

Appendix B - Recommended Responses to Submissions and Further Submissions

Table B1 – Definitions

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Silver Fern Farms	172.4	Definitions	Definitions	Industrial and Trade Waste	It is appropriate to define Industrial and Trade Waste to exclude sewage and greywater in order to implement differentiated consenting pathways for the management of these substances.,	Retain as notified.	Accept
Alliance Group Limited	173.4	Definitions	Definitions	Industrial and Trade Waste	It is appropriate to define Industrial and Trade Waste to exclude sewage and greywater in order to implement differentiated consenting pathways for the management of these substances.	Retain as notified.	Accept
PrimePort Limited	175.13	Definitions	Definitions	Port Activity	The definition appropriately reflects the range of activity that occurs within the PORTZ.	Retain as notified.	Accept
Timaru District Holdings Limited	186.6	Definitions	Definitions	Port Activity	The definition appropriately reflects the range of activity that occurs within the PORTZ.	Retain as notified.	Accept

Table B2 – GIZ – General Industrial Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	
Paul Smith Earthmoving Limited	204.5	GIZ - General Industrial Zone	General	General	Considers there is lack of explanation on the Height Specific Control Area, which permits buildings up to 35m, compared to 15m for the remaining GIZ.	Amend <b>GIZ</b> chapter to clarify what the <b>Height Specific Control Area</b> is intended to be achieved and why height limits are increased by 20 metres within the control area.	Reject
Timaru City Centre Ratepayers Action Group	219.1	General	General	General	Supports the principle of the new zone names and the overarching principle of bringing the zoning names in line with nation-wide practice. However, the implications of how these zone changes affect property owners are not well illustrated in the PDP. The summary information is inadequate and such information has been requested previously at Draft District Plan stage.	Provide property owners with a comparison of how they will be affected by the changes, such as a simple analysis of what has changed with each zone transition and the potential implications for landowners (ie. a ‘before’ & ‘after’ comparison sheet showing what restrictions/rules have and have not changed between the old and the new zoning).	Reject
Fonterra Limited	165.130	GIZ - General Industrial Zone	Introduction	General	The Introduction appropriately summarises the purpose and character of the General Industrial Zone.	Retain as notified.	Accept
Silver Fern Farms	172.134	GIZ - General Industrial Zone	Introduction	General	Considers this adequately expresses the role of the GIZ.	Retain as notified.	Accept
Alliance Group Limited	173.129	GIZ - General Industrial Zone	Introduction	Introduction	Considers the Introduction adequately expresses the role of the GIZ.	Retain as notified.	Accept
Canterbury Regional Council (Environment	183.1	General	General	General	Notes that a large number of rules in the plan use variable terminology to define floor areas of buildings, often with the term undefined, so that it is not clear what is being measured. It is necessary to review all references to size of	Review the entire plan so all references to the size of buildings, link to either building footprint or gross floor area which are defined terms in the National Planning Standards.	Accept in part

Canterbury)					buildings and consider whether a clear definition is required linking development to either the "building footprint" or "gross floor area", which are defined National Planning Standard terms, and then create exclusions from those terms within the rules if necessary.		
Canterbury Regional Council (Environment Canterbury)	183.4	General	General	General	Note across the whole plan, that references to "height" of buildings or structures do not make reference to where height is measured from (for example Open Space Zones and Rural Lifestyle Zone). Ensure that height for buildings and structures is measured from "ground level", which is a national planning standard term, with consistent expression of height rules across the plan.	Review all references to the height of buildings across the plan to ensure that height is measured from ground level, with consistent expression of height rules.	Accept in part
Synlait Milk Limited	163.3	GIZ - General Industrial Zone	Objectives	General	<p>Concerned that GIZ-O1 to GIZ-O3 as a package fails to convey that a key purpose of the GIZ is to provide a location where the operational needs and efficiency of industrial activities are assured or can be optimised. In this context, the submitter request the objectives of GIZ be amended to address their concerns.</p> <p>[Refer original submission for full reason]</p>	<p>Amend <b>GIZ-O1 as follows:</b></p> <p><b>GIZ-O1 The purpose of the General Industrial Zone</b></p> <p><del>The A</del> General Industrial Zone <u>where the operational needs and efficiency of provides for a wide range of industrial activities are enabled and other compatible activities that contribute</u> to <u>benefit</u> the economic wellbeing of the district.</p> <p>Or as an alternative to amendments to GIZ-O1, amend <b>GIZ-O2</b> as follows:</p> <p><b>GIZ-O2 Operational needs and character</b><del>Character and qualities</del> of the General Industrial Zone</p> <p>The <u>operational environment and</u> character <del>and qualities</del> of the General Industrial Zone comprise:</p> <ol style="list-style-type: none"> <li>1. utilitarian buildings, often with large sites, large yard spaces and external storage; and</li> <li>2. large volumes of light and heavy vehicle traffic; and</li> <li>3. activities that may generate a range of adverse effects including significant adverse effects; and</li> <li>4. activities that may operate 24 hours per day; and</li> <li>5. good vehicle accessibility from major transport routes and centres; and</li> <li>6. a safe and functional working environment; and</li> <li>7. buildings and activities that do not compromise the amenity of adjoining Residential and Open Space and Recreation Zones; and</li> <li>8. landscape planting and screening along road frontages and Open Space and Recreation Zones.</li> </ol> <p>AND</p> <p>Amend <b>GIZ-O3</b> as follows:</p> <p><b>GIZ-O3 Use and development in the General Industrial Zone:</b></p> <ol style="list-style-type: none"> <li>1. is located so that it can be appropriately serviced by infrastructure; and</li> <li>2. is not compromised by the establishment of <u>,or inadequate separation from,</u> sensitive activities <u>within and adjoining the General Industrial Zone;</u> and</li> <li>3. does not compromise the strategic role and function of any of the Commercial and Mixed Use Zones; and</li> <li>4. maintains the amenity values of adjacent Residential and Open Space and Recreation Zones.</li> </ol> <p>OR words with similar effect.</p>	Reject

Fonterra Limited	165.131	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	It is appropriate to define the purpose of the zone.	Retain as notified.	Accept
Hilton Haulage Limited Partnership	168.10	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers GIZ-O1 is appropriate.	Retain as notified.	Accept
Silver Fern Farms	172.135	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers this objective appropriately recognises the economic contribution of industry and provides for a 'range' of industry. The objective should, however, also recognise ancillary activities.	Amend <b>GIZ-O1</b> as follows: <b><i>GIZ-O1 The purpose of the General Industrial Zone</i></b> <i>The General Industrial Zone provides for a range of industrial activities, <u>ancillary activities</u> and other compatible activities that contribute to the economic wellbeing of the District.</i>	Reject
Alliance Group Limited	173.130	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers it is appropriate to recognise the economic contribution that industry makes and provide for a range of industry. Given there are no other industrial zones provided, The submitter considers the objective should also recognise ancillary activities.	Amend <b>GIZ-O1</b> as follows: <b><i>GIZ-O1 The purpose of the General Industrial Zone</i></b> <i>The General Industrial Zone provides for a range of industrial activities, <u>ancillary activities</u> and other compatible activities that contribute to the economic wellbeing of the District.</i>	Reject
Barkers Fruit Processors Limited	179.7	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Objective GIZ-O1 is considered appropriate.	Retain as notified.	Accept
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.14	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Supports GIZ-O1 as it is considered appropriate.	Retain as notified.	Accept
Ara Poutama Aotearoa, The Department of Corrections	239.15	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers that GIZ-O1 does not recognise the acceptability of or enable community corrections activities in the General Industrial Zone.  Considers that community corrections activities are compatible with industrial activities and are not prone to reverse sensitivity.	Amend <b>GIZ-O1</b> as follows: <b><i>GIZ-O1 The purpose of the General Industrial Zone</i></b> <i>The General Industrial Zone provides for a range of industrial activities and other compatible activities that contribute to the <u>social and</u> economic wellbeing of the District.</i>  AND  Any consequential amendments required to give effect to this relief.  [links to submission on GIZ-P1]	Reject
J R Livestock Limited	241.16	GIZ - General Industrial Zone	Objectives	GIZ-O1 The purpose of the General Industrial Zone	Considers GIZ-O1 is appropriate.	Retain as notified.	Accept
Silver Fern Farms	172.136	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Considers sub-clause (7) appears to prohibit industry. A single policy direction requiring adverse effects beyond the GIZ boundaries to be managed is considered more appropriate. This will enable all forms of mitigation to be considered. It removes the inflexible requirement to "not compromise"	Amend <b>GIZ-O2</b> as follows: <b><i>GIZ-O2 Character and qualities of the General Industrial Zone</i></b> <i>The character and qualities of the General Industrial Zone comprise:</i>  [....]	Reject

					residential amenity. Landscaping the road frontage is considered impractical.	<del>7. the management of adverse effects on existing activities in adjoining Residential, Open Space and Recreation and Special Purpose zones; buildings and activities that do not compromise the amenity of adjoining Residential and Open Space and Recreation Zones; and</del> <del>8. landscape planting and screening along road frontages and Open Space and Recreation Zones.</del>	
Southern Proteins Limited	140.20	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Objective GIZ-O2(7) seeks that buildings and activities 'do not compromise' the amenity of adjoining Residential and Open Space and Recreation Zones. The term 'maintain' is more appropriate and aligns with GIZO3(4).	Amend <b>GIZ-O2</b> as follows:  <b>GIZ-O2 Character and qualities of the General Industrial Zone</b>  <i>The character and qualities of the General Industrial Zone comprise: [...]</i>  7. landscape planting and screening along road frontages and Open Space and Recreation Zones <del>do not compromise</del> <u>maintain</u> the amenity of adjoining Residential and Open Space and Recreation Zones; and  [...]	Accept
Fonterra Limited	165.132	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	It is appropriate to define the character and qualities anticipated for the zone and enable activities that have these characters and qualities	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.11	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Requests to amend GIZ-O2(7) that seeks buildings and activities 'do not compromise' the amenity of adjoining Residential and Open Space and Recreation Zones. This is considered an onerous threshold for the GIZ. It is suggested that the term 'maintain', is more appropriate. This would align with GIZ-O4(3).	Amend <b>GIZ-O2</b> as follows:  <b>GIZ-O2 Character and qualities of the General Industrial Zone</b>  <i>The character and qualities of the General Industrial Zone comprise: [...]</i>  7. buildings and activities that <del>do not compromise</del> <u>maintain</u> the amenity of adjoining Residential and Open Space and Recreation Zones; and  [...]	Accept
Alliance Group Limited	173.131	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Considers sub-clause 7 is too prohibitive, and instead an objective that provides better direction for adverse effects beyond the GIZ boundaries to be managed is more appropriate. The submitter also considers the requirement to landscape all road frontages is impractical.	Amend <b>GIZ-O2</b> as follows:  <b>GIZ-O2 Character and qualities of the General Industrial Zone</b>  <i>The character and qualities of the General Industrial Zone comprise: [...]</i>  7. <del>the management of adverse effects on existing activities in adjoining Residential, Open Space and Recreation and Special Purpose zones; buildings and activities that do not compromise the amenity of adjoining Residential and Open Space and Recreation Zones; and</del>  <del>8. landscape planting and screening along road frontages and Open Space and Recreation Zones.</del>	Reject
Barkers Fruit Processors Limited	179.8	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Considers that the term 'do not compromise' is a too onerous threshold in the GIZ, and instead 'maintain' is more appropriate and would better align with Objective GIZ-O4.3.	Amend <b>GIZ-O2 Character and qualities of the General Industrial Zone</b> as follows:  <i>The character and qualities of the General Industrial Zone comprise: [...]</i>  7. buildings and activities that <del>do not compromise</del> <u>maintain</u> the amenity of adjoining Residential and Open Space and Recreation Zones; and  [...]	Accept
North Meadows 2021 Limited	190.15	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General	Supports in part that GIZ-O2.7 seeks buildings and activities that "do not compromise" the amenity of adjoining	Amend Objective <b>GIZ -O2 Character and qualities of the General Industrial Zone</b> as follows:	Accept

and Thompson Engineering (2002) Limited				Industrial Zone	Residential and Open Space and Recreation Zones. But the term 'maintain' is more appropriate and aligns with GIZ-O3.4.	<i>The character and qualities of the General Industrial Zone comprise: [...]</i> <i>7. buildings and <del>activities that do not compromise</del> <u>maintain</u> the amenity of adjoining Residential and Open Space and Recreation Zones; and</i> <i>8. landscape planting and screening along road frontages and Open Space and Recreation Zones.</i>	
J R Livestock Limited	241.17	GIZ - General Industrial Zone	Objectives	GIZ-O2 Character and qualities of the General Industrial Zone	Considers GIZ-O2 is appropriate.	Retain as notified.	Accept in part
Southern Proteins Limited	140.21	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	It is important that activities within the GIZ are not compromised by the establishment of sensitive activities.	Retain as notified.	Accept
Waka Kotahi NZ Transport Agency	143.172	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Objective to be amended to recognise that the industrial zone shall not compromise the safe and efficient operation of the transport network.	Amend <b>GIZ-O3</b> as follows:  <b><i>GIZ-O3 Use and development in the General Industrial Zone</i></b>  <i>Use and development in the General Industrial Zone:</i> <i>1. is located so that it can be appropriately serviced by infrastructure <u>and does not compromise the safe operation of existing infrastructure</u>; and</i> <i>[...]</i>	Reject
Fonterra Limited	165.133	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	It is appropriate to define the use and development anticipated for the zone, in particular the need to ensure that the zone is not compromised by the establishment of sensitive activities.	Retain as notified.	Accept
Hilton Haulage Limited Partnership	168.12	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Considers GIZ-O3 is appropriate.	Retain as notified.	Accept
Alliance Group Limited	173.132	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	The submitters site and operations should not be compromised by the establishment of sensitive activities as described in clause (2), but the site should not have to comply with clause (3), particularly where activities in these other zones have been established after the submitter's industrial activity was established.  The submitter considers the requirement to maintain the amenity of adjacent Residential and Open Space zone is also inconsistent with the inherent characteristics/qualities of industry described in sub-clauses (1) to (4) of GIZ-O2.	Amend <b>GIZ-O3</b> as follows:  <b><i>GIZ-O3 Use and development in the General Industrial Zone</i></b> <i>1. is located so that it can be appropriately serviced by infrastructure; and</i> <i>2. is not compromised by the establishment of sensitive activities.; and</i> <i><del>3. does not compromise the strategic role and function of any of the Commercial and Mixed Use Zones; and</del></i> <i><del>4. effects on the maintains the amenity values of adjacent Residential and Open Space and Recreation Zones are minimised.</del></i>	Reject
Barkers Fruit Processors Limited	179.9	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	The objective is considered appropriate.	Retain as notified	Accept
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.16	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Supports GIZ-O3 as it is considered appropriate	Retain as notified.	Accept
Kāinga Ora	229.166	GIZ - General Industrial Zone	Objectives	GIZ-O3 Use and development in the General Industrial Zone	Support the Objective, in that it seeks that industrial activities function in a manner that protects the amenity of residential zones and residential units.	Retain as notified.	Accept
J R Livestock	241.18	GIZ - General	Objectives	GIZ-O3 Use and	Considers GIZ-O3 is appropriate.	Retain as notified.	Accept

Limited		Industrial Zone		development in the General Industrial Zone			
EnviroWaste Services Ltd	162.10	GIZ - General Industrial Zone	Objectives	New	Considers that a new objective will support changes to activity status for some activities in a proposed precinct for the Redruth landfill site.	Add a new Objective to the <b>GIZ General Industrial Zone</b> Chapter, as follows: <b><u>PREC0X-O1 Redruth Industrial Precinct</u></b> <i><u>Development in the Redruth Industrial Precinct is protected from encroachment of those activities that are sensitive to heavy industrial activity.</u></i>	Reject
Hilton Haulage Limited Partnership	168.13	GIZ - General Industrial Zone	Objectives	PREC3-O1 Washdyke industrial expansion precinct	Considers PREC3-O1 is appropriate.	Retain as notified	Accept
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.17	GIZ - General Industrial Zone	Objectives	PREC3-O1 Washdyke industrial expansion precinct	Supports PREC3-O1 as it is considered appropriate.	Retain as notified.	Accept
Kāinga Ora	229.167	GIZ - General Industrial Zone	Objectives	PREC3-O1 Washdyke industrial expansion precinct	Support development in the Washdyke Industrial Expansion Precinct, to the extent that new activities avoid, remediate and mitigate adverse environmental effects on nearby residential activities as far as reasonably practicable.	Amend <b>PREC3-O1</b> as follows:  <b><i>PREC3-O1 Washdyke industrial expansion precinct</i></b>  <i>Development in the Washdyke Industrial Expansion Precinct <u>minimises avoids, remediates and/or mitigates</u> adverse effects on <u>nearby residential activities the adjoining residential zone.</u></i>	Reject
Waka Kotahi NZ Transport Agency	143.173	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Policy to be amended to acknowledge the potential effects industrial activities can have on the transport network.	Amend <b>GIZ-P1</b> as follows:  <b><i>GIZ-P1 Industrial activities</i></b>  <i>Enable a range of industrial activities and associated activities where:</i> <i>1. ancillary activities are conducted on the same site as the primary industrial activity; and</i> <i>2. does not include residential activities; and</i> <i><u>3. do not adversely affect the safe and efficient operation of the transport network;</u></i> <i><u>and</u></i> <i><u>3. 4 they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</u></i>	Reject
Fonterra Limited	165.134	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	It is appropriate to define the types of activities anticipated in the zone	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.14	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Considers GIZ-P1 is appropriate.	Retain as notified.	Accept in part



Silver Fern Farms	172.137	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Considers that policy does not adequately support industry. There are no other industrial zones besides the GIZ and industry is (rightfully) permitted by rule GIZ-R1, it is therefore inappropriate to qualify the circumstances when ancillary activities to industry are allowed.	Amend <b>GIZ-P1</b> as follows: <b>GIZ-P1 Industrial activities</b> Enable <del>a range of</del> industrial activities and <u>ancillary associated</u> activities. <del>where:</del> <del>1. ancillary activities are conducted on the same site as the primary industrial activity; and</del> <del>2. does not include residential activities; and</del> <del>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</del>	Reject
Alliance Group Limited	173.133	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Considers the policy does not adequately support industry, particularly as there is no other industrial Zones. Considers it is appropriate to qualify the circumstances when ancillary activities to industry are allowed to apply.	Amend <b>GIZ-P1</b> as follows: <b>GIZ-P1 Industrial activities</b> Enable <del>a range of</del> industrial activities and <u>ancillary associated</u> activities. <del>where:</del> <del>1. ancillary activities are conducted on the same site as the primary industrial activity; and</del> <del>2. does not include residential activities; and</del> <del>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</del>	Reject
Barkers Fruit Processors Limited	179.10	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	The policy is considered appropriate.	Retain as notified.	Accept in part
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.18	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Supports GIZ-P1 as it is considered appropriate.	Retain as notified.	Accept in part
Kāinga Ora	229.168	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Support the Policy with amendments, seeking to ensure that offensive trades and hazardous facilities are not permitted to establish adjacent to a site with an open space and recreation residential zoning.	Amend <b>GIZ-P1</b> as follows: <b>GIZ-P1 Industrial activities</b> Enable a range of industrial activities and associated activities where:  1. ancillary activities are conducted on the same site as the primary industrial activity; and  2. <u>the activity</u> does not include residential activities; and  3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.; <u>and</u>  4. <u>Offensive trades and hazardous facilities are not permitted to establish on a site, adjacent to another site with an open space and recreation, or residential zoning.</u>	Accept in part
Ara Poutama Aotearoa, The Department of Corrections	239.16	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	As submitted on GIZ-O1, the submitter considers community correction activities are compatible with industrial environment and requests that GIZ-P1 be amended to recognise the acceptability of or enable community corrections activities in the General Industrial Zone.	Amend <b>GIZ-P1</b> as follows: <b>GIZ-P1 Industrial activities</b> Enable a range of industrial activities, <del>and</del> associated activities, <u>and community corrections activities</u> where:	Reject

						<p>1. ancillary activities are conducted on the same site as the primary <del>industrial</del> activity; and</p> <p>2. does not include residential activities; and</p> <p>3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief. [links to submission on GIZ-O1]</p>	
J R Livestock Limited	241.19	GIZ - General Industrial Zone	Policies	GIZ-P1 Industrial activities	Considers GIZ-P1 is appropriate.	Retain as notified.	Accept in part
Waka Kotahi NZ Transport Agency	143.174	GIZ - General Industrial Zone	Policies	GIZ-P2 Off-site industrial ancillary activities	Off-site industrial activities ancillary to the primary activity has the potential to adversely affect the safe and efficient operation of the transport network such that Waka Kotahi requests an amendment to this policy to address the potential effects.	<p>Amend <b>GIZ-P2</b> as follows:</p> <p><b><i>GIZ-P2 Off-site industrial ancillary activities</i></b></p> <p><i>Only allow industrial ancillary activities on a different site of the primary industrial activity where:</i></p> <p>1. they are conducted on an adjoining or adjacent site as the primary industrial activity; and</p> <p>2. they do not undermine the purpose, viability and function of any of the Commercial and Mixed Use Zones; and</p> <p>3. <del>they do not adversely affect the safe and efficient operation of the transport network; and</del></p> <p><del>3.</del> <u>4</u> they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.</p>	Reject
Silver Fern Farms	172.138	GIZ - General Industrial Zone	Policies	GIZ-P2 Off-site industrial ancillary activities	<p>Opposes the strict regulatory stance towards offsite ancillary industrial activities, that is unsupported by a S.32 analysis. There are a number of examples where it could be appropriate to locate an ancillary industrial activity on a different site - e.g. offsite storage to support a processing or manufacturing activity, or waste disposal areas separate to the site on which the principal activity is undertaken.</p> <p>If the Council's concern is about encroachment by non-industrial activities into the GIZ, the matter can be addressed by a directive policy and associated rules.</p> <p>Any concerns about conversion of industrial sites to non-industrial use can be addressed by limiting the scale of ancillary activities.</p> <p>[refer to original submission for full reasons]</p>	Delete <b>GIZ-P2</b> .	Reject



Alliance Group Limited	173.134	GIZ - General Industrial Zone	Policies	GIZ-P2 Off-site industrial ancillary activities	<p>Considers the strict regulatory stance towards offsite ancillary industrial activities is inappropriate and unsupported by a s32. The submitter considers the zone and s32 report misapprehend the difference between ancillary activities to industry and non-industrial activities that have no relationship to industry.</p> <p>Ancillary activities that have a rightful place in the GIZ should not be constrained. Rule GIZ-R2 already provides sufficient regulatory control.</p> <p>[see original submission for full reason]</p>	Delete <b>GIZ-P2 Off-site industrial ancillary activities</b> .	Reject
Fonterra Limited	165.135	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	<p>While Submitter acknowledges that the amenity of the zone should be maintained, it is important that the purpose of the zone is not undermined by maintaining the amenity for adjoining zones.</p>	<p>Amend <b>GIZ-P3 Streetscape and amenity values</b> as follows:</p> <p><i>Maintain the amenity <u>of the zone, while providing additional controls at the road boundary and zone boundary to manage the zone interface. values of the streetscape, the Residential Zones, and Open Space and Recreation Zones, by requiring:</u></i></p> <p><i>1. storage areas to be screened from road boundaries and Residential Zones; and</i></p> <p><i>2. landscaping along road boundaries and boundaries that adjoining the Open Space and Recreation Zones; and</i></p> <p><i>3. buildings and structures to be a height and setback that will ensure adjoining Residential zones and Open Space and Recreation Zones:</i></p> <p><i>a. have a reasonable standard of sunlight access; and</i></p> <p><i>b. are not unreasonably dominated by built form; and</i></p> <p><i>c. maintain privacy of adjoining Residential Zones; and</i></p> <p><i>4. buildings to be a colour and reflectivity that does not detract from the amenity of Residential Zones.</i></p>	Reject
Hilton Haulage Limited Partnership	168.15	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	<p>Considers GIZ-P3 is appropriate.</p>	Retain as notified.	Accept in part
Silver Fern Farms	172.139	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	<p>Considers the clarity of the policy could be improved.</p>	<p>Amend <b>GIZ-P3</b> as follows:</p> <p><b>GIZ-P3 Streetscape and amenity values</b></p> <p><i>Maintain the amenity values of the streetscape, the Residential Zones, and Open Space and Recreation Zones, by requiring:</i></p> <p><i>1. <u>outdoor</u> storage areas to be screened from road boundaries and Residential Zones; and</i></p> <p><i>2. landscaping along road boundaries and boundaries that adjoining the Open Space and Recreation Zones; and</i></p> <p><i>buildings and structures to be a height and setback that will ensure <u>activities in</u> adjoining Residential zones and Open Space and Recreation Zones:</i></p> <p><i>a) have a reasonable standard of sunlight access; and</i></p> <p><i>b) are not unreasonably dominated by built form; and</i></p> <p><i>c) maintain privacy of <u>residential activities in any</u> adjoining Residential Zones; and</i></p> <p><i>4. buildings to be a colour and reflectivity that does not detract from the amenity of Residential Zones.</i></p>	Accept in part

Alliance Group Limited	173.135	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	Considers the clarity of the policy could be improved.	Amend <b>GIZ-P3</b> as follows: <b>GIZ-P3 Streetscape and amenity values</b> <i>Maintain the amenity values of the streetscape, the Residential Zones, and Open Space and Recreation Zones, by requiring:</i> 1. <i>outdoor</i> storage areas to be screened from road boundaries and Residential Zones; and 2. landscaping along road boundaries and boundaries that adjoining the Open Space and Recreation Zones; and 3. buildings and structures to be a height and setback that will ensure <i>activities in</i> adjoining Residential zones and Open Space and Recreation Zones: <i>a) have a reasonable standard of sunlight access; and</i> <i>b) are not unreasonably dominated by built form; and</i> <i>c) maintain privacy of residential activities in any adjoining Residential Zones; and</i> [...]	Accept in part
Barkers Fruit Processors Limited	179.11	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	The policy is considered appropriate.	Retain as notified.	Accept in part
Paul Smith Earthmoving Limited	204.6	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	Given the submitter's site adjoins NOSZ, considers it is difficult to achieve this policy which require the interface with the NOSZ maintain a "reasonable" standard of sunlight, and not "unreasonably" dominated by built form, where buildings up to 35m are allowed under GIZ-S2.	Provide clarification on what the "height specific control area" intends to achieve, and why height limits are increased by 20 metres within the control area.	Reject
J R Livestock Limited	241.20	GIZ - General Industrial Zone	Policies	GIZ-P3 Streetscape and amenity values	Considers GIZ -P3 is appropriate.	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.16	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Considers GIZ-P4 is appropriate.	Retain as notified.	Accept
Silver Fern Farms	172.140	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Considers it is appropriate to ensure that activities that rely on the trade waste system are not enabled unless sufficient capacity is available in that system.	Retain as notified.	Accept
Alliance Group Limited	173.136	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Considers it is appropriate to ensure activities that rely on the trade waste system are not enabled unless sufficient capacity is available in that system.	Retain as notified.	Accept
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.19	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Supports GIZ-P4 as it is considered appropriate.	Retain as notified.	Accept
J R Livestock Limited	241.21	GIZ - General Industrial Zone	Policies	GIZ-P4 Industrial and trade waste connections	Considers GIZ- P4 is appropriate.	Retain as notified.	Accept

EnviroWaste Services Ltd	162.13	GIZ - General Industrial Zone	Policies	GIZ-P5 Offensive trades	The submitter notes that the General Industrial Zone is the only zone available in the District for offensive trades (if a precinct is not provided for the Redruth landfill site, as requested by other submission points). Therefore, the submitter considers that offensive trades should be enabled if they can minimise or contain their effects.	Amend <b>GIZ-P5</b> as follows: <b><i>GIZ-P5 Offensive Trades</i></b> <del>Only allow</del> offensive trades to establish in the General Industrial Zone where: 1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and 2. the activity and buildings is designed in a way that contains or minimises nuisance effects.	Reject
Silver Fern Farms	172.141	GIZ - General Industrial Zone	Policies	GIZ-P5 Offensive trades	Notes there is no other industrial zone in the PDP and therefore it is the most suitable location for offensive trades to locate in. As such offensive trades need to be enabled, subject to standard regulatory direction to require the management of effects as opposed to only allowing these activities in certain circumstances.	Amend <b>GIZ-P5</b> as follows: <b><i>GIZ-P5 Offensive trades</i></b> <u>Ensure offensive trades manage adverse effects on other activities and any adjacent non-industrial zone(s).</u> <del>Only allow offensive trades to establish in the General Industrial Zone where:</del> <del>1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and</del> <del>2. the activity and buildings is designed in a way that contains or minimises nuisance effects.</del>	Reject
Alliance Group Limited	173.137	GIZ - General Industrial Zone	Policies	GIZ-P5 Offensive trades	The submitters considers since there is no other industrial zones and within GRUZ, offensive trades have a non-complying status, the GIZ should enable offensive trades, subject to standard regulatory direction to require the management of effects on other activities and on nearby non-industrial zones.	Amend <b>GIZ-P5</b> as follows: <b><i>GIZ-P5 Offensive trades</i></b> <u>Ensure offensive trades manage adverse effects on other activities and any adjacent non-industrial zone(s).</u> <del>Only allow offensive trades to establish in the General Industrial Zone where:</del> <del>1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and</del> <del>2. the activity and buildings is designed in a way that contains or minimises nuisance effects.</del>	Reject
Fire and Emergency New Zealand	131.105	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Supports GIZ-P6 to the extent that the policy provides for activities that are a functional need and does not undermine the purpose of Commercial and Mixed Use Zones within the General Industrial Zone. Emergency service facilities are largely compatible with industrial activities and support the function and wellbeing of industrial areas, providing for the health, safety and wellbeing of people.	Retain as notified.	Accept in part
Transpower New Zealand Limited	159.99	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Generally supports the policy, but considers that the GIZ is an appropriate location for the National Grid (when compared to the residential zones), yet the Policy framework does not direct this outcome.	Amend <b>GIZ-P6 Other activities</b> as follows: <del>Avoid the establishment of other activities including residential activities unless:</del> <del>x. the activity is regionally significant infrastructure; or</del> 1. there is a functional need <u>or operational need</u> for the activity to occur in the General Industrial Zone; <u>or and</u> 2. the activity is not provided for in another zone; and 3. the activity does not undermine the purpose, viability and function of any of the Commercial and Mixed Use Zones; and 4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.	Accept in part
EnviroWaste Services Ltd	162.14	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Supports GIZ-P6, in particular Clause 4 as it provides for industrial activities that cannot establish elsewhere and are sensitive to reverse sensitivity.	Not specified.	Accept in part

Synlait Milk Limited	163.4	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers GIZ-P6 can be strengthened to provide clearer policy direction in respect of reverse sensitivity, clarifying that other activities, have the potential to undermine the purpose, efficiency or function of the General Industrial Zone. It should clarify that industrial activities are to be protected from reverse sensitivity effects in relation to all aspects of the operating environment within the General Industrial Zone. [Refer original submission or full reason]	Amend <b>GIZ-P6 Other activities</b> as follows: <i>Avoid the establishment of other activities including residential activities unless:</i>  [...] 3. <i>the activity does not undermine the purpose, viability and function of any of the Commercial and Mixed Use Zones; and</i> 4. <i>the activity <u>avoids would-not result in any</u> reverse sensitivity effects <u>on industrial activities having regard to all elements of the operational environment and does not undermine the purpose, efficiency or function of the General Industrial Zone that may constrain industrial activities.</u></i>  OR wording to similar effect.	Reject
Fonterra Limited	165.136	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	It is appropriate that 'other activities' are tightly controlled so as not to undermine the purpose of the GIZ.	Retain as notified.	Accept in part
Hilton Haulage Limited Partnership	168.17	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers GIZ-P6 is appropriate.	Retain as notified.	Accept in part
Silver Fern Farms	172.142	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers the clarity of the policy could be improved.	Amend <b>GIZ-P6</b> as follows: <b>GIZ-P6 Other activities</b> <i>Avoid the establishment of <u>non-industrial other</u> activities <u>including residential activities</u> unless:</i> 1. [...]	Reject
Alliance Group Limited	173.138	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers the clarity of the policy should be improved.	Amend <b>GIZ-P6</b> as follows: <b>GIZ-P6 Other activities</b> <i>Avoid the establishment of <u>non-industrial other</u> activities <u>including residential activities</u> unless: [...].</i>	Reject
Barkers Fruit Processors Limited	179.12	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	The policy is considered appropriate.	Retain as notified.	Accept in part
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.20	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Supports GIZ-Pas it is considered appropriate	Retain as notified.	Accept in part
J R Livestock Limited	241.22	GIZ - General Industrial Zone	Policies	GIZ-P6 Other activities	Considers GIZ-P6 is appropriate.	Retain as notified.	Accept in part
Woolworths New Zealand Limited	242.39	GIZ - General Industrial Zone	Policies	GIZ-P6 other activities	The submitter seeks amendments to reflect the proposed new discretionary rule for supermarkets. The Policy as drafted enables consideration of operational and functional needs while also retain recognition of the centres hierarchy however needs to be amended to reflect the corresponding activity status.	Amend <b>GIZ-P6</b> as follows: <b>GIZ-P6 Other activities</b> <i><u>Enable</u> the establishment of other activities including residential activities <u>where it is demonstrated that</u> unless:</i>	Reject

						<ol style="list-style-type: none"> <li>1. there is a functional need for the activity to occur in the General Industrial Zone; <del>and</del> <u>or</u></li> <li>2. the activity is not provided for in another zone; <del>and</del> <u>or</u></li> <li>3. the activity does not undermine the purpose, viability and function of any of the Commercial and Mixed-Use Zones; <del>and</del> <u>or</u></li> <li>4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.</li> </ol>	-
EnviroWaste Services Ltd	162.11	GIZ - General Industrial Zone	Policies	New	Considers it is appropriate to add a new policy to support the activities within a proposed new Redruth Precinct. Submitter states that detail to be provided.	Add a new policy to the <b>GIZ General Industrial Zone</b> Chapter to support activities in proposed Redruth Precinct, detail to be provided.	Reject
Southern Proteins Limited	140.22	GIZ - General Industrial Zone	Policies	PREC3-P1 Residential amenity of adjoining Residential Zones	The policy makes it clear how amenity values in adjacent zones are to be maintained.	Retain as notified.	Accept
Kāinga Ora	229.169	GIZ - General Industrial Zone	Policies	PREC3-P1 Residential amenity of adjoining Residential Zones	Support to the extent that amendments are adopted, as per other submission points.	<p>Amend <b>PREC3-P1</b> as follows:</p> <p><b><i>PREC3-P1 Residential amenity of adjoining Residential Zones</i></b></p> <p><i>Maintain the amenity values of adjoining Residential Zones by requiring:</i></p> <ol style="list-style-type: none"> <li>1. buildings to be suitably separated from any sites within a Residential Zone; and</li> <li>2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining Residential Zones; and</li> <li>3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining Residential Zones.; <u>and</u></li> <li>4. <u>Offensive trades and hazardous facilities to establish on sites that are not adjacent to another site with an open space and recreation, or residential zoning.</u></li> </ol>	Reject
Fulton Hogan Limited	170.49	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity	Opposes GIZ-R1 as it appears to exclude some activities such as the submitters yard where maintenance and servicing of machinery and plant are conducted.	<p>Amend <b>GIZ-R1</b> as follows:</p> <p><b><i>GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics, <u>transport, storage, maintenance, cleaning or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.</u> Excluding any industrial ancillary activity and offensive trades.</i></b></p>	Reject
J R Livestock Limited	241.23	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Considers that GIZ-R1 should not exclude ancillary activities as the definition of “Industrial Activity” in the PDP is defined to include “any ancillary activity”. Therefore, the rule is at odds with the definition of “Industrial Activity” and this creates confusion for plan users.	<p>Amend <b>GIZ-R1</b> as follows:</p> <p><b><i>GIZ-R1 - Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics, excluding any <del>industrial ancillary activity and</del> offensive trades</i></b></p> <p><b><i>General Industrial zone</i></b></p> <p><b><i>Note: Industrial ancillary activity is provided in GIZ-R2 Offensive trades are</i></b></p>	Reject



						<p>provided in GIZ-R4</p> <p><b>Activity status: Permitted Where:</b></p> <p><b>PER-1</b></p> <p><i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i></p> <p><b>PER-2</b></p> <p><i>The activity does not require a new industrial and trade waste connection; and</i></p> <p><b>PER-3</b></p> <p><i>The activity and its buildings and structures, complies with all the Standards of this chapter.</i></p> <p><b>PER-4</b></p> <p><i>Any ancillary activity does not include a residential activity; and</i></p> <p><b>PER-5</b></p> <p><i>Any ancillary activity(s):</i></p> <p><i>1. are located on the same site of the primary industrial activity; and</i></p> <p><i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site. [...]</i></p>	
Z Energy Limited	116.28	GIZ - General Industrial Zone	Rules	<p>GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades</p>	<p>Considers GIZ-R1, PER1 which requests any building and structures be located more than 50m from any residential zone is not effects based hence is not supported.</p> <p>Supports that service Stations are a permitted activity in the General Industrial Zone (GIZ)</p> <p>Supports GIZ-R1, PER-3 in that it makes it clear that activities under GIZ-R1 must comply with all relevant standards in the chapter to maintain the PA status.</p> <p>Supports that Service Stations are a restricted discretionary activity where there is non- compliance with the general development standards which is supported.</p>	<p>Amend <b>GIZ-R1 Industrial activity [...]</b> as follows:</p> <p><i>Note: Industrial ancillary activity is provided in GIZ-R2 Offensive trades are provided in GIZ-R4</i></p> <p><b>Activity status: Permitted Where:</b></p> <p><b>PER-1</b></p> <p><del><i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i></del></p> <p><b>PER-2<del>1</del></b></p> <p><i>The activity does not require a new industrial and trade waste connection; and</i></p> <p><b>PER-3<del>2</del></b></p> <p><i>The activity and its buildings and structures complies with all the Standards of this chapter.</i></p> <p><del><b>Activity status when compliance not achieved with PER-1: Controlled Matters of control are restricted to:</b></del></p> <p><del><i>1. hours of operation; and</i></del></p> <p><del><i>2. noise and vibration; and</i></del></p> <p><del><i>3. light spill; and</i></del></p>	Reject



						<p><del>4.effects on air quality [1]; and</del></p> <p><del>5.length, height and alignment of boundary landscaping and bunds; and</del></p> <p><del>6.landscaping; and</del></p> <p><del>7.privacy.</del></p> <p><b>Activity status when compliance not achieved with PER-21: Restricted</b></p> <p><b>Discretionary Matters of discretion are restricted to:</b></p> <p>1. design and location of network extensions; and</p> <p>2. location of connections; and</p> <p>3. the volume or loading of discharge; and</p> <p>4. adverse effect on adjacent residential zoned sites.</p> <p><b>Activity status when compliance not achieved with PER-32: Restricted</b></p> <p><b>Discretionary Matters of discretion are restricted to:</b></p> <p>1. the matters of discretion of any infringed standard.</p>	
Fire and Emergency New Zealand	131.106	GIZ - General Industrial Zone	Rules	<p>GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades</p>	<p>These activities do not require subdivision so will not be subject to subdivision servicing standard to provide a firefighting water supply. Supports in part GIZ-R1 subject to the inclusion of a new standard GIZ-S8 that requires these activities to provide a firefighting water supply.</p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	<p>Amend <b>GIZ-R1</b> as follows:</p> <p><del>x. GIZ-S8 Servicing [...]</del></p> <p>An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008</p>	Reject
Southern Proteins Limited	140.23	GIZ - General Industrial Zone	Rules	<p>GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades</p>	<p>Opposed to listing effects on air quality as a matter of control or discretion. Any potential effects on air quality are better addressed by the regional plan and an air discharge permit.</p> <p>Oppose PER-2 as it captures all activities which require a trade waste connection, even if the site has an existing available connection. PER-2 should only be concerned with activities that require a trade waste connection on a site not currently serviced, or not able to be serviced by the trade waste network.</p>	<p>Amend <b>GIZ-R1</b> as follows:</p> <p><b>GIZ-R1 Industrial activity [...]</b></p> <p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p><i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i></p> <p><b>PER-2</b></p> <p><i>If The activity <del>does not</del> requires a new industrial and trade waste connection <u>and a trade waste connection is available</u>; and</i></p> <p><b>PER-3</b></p> <p><i>The activity and its buildings and structures, complies with all the Standards of this chapter.</i></p> <p><b>Activity status when compliance not achieved with PER-1: Controlled Matters of control are restricted to:</b></p> <p>[...]</p> <p><del>4.effects on air quality; and [...]</del></p>	Accept in part

Hilton Haulage Limited Partnership	168.18	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Requests to amend GIZ-R1 to delete the exclusion of industrial ancillary activity as its at odds with the definition of "Industrial Activity" that includes any ancillary activity. It is also proposed to combine GIZ-R1 with GIZ-R2, to streamline the rule framework. It is suggested that PER-2 should target those activities that require a new trade waste connection and should not apply to sites that already have an existing connection.	Amend <b>GIZ-R1</b> as follows:  <b><i>GIZ-R1 - Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics, excluding any <del>industrial ancillary activity and</del> offensive trades.</i></b>  <b><i>Note:</i></b> Industrial ancillary activity is provided in GIZ-R2 Offensive trades are provided in GIZ-R4  <b><i>Activity status: Permitted Where:</i></b>  <b><i>PER-1</i></b> -The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and  <b><i>PER-2</i></b> - <u><i>If the activity <del>does not</del> requires a new industrial and trade waste connection, and a trade waste connection is available;</i></u> and  <b><i>PER-3</i></b> -The activity and its buildings and structures, complies with all the Standards of this chapter.; <u><i>and</i></u>  <b><i>PER-4</i></b> - <u><i>Any ancillary activity does not include a residential activity; and</i></u>  <b><i>PER-5</i></b> - <u><i>Any ancillary activity(s):</i></u>  <u><i>1. are located on the same site of the primary industrial activity; and</i></u>  <u><i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</i></u>	Reject
Road Metals Company Limited	169.47	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Opposes GIZ-R1 as it appears to exclude some activities such as the submitters yard where maintenance and servicing of machinery and plant are conducted.	Amend heading of <b>GIZ-R1</b> as follows:  <b><i>GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics, <u>transport, storage, maintenance, cleaning or repair of goods and vehicles and the hire of commercial and industrial equipment and machinery.</u> Excluding any industrial ancillary activity and offensive trades.</i></b>	Reject

Silver Fern Farms	172.143	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Considers it is appropriate to permit industrial and compatible activities and to provide fall back controlled or restricted discretionary consenting pathways. However, also considers a setback for outdoor storage is necessary.	Amend <b>GIZ-R1</b> as follows:  <b><i>GIZ-R1 Industrial activity [....]</i></b>  <b><i>Activity status: Permitted PER-1</i></b>  <i>The activity and its buildings and structures (excluding fences <b>and outdoor storage</b>) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i>  [....]	Reject
Alliance Group Limited	173.139	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	Considers it is appropriate that this rule permits industrial and compatible activities and provides fallback controlled or restricted discretionary consenting pathways for activities that breach the permitted activity standards. Considers the rule should provide for outdoor storage.	Amend <b>GIZ-R1</b> as follows: <b><i>GIZ-R1 Industrial activity PER-1</i></b>  <i>The activity and its buildings and structures (excluding fences <b>and outdoor storage</b>) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i>  [...]	Reject

Barkers Fruit Processors Limited	179.13	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	The submitter notes that GIZ-R1 permits industrial activity but excludes ancillary activities. The definition of "Industrial Activity" in the PDTP is defined to include "any ancillary activity". Accordingly, the rule is at odds with the definition and this creates confusion for plan users. Considers that, PER-2 is blunt and is worded in a way that captures all activities which require a trade waste connection, even if the site has an existing available connection.	Amend <b>GIZ-R1 Industrial activity</b> , [...] as follows:  <b><i>GIZ-R1 Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics Excluding any <del>industrial ancillary activity and offensive trades</del></i></b>  [...]  <b>Activity status: Permitted Where:</b>  <b><i>[...] PER-1</i></b>  <i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i>  <b><i>PER-2</i></b>  <i>If <del>the activity does not</del> requires a new industrial and trade waste connection <u>and a trade waste connection is available</u>; and</i>  <b><i>PER-3</i></b>  <i>The activity and its buildings and structures, complies with all the Standards of this chapter; <u>and</u></i>  <b><i>PER-4</i></b>  <i>Any ancillary activity does not include a residential activity; and</i>  <b><i>PER-5</i></b>  <i>Any ancillary activity(s):</i>  <i>1. are located on the same site of the primary industrial activity; and</i>  <i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</i>	Reject
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.21	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial Activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary Clinics Excluding any Industrial ancillary activity and offensive trades	Opposes GIZ-R1 in part as it excludes ancillary activities. This is not necessary given the definition of "Industrial Activity" includes "any ancillary activity". An amendment is proposed to the rule to remove the exclusion of ancillary activities. As a result, considers GIZ-R2 can be deleted with the changes proposed in GIZ-R1.  Also concerned that resource consent is required where a trade waste connection is required, even the site has an existing available connection. Request to amend PER-2 to permit such activities.	Amend <b>GIZ-R1</b> as follows:  <b><i>Rule GIZ-R1 - Industrial activity, Trade supplier, Laboratories, Service stations, Motor garage, Emergency services facilities, Veterinary clinics, excluding any <del>industrial ancillary activity and</del> offensive trades</i></b>  <b><i>PER-1</i></b>  <i>The activity and its buildings and structures (excluding fences) are located more than 50 metres from any Residential Zones or Rural Lifestyle Zone; and</i>  <b><i>PER-2</i></b>  <i>If the activity <del>does not</del> requires a new industrial and trade waste connection <u>and a trade waste connection is available</u>; and</i>  <b><i>PER-3 -The activity and its buildings and structures, complies with all the Standards of this chapter; and</i></b>  <b><i>PER-4</i></b>  <i>Any ancillary activity does not include a residential activity; and <b>PER-5</b></i>	Reject

						<p><u>Any ancillary activity(s):</u></p> <p><u>1. are located on the same site of the primary industrial activity; and</u></p> <p><u>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site.</u></p>	
Ara Poutama Aotearoa, The Department of Corrections	239.17	GIZ - General Industrial Zone	Rules	GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics Excluding any industrial ancillary activity and offensive trades	<p>Considers it is appropriate to provide for community corrections activities in the General Industrial Zone as permitted activity.</p> <p>Community corrections activities are compatible and appropriate activities in the General Industrial Zone and are essential social infrastructure.</p>	<p>Amend the rule title of <b>GIZ-R1</b> as follows:</p> <p><b>GIZ-R1</b></p> <p><b>Industrial activity Trade supplier Laboratories Service stations Motor garage</b></p> <p><b>Emergency services facilities Veterinary clinics</b></p> <p><u>Community Corrections Activity</u></p> <p><b>Excluding any industrial ancillary activity and offensive trades</b></p> <p>[...]</p> <p>AND</p> <p>Any consequential amendments required to give effect to this relief.</p>	Reject
Southern Proteins Limited	140.24	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	<p>Oppose listing effects on air quality as a matter of control or discretion. Any potential effects on air quality are better addressed by the regional plan and an air discharge permit.</p>	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b>GIZ-R2 Industrial ancillary activities</b></p> <p>[...]</p> <p><b>Activity status when compliance not achieved with PER-1: Controlled Matters of control are restricted to:</b></p> <p>1. hours of operation; and</p> <p>2. the effects of noise and vibration; and</p> <p>3. light spill; and</p> <p><del>4. effects on air quality; and</del> [...]</p>	Accept in part
Waka Kotahi NZ Transport Agency	143.175	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	<p>Supports the matters of discretion listed when PER-3 is not complied with, as the potential effects on the roading network and road safety are acknowledged. However, as per the above comments on the objectives and policies of the zone, these effects should be included in the policy framework.</p>	<p>No specific relief sought on <b>GIZ-R2</b> but seek to amend the Chapter's objectives and policies as detailed earlier.</p>	Accept in part
Hilton Haulage Limited Partnership	168.19	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	<p>Submitter proposes to combine GIZ-R1 with GIZ-R2, to streamline the rule framework for the reasons outlined in 168.18.</p>	<p>Delete <b>GIZ-R2</b> and amend <b>GIZ-R1</b> as requested above.</p>	Reject

Silver Fern Farms	172.144	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Supports the permitted, and fallback controlled or restricted discretionary consenting pathways for ancillary activities.  Considers the restriction on residential activity at PER-2 should be refined to provide a discretionary consenting pathway for seasonal workers accommodation.	Amend <b>GIZ-R2</b> as follows <b>GIZ-R2 Industrial ancillary activities General Industrial Zone</b> <b>Activity status: Permitted [     ]</b> <b>PER-2</b> <i>The activity does not include:</i> <u>1. a residential activity;</u> <u>2. seasonal workers accommodation;</u> and [...] <b>Activity status when compliance not achieved with PER-2.1: Non-complying.</b> <b>Activity status when compliance not achieved with PER-2.2: Discretionary.</b>	Reject
Alliance Group Limited	173.140	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Considers the permitted and fallback statuses for ancillary activities is appropriate. Considers the restriction on residential activity at clause PER-2 should provide a discretionary consenting pathway for seasonal workers accommodation.	Amend <b>GIZ-R2</b> as follows: <b>GIZ-R2 Industrial ancillary activities Activity status: Permitted</b> <b>PER-2</b> <i>The activity does not include:</i> <i>1. a residential activity;</i> <u>2. seasonal workers accommodation;</u> and [...] <b>Activity status when compliance not achieved with PER-2.1: Non-complying</b> <b>Activity status when compliance not achieved with PER-2.2: Discretionary</b> [...]	Reject
Rooney Holdings Limited	174.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	Amend <b>GIZ-R2</b> as follows: <b>GIZ-R2 Industrial ancillary activities Activity status: Permitted</b> <b>Where:</b> <b>PER-1</b> <i>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site</u> ; and</i> <b>PER-2</b> <del><i>The activity does not include a residential activity; and</i></del> <b>PER-3</b> <i>Any ancillary activity(s):</i> <i>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site</u>; and</i> <i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</i> <b>PER-4</b> <i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i>	Reject
Barkers Fruit Processors Limited	179.14	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Considers that combining Rule GIZ-R1 with Rule GIZ-R2 will streamline the rule framework.	Delete <b>GIZ-R2 Industrial ancillary activities.</b>	Reject
North	190.22	GIZ - General	Rules	GIZ-R2 Industrial	Considers it is appropriate to combine Rule GIZ-R1 with	Delete <b>GIZ-R2;</b>	Reject



Meadows 2021 Limited and Thompson Engineering (2002) Limited		Industrial Zone		ancillary activities	Rule GIZ-R2, to streamline the rule framework. [Refer to related submission point on GIZ-R1].	AND Amend Rule <b>GIZ-R1</b> as outlined in submission on GIZ-R1.	
GJH Rooney	191.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	Amend <b>GIZ-R2</b> as follows: <b><i>GIZ-R2 Industrial ancillary activities Activity status: Permitted</i></b> <b><i>Where:</i></b> <b><i>PER-1</i></b> <i>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site ; and</u></i> <b><i>PER-2</i></b> <i>The activity does not include a residential activity; and</i> <b><i>PER-3</i></b> <i>Any ancillary activity(s):</i> <i>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site;</u> and</i> <i>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</i> <b><i>PER-4</i></b> <i>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</i>	Reject
J R Livestock Limited	241.24	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	As detailed in submission on GIZ-R1, considers GIZ-R2 should be deleted.	Delete <b>GIZ-R2 Industrial ancillary activities.</b>	Reject
Rooney Group Limited	249.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	Amend <b>GIZ-R2</b> as follows: <b><i>GIZ-R2 Industrial ancillary activities Activity status: Permitted</i></b> <b><i>Where:</i></b> <b><i>PER-1</i></b> <i>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site ; and</u></i> <b><i>PER-2</i></b> <i>The activity does not include a residential activity; and</i> <b><i>PER-3</i></b> <i>Any ancillary activity(s):</i> <i>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site;</u> and</i>	Reject

						<p>2.has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</p> <p><b>PER-4</b></p> <p>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>	
Rooney Farms Limited	250.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b>GIZ-R2 Industrial ancillary activities Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site ;</u> and</p> <p><b>PER-2</b></p> <p><del>The activity does not include a residential activity; and</del></p> <p><b>PER-3</b></p> <p>Any ancillary activity(s):</p> <p>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site;</u> and</p> <p>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</p> <p><b>PER-4</b></p> <p>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>	Reject
Rooney Earthmoving Limited	251.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b>GIZ-R2 Industrial ancillary activities Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site ;</u> and</p> <p><b>PER-2</b></p> <p><del>The activity does not include a residential activity; and</del></p> <p><b>PER-3</b></p> <p>Any ancillary activity(s):</p>	Reject

						<p>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site</u>; and</p> <p>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</p> <p><b>PER-4</b></p> <p>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>	
Timaru Developments Limited	252.89	GIZ - General Industrial Zone	Rules	GIZ-R2 Industrial ancillary activities	Opposes GIZ-R2 as it does not provide for residential activities that are ancillary to an industrial site. Considers the rule should provide for residential units and residential activities that are ancillary to the primary industrial activity. The rule should also apply to separate adjoining sites that are in the same ownership of that as the principal site.	<p>Amend <b>GIZ-R2</b> as follows:</p> <p><b>GIZ-R2 Industrial ancillary activities Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b></p> <p>The activity and its associated buildings and structures (excluding fences) are located more than 50 metres from any Residential Zone <u>unless the ancillary activity is a residential activity on the site, or on an adjoining site in the same ownership as that of the primary industrial activity site</u>; and</p> <p><b>PER-2</b></p> <p><del>The activity does not include a residential activity; and</del></p> <p><b>PER-3</b></p> <p>Any ancillary activity(s):</p> <p>1. are located on the same site of the primary industrial activity <u>or on an adjoining site in the same ownership as that of the primary industrial activity site</u>; and</p> <p>2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and</p> <p><b>PER-4</b></p> <p>The activity and its associated buildings and structures, complies with all the Standards of this chapter.</p>	Reject
EnviroWaste Services Ltd	162.15	GIZ - General Industrial Zone	Rules	GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	The submitter queries whether the 200 m <sup>2</sup> gross floor area in PER-3 is too large. A restaurant or takeaway business of this size has the potential to cause reverse sensitivity effects on existing and proposed industrial activities.	None specified	Reject
Silver Fern Farms	172.145	GIZ - General Industrial Zone	Rules	GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	Supports this framework for the management of food and beverage outlets.	Retain as notified.	Accept
Alliance Group Limited	173.141	GIZ - General Industrial Zone	Rules	GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	Considers the rule provides an appropriate framework for the management of food and beverage outlets.	Retain as notified.	Accept
J R Livestock Limited	241.25	GIZ - General Industrial Zone	Rules	GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	Considers GIZ-R3 is appropriate.	Retain as notified.	Accept
Southern	140.25	GIZ - General	Rules	GIZ-R4 Offensive	Support provision for offensive trades, including associated	Amend <b>GIZ-R4</b> as follows:	Reject

Proteins Limited		Industrial Zone		trades, including associated buildings and structures	buildings and structures. However, restricted discretionary activity status would be more appropriate. Any effects on air quality should be managed through the regional plan.	<b>GIZ-R4 Offensive trades, including associated buildings and structures Activity status: <u>Restricted</u> Discretionary</b> <b><u>Matters of discretion are restricted to:</u></b> <b><u>[insert matters of description such as hours of operation, noise and separation distances from sensitive activities]</u></b> <b>Activity status when compliance not achieved: Not applicable</b>	
Silver Fern Farms	172.146	GIZ - General Industrial Zone	Rules	GIZ-R4 Offensive trades, including associated buildings and structures	Considers the discretionary activity status for offensive trades in a General Industrial Zone, is appropriate.	Retain as notified.	Accept
Alliance Group Limited	173.142	GIZ - General Industrial Zone	Rules	GIZ-R4 Offensive trades, including associated buildings and structures	Considers the discretionary activity status is appropriate.	Retain as notified.	Accept
Silver Fern Farms	172.147	GIZ - General Industrial Zone	Rules	GIZ-R5 Any other activity, including associated buildings and structures not otherwise listed in this chapter	Supports restricting encroachment by non-industrial activities into the GIZ, given the high sensitivity of industrial activities to compromise by reverse sensitivity effects.	Retain as notified.	Accept
Alliance Group Limited	173.143	GIZ - General Industrial Zone	Rules	GIZ-R5 Any other activity, including associated buildings and structures not otherwise listed in this chapter	Considers it is appropriate to restrict encroachment by non-industrial activities into the GIZ, given the high sensitivity of industrial activities to compromise by reverse sensitivity effects.	Retain as notified.	Accept
Ministry of Education	106.46	GIZ - General Industrial Zone	Rules	New	Considers that educational facilities should be provided for in the General Industrial Zone as they are essential social infrastructure that may need to be located within industrial areas, particularly training facilities. Considers Discretionary activity status is appropriate in this zone to provide flexibility without unreasonable restrictions for education facilities that may be best placed within his zone.	Add a new rule as follows:  <b><u>GIZ-R* Education facility Activity status: Discretionary</u></b>	Reject
Ministry of Education	106.1	General	General	General	Considers the Proposed Plan's approach in zone change and urban growth has the potential to impact on the capacity of educational facilities. Council has an obligation under the National Policy Statement for Urban Development (NPSUD, Policy 10 & 3.5 of Subpart 1 of Part 3) to ensure sufficient additional infrastructure (which includes schools) is provided in urban growth and development. However, educational facilities within several zones is relatively prohibitive, which would not achieve the outcome sought by the NPSUD.  [Refer original submission for full reason]	Request enabling provisions for educational facilities to achieve NPSUD, Policy 10 & 3.5 of Subpart 1 of Part 3.	Reject
EnviroWaste Services Ltd	162.12	GIZ - General Industrial Zone	Rules	New	Seeks a new rule for the new Redruth Precinct proposed by the submitter. It is proposed that the rule makes trade suppliers, garden centres, storage and lock-up facilities, laboratories, veterinary clinics, service stations, convenience stores, cafes and restaurants as discretionary activities in the proposed Redruth Precinct and industrial activities will remain permitted. Detail to be provided.	Add a new rule for the Redruth Precinct to be provided by the submitter which will:  1. make trade suppliers, garden centres, storage and lock-up facilities, laboratories, veterinary clinics, service stations, convenience stores, cafes and restaurants as discretionary activities;  AND  2. Retain Industrial activities as permitted.	Reject
Woolworths New Zealand	242.40	GIZ - General Industrial Zone	Rules	New	The submitter considers a discretionary activity consent is more appropriate for supermarkets in the General Industrial	Insert a new rule into the <b>GIZ-General Industrial Zone Chapter</b> as follows:	Reject

Limited					Zone. The submitter is not aware of any economic evidence prepared by the Council that identifies industrial land supply as being so significantly scarce relative to demand that non-industrial activities cannot be countenanced.	<b><u>GIZ-RX Supermarkets General Industrial Zone Activity status: Discretionary</u></b>  <b><u>Activity status when compliance not achieved: Not applicable.</u></b>	
Woolworths New Zealand Limited	242.1	General	General	General	<p>The submitter notes that the PDP as notified takes a 'centres' approach. Generally support the 'centres hierarchy' approach but considers the notified approach is not adaptive nor responsive to evolving supermarket retailing.</p> <p>The submitter supports a 'centres plus' approach to achieve the best outcomes for the City and its communities. To achieve so, the submitter considers below activity status for supermarkets are appropriate:</p> <ul style="list-style-type: none"> <li>a. Permitted in all Centre zones;</li> <li>b. Restricted Discretionary in the Mixed-Use zone for larger- scale supermarkets;</li> <li>c. Discretionary in the General Industrial zone and General Residential zone.</li> </ul> <p>The submitters considers the PDP would limit future re-zoning of land for commercial and mixed use purpose and result in an insufficient land supply. If this approach is not changed through the PDP process, the submitter considers the PDP should enable supermarket activities through a consenting pathway. This will include amending the plan to:</p> <ul style="list-style-type: none"> <li>1. Establish parameters for consenting assessment relative to what constitutes appropriate out-of-centre activity;</li> <li>2. How supermarkets can be appropriately consented in Zones other than Centre Zones;</li> <li>3. Amend the Strategic Directions to provide a positive framework for establishing new business zoned land;</li> <li>4. Establishing enabling and flexible provisions for commercial activities, especially supermarkets in urban zones.</li> </ul> <p>[Refer original submission for full reason]</p>	<p>1. Amend the PDP to address the submitter's concerns to ensure the PDP be adaptive and responsive to evolving supermarket retail to achieve the best outcomes for the District and its communities. Such as providing a "centre plus" approach, or a consenting pathway if the 'centre plus' approach is not adopted.</p> <p>AND</p> <p>2. One way to address the submitter's relief sought is per detailed on specific provisions below.</p> <p>AND</p> <p>3. Any necessary consequential relief to give effect to the submission.</p>	Reject
Fire and Emergency New Zealand	131.107	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Seeks an exclusion of towers and poles to enable crucial operations including hosing drying, communication and training.	<p>Amend <b>GIZ-S1</b> as follows:</p> <p><b>GIZ-S1 Height in relation to boundary</b></p> <p><i>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any Open Space and Recreation Zones or Residential Zones or Rural Zones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</i></p> <p><b><u>Note: Towers and poles for Emergency Service Facilities are exempt from GIZ-S1.</u></b></p>	Accept in part
Simo Enterprises Limited	148.2	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Seeks an amendment to provide clarity to GIZ-S1 to provide certainty in assessments and not unnecessarily confuse the public when trying to interpret the District	Amend <b>GIZ-S1</b> to simplify height in relation to boundary parameters (i.e. 2.5m height + 45 degree angle).	Reject

					Plan.		
Hilton Haulage Limited Partnership	168.20	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Considers GIZ-S1 is appropriate.	Retain as notified.	Accept
Barkers Fruit Processors Limited	179.15	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Standard GIZ-S1 is considered appropriate.	Retain as notified.	Accept
Paul Smith Earthmoving Limited	204.7	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Considers an amendment to provide clarity on the interpretation, understanding and application of GIZ-S1.	Amend <b>GIZ-S1 Height in relation to boundary</b> to provide simplified parameters (i.e. 2.5m height + 45 degree angle).	Reject
J R Livestock Limited	241.26	GIZ - General Industrial Zone	Standards	GIZ-S1 Height in relation to boundary	Considers GIZ-S1 is appropriate.	Retain as notified.	Accept
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.23	GIZ - General Industrial Zone	Standard	GIZ-S2 Maximum height of buildings and structures	Supports the 35m height limit in the Height Control Area.	Retain as notified.	Accept
Fire and Emergency New Zealand	131.108	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Supports GIZ-S2 as the maximum heights will allow for both fire stations and hose drying towers.	Retain as notified.	Accept
EnviroWaste Services Ltd	162.16	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Supports the proposed height as it allows a range of industrial activities to establish and allow buildings to accommodate possible flood events.	Retain as notified.	Accept
Fonterra Limited	165.137	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	The Clandeboye manufacturing site includes buildings (and may require further buildings in the future) that exceed the permitted height limit. The revision to the S2.2 is based on the current maximum building height on the site.	Amend <b>GIZ-S2 Maximum height of buildings</b> as follows: <i>Buildings and structures must not exceed a maximum height of <del>35m</del>55m measured from ground level.</i>	Reject
Hilton Haulage Limited Partnership	168.21	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Considers GIZ-S2 is appropriate, in particular the 35m height limit in the Height Control Area.	Retain as notified.	Accept
Silver Fern Farms	172.148	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Considers the 35 m maximum building height limit is appropriate as it provides for significant industrial developments on large sites.	Retain as notified.	Accept
Alliance Group Limited	173.144	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Considers the maximum building height limit is appropriate.	Retain as notified.	Accept
Barkers Fruit Processors Limited	179.16	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Standard GIZ-S2 is considered appropriate.	Retain as notified.	Accept
J R Livestock Limited	241.27	GIZ - General Industrial Zone	Standards	GIZ-S2 Maximum height of buildings and structures	Considers GIZ-S2 is appropriate.	Retain as notified.	Accept
North	190.24	GIZ - General	Standard	GIZ-S3 Setbacks of	Opposes GIZ-S2 as a 3-metre setback (comprising the	Amend <b>GIZ-S3 Setbacks of buildings and structures excluding fences</b> as follows:	Reject



Meadows 2021 Limited and Thompson Engineering (2002) Limited		Industrial Zone		buildings and structures excluding fences	required landscaping) is considered an appropriate width to establish the species set out in GIZ-S6 and provide the screening and amenity anticipated.	<b>1. General Industrial Zone</b> 1. Any building or structure must be setback a minimum of <del>5m</del> <b>3m</b> from any road boundary; and 2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone. [...]	
Fire and Emergency New Zealand	131.109	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Supports the GIZ-S3.	Retain as notified.	Accept
Southern Proteins Limited	140.26	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	GIZ-S3 requires any building or structure be setback 5m from a road boundary whereas GIZ-S6 requires a 3-metre-wide landscaping strip along the road boundary. A 3-metre setback (comprising the required landscaping) is considered an appropriate width to establish the species set out in GIZ-S6 and provide the screening and amenity anticipated.	Amend <b>GIZ-S3</b> as follows: <b>GIZ-S3 Setbacks of buildings and structures excluding fences</b> <b>1. General Industrial Zone</b> 1. Any building or structure must be setback a minimum of <del>5</del> <b>3m</b> from any road boundary; and [...]	Reject
Fonterra Limited	165.138	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Considers a 3m setback in the GIZ is appropriate	Retain as notified.	Accept
Hilton Haulage Limited Partnership	168.22	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Requests to amend GIZ-S3 to reduce the building/structure setback to 3m to be consistent with GIZ-S6. Considers that 3m will provide the screening and amenity anticipated.	Amend <b>GIZ-S3</b> as follows: <b>GIZ-S3 Setbacks of buildings and structures</b> <b>1. General Industrial</b> 1. Any building or structure must be setback a minimum of <del>5</del> <b>3m</b> from any road boundary; and 2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone. [...]	Reject
Silver Fern Farms	172.149	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Considers the setback standards are an appropriate balance of the functional needs of industrial development and responsiveness to interfaces with non-industrial zones.	Retain as notified.	Accept
Alliance Group Limited	173.145	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Considers the setback standards appropriately balance the functional needs of industrial development with responsiveness to interfaces with non-industrial zones.	Retain as notified.	Accept
Barkers Fruit Processors Limited	179.17	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Standard GIZ-S3 requires any building or structure be setback 5m from a road boundary whereas GIZ-S6 requires a 3-metre-wide landscaping strip along the road boundary. A 3-metre setback (comprising the required landscaping) is considered an appropriate width to establish the species set out in GIZ-S6 and provide the screening and amenity anticipated.	Amend <b>GIZ-S3 Setbacks of buildings and structures excluding fences</b> as follows: <b>1. General Industrial Zone</b> 1. Any building or structure must be setback a minimum of <del>5</del> <b>3m</b> from any road boundary; and 2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone.	Reject
J R Livestock Limited	241.28	GIZ - General Industrial Zone	Standards	GIZ-S3 Setbacks of buildings and structures excluding fences	Requests that the setback required by GIZ-S3 is reduced to 3m as the extra 2m beyond the 3m required for landscaping is an inefficient use of space.	Amend <b>GIZ-S3</b> as follows: <b>GIZ-S3 Setbacks of buildings and structures excluding fences</b> <b>1. General Industrial Zone</b>	Reject

						<p>1. Any building or structure must be setback a minimum of <del>5</del> <b>3m</b> from any road boundary; and</p> <p>2. Any building or structures must be setback a minimum of 3m from any boundary with a Residential Zone, Rural Zone or Open Space and Recreation Zone.</p> <p>[...]</p>	
Z Energy Limited	116.29	GIZ - General Industrial Zone	Standards	GIZ-S4 Building colour and reflectivity	Questions the intent of GIZ-S4 as to how the colour restrictions achieve a level of visual amenity.	<p>Amend <b>GIZ-S4 Building colour and reflectivity</b> as follows:</p> <p>1. The façade(s) of any building that is visible from and within 50 metres of the General residential zone must <del>be painted or finished in a green, grey or tertiary (brown) colour and</del> have a reflectivity value not exceeding 25%</p> <p>[...]</p>	Accept in part
Fire and Emergency New Zealand	131.110	GIZ - General Industrial Zone	Standards	GIZ-S4 Building colour and reflectivity	Supports in part GIZ-S4 as fire stations are generally recessive colours like greys, but seek an exclusion as in some instances the colour red may be used as part of an identifying feature of fire stations.	<p>Amend <b>GIZ-S4</b> as follows:</p> <p><b>GIZ-S4 Building colour and reflectivity</b></p> <p>1. The façade(s) of any building that is visible from and within 50 metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%; and</p> <p>2. Any roof of any building that is visible from and within 50 metres of the General Residential Zone must have a reflectivity value not exceeding 15%.</p> <p><u>Note: Emergency Service facilities are excluded from this rule.</u></p>	Accept in part
Silver Fern Farms	172.150	GIZ - General Industrial Zone	Standards	GIZ-S4 Building colour and reflectivity	Considers the colour limitation under sub-clause 1 to green, grey or brown excessive and unlikely to foster good visual amenity outcomes. The key effect to be managed is reflectivity and it is recommended that the rule be modified to focus on that.	<p>Amend <b>GIZ-S4</b> as follows:</p> <p><b>GIZ-S4 Building colour and reflectivity</b></p> <p>1. The façade(s) of any building that is visible from and within 50 metres of the General Residential Zone <del>must be painted or finished in a green, grey or tertiary (brown) colour and</del> have a reflectivity value not exceeding 25%; and</p>	Accept in part
Alliance Group Limited	173.146	GIZ - General Industrial Zone	Standards	GIZ-S4 Building colour and reflectivity	Considers the colour limitation is excessive and unlikely to foster good visual amenity outcomes. Considers managing reflectivity should be covered.	<p>Amend <b>GIZ-S4</b> as follows:</p> <p><b>GIZ-S4 Building colour and reflectivity</b></p> <p>1. The façade(s) of any building that is visible from and within 50 metres of the General Residential Zone must <del>be painted or finished in a green, grey or tertiary (brown) colour and</del> have a reflectivity value not exceeding 25%; and</p> <p>[...]</p>	Accept in part
Z Energy Limited	116.30	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Supports GIZ-S5 that requires screening of outdoor storage areas and applies to ground level views only.	Retain as notified.	Accept in part
Fire and Emergency New Zealand	131.111	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Requests amendments so that screening required by the standard does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves or other emergency response facilities.	<p>Amend <b>GIZ-S5</b> as follows:</p> <p><b>GIZ-S5 Outdoor storage</b></p> <p>[...]</p> <p><u>Note: Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u></p>	Reject

Silver Fern Farms	172.151	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Seeks minor amendments for clarity and to enable flexibility in the method of screening - other options than fencing may be available.	Amend <b>GIZ-S5</b> as follows: <b>GIZ-S5 Outdoor storage</b> 1. Any outdoor storage areas must <u>be</u> set back 15m from any boundary that adjoins the Residential Zones; and 2. Any outdoor storage area that is located between 15m to 18m from any boundary that adjoins any Residential Zones must not exceed a maximum height of 6m; and 3. Any outdoor storage areas must be <u>fully</u> screened from view at ground level <del>by a fence to a height</del> of no less than 2m in height so that it is not visible from: a. any adjoining or adjacent site in the Residential Zones, and b. any residential unit in the General Rural Zone within 50 m of the storage.	Accept in part
Alliance Group Limited	173.147	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Considers the standard should provide greater clarity and should enable flexibility in the method of screening - other options than fencing may be available.	Amend <b>GIZ-S5</b> as follows: <b>GIZ-S5 Outdoor storage</b> 1. Any outdoor storage areas must <u>be</u> set back 15m from any boundary that adjoins the Residential Zones; and 2. Any outdoor storage area that is located between 15m to 18m from any boundary that adjoins any Residential Zones must not exceed a maximum height of 6m; and 3. Any outdoor storage areas must be <u>fully</u> screened from view at ground level <del>by a fence to a height of</del> no less than 2m in height so that it is not visible from: [...]	Accept in part
J R Livestock Limited	241.29	GIZ - General Industrial Zone	Standards	GIZ-S5 Outdoor storage	Considers GIZ-S5 is appropriate.	Retain as notified.	Accept in part
Southern Proteins Limited	140.27	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	GIZ-S6 is considered generally appropriate, however the requirement in Clause 4 may not be practical or feasible.	Amend <b>GIZ-S6</b> as follows: <b>GIZ-S6 Landscaping and bund(s)</b> <b>1. General Industrial Zone</b> [...] 4. The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next available planting season immediately</u> .	Accept in part
Fonterra Limited	165.139	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Submitter does not consider that a 3m landscape strip is effective to mitigate against the scale of activities existing and anticipated on the site. Furthermore, submitter considers that birds are problematic from a milk processing / sanitation perspective and seek to avoid nesting opportunities on the site.	Amend <b>GIZ-S6 Landscaping and bund(s)</b> as follows: <b>1. General Industrial Zone</b> <u>(excluding the Height Specific Control Area)</u>	Reject
Hilton Haulage Limited Partnership	168.23	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Supports GIZ-S6 but requests to amend clause 4 to allow planting to occur in the following planting season.	Amend <b>GIZ-S6</b> as follows: <b>GIZ-S6 Landscaping and bund(s)</b> <b>1. General Industrial Zone</b> [...] 4. The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next planting season immediately</u> . [...]	Accept in part

Silver Fern Farms	172.152	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Considers landscaping along all road frontages and zone boundaries simply because land is in the GIZ is unnecessary. Considers that landscaping should only be required where there is a development/ activity with visual effects requiring mitigation.	Amend <b>GIZ-S6</b> as follows: <b><i>GIZ-S6 Landscaping and bund(s)</i></b> <b>1. General Industrial Zone</b> 1. A landscaping strip <del>is</del> required <u>to mitigate visual effects must have a with</u> minimum depth of 3m <u>where located</u> along any road boundary or boundary of a Residential Zone or Open Space and Recreation Zone; and [... ]	Reject
Alliance Group Limited	173.148	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Seeks an amendment as it is not necessary to require landscaping along all road frontages and zone boundaries simply because land is in the GIZ.  Landscaping should only be required where there is a development/activity with visual effects requiring mitigation.	Amend <b>GIZ-S6</b> as follows: <b><i>GIZ-S6 Landscaping and bund</i></b> <b>1. General Industrial Zone</b> 1. A landscaping strip <del>is</del> required <u>to mitigate visual effects must have a with</u> minimum depth of 3m <u>where located</u> along any road boundary or boundary of a Residential Zone or Open Space and Recreation Zone; and [....]	Reject
Barkers Fruit Processors Limited	179.18	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Standard GIZ-S6 is considered appropriate, however it should provide for planting to occur in the following planting season.	Amend <b>GIZ-S6.4 Landscaping and bund(s)</b> as follows: <b>1. General Industrial Zone</b> [...]; 4. The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next planting season immediately</u> .	Accept in part
North Meadows 2021 Limited and Thompson Engineering (2002) Limited	190.25	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Considers GIZ- S6 is generally appropriate, however Clause 4 should allow planting to occur in the following planting season.	Amend <b>GIZ-S6 Landscaping and bund(s)</b> as follows: <b>1. General Industrial Zone</b> [...] 4. The landscaping strip must be permanently maintained and if any plants die or become diseased, the must be replaced <u>in the next planting season immediately</u> . <b>2. Washdyke Industrial Expansion Precinct</b> [...]	Accept in part
J R Livestock Limited	241.30	GIZ - General Industrial Zone	Standards	GIZ-S6 Landscaping and bund(s)	Considers GIZ-S6 is appropriate.	Retain as notified.	Accept in part
Fire and Emergency New Zealand	131.112	GIZ - General Industrial Zone	Standards	New	The Subdivision chapter includes rules and standards applying to subdivision. Therefore, activities that do not require subdivision will not be subject to the servicing standards within, including SUB-S3 that applies to the subdivision of new lots only and require a water supply. A new standard is requested in the GIZ - General Industrial Zone chapter requiring the provision of firefighting water supply for activities (such as the construction of a new residential dwelling) not subject to subdivision.  This new standard is consistent with the approach taken in SUB-S3.	Add a new standard in the <b>GIZ - General Industrial Zone</b> as follows: <b><i>GIZ-S8 Servicing</i></b> <b>1. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available.</b> <b>2. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot.</b> <b><i>Note: Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand and the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</i></b>	Reject
KiwiRail Holdings	187.85	General	All Zones	Rules	The submitter notes there is variation in boundary setback rules in zone chapters in the Proposed Plan. For health and	Add new rules to all relevant zone chapters (where the zone is adjacent to the rail corridor including GRZ, MRZ, GRUZ, SETZ, LFRZ, MUZ, TCZ, CCZ, GIZ, NOSZ, OSZ,	Reject

Limited					safety reasons, the submitter seeks a setback for structures from the rail corridor boundary. A 5m setback from the rail corridor is appropriate in providing for vehicular access to the backs of buildings (e.g. a cherry picker) and allowing for scaffolding to be erected safely. [see original submission for full reason]	SARZ, MPZ, PORTZ) as follows: <u><b>XXX-RX Rail corridor setback Activity Status Permitted Where:</b></u> <u><b>No building or structure may be located within 5m of any site boundary with the rail corridor.</b></u> <u><b>Activity status when compliance not achieved: RDIS</b></u>  <u><b>XXXX-RX Buildings or structures not meeting Rule XXX-RX Activity Status Restricted Discretionary</b></u> <u><b>Where:</b></u> <u><b>The building is setback less than 5m from the rail corridor boundary.</b></u> <u><b>Discretion is restricted to:</b></u> <u><b>1. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and</b></u> <u><b>the safe and efficient operation of the rail network.</b></u>	
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Table B3 – PORTZ – Port Zone

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Lineage Logistics NZ Limited	107.19	PORTZ - Port Zone	General	General	Port Zone provisions are considered to be appropriately enabling of development, including of industrial activities.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.80	PORTZ - Port Zone	General	General	The submitter’s MHF are located within the Port Zone. The Port Zone permits Port Activities as a permitted activity where sensitive activities are either discretionary or non-complying.  This approach will provide the key mechanism for managing risk from existing MHF; hence the provisions and zoning is supported.	Retain provisions of the <b>PORTZ</b> chapter as notified.	Accept
PrimePort Limited	175.78	PORTZ - Port Zone	Introduction	General	The introduction reflects the nature and range of activities undertaken in the Port Zone and the value of the Port to Timaru.	Retain <b>Introduction</b> as notified.	Accept
Timaru District Holdings Limited	186.53	PORTZ - Port Zone	Introduction	Introduction	The introduction reflects the nature and range of activities undertaken in the Port Zone and the value of the Port to Timaru.	Retain <b>Introduction</b> to the <b>Port Zone Chapter</b> as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.81	PORTZ - Port Zone	Objectives	General	The submitter supports the Objectives of this chapter as it provides for Port activities and ancillary port activities, and the establishment and growth of some industrial activities.  The provisions discourage non-Port related activities which is supported.  It is noted that some of the objectives and policies are identified as PREC7-O1 for example which is an error and may need to be amended.	Retain the Objectives of the <b>PORTZ-Port Zone</b> Chapter as notified. AND Amend labelling errors.	Reject
Fonterra Limited	165.140	PORTZ - Port Zone	Objectives	PORTZ-O1 Purpose of the Port Zone	The proposed wording is considered appropriate.	Retain as notified.	Accept



PrimePort Limited	175.79	PORTZ - Port Zone	Objectives	PORTZ-O1 Purpose of the Port Zone	The objective appropriately provides for the establishment, operation and ongoing growth of activities in the Port Zone whilst also recognising the role and amenity values of immediately adjoining zones.	Retain as notified.	Accept
Timaru District Holdings Limited	186.54	PORTZ - Port Zone	Objectives	PORTZ-O1 Purpose of the Port Zone	The objective appropriately provides for the establishment, operation and ongoing growth of activities in the Port Zone whilst also recognising the role and amenity values of immediately adjoining zones.	Retain as notified.	Accept
Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.132	PORTZ - Port Zone	Objectives	PREC7-O1 Purpose of the Port Operational Area	The submitter supports the inclusion of this objective which seek to mitigate adverse effects on sensitive environments and the coastal environment.	Retain as notified.	Accept
PrimePort Limited	175.80	PORTZ - Port Zone	Objectives	PREC7-O1 Purpose of the Port Operational Area	The objective reflects the purpose of the Port Operational Area.	Retain as notified.	Accept
Timaru District Holdings Limited	186.55	PORTZ - Port Zone	Objectives	PREC7-O1 Purpose of the Port Operational Area	The objective reflects the purpose of the Port Operational Area.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.82	PORTZ - Port Zone	Policies	General	The submitter supports the Policies of this chapter as it provides for Port activities and ancillary port activities, and the establishment and growth of some industrial activities.  The provisions discourage non-Port related activities which is supported.  It is noted that some of the objectives and policies are identified as PREC7-O1 for example which is an error and may need to be amended.	Retain the Policies of the <b>PORTZ-Port Zone</b> Chapter as notified. AND Amend labelling errors	Reject
Property Income Fund No.2 Limited	56.3	PORTZ - Port Zone	Policies	PORTZ-P1 Compatible activities in the Port Zone	Considers the port zone is limiting the use of industrial activities in the area.	Amend <b>PORTZ-P1 Compatible activities in the Port Zone</b> to broaden the range of permitted activities in the Port Zone to align with that of the General Industrial Zone (refer to "Industrial activity" definition.)	Reject
Fonterra Limited	165.141	PORTZ - Port Zone	Policies	PORTZ-P1 Compatible activities in the Port Zone	The proposed wording is considered appropriate	Retain as notified.	Accept
PrimePort Limited	175.82	PORTZ - Port Zone	Policies	PORTZ-P1 Compatible activities in the Port Zone	The policy will assist in guiding the range of industrial, commercial and residential activity that are not Port Activities but which nonetheless may appropriately locate in the zone.	Retain as notified.	Accept
Timaru District Holdings Limited	186.57	PORTZ - Port Zone	Policies	PORTZ-P1 Compatible activities in the Port Zone	The policy will assist in guiding the range of industrial, commercial and residential activity that are not Port Activities, but which nonetheless may appropriately locate in the zone.	Retain as notified.	Accept



Penny Nelson, Director-General of Conservation Tumuaki Ahurei	166.133	PORTZ - Port Zone	Policies	PORTZ-P2 Effects of Port activities	The submitter supports the inclusion of this policy which seek to mitigate adverse effects on sensitive environments and the coastal environment.	Retain as notified.	Accept
PrimePort Limited	175.83	PORTZ - Port Zone	Policies	PORTZ-P2 Effects of Port activities	The policy provides for critical Port Activities within the zone, and recognises that adverse effects from Port Activities need to be mitigated as far as practicable, but that nevertheless the functional needs of the Port may constrain the practicality of some mitigation (e.g. the Port requires 24 hour operation and so must therefore be well lit for health and safety reasons).	Retain as notified.	Accept
Timaru District Holdings Limited	186.58	PORTZ - Port Zone	Policies	PORTZ-P2 Effects of Port activities	The policy provides for critical Port Activities within the zone, and recognises that adverse effects from Port Activities need to be mitigated as far as practicable, but that nevertheless the functional needs of the Port may constrain the practicality of some mitigation (e.g. the Port requires 24 hour operation and so must therefore be well lit for health and safety reasons).	Retain as notified.	Accept
PrimePort Limited	175.84	PORTZ - Port Zone	Policies	PORTZ-P3 Offensive trades	Considers that offensive trades should be able to establish in the Port Zone but should also require mitigation to ensure they don't create unreasonable adverse nuisance effects on adjoining zones. The proposed policy reflects this.	Retain as notified.	Accept
Timaru District Holdings Limited	186.59	PORTZ - Port Zone	Policies	PORTZ-P3 Offensive trades	Considers that offensive trades should be able to establish in the Port Zone but should also require mitigation to ensure they don't create unreasonable adverse nuisance effects on adjoining zones. The proposed policy reflects this.	Retain as notified.	Accept
PrimePort Limited	175.81	PORTZ - Port Zone	Policies	PREC7 - P1 Port operation, use and development	The efficient operation, use and development of the Port is vital to the wellbeing of the District.	Retain as notified.	Accept
Timaru District Holdings Limited	186.56	PORTZ - Port Zone	Policies	PREC7 - P1 Port operation, use and development	The efficient operation, use and development of the Port is vital to the wellbeing of the District.	Retain as notified.	Accept
PrimePort Limited	175.85	PORTZ - Port Zone	Rules	PORTZ-R1 Port activities	The rule provides flexibility to establish a range of Port Activities in the Port Zone as a permitted activity.	Retain as notified.	Accept
Timaru District Holdings Limited	186.60	PORTZ - Port Zone	Rules	PORTZ-R1 Port activities	The rule provides flexibility to establish a range of Port Activities in the Port Zone as a permitted activity.	Retain as notified.	Accept
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.83	PORTZ - Port Zone	Rules	PORTZ-R1 Port Activities	Supports that PORTZ-R1 permits Port Activities where the activity and its buildings and structures comply with all of the Standards in this Chapter. The restricted discretionary activity standard is supported where there is a non-compliance.	Retain <b>PORTZ-R1</b> as notified.	Accept
PrimePort Limited	175.86	PORTZ - Port Zone	Rules	PORTZ-R2 Emergency service facilities, including coastguard, and ancillary activities	Emergency service facilities, including the coastguard, are an important activity in the Port Zone and it is appropriate it is provided for as a permitted activity.	Retain as notified.	Accept

Timaru District Holdings Limited	186.61	PORTZ - Port Zone	Rules	PORTZ-R2 Emergency service facilities, including coastguard, and ancillary activities	Emergency service facilities, including the coastguard, are an important activity in the Port Zone and it is appropriate it is provided for as a permitted activity.	Retain as notified.	Accept
Fonterra Limited	165.142	PORTZ - Port Zone	Rules	PORTZ-R3 Industrial activity	The proposed wording is considered appropriate.	Retain as notified.	Accept
Timaru District Holdings Limited	186.62	PORTZ - Port Zone	Rules	PORTZ-R3 Industrial activity and ancillary activities	<p>PORTZ-R3.1: A range of industrial and ancillary activities occur in the Port Zone currently (outside the Port Operational Area), primarily where they have a direct relationship with Port Activities in some way. It is appropriate that industrial activity continues to be permitted. As both residential activity and offensive trade activity may only be appropriate in some restricted circumstances, fully discretionary activity status is suitable to allow full consideration of the potential effects of those activities.</p> <p>PORTZ-R3.2: While there may be some instances where industrial activities are appropriate within the Port Operational Area, for the most part that area is anticipated to be used for Port Activities only and given the very limited potential for expansion of the Port land area, it is vital that the Port Operational Area be protected from uses that do not have a necessity to be there.</p>	Retain as notified.	Accept
PrimePort Limited	175.87	PORTZ - Port Zone	Rules	PORTZ-R3 Industrial activity and ancillary activities not addressed in PORTZ-R1	<p>PORTZ-R3.1 - A range of industrial and ancillary activities occur in the Port Zone currently (outside the Port Operational Area), primarily where they have a direct relationship with Port Activities.. It is appropriate that industrial activity continues to be permitted. As both residential activity and offensive trade activity may only be appropriate in some restricted circumstances, fully discretionary activity status is suitable to allow full consideration of the potential effects of those activities.</p> <p>PORTZ-R3.2 -While there may be instances where industrial activities are appropriate within the Port Operational Area, for the most part that area is anticipated to be used for Port Activities only and given the very limited potential for expansion of the Port land area, it is vital that the Port Operational Area be protected from uses that do not have a necessity to be there.</p>	Retain <b>PORTZ-R3.1</b> and <b>PORTZ-R3.2</b> as notified.	Accept
PrimePort Limited	175.88	PORTZ - Port Zone	Rules	PORTZ-R4 Residential activity and associated buildings and structures	Considers that residential activity in the Port Zone should only be allowed where it is ancillary to a Port Activity or industrial activity. This rule appropriately reflects that.	Retain as notified.	Accept
Timaru District Holdings Limited	186.63	PORTZ - Port Zone	Rules	PORTZ-R4 Residential activity and associated buildings and structures	Considers that residential activity in the Port Zone should only be allowed where it is ancillary to a Port Activity or industrial activity. This rule appropriately reflects that.	Retain as notified.	Accept
PrimePort Limited	175.89	PORTZ - Port Zone	Rules	PORTZ-R6 Any other activity not listed in this chapter	Considers that the fully discretionary activity status is appropriate for all other activities in the Port Zone, as it will allow for consideration of all potential effects associated with any unanticipated activity in the zone.	Retain as notified.	Accept
Timaru District	186.64	PORTZ - Port	Rules	PORTZ-R6 Any other	Fully discretionary activity status is appropriate for all other	Retain as notified.	Accept

Holdings Limited		Zone		activity not listed in this chapter	activities in the Port Zone, as it will allow for consideration of all potential effects associated with any unanticipated activity in the zone.		
Fonterra Limited	165.143	PORTZ - Port Zone	Standards	PORTZ-S1 Height of buildings and structures	The proposed wording is considered appropriate	Retain as notified.	Accept
PrimePort Limited	175.90	PORTZ - Port Zone	Standards	PORTZ-S1 Height of buildings and structures	The proposed height limit allows sufficient flexibility to provide for a range of Port and industrial related activity. The proposed exemptions are supported as the listed activities are key aspects of the function and operation of the Port.	Retain as notified.	Accept
Timaru District Holdings Limited	186.65	PORTZ - Port Zone	Standards	PORTZ-S1 Height of buildings and structures	The proposed height limit allows sufficient flexibility to provide for a range of Port and industrial related activity. The proposed exemptions are supported as the listed activities are key aspects of the function and operation of the Port.	Retain as notified.	Accept
PrimePort Limited	175.91	PORTZ - Port Zone	Standards	PORTZ-S2 Height in relation to boundary	So as to assist with managing and mitigating potential adverse effects of tall structures and buildings in close proximity to a residential zone, it is appropriate that recession planes be applied at the boundary of any residential zone.	Retain as notified.	Accept
Timaru District Holdings Limited	186.66	PORTZ - Port Zone	Standards	PORTZ-S2 Height in relation to boundary	Considers that to assist with managing and mitigating potential adverse effects of tall structures and buildings in close proximity to a residential zone, it is appropriate that recession planes be applied at the boundary of any residential zone.	Retain as notified.	Accept
PrimePort Limited	175.92	PORTZ - Port Zone	Standards	PORTZ-S3 Building colour and reflectivity	So as to assist with managing and mitigating potential adverse effects of highly reflective buildings in close proximity to a residential zone, it is appropriate that minimum reflectivity levels be stipulated.	Retain as notified.	Accept
Timaru District Holdings Limited	186.67	PORTZ - Port Zone	Standards	PORTZ-S3 Building colour and reflectivity	So as to assist with managing and mitigating potential adverse effects of highly reflective buildings in close proximity to a residential zone, it is appropriate that minimum reflectivity levels be stipulated.	Retain as notified.	Accept
PrimePort Limited	175.93	PORTZ - Port Zone	Standards	PORTZ-S4 Outdoor storage	To assist with managing and mitigating potential adverse effects of outdoor storage areas that are located in close proximity residential zones, it is appropriate to require storage to be setback from any shared boundaries. Given the important role of outdoor storage in the Port Zone, 15m is an appropriate set back.	Retain as notified.	Accept
Timaru District Holdings Limited	186.68	PORTZ - Port Zone	Standards	PORTZ-S4 Outdoor storage	So as to assist with managing and mitigating potential adverse effects of outdoor storage areas that are located in close proximity residential zones, it is appropriate to require storage to be setback from any shared boundaries. Given the important role of outdoor storage in the Port Zone, 15m is an appropriate set back.	Retain as notified.	Accept
Silver Fern Farms	172.161	SCHED16 - Schedule of Precincts and Specific Control Areas	SCHED16B - Schedule of Specific Control Areas Layer	Height Specific Control Area	Supports this schedule insofar as the Height Specific Control Area is applied to the GIZ part of the 111 The Avenue, Pareora.	Retain as notified.	Accept

Alliance Group Limited	173.154	SCHED16 - Schedule of Precincts and Specific Control Areas	SCHED16B - Schedule of Specific Control Areas Layer	Height Specific Control Area	The submitter supports this schedule insofar as the Height Specific Control Area is applied to the GIZ part of their site.	Retain as notified.	Accept
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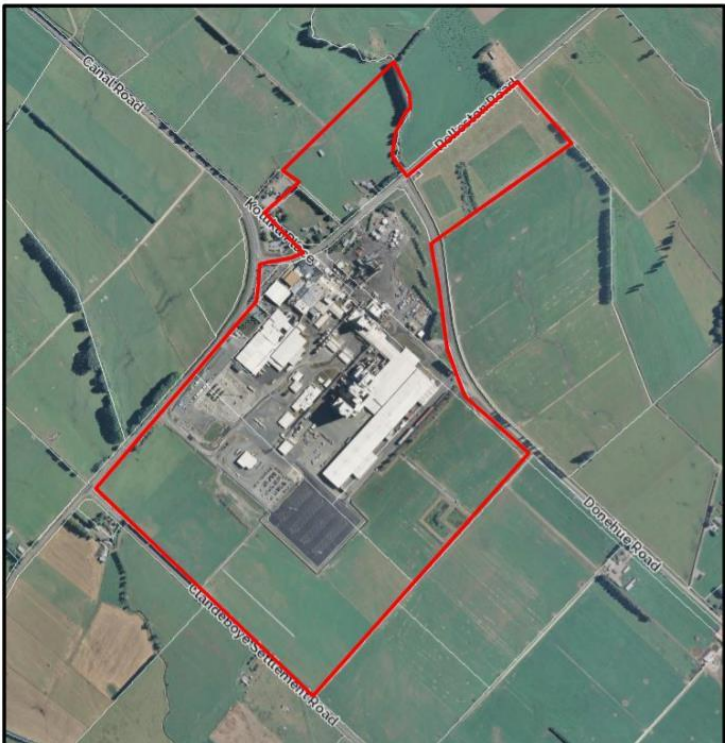
Table B4 – Planning Maps



Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject
Steve Fraser and Timpany Walton Trustees 2017 Ltd	12.1	Planning Maps	General Industrial Zone		Support the rezoning of 45 Washdyke Flat Road from Rural to General Industrial Zone.  [Refer original submission for full reason]	Retain as notified.	Accept
Z Energy Limited	116.27	Planning Maps	General Industrial Zone		Supports the General Industrial Zone of 55 Sheffield Street.	Retain the GIZ of Z Washdyke at 55 Sheffield Street.	Accept
Southern Proteins Limited	140.1	Planning Maps	General Industrial Zone		General Industrial Zone is supported including for land at Lot 2 DP 397304.	Retain the <b>GIZ</b> zoning including of land at Lot 2 DP 397304 as notified.	Accept
Fonterra Limited	165.3	Planning Maps	General Industrial Zone		Supports the General Industry zoning of 110 Donahue Road	Retain the General Industrial zoning of 110 Donahue Road.	Accept
Fonterra Limited	165.8	Planning Maps	General Industrial Zone		Considers the proposed zoning of specific sites in Temuka is appropriate.	Retain the General Industrial zoning of 2, 2a and 6 King Street, Temuka.	Accept
Paul Smith Earthmoving Limited	204.4	Planning Maps	General Industrial Zone		Supports the transition of 86 Sheffield Street and surrounding properties into General Industrial zone because the environment is characteristic of this zoning.  [Refer to original submission for full reason].	Retain the <b>GIZ</b> of 86 Sheffield Street and surrounding properties as notified.	Accept
Aitken, Johnston, and RSM Trust	237.10	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 9 Wilmshurst Road West, Temuka as it retains scope for industrial activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.	None specified.	Accept
Aitken, Johnston, and RSM Trust	237.11	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 1 Thomas Street, Temuka as it retains scope for industrial activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.	None specified.	Accept
Aitken, Johnston, and RSM Trust	237.12	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on the corner of Thomas Street and Ewen Road (Lot 3, DP 25238, and Lot 368 and 371, DP 25), Temuka as it retains scope for industrial	None specified.	Accept

					activities as per the existing use of the property and is appropriate to the industrial character of the underlying area.		
Aitken, Johnston, and RSM Trust	237.13	Planning Maps	General Industrial Zone		Supports the General Industrial Zoning placed on 2, 2A, 2B, and 4A King Street, Temuka as it retains scope for industrial activities as per the existing use of the property and converts the existing Rural 1 portion of the site which is now developed as industrial warehousing to General Industrial Zone.	None specified.	Accept
J R Livestock Limited	241.1	Planning Maps	General Industrial Zone		Supports the GIZ zoning of 841 Winchester-Geraldine Road.	Retain the <b>GIZ</b> of 841 Winchester-Geraldine Road.	Accept
Lineage Logistics NZ Limited	107.2	Planning Maps	Height Specific Control Area	General	Supports the 35 m height limit in the Special Control Area for the Port Zone.	Retain as notified.	Reject
PrimePort Limited	175.10	Planning Maps	Height Specific Control Area	General	A Height Specific Control Area covers a large part of the Port Zone. This is inconsistent with Schedule 16B which states that the Height Specific Control Area is located in the General Industrial Zone only, and is inconsistent with the rules of the Special Purpose Port Zone, which make no reference to the Height Specific Control Area. It therefore appears to serve no purpose.	Delete the Height Specific Control Area within the Port Zone.	Accept
PrimePort Limited	175.1	Planning Maps	Port Zone		Considers the extent/ boundaries of the Port Zone accurately reflect the extent of current Port operational activity, and the extent of business and industrial activity that has a close relationship with the Port.	Retain the area mapped as Port Zone as notified.	Accept in part
Timaru District Holdings Limited	186.1	Planning Maps	Port Zone		Considers the extent/ boundaries of the Port Zone accurately reflect the extent of current Port operational activity, and the extent of business and industrial activity that has a close relationship with the Port.	Retain the area mapped as Port Zone as notified.	Accept in part
BP Oil, Mobil Oil New Zealand Limited, Z Energy	196.79	Planning Maps	Port Zone		The submitter's MHF are located within the Port Zone. The Port Zone permits Port Activities as a permitted activity where sensitive activities are either discretionary or non-complying.  This approach will provide the key mechanism for managing risk from existing MHF; hence the provisions and zoning is supported.	Retain the geographic extent of the <b>Port Zone</b> as notified.	Accept in part
Timaru District Council	42.78	Planning Maps	Port Zone	General	The map legend incorrectly identifies a Port Purpose Zone, there correct name for the zone is Port Zone.	Amend of the legend of the maps as follows:  <i>Port <del>Purpose</del> Zone.</i>	Accept
Lineage Logistics NZ Limited	107.1	Planning Maps	Port Zone	General	Supports the delineation of its Properties within the Port Zone.	Retain as notified.	Accept in part

Fonterra Limited	165.7	Planning Maps	Port Zone	Height Specific Control Area	As the PORTZ Height Specific Control Area overlay has no associated rules, submitter considers that the control overlay can be deleted.	Delete the <b>Port Zone Height Specific Control Area Overlay</b> from the Planning Maps.	Accept
EnviroWaste Services Ltd	162.9	Planning Maps	Precinct	New	Considers that the GIZ does not acknowledge that the specific use of 23 Shaw Street and 55A-55C Redruth Street as a landfill and resource recovery facility, where reverse sensitivity effects may arise from the potential discharge of odour, dust and noise. As a result, request a new precinct be created for this site in GIZ.	1. Add a new <b>Redruth Industrial Precinct</b> area to include the Redruth landfill and resource recovery facility at 23 Shaw Street and 55A-55C Redruth Street.  AND 2. Consequential amendment to SCHED16 - Schedule of Precincts and Specific Control Areas Layers.  AND 3. Associated changes to the GIZ Chapter as outlined in related submission points.	Reject
PrimePort Limited	175.9	Planning Maps	Precinct	PREC7 - Port Operational Area Precinct	Considers the Precinct 7 boundaries are consistent with the core Port operational area.	Retain <b>PREC7</b> as notified on the Planning Maps.	Accept
Fonterra Limited	165.4	Planning Maps	Specific Control Area	Height Specific Control Area	Subject to consideration of the new SPZ-SRI, opposes the proposed Height Specific Control Area overlay on their Clandeboye manufacturing site.	Delete the Height Specific Control Area off the Fonterra Clandeboye site, this will be replaced the proposed <b>Special Purpose Zone - Strategic Rural Industry Zone</b> (as sought by the submitter).	Reject
Timaru District Holdings Limited	186.5	Planning Maps	Specific Control Area	Height Specific Control Area	A Height Specific Control Area covers a large part of the Port Zone. This is inconsistent with Schedule 16B which states that the Height Specific Control Area is located in the General Industrial Zone only, and inconsistent with the rules of the Special Purpose Port Zone, which make no reference to the Height Specific Control Area. It therefore appears to serve no purpose.	Delete the Height Specific Control Area within the Port Zone.	Accept
Fonterra Limited	165.2	Planning Maps	Rezone		Submitter opposes the General Industry Zoning and General Rural Zoning on their Clandeboye site. The submitter is proposing a new Special Purpose Zone - Strategic Rural Industry Zone for Clandeboye site.  [see original submission for full detail]	Amend the zoning of the land at Clandeboye on attached map, to a <b>Special Purpose Zone - Strategic Rural Industry Zone</b> ;  OR If the preferred relief is not accepted then:  Extend the GIZ to include all of the land shown on attached map. Alternative relief may be considered by submitter through this process.	Reject



							
Canterbury Woodchip Supplies Ltd – BL & NJ Coleman and QA Trustees 2012 Ltd	52.1	Planning Maps	Rezone		<p>Considers land at 2-8 Arowhenua St and 61 Bridge St, Arundel should be rezoned from General Rural Zone to General Industrial Zone. A GIZ zoning would better reflect the sites consented and existing use as a wood processing facility for woodchip production and ancillary transport and storage of the woodchip and ancillary wood/timber materials.</p> <p>[Refer original submission for full reason].</p>	Rezone 2-8 Arowhenua St and 61 Bridge St, Arundel from General Rural Zone to <b>General Industrial Zone</b> .	Reject
Port Bryson Property Limited	104.3	Planning Maps	Rezone		<p>Oppose proposed General Residential Zone for 16A, 16D, 16E Hilton Highway. The property has a very long history of commercial and industrial 'business' park style of activities (offices, retail, storage/warehousing, light industrial). The original DGMS hearing chaired by Commissioner Bill Wasley (8th December 2017) recommended in their decision that the combined property should be zoned to reflect the current land use. The most compatible zone in the Proposed District Plan is General Industrial Zone.</p>	Rezone 16A, 16D, 16E Hilton Highway from <b>General Residential Zone</b> to <b>General Industrial Zone</b> .	Accept
Hilton Development Trust	205.3	Planning Maps	Rezone		<p>Submitter opposes the zoning of General Residential Zone on 18 Hilton Highway as the property has an approved land use consent for commercial storage activities. Considers that based on the zone options in the Proposed District Plan that the most appropriate zone would be GIZ as it is the most compatible with the land use consent.</p>	Rezone 18 Hilton Highway from General Residential Zone to <b>GIZ - General Industrial Zone</b> .	Accept in part

							
Simo Enterprises Limited	148.1	Planning Maps	Rezone		<p>The Submitter opposes the proposal to rezone the area outlined in Figure 2 below “the subject area” to General Industrial Zone, for the reasons outlined in the submission. The submitter seeks a light industrial/commercial precinct that enables a variety of land uses, consistent with and complimentary to the established use of the immediate environment, or alternatively a MixedUse Zoning for this discrete area.</p> <p>The rezoning of this area of land to General Industrial is not consistent with the established businesses and activities in the area. The established commercial businesses, which generally require more space than retail stores are best placed in this environment. This commercial element is generally inconsistent with the proposed zoning which enables heavy industrial activities to occur.</p> <p>Character of the established environment along the Hilton Highway generally has a retail element to the trading undertaken – i.e. Placemakers, Flooring Xtra, Hirepool, Stihl Shop and TWL. Other businesses which are not akin to Industrial activities but operate within this area include NZ Couriers, WaterForce Timaru, Forward Care Home Health, Hynds and Claas Harvest centre, etc. These businesses need visibility and road frontage to encourage customers but require more space than what can be accommodated within a retail area.</p> <p>[See original submission for full reason]</p>	<p>1. Include a specific overlay that addresses the individual characteristics of the immediate area, enabling a commercial precinct with an underlying General Industrial Zoning that allows commercial activities with a need for a larger space (such as Placemakers, Flooring Xtra), courier depots, places of assembly, residential (at first floor and above), offices health practitioners and vet clinics within the area mapped in Figure 2.</p> <p>Rezone the Mixed-Use Zone.</p>  <p>Figure 2: Land parcels subject to this submission (Source: Grip)</p>	Reject