedule Three of the Plan using culturally appropriate methods; and</p> <p>b. Identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Poutini Ngāi Tahu; and</p> <p>c. Protection of the relationship of tangata whenua with freshwater, including cultural use opportunities.</p>	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> There are no rules within the GIZ and LIZ which give effect to INZ-P5, however both the GIZ and LIZ Overview text identify the Sites and Areas of Significance to Māori, Historic heritage and Notable Tree Chapters may include other relevant provisions.
N/A	<p>INZ-P7</p> <p>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:</p> <p>a. Excluding activities (such as residential activities 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;</p> <p>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</p> <p>c. Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.</p>	<ul style="list-style-type: none"> GIZ-R4 Commercial Activities & LIZ-R2 Commercial Activities GIZ-R5 Ancillary Residential Activities & LIZ-R3 Ancillary Residential Activities GIZ-R14 Tertiary Educational Facilities & LIZ-R14 Tertiary Educational Facilities 	<ul style="list-style-type: none"> By identifying and providing for compatible commercial activities, the rules require resource consent for a discretionary activity for commercial activities that are not identified. The rules give effect to INZ-P7.b by ensuring that permitted commercial activities are those which support or are related to industrial and service activities. The rules require that residential activities are ancillary to a commercial and industrial activity, and limits their scale to a single residential unit. Non-compliance with the relevant rules require resource consent for a non-complying activity. The rules give effect to INZ-P7.c by managing the scale and nature of residential activities that can establish as of right in the GIZ and LIZ to ensure that residential activities do not create reverse sensitivity effects or reduce the land available for anticipated activities within these zones. The rules apply to tertiary educational facilities and require. resource consent for a discretionary activity. The discretionary, activity status recognises that there may be a functional need for tertiary educational facilities to locate within the GIZ and LIZ, however ensures that potential effects and can be assessed through the resource consent process.

Objective	Policy	Rule	Assessment
		<ul style="list-style-type: none"> • GIZ-R15 Any Activity not provided for by another Rule in the zone & LIZ-R15 Any activity not provided for by another Rule in the zone 	<ul style="list-style-type: none"> • The rules require resource consent for a non-complying activity for those activities not already provided for by another rule in the GIZ and LIZ. • The rules give effect to INZ-P7 by ensuring that activities that are not anticipated can be assessed through the resource consent process.
N/A	<p>INZ-P11 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></p>	<ul style="list-style-type: none"> • GIZ-R1.7 	<ul style="list-style-type: none"> • The rules require stormwater treatment for run-off associated with industrial activities and buildings, and large scale parking areas, and give effect to INZ-P11 by managing the effects of stormwater runoff on amenity.

Table 2: Wiring assessment of objectives, policies, and rules as recommended to be amended consequentially to the Right of Reply.

Objective	Policy	Rule
<p>INZ-O1 Recognise that industrial activities contribute to economic and social wellbeing, and provide for their efficient and effective operation and development in the INZ- Industrial Zones</p>	<p>INZ-P6 Provide for a wide range of industrial and compatible activities within the INZ - Industrial Zones.</p>	<ul style="list-style-type: none"> • GIZ-R4A Industrial Activities & LIZ-R2A Industrial Activities • GIZ-R4 Commercial Activities & LIZ-R2 Commercial Activities • GIZ-R6 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility & LIZ-R4 Emergency Service Facility, Carparking Lots and Buildings, Trade and Industry Training, Community Corrections Activity, Gymnasium and Public Transport Facility • GIZ-R7 Agricultural, Pastoral and Horticultural Activities & LIZ-R7 Agricultural, Pastoral and Horticultural Activities • GIZ-R8 Aquaculture Activities & LIZ-R8 Aquaculture Activities • GIZ-R2 Minor Structures & LIZ-R5 Minor Structures • GIZ-R5 Ancillary Residential Activities & LIZ-R3 Ancillary Residential Activities
<p>INZ-OX Require activities in the INZ – Industrial Zones to maintain a standard of amenity appropriate to these areas and which does not compromise the amenity of adjoining zones.</p>	<p>INZ-P8 Avoid, remedy or mitigate adverse effects of development and land use in the INZ – Industrial Zones to maintain the amenity values within the zone and of the commercial, residential, open space and recreation, and rural areas located at zone boundaries</p>	<ul style="list-style-type: none"> • GIZ-R1 New Buildings, External Additions and Alterations to Existing Buildings, Landscaping, External Storage, and Blasting and Vibration & LIZ-R1 New Buildings, External Additions and Alterations to Existing Buildings, Landscaping, External Storage, and Blasting and Vibration • GIZ-R9 New Buildings and External Additions and Alterations to Existing Buildings not meeting Permitted Activity standards & LIZ-R9 New Buildings and External Alterations to Existing Buildings not meeting Rule LIZ-R1 • GIZ-R2 Minor Structures • GIZ-R10 Minor Structures not meeting Permitted Activity standards & LIZ-R10 Minor Structures not meeting Rule LIZ-R5 • GIZ-R3 Fences, Walls and Retaining Walls & LIZ-R6 Fences, Walls and Retaining Walls • GIZ-R11 Fences, Walls and Retaining Walls not meeting Permitted Activity standards & LIZ-R11 Fences, Walls and Retaining Walls not meeting Rule LIZ-R6
	<p>INZ-P9 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.</p>	<ul style="list-style-type: none"> • GIZ-R1.6 & LIZ-R1.6
<p>INZ-OX Manage the effects generated by industrial activities on waterbodies and coastal water.</p>	<p>INZ-P11 Require the careful on-site management and treatment of stormwater from industrial buildings and sites so that adverse effects on any waterbody or coastal water are avoided, remedied, or mitigated.</p>	<ul style="list-style-type: none"> • GIZ-R1.7
<p>INZ-OX The role and function of the INZ – Industrial Zones is not compromised through the establishment of incompatible activities.</p>	<p>INZ-P7 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: a. Excluding activities (such as residential activities and visitor accommodation that are not ancillary to an industrial activity) 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; 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 c. Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.</p>	<ul style="list-style-type: none"> • GIZ-R4 Commercial Activities & LIZ-R2 Commercial Activities • GIZ-R5 Ancillary Residential Activities & LIZ-R3 Ancillary Residential Activities • GIZ-R14 Tertiary Educational Facilities & LIZ-R14 Tertiary Educational Facilities • GIZ-R15 Any Activity not provided for by another Rule in the zone & LIZ-R15 Any activity not provided for by another Rule in the zone