

LIZ - Light Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Susan Dallas	25.29	Oppose	The submitter opposes fence and wall standards.	Delete Fences and Walls activity standards in their entirety from the District Plan. (Inferred relief requested)	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Natasha Duncan-Sutherland	31.27	Oppose	Considers that a limit on fence heights to 1.2 metres will place children at risk of dog attacks. The submitter seeks no restriction on fence heights with the exception that a new rule is introduced that requires front fence heights of at least 6 feet where a large-breed dog is owned.	Delete any restriction on fence heights and introduce a new rule requiring a front fence of at least 6 feet on properties where a large-breed dog is owned.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Andrea Millar	105.23	Oppose	Opposes the rules in the LIZ. Zone rules do not enable community corrections activities, and provides non-complying activity status for these activities in the zone under LIZ-R7. Considers Industrial areas provide suitable sites for community corrections activities and so provision should be made to enable non-custodial community corrections sites to establish, operate and redevelop, within appropriate areas, including the Light Industrial Zone. Community corrections activities are a compatible and appropriate activity in industrial zones, consistent with the character and amenity, and they are not prone to reverse sensitivity.	Insert a new permitted activity rule for "community corrections activities" in the Light Industrial Zone, as follows: <u>LIZ-Rx: Community corrections activities</u> <u>Activity status: Permitted</u>	Open Submission
LIZ - Light Industrial Zone /Introduction /	Sera Chambers	150.198	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Issues	Sera Chambers	150.199	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Issues	Sera Chambers	150.200	Oppose	Opposes on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone (LIZ) may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Issues	Sera Chambers	150.201	Oppose	Opposes on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Objectives	Sera Chambers	150.202	Oppose	Opposes on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Objectives	Sera Chambers	150.203	Oppose	Opposes on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Objectives	Sera Chambers	150.204	Oppose	Opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission

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LIZ - Light Industrial Zone /Policies	Sera Chambers	150.205	Oppose	Opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Policies	Sera Chambers	150.206	Amend	Considers that the policy should be amended to ensure that existing adjoining property / landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Amend the policy to add that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Policies	Sera Chambers	150.207	Amend	Considers that the policy should be amended to ensure that existing adjoining property / landowners have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Amend the policy to add that the people of Napier City should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone (LIZ) may impact upon their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Policies	Sera Chambers	150.208	Oppose	Opposes the Policy on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone (LIZ) may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Sera Chambers	150.209	Oppose	Opposes Standards on the basis that existing adjoining property / landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	Delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone (LIZ) may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Sera Chambers	150.210	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Sera Chambers	150.211	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Sera Chambers	150.212	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Assessment criteria	Sera Chambers	150.213	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /Assessment criteria	Sera Chambers	150.214	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission

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LIZ - Light Industrial Zone /Assessment criteria	Sera Chambers	150.215	Oppose	opposes on the basis that existing adjoining property/landowners should have the same rights to consultation and impact mitigation requirements premised on the enjoyment of property rights as a guiding principle.	delete on the basis that the people of Napier should be allowed to continue the enjoyment of their property rights as a guiding principle by maintaining their rights to have their say on how a development in the Light Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Sheena McGuire	168.121	Amend	Notes that LIZ Chapter does not contain a specific rail corridor building setback standard and there is no yard setback that applies to the corridor. Considers that setbacks are a common planning tool used to ensure the safe and efficient operation of activities such as the railway corridor, particularly when it may come into conflict with adjacent land uses. For rail, a setback provides a safe physical distance between a building and the railway corridor boundary. Heavy freight trains run on the railway lines through the Napier City District. Considers that without a sufficient setback, people painting their buildings, clearing gutters or doing works on their roof will need to access or foul the rail corridor. If a person or object encroaches onto the rail corridor, there is a substantial risk of injury or death for the person entering the rail corridor. A setback control has obvious safety benefits for the users of the land adjoining the rail corridor and users of the rail corridor. Also notes efficiency benefits for rail operations, mitigating against the risk of train services being interrupted by unauthorised persons or objects entering the rail corridor. Considers that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating and working in proximity to the railway corridor. Seeks a new clause within LIZ-S1 to require a 5m setback for structures and buildings from the rail corridor. Matters of discretion are also sought in the case that the setback cannot be achieved.	Amend as follows: ... 4. <u>Rail corridor setbacks:</u> <u>No part of any building or structure may be located within a 5m setback from a boundary shared with a rail corridor.</u> Matters of discretion are: 1. Purpose of the standard; 2. Quality living environments; 3. Amenity values; 4. Character of the area; 5. Operation and maintenance of watercourses and open drains; 6. <u>The safe and efficient operation of the rail network;</u> 7. <u>Compatibility with the surrounding environment; and</u> 8. The reason for the reduced setback.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Cameron Drury	185.2	Amend	Considers that the properties at 41 and 63 Corunna Bay are appropriate for Large Format Retail activities as well as Light Industrial activities (for which they are zoned). This can be achieved by focusing the rule to those office accommodation, retail and commercial activities that are associated with an industrial activity so that individual retail activities can be provided for under a separate rule framework.	Amend the activity description of Rule LIZ-R2 as follows: 'office accommodation, retail and commercial activities <u>associated with an industrial activity</u> '	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Cameron Drury	185.3	Amend	Considers that the properties at 41 and 63 Corunna Bay are appropriate for Large Format Retail activities as well as Light Industrial activities (for which they are zoned). This can be achieved by providing for Large Format Retail on the site as a Permitted Activity in recognition of the area of the site to enable retail activities which require large floor areas and its accessibility.	Amend the rules by introducing a new Permitted Activity Rule pertaining to the site similar to LFRZ-R1(1). This could be achieved either through a new precinct or a new rule in the LIZ specifically applying to the site, or alternative similar relief.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Cameron Drury	185.4	Oppose	Considers that the properties at 41 and 63 Corunna Bay are appropriate for Large Format Retail activities as well as Light Industrial activities (for which they are zoned). This can be achieved by providing for Large Format Retail on the site as a Permitted Activity in recognition of the area of the site to enable retail activities which require large floor areas and its accessibility.		Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Cameron Drury	185.5	Amend	Considers that the properties at 41 and 63 Corunna Bay are appropriate for Large Format Retail activities as well as Light Industrial activities (for which they are zoned). This can be achieved by providing for Large Format Retail on the site as a Permitted Activity in recognition of the area of the site to enable retail activities which require large floor areas and its accessibility.	Amend the PDP to provide subsequent changes to Objectives, and Policies, Standards Table and Assessment Criteria, either through the LIZ and/or new Corunna Bay precinct.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Ryan Andrew Schnell	204.1	Amend	considers that when looking at any of the industrial areas it seems that the building height restrictions do not take into account some of the trends we are seeing in the international market places, who are facing similar issue to those we are experiencing. Due to the lack of available space in industrial areas, multi-level warehousing facilities are becoming more common and while the submitter does not have any current plans for such facilities it is something that they are exploring further.	seeks for the maximum building height limit to be increased to allow for buildings higher than two storey.	Open Submission

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LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Hus Narsai	205.3	Oppose	Acknowledges the need to control the location, nature and scale of activities that interface with residential zones. Considers explicit provision should be made for trade suppliers within the zone as restricted discretionary activity.	Bunnings seeks for specific provision for trade suppliers in the Light Industry Zone with the following activity statuses: Trade suppliers – Restricted Discretionary	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Hus Narsai	205.4	Oppose	Opposes the proposed restrictions on impervious areas as they limit the potential scale of development. Considers there are other mechanisms to control stormwater run-off such as the provision of detention and retention for example.	Remove the proposed restrictions on impervious area to provide for greater flexibility in the site layout that would better suit functional requirements of Bunnings.	Open Submission
LIZ - Light Industrial Zone /Issues	Georgina McPherson	215.144	Support	The Fuel Companies support the management of reverse sensitivity effects and incompatible activities in the LIZ.	Retain LIZ-I1, LIZ-O3, and LIZ-P3 as notified.	Open Submission
LIZ - Light Industrial Zone /Objectives /LIZ-O3: Incompatible activities	Georgina McPherson	215.145	Support	The Fuel Companies support the management of reverse sensitivity effects and incompatible activities in the LIZ.	Retain LIZ-I1, LIZ-O3, and LIZ-P3 as notified.	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P3: Incompatible industrial activities	Georgina McPherson	215.146	Support	The Fuel Companies support the management of reverse sensitivity effects and incompatible activities in the LIZ.	Retain LIZ-I1, LIZ-O3, and LIZ-P3 as notified.	Open Submission
LIZ - Light Industrial Zone /Objectives /LIZ-O4: Non-industrial activities	Georgina McPherson	215.147	Amend	The Fuel Companies support the general intent of the objective, which provides for limited non-industrial activities in the LIZ zone, but consider that it does not adequately provide for service stations that are otherwise appropriate and compatible with an industrial zoning. The objective should be amended to recognise that activities such as service stations can appropriately locate within the Light Industry Zone without compromising the purpose, efficiency or functionality of the zone.	Amend LIZ-O4 as follows: LIZ-O4: Non-industrial activities Non-industrial activities are not located in the zone unless the activity <u>will not compromise the efficiency or functionality of the zone for light industrial activities</u> is ancillary to the primary industrial use of the land.	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P2: Light industrial activities and adjacent land uses	Georgina McPherson	215.148	Amend	The Fuel Companies support the intent of the policies but are concerned that that it does not recognise that non-industrial activities such as service stations can appropriately locate in the zone.	Amend LIZ-P2 as follows: LIZ-P2: Light industrial activities and adjacent land uses The Light Industrial Zone is only used for the ongoing operation and development of light industrial activities, related service activities and ancillary activities <u>and non-industrial activities</u> that are an efficient use of the physical resource of the zone and do not compromise the amenity values of neighbouring residential zones.	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P5: Reverse sensitivity	Georgina McPherson	215.150	Amend	Policy LIZ-P5 seeks to manage reverse sensitivity effects only on light industrial activities in the zone. While this is supported, the Fuel Companies consider that the policy should also recognise reverse sensitivity effects on lawfully established activities that are appropriately located in the zone, such as service stations.	Amend LIZ-P5 as follows: LIZ-P5: Reverse sensitivity Avoid activities that would give rise to reverse sensitivity effects that may constrain the efficient operation of light industrial activities <u>and other lawfully established activities</u> in the zone.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Georgina McPherson	215.151	Oppose	Service stations are defined as commercial and retail activities but are typically unable to comply with the rule conditions. Consequently, a resource consent would be required for alterations or additions at existing service stations or for the development of new service stations. The Fuel Companies consider that this is overly restrictive considering the purpose of the zone and the compatibility of service stations with other activities in the zone. The Fuel Companies seek a new rule that provides for service stations in the zone.	Add a new LIZ rule as follows: <u>LIZ-RX: Service stations LIZ-RXA</u> <u>Activity Status: Permitted</u> <u>LIZ-RXB</u> <u>Activity status where standards are not met:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are:</u> <u>1. The matters of discretion stated for the relevant LIZ standard(s).</u>	Open Submission

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LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Georgina McPherson	215.152	Oppose	The definition of structure will capture structures such as boundary fences being required to comply with bulk and location standards. This will have (unintended) consequences for a large number of industrial zoned activities, which may require fences for screening or security purposes, and the yard standard will trigger the need to a consent for those activities. In addition, a separate standard LIZ-S5 applies to fences, so fences should be excluded from GIZ-S1. Existing buildings at some service station sites adjoining a residential zone are already less than 3m from the boundary, however this does not cause amenity effects due to the use of landscaping etc. The landscaping requirement is difficult to retrofit to existing activities and consider the use of a fence is more appropriate.	Amend yard standard LIZ-S1 as follows: 3. Other yards: a. any part of a building or structure (<u>excluding a fence</u>) or storage area (including eaves and guttering) must not be erected closer than <u>3</u> m from the boundary of any land not zoned for industrial activities; <u>and</u> b. a minimum of a 2-metre-wide landscaped area of indigenous plants must be provided parallel to the boundary of any land not zoned for industrial activities. This landscaped area must create a visual screen with a minimum height of at least 1.8 m, and the landscaped area must be maintained to ensure ongoing plant health. ε and the <u>landscaped area</u> must be maintained to ensure ongoing plant health., <u>or</u> <u>c. a close-boarded or similar solid fence or wall of a minimum 1.8 m in height must be provided parallel to the boundary of any land not zoned for industrial activities.</u>	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Georgina McPherson	215.153	Oppose	The Fuel Companies are not opposed in principal to the management of stormwater from sites where there's a risk of hazardous substances or contaminants becoming entrained in stormwater. The Fuel Companies sites are already well managed, including compliance with national-level guidelines. Clause (1) seeks to prevent the discharge of stormwater to the Ahuriri estuary, or any waterbody or open drain. That is, the clause seeks to control stormwater discharges to the environment that are regulated by the Regional Council under the Hawke's Bay Regional Resource Management Plan, and do not properly fall within the territorial authority functions in the RMA. The clause results in inappropriate duplication of function and consenting requirements and is opposed. Fuel Companies consider the existing Hawke's Bay Regional Resource Management Plan provisions already provide an efficient and effective approach to managing stormwater discharges from industrial and trade premises, with no need to duplicate the regulation of discharges from such sites at a district level. Standard LIZ-S4 duplicates the controls provided in the Proposed Plan stormwater (SW) chapter, as well as existing Regional Council controls on discharges from industrial or trade premises. This creates confusion, unnecessary duplication and potentially inconsistent outcomes, and LIZ-S4 should be deleted.	Delete standard LIZ-S4: Stormwater run-off.	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P4: Non-industrial and ancillary activities	Georgina McPherson	215.199	Amend	The Fuel Companies support the intent of the policies but are concerned that that it does not recognise that non-industrial activities such as service stations can appropriately locate in the zone.	LIZ-P4: Non-industrial and ancillary activities Avoid non-industrial activities in the Light Industrial Zone except when the activity is compatible with industrial activities and: a. supports and is directly related to a permitted or consented industrial activity located on the same site, <u>or</u> b. provides essential services to people employed in businesses located in the zone, <u>or</u> c. <u>does not compromise the efficiency or functionality of the zone for light industrial activities.</u>	Open Submission
LIZ - Light Industrial Zone /Objectives /LIZ-O3: Incompatible activities	Shravan Miryala	217.50	Support	Supports the management of reverse sensitivity effects in the LIZ.	Retain Objective LIZ-O3 as notified.	Open Submission

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LIZ - Light Industrial Zone /Objectives /LIZ-O4: Non-industrial activities	Shravan Miryala	217.51	Amend	Supports the general intent of the objective, which provides for limited non-industrial activities in the LIZ zone, but considers that it does not adequately provide for service stations that are otherwise appropriate and compatible with an industrial zoning. Considers that the objective should be amended to recognise that activities such as service stations can appropriately locate within the Light Industry Zone without compromising the purpose, efficiency or functionality of the zone.	Amend Objective LIZ-O4 as follows: LIZ-O4: Non-industrial activities Non-industrial activities are not located in the zone unless the activity <u>will not compromise the efficiency or functionality of the zone for light industrial activities is ancillary to the primary industrial use of the land.</u>	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P2: Light industrial activities and adjacent land uses	Shravan Miryala	217.52	Amend	Supports the intent of LIZ-P2 but is concerned that that it does not recognise that non-industrial activities such as service stations can appropriately locate in the zone.	Amend LIZ-P2 as follows: LIZ-P2: Light industrial activities and adjacent land uses The Light Industrial Zone is only used for the ongoing operation and development of light industrial activities, related service activities and ancillary activities <u>and non-industrial activities</u> that are an efficient use of the physical resource of the zone and do not compromise the amenity values of neighbouring residential zones.	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P4: Non-industrial and ancillary activities	Shravan Miryala	217.53	Support	Supports the intent of LIZ-P4 but is concerned that that it does not recognise that non-industrial activities such as service stations can appropriately locate in the zone.	Amend LIZ-P4 as follows: LIZ-P4: Non-industrial and ancillary activities Avoid non-industrial activities in the Light Industrial Zone except when the activity is compatible with industrial activities and: a. supports and is directly related to a permitted or consented industrial activity located on the same site, or b. provides essential services to people employed in businesses located in the zone, <u>or does not compromise the efficiency or functionality of the zone for light industrial activities.</u>	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P5: Reverse sensitivity	Shravan Miryala	217.54	Amend	Supports LIZ-P5 intent to manage reverse sensitivity effects only on light industrial activities in the zone but considers that the policy should also recognise reverse sensitivity effects on lawfully established activities that are appropriately located in the zone, such as service stations.	Amend LIZ-P5 as follows: LIZ-P5: Reverse sensitivity Avoid activities that would give rise to reverse sensitivity effects that may constrain the efficient operation of light industrial activities <u>and other lawfully established activities</u> in the zone.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Shravan Miryala	217.55	Amend	Considers that service stations are not anticipated with a specific rule in the LIZ where such activities should be anticipated. Notes that service stations are not industrial activities but they meet the definition of 'commercial activity' and 'retail activity' in the PDP. Permitted activity rule LIZ-R2A provides for retail and commercial activities, but service stations would not comply with the rule conditions. Considers that the need for resource consent for changes or new service stations overly restrictive given their compatibility with other activities in the zone. Seeks a new rule provides for service stations in the zone	Add a new LIZ rule as follows: <u>Activity Status: Permitted</u> <u>LIZ-RXB</u> <u>Activity status where standards are not met:</u> <u>Restricted Discretionary</u> <u>Matters of discretion are:</u> 2. <u>The matters of discretion stated for the relevant LIZ standard(s).</u>	Open Submission

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LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Shravan Miryala	217.56	Oppose	Supports managing stormwater from sites where hazardous substances or contaminants pose a risk, noting Z Energy's existing adherence to Ministry for the Environment guidelines. However, considers that LIZ-S4 clause (1), seeks to regulate stormwater discharges to the environment already under the jurisdiction of the Regional Council. Considers the existing Hawke's Bay Regional Resource Management Plan provisions already provide an efficient and effective approach to managing stormwater discharges from industrial and trade premises, with no need to duplicate the regulation of discharges from such sites at a district level. Acknowledges the intent of standard LIZ-S4(2) regarding interceptor traps, but disputes the requirement for total contaminant removal, suggesting it conflicts with established guidelines such as the MfE Guidelines where 15mg/l of total petroleum hydrocarbons is regarded as a best practice threshold. Petroleum industry activities are undertaken in compliance with the MfE Guidelines and are widely accepted in plans as being best practice. Notes that not all sites in the Light Industrial Zone handle or store hazardous substances, therefore considers that an interceptor trap may not be necessary or may not be the only or most appropriate method of treating / managing stormwater from sites with a Light Industrial Zoning. Considers that setting an impervious area threshold in standard LIZ-S4(3) may be inappropriate, noting that it may be unreasonable for existing fully developed sites to convert paved areas to permeable surfaces. These sites will have existing operational requirements and that paving of surfaces can be an appropriate means of managing the risks associated with HAIL sites and contaminated soils, for which an industrial zone is likely to be the most appropriate location. Considers standard LIZ-S4 duplicates existing controls provided in the Proposed Plan and Regional Council regulations, leading to confusion and inconsistency, and seeks its deletion.	Delete standard LIZ-S4: Stormwater run-off.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table	Shravan Miryala	217.57	Amend	Notes that LIZ-S6 (outdoor storage) requires any outdoor storage areas are to be screened from the view of any adjacent residential zone or public open space but Outdoor storage is not defined and the standard provides no additional clarification. Seeks amendment or clarity to ensure that the standard does not relate to storage of fuel in above ground tanks.	<p>Amend LIZ-S6(2) to exclude above ground storage of fuel at service stations, as follows:</p> <p><u>Any outdoor storage areas are to be screened, except for the display of goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 2m</u> from the view of any adjacent residential zone or public open space.</p> <p><u>This standard does not apply to aboveground tanks at service stations.</u></p> <p>And/or</p> <p>Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.</p>	Open Submission

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LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Sean Thompson	225.14	Amend	<p>Considers that it is not self-evident from the analysis and rationale in the proposed plan, including in terms of s 32 RMA, why relocated buildings should be classified as non-complying in the NCZ, LCZ, LFRZ, LIZ and GIZ. It is accepted that relocated buildings should be discretionary in the Natural Open Space Zone, and there may be urban design and other considerations applicable to the Town Centre Zone and City Centre Zone which warrant different treatment.</p> <p>Since a 2004 Central Otago Environment Court decision most local authorities in New Zealand have either adopted permitted activity classification for relocated buildings (with no standards) or provided for permitted activity status with prescribed performance standards.</p>	<p>Seeks to amend the LIZ Rules as follows:</p> <p>a. Provide for relocated buildings as a permitted activity in all relevant zones, excepting where a specified heritage or conservation or urban design consideration applies;</p> <p>b. For the relocated building rules in all zones, the removal of the requirement to deposit a monitoring fee at the same time as submitting the relocated building report;</p> <p>c. Amending the performance standards in relation to relocated buildings in accordance with the wording in the attached Schedule 1 (which can be found in the attached submission), to provide for:</p> <p>i. modification of the performance timeframes such that relocation on permanent foundation is required within two months, and twelve months is allowed for the completion of all reinstatement works;</p> <p>ii. provision for a pre-inspection report in the same or similar form as found in Schedule 2 (which can be found in the attached submission).</p> <p>iii. For relocated buildings in the Light Industrial Zone (LIZ) and General Industrial Zone (GIZ), the further amendment of performance standards removing the need for a pre-inspection report and monitoring fee.</p> <p>Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought.</p>	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P4: Non-industrial and ancillary activities	Sian Stirling Jessica Ensing	231.92	Support	Supports this policy as it enables nonindustrial activities where they are compatible with the zone, including educational facilities like work skills training centres where people are trained on industrial based skills. These facilities are only compatible with industrial zones and should be provided for within the provisions.	Retain as proposed.	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Sian Stirling Jessica Ensing	231.93	Amend	Seeks to amend LIZ as certain industrial training facilities that can only be located in industrial areas should be allowed. However, agrees that schools and childcare facilities should be a non-complying activity within the industrial zones.	<p>Seeks to amend as follows:</p> <p>Educational facilities</p> <p><u>Where: It is a training facility that is ancillary to industrial activities Activity Status: Discretionary</u></p>	Open Submission
LIZ - Light Industrial Zone /Issues /LIZ-I5: Areas of land suitable for accommodating heavy industrial activities are not available within the Light Industrial Zone	NZ Transport Agency Waka Kotahi Kelsey Watson	277.141	Support	Supports I5 as it recognises industrial activities can place demand on traffic and offsite effects and ensures there is suitable infrastructure to support the land use.	Retain as notified.	Open Submission
LIZ - Light Industrial Zone /Objectives /LIZ-O5: Low impact industrial activities	NZ Transport Agency Waka Kotahi Kelsey Watson	277.142	Support	Supports O5 as it provides for industrial activities being located and designed to have low impact on safety and environmental values.		Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P1: Low impact industrial activities	NZ Transport Agency Waka Kotahi Kelsey Watson	277.143	Support	Supports P1 as it enables industrial activities to be compatible with surrounding land uses	Retain as notified.	Open Submission

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LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table /General	Alec Duncan	288.71		<p>Fire and Emergency requires the ability to construct and operate emergency service facilities (i.e., fire stations) in locations which will enable reasonable response times to fire and other emergencies. This means new fire stations may be necessary in any zone across the district in order to continue to achieve emergency response time commitments in situations where development occurs, and populations change. In this regard it is noted that Fire and Emergency is not a requiring authority under section 166 of the RMA, and therefore does not have the ability to designate land for the purposes of fire stations.</p> <p>Fire and Emergency notes that the effects of a fire station can be largely anticipated and, in the most part, do not differ to the effects of many activities that may be anticipated through rural and urban environments.</p> <p>Fire and Emergency requests that emergency service facilities are provided for as permitted activities in the larger, more extensive zones of the district to recognise the critical importance of emergency services to communities. In providing for emergency service facility as a permitted activity would mean that emergency service facilities would be controlled by the subsequent performance standards of each zone (such as height, height in relation to boundary, front yards, building coverage requirements).and the other relevant performance standards in other chapters (i.e., transport) to ensure that any effects are appropriately managed.</p>	<p>Seeks to include new permitted activity as follows:</p> <p>xxx-Rx: Emergency service facilities <u>Activity status: Permitted</u></p> <p>Or</p> <p>To similar effect</p> <p>And</p> <p>any other cosequential amendments required to give effect to this new standard</p>	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Standards Table /General	Alec Duncan	288.90	Amend	<p>Fire and Emergency's main area of concern is the provision of a water supply and access to this supply which will enable Fire and Emergency to operate effectively and efficiently to save lives and property in the event of a fire. This is best achieved through compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ 4509:2008.SNZ 4509:2008 sets out minimum water supply requirements required for firefighting water supply to both reticulated and non-reticulated areas. Where a development is unable to connect to the reticulated network, or the reticulated network has insufficient capacity and/or pressure, an alternative firefighting water source is required by Fire and Emergency. This could be from a dedicated firefighting water supply tank.Fire and Emergency notes that 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-S14 that applies to the subdivision of new lots only and requires a firefighting water supply.A new standard is therefore requested in all zones of which development of new buildings are enabled to ensure that new development is provided with a water supply suitable for firefighting purposes.In relation to new standard XXX-SX(1), it is expected that all reticulated water supply networks (whether private or public) will be fully compliant with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 as required by the Code of Practice for Land Development and Subdivision Infrastructure and that new connections under the water supply bylaw will not be granted where there is insufficient capacity available within the water supply network for the proposed activity.</p>	<p>To include a new performance standard as follows:</p> <p>XXX-SX: Firefighting water supply</p> <p><u>1. All new developments must be connected to a public reticulated water supply, where one is available.</u></p> <p><u>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 firefighting water supply can be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p><u>Matter of discretion:</u></p> <p><u>1. The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u></p> <p>Or</p> <p>To similar effect.</p> <p>And</p> <p>any other consequential amendments required to give effect to</p>	Open Submission
LIZ - Light Industrial Zone /Objectives /LIZ-O2: Activities in the Light Industrial Zone	Alec Duncan	288.137	Support	<p>Supports LIZ-O2 to the extent that industrial activities in this zone are of a suburban scale and have low water needs reflecting the infrastructural capacity of the area they are located in.</p>	<p>Retain as notified.</p>	Open Submission

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LIZ - Light Industrial Zone /Objectives /LIZ-O4: Non-industrial activities	Alec Duncan	288.138	Amend	<p>Opposes LIZ-O4 as currently proposed, as it excludes the establishment of land use activities within the Light Industrial zone unless the activity is ancillary to the primary industrial use of the land.</p> <p>Fire and Emergency may need to establish new fire stations within the Light Industrial zone in order to continue to achieve emergency response commitments as development occurs and populations change. As such, Fire and Emergency seek to amend LIZ-O4 to enable the establishment of activities where there is a functional and / or operational requirement for the activity to locate within the Light Industrial zone.</p>	<p>Amend as follows:</p> <p>LIZ-O4: Non-industrial activities</p> <p>Non-industrial activities are not located in the zone unless the activity is ancillary to the primary industrial use of the land <u>or has a functional and / or operational need to locate in the zone.</u></p>	Open Submission
LIZ - Light Industrial Zone /Policies /LIZ-P4: Non-industrial and ancillary activities	Alec Duncan	288.139	Amend	<p>Seeks to amend LIZ-P4 to acknowledge that non-industrial activities such as emergency service facilities that provide for the health, safety and wellbeing of the community are compatible with industrial activities.</p>	<p>Amend as follows:</p> <p>...</p> <p>Avoid non-industrial activities in the Light Industrial Zone except when the activity is compatible with industrial activities and:</p> <ul style="list-style-type: none"> a. supports and is directly related to a permitted or consented industrial activity located on the same site, or b. provides essential services to people employed in businesses located in the zone. <p><u>provides for the health, safety and wellbeing of the community.</u></p>	Open Submission
LIZ - Light Industrial Zone /LIZ - Light Industrial Zone - Rules Table	Alec Duncan	288.140	Support	<p>Supports LIZ-R4 insofar as the storage of tyres is a permitted activity where a fire management plan is prepared and implemented for the site and, where the standards are not met, a discretionary activity status is triggered.</p>	Retain as notified.	Open Submission
LIZ - Light Industrial Zone /Assessment criteria /LIZ-AC4: Tyre storage not meeting permitted activity standards	Alec Duncan	288.141	Support	<p>Supports LIZ-AC4 as it considers the fire management plan required by LIZ-R4, to minimise the risks of fires starting and maximise the chances of any fires being extinguished as quickly as possible.</p>	Retain as notified.	Open Submission