

LIZ – Light Industrial Zone

Introduction

The Light Industrial Zone provides primarily for a range of industrial activities, along with other activities that have similar characteristics, or which due to their scale or nature are best suited to the Light Industrial Zone. It is anticipated that future activities will generate a greater level of adverse effects than what can be expected in other existing zones. These may include, but are not limited to, noise, visual dominance, shading, light spill etc. These effects need to be adequately managed to ensure that amenity values of adjoining zones are maintained and adverse effects on the environment are avoided, remedied or mitigated.

Advisory notes:

- Activities are required to give effect to any applicable National Policy Statement and or National Environment Standards.
- All activities shall be in general accordance with the Kaikōura District (Signs) Bylaw.

Key defined terms for this chapter	
Term	Definition
Trade Supplier	means a business engaged in sales to businesses, and may also include sales to the general public, and consists only of one or more of the following categories: <ul style="list-style-type: none">a. automotive and marine supplies;b. building supplies;c. farming and agricultural supplies;d. garden and landscaping supplies;e. office furniture, equipment and systems supplies;f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items) ;g. industrial clothing and safety equipment supplies; andh. catering equipment supplies.

Yard-based Activity	<p>means retailing with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking. Drive-in or drive through covered areas devoted to the storage and display of construction materials (including covered lanes) are deemed yard space for the purpose of this definition.</p>
Freight Handling Facilities	<p>means the use of land, plant, equipment, buildings, infrastructure and structures for freight handling and distribution. It includes ancillary:</p> <ul style="list-style-type: none"> a. storage areas and facilities, including warehouses; b. maintenance and repair facilities; c. parking areas; d. administration facilities.
Food and Beverage Outlet	<p>means the use of land, buildings or other structures primarily for the sale of food or beverages prepared for immediate consumption on or off the premises to the general public. It excludes supermarkets.</p>
Heavy Industry	<p>means:</p> <ul style="list-style-type: none"> a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping; c. storage and disposal of sewage, septic tank sludge or refuse; d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins;

	<p>tanning; and wool scouring;</p> <p>e. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1,000 kg/hr;</p> <p>f. burning out of the residual content of metal containers used for the transport or storage of chemicals;</p> <p>g. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste;</p> <p>h. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery;</p> <p>i. crematoriums; and any industrial activity which involves the discharge of odour or dust beyond the site boundary.</p>
Light Industrial Zone/Activity	<p>Areas used predominantly for a range of industrial activities, and associated activities, with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.</p>

Issues

LIZ-I1	Managing the effects of industrial activity
<p>Due to the nature of industrial activities, there are often significant effects that occur and if not managed properly can adversely impact the immediate and surrounding environment.</p>	
LIZ-I2	Inadequate provision of land with industrial amenities
<p>Inadequate provision of land with industrial amenities in appropriate locations can result in a lack of industrial development or development of industrial activities in less desirable locations and in turn can have an adverse effect on surrounding environments.</p> <p>Part of promoting sustainable management involves the provision of adequate areas for which new activities can establish and for existing industrial activities to relocate to. Through zoning, effects of industrial activity can be confined to an appropriate area.</p>	

LIZ-I3	Providing a reasonable standard of amenity
A reasonable standard of amenity is required in light industrial areas to ensure that they are pleasant places to visit and work and that the amenity in adjoining zones is not adversely affected.	
LIZ-I4	Cumulative effects from non-light industrial activities
Ensuring the integrity of the Light Industrial Zone is not eroded through cumulative effects arising from commercial or residential activities establishing in this zone.	

Objectives

LIZ-O1	Providing for Light Industrial Zoning
The Light Industrial Zone provides for a range of light industrial and other compatible activities which contribute to, and maintain, the social, cultural, and economic wellbeing of the Kaikōura District.	
LIZ-O2	Maintaining amenity values of adjoining zones
The amenity values of areas adjoining the Light Industrial Zone are maintained.	
LIZ-O3	Effects of industrial activities
<ul style="list-style-type: none"> a. Adverse effects of industrial activities are avoided, remedied or mitigated. b. The cultural values of Ngāti Kuri/ mana whenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, the protection of sites of cultural significance, and recognition of other features of cultural significance including where practicable, waterways, springs, wetlands, sites of indigenous vegetation and the flight path of the Hutton Shearwater. 	
LIZ-O4	Development within an Outline Development Plan
Development within an Outline Development Plan must be undertaken in a manner consistent with the specific provisions contained within the Plan.	
LIZ-O5	Avoid cumulative effects of non-light industrial activities
Avoid cumulative effects of non – light industrial activities establishing within this zone to prevent undermining the viability and function of the Kaikōura’s town centre.	

Policies

LIZ-P1	Enable a wide range of light industrial activities
Enable a wide range of light industrial activities and ancillary activities that are compatible and complementary to the overall purpose and character of the Light Industrial Zone.	
LIZ-P2	Avoid establishment of certain activities
Avoid the establishment of any activities that: <ol style="list-style-type: none"> 1. Are incompatible with the character and function of the Light Industrial Zone; and 2. Would result in reverse sensitivity effects that may constrain light industrial activities; and operate offensive trade activities (offensive trades means activities listed in Schedule 3 of the Health Act 1956). 	
LIZ-P3	Manage adverse visual effects
Manage adverse visual effects of light industrial development and operation in a manner that supports the visual amenity of the District and the intended outcomes of the Zone.	
LIZ-P4	Maintain the amenity values of adjoining Zones
Maintain the amenity values of adjoining Zones by requiring: <ol style="list-style-type: none"> 1. Buildings are suitably separated from a Residential dwelling located on an adjoining site in a different zone; and 2. Landscaping and screening of activities in the Light Industrial Zone when viewed from land in adjoining zones; and 3. Buildings and activities located within the Light Industrial Zone shall be designed and operated in a manner that minimises any potential or actual adverse effects across the boundary with an adjoining zone including building reflectivity. 4. Avoiding heavy industry from establishing within Light Industrial Zoned areas. 	
LIZ-P5	Use of Crime Prevention Through Environmental Design
Development is designed and laid out to promote a safe environment that reflects the principles of Crime Prevention Through Environmental Design (CPTED).	
LIZ-P6	Development is consistent with any Outline Development Plans

To require subdivision, use and development be consistent with any relevant Outline Development Plans.	
LIZ-P7	Ensure noise effects do not affect amenity
To avoid adverse noise effects on the amenity enjoyed by neighbouring zones and, within the zone, ensure any habitable building is designed to mitigate external noise.	
LIZ-P8	Ensure light effects do not generate adverse effects
To ensure adverse effects from light spill on both the flight paths of Hutton's Shearwater and the amenity enjoyed on lifestyle or residential sites are avoided. To ensure adverse effects from light spill within the light industrial zone are appropriately managed to enable activities anticipated in this zone.	
LIZ-P9	Avoid certain activities
Other than provided for in Policy 10, avoid commercial activities, retailing, food and beverage activities and visitor accommodation activities within the light industrial zone where these are not ancillary to light industrial activity on the same site.	
LIZ-P10	Enable other activities
<p>Enable activities other than light industrial activities through permitted activity rules:</p> <ol style="list-style-type: none"> 1. at a limited scale and size to avoid compromising the character and function of the Light Industrial Zone; and 2. in a manner which does not detract from the character, function and purpose of other residential and commercial zones within the district, including the Commercial and Mixed Use Zone; and 3. with sufficient controls to ensure activities do not generate a reverse sensitivity effect with lawfully established light industrial activities on adjoining sites. 	
LIZ-P11	To provide landscaping as a means of maintaining amenity values
<p>The landscape buffer treatment shall consist of species from Appendix 1 and shall be designed to achieve the following objectives:</p> <ol style="list-style-type: none"> 1. To achieve both amenity and a level of screening of the built form from views outside of the Light Industrial Zone. 2. Where the landscape buffer is adjacent to State Highway 1, or at Zone boundary entrances, the landscape treatment shall ensure it contributes positively to the landscape character, cultural, and visual amenity of the adjoining area and shall reduce adverse visual effects associated with the mass and bulk of built form within the Light Industrial Zone. At zone entrances landscape planting shall maintain safety of sight lines for traffic. 	

<p>3. The buffer planting along internal streets within the Light Industrial Zone shall achieve amenity value by:</p> <ol style="list-style-type: none"> a. choosing street trees that have clear trunks, b. spacing street trees evenly down the street (at between 40 – 50m spacings), with lower plants creating ground cover in plant beds. The objective of this planting should be a focus on increased amenity and consistency in street tree selection rather than screening. 	
LIZ-P12	Ensure provision of Infrastructure
<p>To ensure:</p> <ol style="list-style-type: none"> 1. the supply of potable water; and 2. the satisfactory disposal of sewage and stormwater; and 3. the connection of electricity and telecommunications. 	

Methods

LIZ-M1	Use Rules and Performance Standards
<p>To include rules and rule requirements in the District Plan to control the height, bulk and location of buildings.</p>	
LIZ-M2	Use of Rules to Protect Adjoining Zoning
<p>To include rule requirements that apply to the interface between Light Industrial Zones and adjoining zones, including:</p> <ol style="list-style-type: none"> 1. Landscaping of industrial sites adjacent to neighbouring zones, 2. Recession planes, 3. Standards for noise from activities adjoining zones; and control of light spillage onto adjoining zones. 	
LIZ-M3	Resource Consents
<p>The use of resource consent conditions to mitigate, avoid or remedy the effects of activities that may have adverse effects, including adverse cumulative effects on the integrity of Kaikōura town centre.</p>	

Anticipated Environmental Results

LIZ-AER1	Consolidate Light Industrial Activities
<p>Consolidation of light industrial activities in the district to allow for light industrial activities to be undertaken in a manner that supports the health and wellbeing of</p>	

people and communities.	
LIZ-AER2	Preserve Amenity of Other Zones
Preservation of amenity, vitality, and function of residential and commercial areas through provision of an alternative zone for light industrial activities.	
LIZ-AER3	Preserve Amenity of Adjacent Zone
Preservation of the amenities in rural and residential environments adjacent to Light Industrial areas in terms of light admission, noise, odour, and lighting spill.	
LIZ-AER4	Non-Light Industrial Activities are limited
Limited non-light industrial activities within the light industrial zone to avoid undermining the intent of the zone, or contributing to the decline of Kaikōura’s town centre.	

Principal Reasons

LIZ-PR1	Light Industrial Character
<p>The principal reason for identifying and consolidating light industrial areas is to provide for activities with similar effects to be grouped together. This will enable people to have access to functioning industrial areas with a range of industrial or commercial activities and to provide opportunities for such activities to establish. The provisions provide for light industrial activities within clear permitted limits to enable the efficient establishment and operation of such activities into the future, while avoiding conflict with activities in adjoining zones. Because of the scale and nature of activities anticipated within the Light Industrial Zone, a greater level of adverse effects can be expected than in other zones, including noise, odour, traffic volumes, visual dominance, and shading from large-scale buildings. These effects need to be managed to ensure the amenity values within adjoining zones are maintained. Activities within the zone also need to be controlled to avoid the potential for reverse sensitivity effects to arise. More sensitive activities are only provided for where specific limits can be achieved, or where such development can demonstrate that they would not lead to issues of reverse sensitivity that could constrain the existing or future operation of the light industrial activities anticipated for the zone.</p> <p>To ensure use of the Light Industrial Zone does not adversely affect the viability</p>	

and function of Kaikōura’s town centre, it is important to place limits on the amount of commercial and residential activities permitted to establish. While some commercial activity provides for the needs of those working within the zone, large amounts of commercial activities will cumulatively have an adverse effect. Permitted activity limits have been established within the Light Industrial Zone, and specifically within the area of the ODP in Appendix 7 as appropriate. However, commercial development beyond these permitted activity limits is considered inappropriate and should be avoided.

Activities carried out within the Light Industrial Zone may reduce the amenity of adjoining zones through increased traffic generation, on-street maneuvering or parking, noise, and lighting without adequate controls. Accordingly, rules within the Light Industrial Zone ensure activities located in proximity to residential uses in adjoining zones are managed.

The Light Industrial Zone located at Inland Kaikōura Road is located in the flight path of the Hutton’s Shearwater, an endangered seabird which nests at the head of the Kowhai River. The migration of these birds is impacted by artificial lighting which disorients the birds and causes them to fly into things either damaging them or killing them. Specific lighting controls for all activities in this zone ensure the birds do not become disoriented and secures their flight path.

Zone Rules

LIZ-R1	Light Industrial Activity
	1. Activity status: Permitted
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7 Matters of discretion: 1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9

LIZ-R2	Commercial Activities – any commercial activity including office activities up to 1,000 m² GFA, excluding retailing.
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Commercial activity, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site, makes up no more than 1,500 m² GFA of the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity. b. Any office is ancillary to a light industrial activity located on the same site and occupies either, up to 20% of the GFA of the buildings on site, or up to 250 m² of building GFA (whichever is lesser).
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7 <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. the matters of discretion of any standard not complied with.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9 b. When compliance is not achieved with LIZ-R2.1. b.
	<p>4. Activity status: Non-complying</p> <ul style="list-style-type: none"> a. When compliance is not achieved with LIZ-R2.1. a.

LIZ-R3	Trade Supplier – any trade supply activity
	<p>1) Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The trade supplier cumulative site area is less than 20%, excluding roads, of the land contained in the Light Industrial Zone.

	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p> <p>b. When compliance is not achieved with LIZ-R3.1.a.</p>


LIZ-R4	Yard-based activity – Any yard-based activity
	1. Activity status: Permitted.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R5	Parking lots and parking buildings
	1. Activity status: Permitted.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>

	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>
--	---

LIZ-R6	Freight handling services – any freight handling activity
	<p>1. Activity status: Permitted.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R7	Service station – any service station
	<p>1. Activity status: Permitted.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R8	Food and beverage outlet – any food and beverage outlet
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. If a drive through restaurant, the activity is not located within 30 m of any boundary containing a residential activity. b. If not a drive through restaurant, the activity occupies a maximum of 350 m² FLA. c. Any food and beverage activity, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site makes up no more than 800 m² GFA of the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. the matters of discretion of any standard not complied with.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.
	<p>4. Activity status: Non-complying</p> <ul style="list-style-type: none"> a. When compliance is not achieved with LIZ- R8.1.a – c.

LIZ-R9	Retailing – any retailing up to 400m ² GFA.
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <ul style="list-style-type: none"> a. The retailing is ancillary to a light industrial activity located on the same site and the retail occupies a maximum of 20% of building GFA; or b. Any retailing, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site, makes up no more than 1,500 m² of the land contained in the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity; and c. Retailing, not ancillary to primary industrial activity located on the same site, shall not include outlets where the primary product for sale is clothing.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. the matters of discretion of any standard not complied with.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9. b. When compliance is not achieved with LIZ-R9.1. a.
	<p>4. Activity status: Non-complying</p> <ul style="list-style-type: none"> a. When compliance is not achieved with any of LIZ-R9.1. b or c.

LIZ-R10	Educational facility
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than two preschool childcare facilities and one tertiary education facility shall be permitted within the Light Industrial Zone ODP area identified on the ODP in

	<p>Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.</p> <p>b. Any educational facility where internal boundary fencing is designed to achieve acoustic measures in compliance with LIZ-RR8.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ-R11.1. a. or b.</p>

LIZ-R11	Visitor accommodation – any visitor accommodation activity
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. Units designed for visitors must be constructed to achieve an indoor design sound level of 53 dB Lmax in a habitable space based on a designed sound level of 75 dB Lmax at the boundary of the site or 10 m from the unit, whichever is the closer to the unit. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means are provided.</p> <p>b. There are no more than three visitor accommodation sites within the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>

	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ-R11.1.a or b.</p>

LIZ-R12	Residential unit – the establishment of any residential unit
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential unit is to be used for custodial on-site security purposes.</p> <p>b. The residential unit occupies a maximum floor area of 70m².</p> <p>c. The residential unit accommodates no more than two people.</p> <p>d. Residential Units must be constructed to achieve an indoor design sound level of 53 dB L_{max} in a habitable space based on a designed sound level of 75 dB L_{max} at the boundary of the site or 10 m from the dwelling, whichever is the closer to the dwelling. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided.</p> <p>e. Compliance is not achieved with any standard LIZ – S1 to LIZ-S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any standard not complied with. 2. Noise. 3. Effects on amenity values. 4. Landscaping. 5. Scale of the activity. 6. Compatibility with surrounding activities. 7. Traffic safety and parking provision. 8. Reverse sensitivity effects.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to</p>

	LIZ – S9.
	<p>3. Activity status: Non-complying</p> <p>a. When compliance is not achieved with any of LIZ-R12.1.a – d.</p>

LIZ-R13	Heavy industry – any heavy industrial activity
	1. Activity status: Non-complying.

LIZ-R14	Any activity that is not specifically provided for as a permitted, restricted discretionary or discretionary activity.
	1. Activity status: Non-complying.

LIZ-R15	Any permitted activity established within the Kaikōura Business Park Outline Development Plan
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. The activity is listed as permitted within the Light Industrial Zone.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. When compliance is not achieved with LIZ-R15.1.a.</p> <p>b. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard not complied with. 2. The extent to which development is in accordance with the outline development plan. 3. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this.

		<p>4. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network.</p> <p>5. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.</p>
		<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

Standards

LIZ-S1	Building height
<p>The maximum height of any building shall be 15 m above ground level.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which the location, design, scale and appearance of the building or structure mitigates the visual impact of exceeding the height limit. 2. The extent to which the building or structure is visible from the road, or adjoining sites contained in a different zone. 3. The extent to which the building or structure impacts on shading or outlook for adjoining sites contained in a different zone. 4. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
LIZ-S2	Height in relation to boundary when adjoining a site contained in a different zone
<p>Where an internal boundary adjoins a site contained in a different Zone, structures shall not project beyond a building envelope defined by recession planes in Appendix H of the Plan.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. Any adverse effects of shading on an adjoining property owner. 2. Effects on amenity of adjoining properties, including outlook and visual dominance. 3. The height, design and location of a building. 4. The sensitivity of any adjoining zone to overshadowing and dominance. 5. Whether any landscaping or trees are proposed that assist in mitigating adverse visual effects 6. Whether the intrusion is necessary due to the functional and operational requirements of an activity.

LIZ-S3	Setbacks	
<p>All buildings shall be setback a minimum of:</p> <ul style="list-style-type: none"> d. 10 m from any adjoining road with any strategic road, arterial road, collector road, or state highway classification. e. 3 m from the road boundary of all other roads. <p>The minimum building setback from internal boundaries that adjoin a site containing a different Zone shall be 6 m.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. For road setbacks, the extent to which the reduced setback impacts on the amenity and character of the street scene, landscaping potential, or shading on an adjoining property. 2. For internal setbacks, the extent of adverse effects on privacy, outlook, shading and other amenity values for the adjoining property. 3. Whether the intrusion is necessary due to the functional and operational requirements of an activity. 4. The extent and quality of any landscaping provided. 5. For sites contained within the Outline Development Plan area identified in Appendix 7 on the Inland Kaikōura road, for non-compliance with rule LIZ R4, the extent to which the development will impact on the surrounding environment or result in visual dominance. 	
LIZ-S4	Landscaping	
<ol style="list-style-type: none"> 1. Site boundaries that adjoin a State Highway, and Inland Kaikōura Road shall have at a minimum a 6 m wide landscape strip containing native species. 2. Site boundaries that adjoin a road boundary shall plant a landscape strip that is a minimum width of 2.5 m. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings because of reduced landscaping. 2. The extent to which there are any mitigating factors for reduced landscaping or screening, including the 	

<ol style="list-style-type: none"> 3. Landscaping shall be provided and maintained along the full length of all internal boundaries adjoining sites contained in a different zone. This shall be a minimum of 6 m wide. 4. All required by LIZ-R5.1 and LIZ - R5.2 shall not apply where the landscaping would encroach on the line of sight required for any vehicle accessway or across vehicle crossings. 5. The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed or replaced. 6. All planting shall be chosen from the list contained in Appendix 1 (6) of the District Plan. <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>nature or scale of planting proposed, the location of parking areas, maneuvering areas or storage areas, or the location of any ancillary offices/showrooms.</p> <ol style="list-style-type: none"> 3. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values.
LIZ-S5	Outdoor storage areas
<p>Any outdoor storage areas, other than those associated with yard-based activities and trade suppliers, shall be screened by either 1.8 m high solid fencing (located internally from required 6 m landscape strip), landscaping, or other screening from any adjoining site contained in a different zone, except this rule does not apply at road boundaries.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of which the effects on amenity values generated by the type and volume of materials being stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.

may be limited notified.	
LIZ-S6	Building Light Reflectance
<p>Where buildings are located on sites adjoining a different zone, building roof materials shall have a light reflectance value (LVR) not exceeding 25%.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this.
LIZ-S7	Outline Development Plan – Kaikōura Business Park
<p>All development shall be undertaken in accordance with the Outline Development Plan contained in Appendix 7.</p> <p>No site within the Outline Development Plan contained in Appendix 7 shall have direct vehicle access to State Highway 1.</p> <p>No light industrial activities shall operate within the Outline Development Area until physical construction of the upgraded right- hand bay from State Highway 1 into Inland Kaikōura Road has begun.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified. Unless written approval is provided, NZ Transport Agency Waka Kotahi will be considered as an affected party for the purpose of limited notification.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which development is in accordance with the outline development plan. 2. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this. 3. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network. 4. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.

LIZ-S8	Lighting
<ol style="list-style-type: none"> 1. Exterior lights shall not result in lux spill which exceeds: <ol style="list-style-type: none"> a. 3 lux maximum (horizontal and vertical) onto adjacent residential and rural sites; or b. 10 lux maximum (horizontal and vertical) onto adjoining non- residential and non-rural sites. 2. Light spill shall be measured at any point more than 2 m inside the boundary of the adjoining sites. 3. All artificial lighting shall comply with the requirements of Appendix 1 (7) of the Plan. 	
<p>Note to plan users: Illuminated signs in the LIZ are a Discretionary Activity under Rule SIGNS-R2.</p>	
LIZ-S9	Noise
<ol style="list-style-type: none"> 1. Noise received at any notional boundary of a noise sensitive activity within the Rural Zone shall comply with the following levels: <ol style="list-style-type: none"> a. 0700 to 2200 hours on any day: 55dB LAeq b. 2200 to 0700 hours on any day: 35 dB LAeq 70dB LA Fmax 2. Noise received at the boundary of any property in the Rural Zone shall comply with the following levels: <ol style="list-style-type: none"> f. 0700 to 2200 hours on any day: 65 dB LAeq g. 2200 to 0700 hours on any day: 55 dB LAeq 80dB LA Fmax 	