

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S5: Fences	Susan Dallas	25.30	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
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S5: Fences	Natasha Duncan-Sutherland	31.28	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
GIZ - General Industrial Zone /Introduction	Sera Chambers	150.216	Amend	Considers that the introduction 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 introduction 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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Issues /Land use associated with heavy industrial activities can place demands on traffic, waste treatment, and stormwater infrastructure. Heavy industrial activities need buffers or separation distances from other activities and sensitive environments. They operate for longer hours, require large buildings and lot sizes, generate noise, and can have off-site effects that are difficult to mitigate and can conflict with land uses in adjacent zones.	Sera Chambers	150.217	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Issues /Industrial zoned land that has adequate infrastructure and services is a limited resource that needs to be used efficiently. There are already constraints associated with the capacity of infrastructure servicing some of the areas zoned for industrial activities. In addition, the reticulated three waters network has capacity limitations that cannot be exceeded. Heavy industry typically generates high demands on services that either cannot be met or potentially could monopolise any remaining capacity at the expense of a large number of sites/activities within the wider zone.	Sera Chambers	150.218	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Issues /The operational needs of some industrial activities include products and services that generate large traffic volumes. Industrial activities tend to take advantage of locations along the rail and key arterial road networks or in close proximity to the Napier port. Traffic and truck queuing can affect accessibility to neighbouring zones and the amenity values of nearby residential neighbourhoods as well as having a significant impact on the road network.	Sera Chambers	150.219	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission

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GIZ - General Industrial Zone /Issues /Reverse sensitivity arises when newly established land uses complain about an established industrial activity that produces adverse effects at adjacent properties. This may ultimately result in operating constraints being placed on existing authorised industrial activities.	Sera Chambers	150.220	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Issues /The Taradale Road frontage of the Onekawa industrial area is particularly suited to industrial activities with a retail component and compatible activities with similar traffic generation effects and product offerings that require a site with a profile to a busy road. Examples of such activities are the sale and hire of machinery, equipment, and supplies used for industrial, building, or landscape purposes, including trade retail activities. The land use pattern on Taradale Road, Onekawa reflects a market preference for the location of such activities in Napier.	Sera Chambers	150.221	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Objectives /The General Industrial Zone enables the ongoing operation and development of industrial activities where reticulated services are available, and adverse effects on sites with important or significant values are avoided.	Sera Chambers	150.222	Amend	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Objectives /Non-industrial activities are not located in the zone unless the activity is ancillary to the primary industrial use of the land or is a trade retail activity within the Taradale Road Specific Control Area.	Sera Chambers	150.223	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Objectives /Avoid incompatible activities and sensitive activities that are likely to generate reverse sensitivity (which may compromise existing industrial activities) from locating within the zone.	Sera Chambers	150.224	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Policies /Enable industrial activities in the General Industrial Zone, recognising that these activities generate higher levels of light, noise, vibration, odour, and high volumes of traffic while maintaining residential amenity in adjacent areas at a level that recognises the industrial setting and is reasonable for the location.	Sera Chambers	150.225	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission

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GIZ - General Industrial Zone /Policies /Avoid heavy industrial activities in the General Industrial Zone, and industrial activities that have significant water use or infrastructure requirements (wet industry), unless appropriate services are available and the adverse effects from discharges, odour, traffic, and noise can be maintained at acceptable levels.	Sera Chambers	150.226	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Policies /Minimise the adverse effects on adjacent residential and open space zones by: requiring screening or landscaping at the interface of the zones to mitigate adverse visual effects; controlling bulk and location of buildings and structures and outdoor storage, and restricting the location and operation of industrial activities that have adverse noise effects.	Sera Chambers	150.227	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Policies /Avoid the establishment and operation of sensitive land uses and non-industrial activities unless the activity is compatible with the adverse effects generated from industrial activities and: supports and is directly related to a permitted or consented industrial or manufacturing activity located on the same site; provides essential services to people employed in businesses located in the zone, or is a trade retail activity within the Taradale Road Specific Control Area.	Sera Chambers	150.228	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Policies /Avoid activities that are sensitive to the types of effects generated by industrial activities from establishing in the General Industrial Zone.	Sera Chambers	150.229	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /Policies /Enable trade retail activities requiring a road profile and vehicle access for customers within the Taradale Road Specific Control Area with specific controls to ensure: industrial zoned land is used efficiently by industrial related activities or those with similar effects, and that the retail function and viability of the centre zones are not undermined.	Sera Chambers	150.230	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R6A	Sera Chambers	150.231	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission

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GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table	Sera Chambers	150.232	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table	Sera Chambers	150.233	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table	Sera Chambers	150.234	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table	Sera Chambers	150.235	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 General Industrial Zone may impact their property and any options to have the impact mitigated.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S1: Yards	Sheena McGuire	168.122	Amend	Notes that the GIZ 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. Considers that 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 the 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: ... <u>4. 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; <u>6. The safe and efficient operation of the rail network;</u> <u>7. Compatibility with the surrounding environment; and</u> 8. The reason for the reduced setback.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	Fleur Lincoln Napier City Council	196.2	Amend	Where sufficient servicing can be provided, and the heavy industrial activity meets the noise limits and high traffic generating activities rules, they are appropriate in the GIZ. Minor changes are required to the policy to reflect the supporting rule framework in the District Plan.	Amend wording as follows (or similar relief): Avoid <u>Require</u> heavy industrial activities in the General Industrial Zone, and industrial activities that have significant water use or infrastructure requirements (wet industry), unless to locate <u>where</u> appropriate services are available and <u>to</u> manage <u>manage</u> the adverse effects <u>including</u> from discharges, odour, traffic, and noise can be maintained at acceptable levels.	Open Submission

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GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Fleur Lincoln Napier City Council	196.3	Amend	The discharge of contaminants is managed by the Hawkes Bay Regional Council and cannot be directly controlled through the District Plan. Further, there is no clear definition of "Heavy or Wet Industrial Activity". The key matter to manage is to ensure that industrial activity with high water needs/wastewater generation only locates where it can be adequately serviced. Stormwater and wastewater servicing are managed through bylaws. Where connection to council-reticulated networks is not approved through the bylaws, that activity should locate elsewhere in the region.	Amend rule as follows: Where: 1. There are no discharges of contaminants from the site, except Stormwater and wastewater is discharged through a connection to the council-reticulated networks. 2. The goods or services offered as an ancillary activity must be manufactured, processed, repaired, serviced, or warehoused on the site. 3. The activity is not a Heavy or Wet Industrial Activity. <u>Note: Stormwater and wastewater/trade waste may only be discharged to a council-reticulated network in compliance with the Napier City Council Stormwater Bylaw and the NCC Trade Waste and Wastewater Bylaw. Capacity limitations may apply in some areas.</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Fleur Lincoln Napier City Council	196.4	Amend	Industrial activity that is not adequately serviced by reticulated networks is generally not appropriate and therefore a non-complying activity status should apply. Site-specific solutions can be sought through GIZ-R1B and would be assessed against the policy framework, including GIZ-P2.	Amend activity status of GIZ-R1B from Discretionary to Non-complying.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R9: Heavy industrial activities	Fleur Lincoln Napier City Council	196.5	Oppose	The proposed definition of Heavy Industry is not clear enough to be linked to an activity status. Effects from heavy industrial activities can be managed through noise limits in receiving zones, the high trip generating activity rule, and the requirement for sites to be connected to Council's network in accordance with the relevant bylaws (that apply in addition to the District Plan). Discharge consents from HBRC, if required, would require assessment of the receiving environment including having regard to location.	Delete Rule GIZ-R9.	Open Submission
GIZ - General Industrial Zone /Issues /GIZ-I5: Adverse effects on residential and open space amenity values	Grant Russell	202.52	Support	The submitter supports the GIZ-I5: Adverse effects on residential and open space amenity values Issue. It has regard to the "rail and key arterial road networks or in close proximity to the Napier port," and the operational needs of industrial activities that generate large traffic volumes. The Port traffic volumes involve containers to and from the Port along Ahuriri Bypass (SH50) and the rail network.	Retain GIZ-I5: Adverse effects on residential and open space amenity values as the operational needs of some industrial activities include products and services that generate large traffic volumes; industrial activities tend to take advantage of locations along the rail and key arterial road networks or in close proximity to the Napier Port. Also, traffic and truck queuing can affect accessibility to neighbouring zones and the amenity values of nearby residential neighbourhoods as well as having a significant impact upon the road network.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O4: Industrial activities in close proximity to Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones	Grant Russell	202.53	Support	Supports the GIZ-O4: Industrial activities in close proximity to Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones Objective. The Port currently operate two container storage areas at Thames Street. It has in place HBRC consented low impact designed stormwater ponds to store stormwater prior to discharges to the waterway and into Te Whanganui-a-Orotū (the Ahuriri estuary).	Retain GIZ-O4: Industrial activities in close proximity to Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones Objective in its entirety.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P1: Activities in General Industrial Zone	Grant Russell	202.54	Support	The submitter supports GIZ-P1: Activities in General Industrial Zone Policy. It recognises and enables industrial activities, setting and location appropriateness within the General Industrial Zone (GIZ).	Retain GIZ-P1: Activities in General Industrial Zone Policy in its entirety as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P7: Reverse sensitivity	Grant Russell	202.55	Support	Supports GIZ-P7: Reverse sensitivity Policy. Considers that this enabling policy is 'fit for purpose' for industrial activities in the General Industrial Zone (GIZ).	Retain GIZ-P7: Reverse sensitivity Policy in its entirety.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Grant Russell	202.56	Amend	Considers GIZ-R1: Any industrial activity and any building or structure associated with industrial activities Rule criteria appears to capture discharge of contaminants to air. Napier Port seek clarity on this intention from NCC and its workability.	Amend the GIZ-R1: Any industrial activity and any building or structure associated with industrial activities Rule to clarify whether or not the criteria captures the discharge of contaminants to air and if so, how this will work in practice.	Open Submission

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GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R6: Storage of shipping containers	Grant Russell	202.57	Oppose	Opposes GIZ-R6: Storage of shipping containers Rule based on Clause 3. Operating hours and the inclusion and the reference to Ahuriri. It appears to restrict the movement of shipping containers via the State Highway (i.e Ahuriri Bypass (SH50)) and rail to and from the Port (and other areas) along Ahuriri. It is unclear how shipping containers will be able to utilise the existing container storage area at Thames Street, Pandora.	Amend GIZ-R6: Storage of shipping containers Rule Clause 3. as follows: 3. Operating hours for the delivery or movement of shipping containers are between 8 a.m. and 10 p.m. on the same day only within the General Industrial Zone areas of Ahuriri, Onekawa, and Awatoto.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9	Grant Russell	202.58	Amend	The submitter considers GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9 Rule is unclear on the Activity status. If the activity is not Permitted is the Activity then assessed as Discretionary or Restricted Discretionary? (as referred to under GIZ-R7).	Amend GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9 Rule to better clarify the Activity relationship between GIZ-R1A: Any industrial activity and any building or structure associated with industrial activities. Activity Status: Permitted.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Grant Russell	202.59	Amend	The submitter opposes the GIZ-S6: Stormwater run-off Standard Clause 2. with this matter arguably better addressed in the Stormwater Bylaw 2020. They would like to be consulted with as to how this Rule in particular is implemented.	Seeks to amend in part the GIZ-S6: Stormwater run-off Standard Clause 2. to enable consultation with Napier Port over implementation / effectiveness.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Grant Russell	202.60	Amend	The submitter considers that Napier Port should be regularly consulted with regarding the implementation of Clause 3. of the GIZ-S6: Stormwater run-off Standard.	Seeks to be consulted with as an amendment regarding the implementation of the GIZ-S6: Stormwater run-off Standard Clause 3. Whereby all roof surfaces on a building, structure, or storage area are to be constructed from inert materials or painted with non-metal-based paint and maintained in good order.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S2: Height	Ryan Andrew Schnell	204.2	Oppose	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
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	Hus Narsai	205.5	Amend	Supports the provision for trade supply retail activity within the General Industrial zone. Considers that the retail and display floor space GFA limit of 200m ² should be removed.	Bunnings seeks for specific provision for trade suppliers in the General Industrial Zone with the following activity statuses: Trade suppliers – Permitted	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Hus Narsai	205.6	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.	Delete 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
GIZ - General Industrial Zone /Issues /GIZ-I8: Reverse sensitivity	Georgina McPherson	215.154	Support	The Fuel Companies support the active management and provision for reverse sensitivity effects in the GIZ. The terminals are an 'industrial activity', as defined in the Proposed Plan, and it is critical that the zone provides for these activities on that basis that it not suited to any other zone in the Proposed Plan (other than a bespoke special purpose zone). Currently the GIZ rules do not clearly provide for the terminal facilities, including potential defining the facilities as 'heavy industry', and there is a significant risk that it would default to a non-complying activity. While service stations are not industrial activities, they are considered appropriate and compatible with the purpose of the GIZ zoning.	Retain GIZ-I8, GIZ-O3, and GIZ-P7 as notified.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O3: Incompatible activities and reverse sensitivity	Georgina McPherson	215.155	Support	The Fuel Companies support the active management and provision for reverse sensitivity effects in the GIZ.	Retain GIZ-I8, GIZ-O3, and GIZ-P7 as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P7: Reverse sensitivity	Georgina McPherson	215.156	Support	The Fuel Companies support the active management and provision for reverse sensitivity effects in the GIZ.	Retain GIZ-I8, GIZ-O3, and GIZ-P7 as notified.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O2: Non-industrial and ancillary activities	Georgina McPherson	215.157	Amend	The Fuel Companies support the general intent of the objective, which provides for some non-industrial activities in the GIZ 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 in the GIZ zone without compromising the purpose, efficiency or functionality of the zone.	Amend GIZ-O2 as follows: GIZ-O2: Non-industrial and ancillary activities Non-industrial activities are not located in the zone unless the activity is ancillary to the primary industrial use of the land, <u>will not compromise the efficiency or functionality of the zone for industrial activities</u> , or is a trade retail activity within the Taradale Road Specific Control Area.	Open Submission

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GIZ - General Industrial Zone /Policies /GIZ-P6: Non-industrial and ancillary activities	Georgina McPherson	215.158	Amend	This policy is supported to the extent that it recognises non- industrial activities that are compatible with the adverse effects generated from industrial activities, but an amendment is required consistent with the change sought in objective GIZ-O2 to recognise that non-industrial activities, such as service stations, can appropriately locate in the GIZ zone.	Amend GIZ-P6 as follows: GIZ-P6: Non-industrial and ancillary activities Avoid the establishment and operation of sensitive land uses and non-industrial activities unless the activity is compatible with the adverse effects generated from industrial activities and: a. supports ... c. is a trade retail activity within the Taradale Road Specific Control Area, <u>or</u> <u>d. does not compromise the efficiency or functionality of the zone for industrial activities.</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	Georgina McPherson	215.159	Oppose	The GIZ rules do not provide for service stations via a specific service stations rule or as a commercial activity. Rule GIZ-R3 only provides for ancillary retail activity or trade supply retail activity (relating to industrial, building and construction, or landscaping purposes). As a consequence, service stations are a non-complying activity under GIZ-R8 for land use or development that is not otherwise provided for, including any alterations or additions to existing 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.	Add new rule to GIZ as follows: <u>GIZ-RX: Service stations GIZ-RXA</u> <u>Activity Status: Permitted</u> <u>GIZ-RXB</u> <u>Activity status where standards are not met:Restricted</u> <u>Discretionary</u> <u>Matters of discretion are:</u> <u>2. The matters of discretion stated for the relevant GIZ standard(s).</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Georgina McPherson	215.160	Oppose	The terminals are an 'industrial activity and it is critical that the zone provides for these activities on that basis that they are not suited to any other zone in the Proposed Plan (other than a bespoke special purpose zone). While rule GIZ-R1 provides for general industrial activities, it is doubtful that the existing terminal facilities would comply with the rule conditions. Condition 1 would capture all contaminant discharges from the site, including air discharges. The management of discharges and its effects is not a territorial function and would duplicate the management approach under the the Hawke's Bay Regional Resource Management Plan provisions. The bulk storage of fuels at the terminals may not meet the requirement of condition 2 in terms of goods being "manufactured, processed, repaired, serviced, or warehoused on the site", nor is it clear what the purpose of this requirement is over and above the need for an activity to meet the definition of 'industrial activity' in order to be considered under this rule. In relation to condition 3, 'heavy industry' is defined as "is industry that requires a large area of land; involves large-scale processing of, or large-scale manufacturing of goods; involves large factories; and may produce objectionable odour, dust, and noise emissions." The Fuel Companies consider that this definition is ambiguous and lacks certainty. It is considered that the demarcation between heavy and other industrial activities should be clearly established through rule standards, rather than through an ambiguous definition. A discretionary or non-complying activity status is inappropriate for the existing terminal facilities, including any alterations or additions to those facilities, which are regionally significant infrastructure.	Amend the conditions on rule GIZ-R1A (permitted activity) to address the following matters: 1. Delete condition 1 and 2 in GIZ-R1A, and 2. Delete 'heavy' industrial activities from condition 3 so that it only restricts wet industrial activity, and 3. Include GIZ standards relating to heavy industrial activity, if appropriate (subject to this clearly excluding the existing terminal activities, such that they would fall to be considered under the more general definition of 'industrial activity'). In addition, amend GIZ-R1B to apply a discretionary activity status only where the conditions of the rule are not met and provide a RD status, by way of GIZ-R7, for any infringements of the zone standards, as follows: GIZ-R1B <u>Activity Status where conditions and standards are not met:</u> <u>Discretionary</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9	Georgina McPherson	215.162	Oppose	As notified the rule would apply to all GIZ zoned land, even if the adjoining zone is not GRZ or the GIZ activities are located some distance from the GRZ land. A rule on one zone that requires compliance with the standards of another zone is inappropriate, especially where the GIZ standards and GRZ standard relate to the same matter and there is a conflict between the respective zone standards. It is assumed that reference to the GRZ standards in this rule is a cross-referencing error and that it should in fact reference the GIZ standards.	Amend rule GIZ-R7 to require compliance with the GIZ standards rather than those of the general residential zone: GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9 <u>GIZ-S1 to GIZ-S6</u> <u>Activity Status: Restricted Discretionary</u>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R9: Heavy industrial activities	Georgina McPherson	215.163	Oppose	Fuel Companies are concerned the definition of 'heavy industry' and associated restrictions on heavy industrial activities through the rules may inappropriately restrict the operation, maintenance, upgrade and development of their existing bulk fuel storage activities. The relief on rule GIZ-R1 instead seeks that GIZ standards are developed for heavy industrial activity, where appropriate (subject to this clearly excluding the existing terminal activities).An industrial activity that does not comply with the GIZ standards, including any heavy industry standards, would be subject to a consent (discretionary activity) under GIZ-R1B.	Amend rule GIZ-R9 as follows: GIZ-R9: Heavy <u>Wet industrial activities</u> <u>Activity Status: Non-complying</u> OR, in the alternative: GIZ-R9: <u>Heavy industrial activities</u> <u>Activity Status: Non-complying</u> <u>Where:</u> <u>1. The activity does not comply with GIZ Standards for heavy industry.</u> <u>(Note – if this alternative relief is adopted then appropriate standards would need to be developed for heavy industry. This submission does not propose those standards on the basis that the terminals are not heavy industry and the proposed GIZ remain applicable (subject to the changes sought to those standards)).</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S1: Yards	Georgina McPherson	215.164	Oppose	Fuel Companies are concerned that the yard setback (clause 2.c.) requires service stations and transport depots to be setback at least 6m from the road boundary. This provision is out of place and inconsistent with the nature of the zone. In addition, it is also unclear whether this provision applies to service station and transport depot buildings and structures or the entire activity. The broad nature of the definition of structure means that it captures all man-made structures fixed to land, including a boundary fence or signage, requiring it to meet the yard setbacks. This will have (unintended) consequences for a large number of industrial zoned activities, many of which require fences for security purposes, and the yard standard will trigger the need to a consent for those activities. In addition, a separate standard GIZ-S5 applies to fences, so fences should be excluded from GIZ-S1. Retrofitting sites to meet the standards would be expensive and difficult. An alternative to landscaping eg a fence, should be considered.	Amend yard standard GIZ-S1 as follows: 4. Front yards: a. no part of a structure (excluding a fence) or building (including eaves and guttering) is erected closer than 2 m to the road boundary of all roads not listed in GIZ-S1(2)(b). b. no part of a structure (excluding a fence) or building (including eaves and guttering) is erected closer than 3 m from the following road boundaries: i. Austin Street; ii. Hyderabad Road; iii. Gloucester Street; iv. Niven Street;v. Pandora Road; vi. Taradale Road;vii. Thames Street, and viii. Wakefield Street. e. no service station or transport depot is closer than 6 m to the road boundary. 5. Other yards: d. no part of a structure (excluding a fence) or building (including eaves and guttering) is located closer than 6 m from the boundary of any land not zoned for industrial activities; e. a minimum of a 2-metre-wide landscaped area comprised 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 1.8 m, and c. the landscaped area must be	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Georgina McPherson	215.165	Oppose	However, the Fuel Companies' have a number of concerns with the requirements of GIZ-S6. GIZ-S6(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. GIZ-S6(2) could be interpreted to require the total removal of contaminants prior to its discharge. This contradicts other guidelines and standards such as the MfE Guidelines where 15mg/l of total petroleum hydrocarbons is regarded as a best practice threshold. Any requirement for use of interceptors should apply only to the 'at- risk' parts of activities, rather than taking a zone based approach. GIZ-S6(3) duplicates this requirement for inert roofing in SW-S2 in the stormwater chapter and is unnecessary. Under standard GIZ-S6(4), the Fuel Companies query the appropriateness of setting an impervious area threshold in the zone where stormwater runoff is appropriately managed, and to convert paved surfaces to permeable surfaces.	Delete standard GIZ-S6: Stormwater run-off.	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /Objectives /GIZ-O1: Enabling industrial activities	Shravan Miryala	217.39	Support	Supports the active management and provision for reverse sensitivity effects in GIZ.	Retain GIZ-O1 as notified	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O2: Non-industrial and ancillary activities	Shravan Miryala	217.40	Amend	Supports the active management and provision for addressing non- industrial and ancillary activities in GIZ. Considers that the existing lawfully established service stations and transport depots must be acknowledged/provided for through the Objectives and Policies and is further reflected in the proposed relief sought where service stations and transport depots are requested to be listed as permitted activity below in this submission.	Amend GIZ-O2 to include service stations GIZ-O2: Non-industrial and ancillary activities Non-industrial activities are not located in the zone unless the activity is ancillary to the primary industrial use of the land, <u>will not compromise the efficiency or functionality of the zone for industrial activities</u> , or is a trade retail activity within the Taradale Road Specific Control Area.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O3: Incompatible activities and reverse sensitivity	Shravan Miryala	217.41	Support	Supports the active management and provision for reverse sensitivity effects in GIZ.	Retain GIZ-O2 as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P1: Activities in General Industrial Zone	Shravan Miryala	217.42	Amend	Supports the active management and provision for addressing non- industrial and ancillary activities in GIZ. Considers that the existing lawfully established service stations and transport depots must be acknowledged/provided for through the Objectives and Policies and is further reflected in the proposed relief sought. Refer to original submission for full details)	Amend Policy GIZ-P1: Activities in General Industrial Zone as follows: Enable industrial activities in the General Industrial Zone, <u>and other supporting activities</u> , recognising that these activities generate higher levels of light, noise, vibration, odour, and high volumes of traffic while maintaining residential amenity in adjacent areas at a level that recognises the industrial setting and is reasonable for the location.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P6: Non-industrial and ancillary activities	Shravan Miryala	217.43	Amend	Supports the active management and provision for addressing non- industrial and ancillary activities in GIZ. The existing lawfully established service stations and transport depots must be acknowledged/provided for through the Objectives and Policies and is further reflected in the proposed relief sought . Refer to original submission for full details	Amend GIZ-P6 as below by excluding service stations GIZ-P6: Non-industrial and ancillary activities a. Avoid the establishment and operation of sensitive land uses and non-industrial activities unless the activity is compatible with the adverse effects generated from industrial activities and :b. supports and is directly related to a permitted or consented industrial or manufacturing activity located on the same site; c. provides essential services to people employed in businesses located in the zone, or d. is a trade retail activity within the Taradale Road Specific Control Area. or e. <u>does not compromise the efficiency or functionality of the zone for industrial activities.</u>	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P7: Reverse sensitivity	Shravan Miryala	217.44	Support	Supports the active management and provision for considering reverse sensitivity effects in GIZ.	Retain Policy GIZ-P7 as notified	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Shravan Miryala	217.45	Amend	Supports Rule GIZ-R1A in principle but notes that activities will be assessed as Non-complying activities which is onerous especially for land zoned GIZ.	Clarify whether Rule GIZ-R1A applies to service stations; truck stops and Terminals and ancillary activities.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	Shravan Miryala	217.46	Oppose	Opposes as GIZ rules do not provide for service stations via a specific service stations rule or as a commercial activity. Notes that rule GIZ-R3 only provides for ancillary retail activity or trade supply retail activity (relating to industrial, building and construction, or landscaping purposes). so service stations are a non-complying activity under GIZ-R8 for land use or development that is not otherwise provided for, including any additions or alterations to existing service stations. Considers that this is overly restrictive considering the purpose of the zone and the compatibility of service stations with other activities in the zone. Considers it is appropriate that the rule also provides for transport depots, consistent with that provided in rule MUZ-R16 for the Mixed Use Zone.	Add new rule to GIZ as follows: <u>GIZ-RX: Service stations and transport depots GIZ-RXA</u> <u>Activity Status: Permitted</u> <u>GIZ-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 GIZ standard(s).</u>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S4: Outdoor storage of materials and products (excluding storage of shipping containers)	Shravan Miryala	217.47	Amend	Notes that Standard GIZ-S4 (outdoor storage) requires all outdoor storage areas, to be fully screened by a close-boarded or similar solid fence or wall of a minimum height of 1.8m or a 2-metre-wide planting strip so that it is not visible from public view and from any adjoining site in a residential or open space zone. However, considers that 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.	Amend Standard GIZ-S4 to exclude above ground storage of fuel at truck stops, as follows: GIZ-S4(6)All outdoor storage areas or stockpiles: a. must be screened from the public view and from any adjoining site in a residential or open space zone by: i. a close-boarded or similar solid fence or wall of a minimum 1.8 m in height, or ii. a 2-metre-wide planting strip consist of shrubs and hedge or tree plantings. <u>This standard does not apply to aboveground tanks at truck stops or service stations.</u> And/or Clarify through a new definition or note what is intended by 'outdoor storage', including ensuring above ground tanks are not considered 'outdoor storage'.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Shravan Miryala	217.48	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 1998 Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand . However, considers that GIZ-S6 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 GIZ-S6(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 General 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 General Industrial Zoning. Considers that setting an impervious area threshold in standard GIZ-S6(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 GIZ-S6 duplicates existing controls provided in the Proposed Plan	Delete standard GIZ-S6: Stormwater run-off.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone	Frank Spencer	224.1	Amend	More clarity around stormwater attenuation and management is required.	Seeks to have more clarity.	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules	Sean Thompson	225.15	Amend	<p>The submitter 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 that the GIZ Rules to be amended as follows:</p> <ul style="list-style-type: none"> 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; 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; 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: <ul style="list-style-type: none"> 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; 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); 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>Consequential or further relief including to the relevant objectives, policies and provisions of the proposed plan in order to give effect to relief sought. (The reasons are stated in detail in the full submission)</p>	Open Submission
GIZ - General Industrial Zone	Berkett Commercial 2021 Limited Brendon Berkett	228.1	Amend	<p>Submitter provides a background to the site and organisation. Berkett Commercial 2021 Ltd (BCL) owns a 4 ha Rural Zoned property at 129 Awatoto Road, Napier, intended for future industrial use within the Main Rural Zone. Notes that there is a demand for suitable zoned land for earthworks and civil construction contractor yards in Napier, with limited availability within the district. Considers that Business Land Capacity Assessment (BLCA) underestimates the demand for industrial land, especially for specific users like earthworks and civil construction contractors. Notes the proposed reliance on the Deferred Airport Zone for industrial land, instead of implementing the HPUDS allocation for industrial extension at Awatoto, is challenged by the BCLA. The BCLA cautions that the proposed industrial land supply strategy is critically reliant on the Deferred Airport Zone land being available to provide 42 ha of plan enabled industrial land supply for future industrial development. The BCLA advises that if this land is not available, there is insufficient capacity across all of the industrial environment zones and a further 30.5 ha of industrial land capacity is required to address the minimum requirements of the NPS UD. This states it is incompatible with the growth aspirations and operational requirements of Hawke's Bay Airport Limited as outlined in their Notice of Requirement lodged with NCC, putting the industrial land supply strategy and the Council's compliance with NPS UD at risk. Notes the updated 2100 1% coastal inundation modelling indicates potential impacts on existing industrial land in Pandora, leading to increased demand for unaffected land elsewhere. Considers that the fragmented ownership patterns in the Pandora industrial area will complicate individual mitigation measures, necessitating a community-level intervention. Considering these factors, submitter opposes the proposed district plan's failure to zone the indicative HPUDS Awatoto industrial extension as General</p>	<p>Amend to rezone the properties at 129 Awatoto Road, 133 Awatoto Road, 149 Awatoto Road, 54 McLeod Road and 60 McLeod Road to General Industrial Zone. Refer to original submission for proposed zoning pattern shown at Attachment 1. Notes that the properties are a combination of LUC 2 and 3 land, but benefit from the HPUDS indicative industrial allocation. Notes that the title configuration provides five blocks of land that can be readily assembled to provide a single or multiple coherent development areas, or that can provide for standalone development in association with a basic structure plan. The land across the area is generally flat with limited existing development across the area that can often serve as an impediment to replacement development. The land is at the limit of the recently release 2100 1% 8.5 ssp/rcp coastal inundation modelling, with indicated depth of generally less than 750mm across the five properties. As large parcels of vacant land, considers that this inundation could be readily addressed by land filling to an immunity level at the time of development and that this hazard does not therefore preclude realistic site development.</p>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R2: Office accommodation	Berkett Commercial 2021 Limited Brendon Berkett	228.2	Oppose	Considers that GIZ-R2A does not provide for industrial suite users that require large open yards and small office areas, with no other buildings on site. Considers that, where the office building was the only required building, regardless of the office floorspace, it would be classified as a discretionary activity.	Notes that provision is required for General Industrial Zone sites to have office floorspace in the absence of other buildings on the site by way of a minimum allowance in addition to the 35% of total floorspace allowance. Amend addition of allowance for 200m2 of office floorspace to GIZ-R2A 1. b., as follows (additional text underlined): b. must be limited <u>to the greater of 200m2 gross floor area</u> <u>or</u> 35% of the gross floor area of buildings on the site.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S4: Outdoor storage of materials and products (excluding storage of shipping containers)	Berkett Commercial 2021 Limited Brendon Berkett	228.3	Amend	Considers that for clarity and in the interests of proper environmental management, point 7 of the condition list should reference the potential requirement for HBRC discharge consent for the storage of any material on a site that is likely generate contaminated leachate.	Seek the addition of a clarification advice note to condition 7 of GIZ-S4 to provide the following clarification (additional text underlined) 7. The storage of material likely to generate contaminated leachate is located on sealed areas and pretreated prior to being drained to the reticulated network or a treatment area. <u>Please note that discharge of contaminated leachate on a site may require discharge consent from Hawke's Bay Regional Council.</u>	Open Submission
GIZ - General Industrial Zone /General /General	Alicia McKinnon	230.3	Amend	Opposes and considers that it is not appropriate for the objectives, policies, and rules for the proposed (GIZ) General Industrial Zone in Ahuriri to apply to the area highlighted as the blue bounded area as per the submission. Also, considers it inappropriate to relax the rules applying to this area given the close proximity to the Residential Zone. Stronger rules through the amendment are required to minimise the negative effects on residential amenity.	Seeks to amend the area highlighted in blue of the submission through its removal from the (GIZ) General Industrial Zone and its rezoning instead as (MUZ) Mixed Use Zone consistent with its current zoning under the Operative District Plan.(The reasons are stated in detail in the full submission)	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R5: Storage of tyres	Alicia McKinnon	230.4	Amend	Considers that allowing the storage of tyres in the new General Industrial Zone (GIZ) in Ahuriri as a Permitted activity is particularly concerning given the close proximity to the bulk oil facilities and nearby residential dwellings. The adverse effects of the activity have the potential to be significant in this Zone.	Seeks to amend Rule GIZ-R5, GIZ-R5B / create a new rule to make the storage of tyres a non-complying activity within the proposed new General Industrial Zone (GIZ) in Ahuriri.(The reasons are stated in detail in the full submission)	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O2: Non-industrial and ancillary activities	Sian Stirling Jessica Ensing	231.94	Support	Supports both GIZ-O2 and GIZ-P2, as they enable nonindustrial activities or sensitive land uses where they are compatible with the zone. The Ministry considers some educational facilities to be compatible where they include 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 zone.	Retain as proposed.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P6: Non-industrial and ancillary activities	Sian Stirling Jessica Ensing	231.95	Support	Supports both GIZ-O2 and GIZ-P2, as they enable nonindustrial activities or sensitive land uses where they are compatible with the zone. The Ministry considers some educational facilities to be compatible where they include 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 zone.	Retain as proposed.	Open Submission
GIZ - General Industrial Zone /GIZ - Taradale Road Specific Control Area - Rules Table /General	Sian Stirling Jessica Ensing	231.96	Amend	Amend LIZ as certain industrial training facilities that can only locate in industrial areas should be allowed. However, agrees that schools and childcare facilities should be a non-complying activity within the industrial zones.	Seeks to amend as follows: <u>Educational facilities</u> <u>Where: It is a training facility that is ancillary to industrial activities</u> <u>Activity Status: Discretionary.</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	Sam Goddard	238.19	Amend	Considers that explicit provision should be made for wholesaler within the zone given it is unclear if a Gilmours development will fall under a retail or industrial activity.	Seeks for specific provision for wholesaler in the General Industrial Zone with the following activity statuses: Wholesaler – Permitted	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Sam Goddard	238.20	Oppose	Opposes as the proposed restrictions on impervious areas limit the potential scale of development. Acknowledges the need to manage infrastructure demands resulting from development within the General Industrial Zone but considers that there are other mechanisms to control stormwater run-off such as the provision of detention and retention for example.	Delete the proposed restrictions on impervious area to provide for greater flexibility in the site layout that would better suit functional requirements of the submitter	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /Introduction	Ella Shields Carmen Taylor	246.93	Amend	Considers the GIZ - General Industrial Zone Introduction should be amended as the main area of concern is the statements that due to the GIZ areas being located close to sensitive receiving environments, and the limited space available in Napier City to provide for zoning for industrial activities, new and expanded heavy (and wet) industrial activities in the GIZ are to be avoided. The introduction also states these industrial activities are to be directed to Hastings. Avoiding heavy industrial activities in appropriately zoned industrial zones does not reflect a logical resource management approach. The GIZ has been established to provide for industrial activities, including heavy industrial activities, as required by Objective SD-UFD-P8 (subject to the amendments sought above). Providing for heavy industry in GIZ areas, and more specifically providing for, or not restricting, the ability of existing heavy industry, such as Ravensdown's Napier Works, to continue to expand and/or operate effectively, is what effective and efficient land use planning under the RMA requires.	Amend the fourth and fifth paragraphs of the GIZ - General Industrial Zone Introduction as follows :Infrastructure that is designed to cater for industries that use water and discharge trade waste as part of their manufacturing processes is mainly located in the Pandora part of the General Industrial Zone. Any trade waste associated with the expansion or development of new industrial activities within the zone is to be treated and disposed of in accordance with the Napier City Council Tradewaste and Wastewater Bylaw. There is limited capacity for new <u>or expanded wet heavy</u> industry within the General Industrial Zone. Instead, this wet new <u>heavy</u> industry is directed to Hastings, where there is some capacity for new wet heavy industry. <u>In addition,</u> H heavy industrial activities can have significant adverse effects that cannot always be contained on site and are often incompatible with sensitive land uses and ecological areas surrounding <u>located beyond</u> the General Industrial Zone. Larger lot sizes are often needed to accommodate these types of industrial activities in order to internalise their effects. <u>Accordingly,</u> T the expansion of heavy industry is to be <u>avoided managed</u> in the General Industrial Zone <u>due to when the activity is located in</u> the close proximity of receiving environments that are <u>potentially</u> sensitive to the adverse effects that heavy industry generates and the potential contaminant discharges. <u>However,</u> it also needs to be recognised that there is some established heavy industry in the General Industrial Zone where relocation <u>to Hastings</u> is not practical, and some expansion	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O1: Enabling industrial activities	Ella Shields Carmen Taylor	246.94	Amend	Considers that Objective GIZ-O1: Enabling industrial activities should be amended as the objective does not provide for the on-going operation and development of industrial activities outside of reticulated areas. This fails to recognise the significant contribution that existing industries make to the city, and the wider region, and the extent of capital investment in buildings and plants associated with existing activities that are present in areas where there is no reticulated servicing. This is of relevance to Ravensdown given that their Napier Works at Awatoto is located outside of a reticulated area and is therefore serviced by on-site means. In addition, remediation or mitigation of adverse effects from appropriately located industrial activities in GIZ areas, on areas with important or significant values, rather than only avoidance of adverse effects, may also be a valid resource management approach. This should be recognised in the objective.	Amend the Objective GIZ-O1 as follows: The General Industrial Zone enables the on-going operation and development of industrial activities where reticulated services are available, and while adverse effects on sites with important or significant values are avoided., <u>remedied or mitigated.</u>	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O2: Non-industrial and ancillary activities	Ella Shields Carmen Taylor	246.95	Support	Supports Objective GIZ-O2: Non-industrial and ancillary activities as only providing for non-industrial activities to establish in the GIZ when they are directly associated with, or ancillary, to the industrial activity taking place at a site, is an appropriate resource management approach. This approach minimises the potential for reverse sensitivity effects to arise within the zone.	Retain Objective GIZ-O2 as notified.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O3: Incompatible activities and reverse sensitivity	Ella Shields Carmen Taylor	246.96	Support	Supports Objective GIZ-O3: Incompatible activities and reverse sensitivity as it is appropriate to avoid the establishment of incompatible and sensitive activities in the GIZ - General Industrial Zone.	Retain Objective GIZ-O3 as notified.	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O4: Industrial activities in close proximity to Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones	Ella Shields Carmen Taylor	246.97	Oppose	Opposes GIZ-O4: Industrial activities in close proximity to Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones as it is not agreed that industrial activities located appropriately within industrial zones should be required to be managed such that they have 'low impact' on nearby residential activities. Zoning, within the PDP, should have been developed to manage and control reverse sensitivity effects where residential zones adjoin industrial zones.	Amend Objective GIZ-O4 as follows: Objective GIZ-O4: Industrial activities in close proximity to the Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones Industrial activities near to the Te Whanganui-a-Orotū (the Ahuriri estuary) or residential zones are located, and designed and <u>managed to have a low impact minimise adverse effects on health, safety, cultural and environmental values associated with the estuary.</u>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /Policies /GIZ-P1: Activities in General Industrial Zone	Ella Shields Carmen Taylor	246.98	Oppose	Opposes Policy GIZ-P1: Activities in General Industrial Zone as the Policy identifies that a level of residential amenity is to be maintained in adjacent areas, assumably irrespective of the zoning of adjacent land, and at levels that recognises the industrial setting. This aspect of the policy is confusing and does not make sense. It is also noted that other policies address issues of off-site effects and amenity expectations for non-industrial zones (for example, GIZ-P4). In addition, zoning, within the PDP, should have been developed to manage and control reverse sensitivity effects where residential zones adjoin industrial zones. For these reasons, this component of the policy is not appropriate and not needed. Rather, it is considered that reference to an obligation for industrial activities in the zone to avoid, remedy or mitigate adverse effects on the surrounding environment is more appropriate. Finally, consistent with the requested amendments to SD-UFD-P8 (above) and the requested deletion of GIZ-P2 (below), providing for the heavy industrial activities in the zone, subject to ensuring that appropriate control and management of the adverse effects associated with such activities, is also requested.	Amend Policy GIZ-P1 as follows: Enable industrial activities, <u>including heavy industrial activities</u> , in the General Industrial Zone, recognising that these activities generate higher levels of light, noise, vibration, odour, and high volumes of traffic, while maintaining residential amenity in adjacent areas at a level that recognises the industrial setting and is reasonable for the location. <u>avoiding, remedying or mitigating adverse effects on the surrounding environment.</u>	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	Ella Shields Carmen Taylor	246.99	Oppose	Opposes GIZ-P2: Heavy industrial activities as this policy is not consistent with Objective GIZ-O2 which aims to enable the on-going operation and development of industrial activities within the zone. In addition, none of the zone of objectives identify that the establishment of heavy industry in the zone is to be avoided.	Delete Policy GIZ-P2 in its entirety as follows: Avoid heavy industrial activities in the General Industrial Zone, and industrial activities that have significant water use or infrastructure requirements (wet industry), unless appropriate services are available and the adverse effects from discharges, odour, traffic, and noise can be maintained at acceptable levels.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P3: Industrial activities are connected to the reticulated network	Ella Shields Carmen Taylor	246.100	Oppose	Opposes Policy GIZ-P3: Industrial activities are connected to the reticulated network as this policy does not appropriately recognise and provide for existing industries in the zone, or their ongoing operation, intensification or future development outside of reticulated areas. Considers this policy therefore does not recognise that there are a range of approaches that are already, or can be, implemented, including on-site treatment and disposal options, to reduce effects from industrial waste, trade waste or stormwater contamination within sites located outside of reticulated areas.	Amend Policy GIZ-P3 as follows: Require that New industrial activities that generate industrial waste, trade waste and potentially contaminated stormwater are to be located where infrastructure services are in place and have sufficient capacity to support the activities and that the quality of the discharge entering the network meets Councils relevant bylaws. <u>Existing industrial activities are to connect to reticulated servicing networks, where such networks are available, and where these networks are not available, the adverse effects on the surrounding environment of on-site service provision are to be appropriately avoided, remedied or mitigated.</u>	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P5: Manage industrial activities to avoid adverse effects on water margins and land with sensitive values	Ella Shields Carmen Taylor	246.101	Support	Supports GIZ-P5: Manage industrial activities to avoid adverse effects on water margins and land with sensitive values as it is appropriate to avoid adverse effects on the sensitive environments listed within this policy by adopting the approaches outlined.	Retain Policy GIZ-P5 as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P6: Non-industrial and ancillary activities	Ella Shields Carmen Taylor	246.102	Support	Supports GIZ-P6: Non-industrial and ancillary activities Policy as it is appropriate to avoid the establishment of sensitive and incompatible activities in the zone as outlined in the policy.	Retain Policy GIZ-P6 as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P7: Reverse sensitivity	Ella Shields Carmen Taylor	246.103	Support	Supports GIZ-P7: Reverse sensitivity as it is appropriate to ensure that sensitive activities, that may give rise to reverse sensitivity effects, cannot establish within the zone. While supporting this policy, it is noted that this policy seems to repeat concepts already incorporated into GIZ-P6 (refer to above).	Retain Policy GIZ-P7 as notified.	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R1: Any industrial activity and any building or structure associated with industrial activities	Ella Shields Carmen Taylor	246.104	Oppose	Opposes GIZ - General Industrial Zone - Rule GIZ-R1: Any industrial activity and any building or structure associated with industrial activities as Ravensdown considers that Condition (1) is too restrictive and that an accommodation should be provided within the condition where the discharge of contaminants is a permitted activity in accordance with a regional plan (i.e., and thus the effects are minor), or where a resource consent authorises the discharge/s. While Ravensdown agrees that new heavy industrial activities should not be provided for as permitted activities under this rule, the rule effectively restricts any development of existing heavy industrial activities in the zone. For example, under this rule, if Ravensdown were to build new storage building at their Napier Works, as currently drafted, a resource consent would be required under Rule GIZ-R9, even if all of the zone standards were complied with. It is considered that Condition (3) should be amended, so that development activities, which do not entail new or expanded manufacturing or processing plants and which are associated with existing heavy industrial activities, can be provided for by this permitted activity rule. Finally, as discussed above in relation to the definition for 'Wet Industry', the deletion of all references to Wet Industrial Activities has been requested. Therefore, a consequential amendment to Condition (3) is required).	Amend Rule GIZ-R1A as follows: GIZ-R1A Activity Status: Permitted Where: 1. There are no discharges of contaminants from the site; except: a. through a connection to the Council reticulated networks; <u>or</u> b. <u>where the discharge of contaminants is a permitted activity in accordance with a regional plan; or</u> c. <u>where a resource consent is held for the discharge of contaminants.</u> 2. The goods or services offered must be manufactured, processed, repaired, serviced or warehoused on the site. The activity is not a <u>new Heavy or Wet Industrial Activity or new or expanded manufacturing or processing plants associated with an existing Heavy Industrial Activity</u> (see Rule GIZ-R89).	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R2: Office accommodation	Ella Shields Carmen Taylor	246.105	Amend	Considers that Rules GIZ-R3A and GIZ-R3A (GIZ-R3: Retail) should be amended as it is considered that the current drafting does not reflect the intent. For example, heavy industrial activities are not permitted activities in the zone. Secondly, the reasoning behind the gross floor restriction is not understood. Condition (a), subject to the amendments requested, means that any office accommodation must be in support of the primary activity taking place at the site. In this context, as the office accommodation is secondary to the site activity, it is considered that the occupiers of the site are best placed to determine how much office space is required in the context of site operations. In addition, the zone standards place additional restrictions on any site buildings, including office accommodation. Finally, it is considered, given that this rule solely relates to office accommodation associated with industrial activities in the zone, that the activity status, where the permitted activity rules are not complied with, should be restricted discretionary, not discretionary.	Amend Rules GIZ-R2A and GIZ-RB as follows: GIZ-R2A Activity Status: Permitted Where: 1. Any office accommodation: a. relates solely to the administration and management of the site activities an industrial or commercial activity otherwise permitted in the General Industrial Zone, and b. must be limited to 35% of the gross floor area of buildings on the site. GIZ-R2B Activity Status where conditions are not met: <u>Restricted</u> Discretionary	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R3: Retail	Ella Shields Carmen Taylor	246.106	Support	Supports GIZ-R3: Retail Rule and GIZ-R3A as these rules are supported as the Rule permits specific retail activities that can be accommodated in the zone. General retail activities, beyond those permitted by this rule, are more than likely to be incompatible with the zone's industrial activities and therefore a discretionary activity consent pathway for these activities is appropriate.	Retain Rule GIZ-R3: Retail as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R4: Hospitality, food, and beverage services	Ella Shields Carmen Taylor	246.107	Support	Supports Rule GIZ-R4: Hospitality, food, and beverage services including GIZ-R4A as the Rule permits food related services in the zone that meet the needs of the zone's workers. Other food related services, beyond those permitted by this rule, are more than likely to be incompatible with the zone's industrial activities and therefore a discretionary activity consent pathway for these activities is appropriate.	Retain Rule GIZ-R4 as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9	Ella Shields Carmen Taylor	246.108	Amend	The submitter considers that GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9 should be amended as this Rule requires the specific activities listed in Rules GIZ-R1 to GIZ-R5 to seek a restricted discretionary land use consent, if the activities do not comply with any of the listed standards. However, rather than referring to the GIZ standards, the rule refers to the standards that apply to the General Residential Zone. It is assumed that this is an error.	Amend Rule GIZ-R7 as follows: GIZ-R7: Activities listed in GIZ-R1 to GIZ-R5 infringing standards GRZ-S1 - GRZ-S9 <u>GIZ-S1 to GIZ-S6...</u>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R8: Land use or development that is not otherwise provided for	Ella Shields Carmen Taylor	246.109	Support	Supports GIZ-R8: Land use or development that is not otherwise provided for as a catch-all Rule.	Retain Rule GIZ-R8 as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R9: Heavy industrial activities	Ella Shields Carmen Taylor	246.110	Oppose	Opposes GIZ-R9: Heavy industrial activities as Ravensdown considers that providing for heavy industrial activities, including the redevelopment and expansion of existing heavy industrial activities (such as Ravensdown's Napier Works), within the GIZ, subject to appropriate controls, is an appropriate planning approach. That is, industrial zones, should provide for industrial activities, including heavy industrial activities. Therefore, Ravensdown opposes restricting, by way of a non-complying activity status, the ability of heavy industrial activities to be able to establish or continue to operate within the GIZ.	Amend Rule GIZ-R9 as follows: GIZ-R9: <u>New #heavy industrial activities and new or expanded manufacturing or processing plants associated with an existing heavy industrial activities</u> Activity Status: Non-complying <u>Discretionary</u>	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S1: Yards	Ella Shields Carmen Taylor	246.111	Support	Supports GIZ - General Industrial Zone - Standards Table GIZ-S1: Yards as this standard specifies setbacks from water (6m), as well as front yard (2, 3 or 6m) and other yard setbacks (2 to 6m with landscaping requirements) where the site adjoins another zone. As a permitted activity standard, these yard requirements are supported.	Retain Standard GIZ-S1 as notified in its entirety.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S2: Height	Ella Shields Carmen Taylor	246.112	Support	Supports GIZ-S2: Height as Ravensdown is supportive of there not being a maximum height within the GIZ and the 24m maximum height restrict in the Ahuriri GIZ (unless the Airport Height Control Designation applies).	Retain Standard GIZ-S2: Height as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S3: Height in relation to boundary	Ella Shields Carmen Taylor	246.113	Support	Supports Standard GIZ-S3: Height in relation to boundary as this proposed standard is appropriate and is therefore supported.	Retain Standard GIZ-S3 as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S4: Outdoor storage of materials and products (excluding storage of shipping containers)	Ella Shields Carmen Taylor	246.114	Support	The submitter supports GIZ-S4: Outdoor storage of materials and products (excluding storage of shipping containers) as in the context of new development within the GIZ, the permitted activity management requirements for outdoor storage of materials and products are generally considered appropriate.	Retain Standard GIZ-S4 as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Ella Shields Carmen Taylor	246.115	Support	Supports GIZ - General Industrial Zone Standard GIZ-S6: Stormwater run-off as Ravensdown considers that in the context of new development within the GIZ, the permitted activity stormwater management requirements are appropriate.	Retain Standard GIZ-S6 as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P4: Effects on the amenity of adjoining non-industrial zones	Ella Shields Carmen Taylor	246.116	Support	Supports Policy GIZ-P4: Effects on the amenity of adjoining non-industrial zones as it outlines sensible mechanisms for ensuring that potential adverse effects on the adjoining more sensitive zones, if such zones adjoin each other, are appropriately managed.	Retain Policy GIZ-P4 as notified.	Open Submission
GIZ - General Industrial Zone /General /General	Ella Shields Carmen Taylor	246.125	Oppose	The submitter considers there are three high-level 'areas of concern' with the PDP. Namely: whether the PDP should have been notified at this point in time given district-wide gaps within the PDP and the fact that fundamental strategy work is currently taking place; significant restrictions on heavy, or wet, industrial activities from establishing or operating in the General Industrial Zone (GIZ); and the rezoning of land adjoining Ravensdown's Napier Works from Rural Production Zone (RPROZ) to General Industrial Zone (GIZ). (Refer to original submission for full reasons)	Seeks the amendments requested within the submission points in Attachment A to ensure the PDP provides sustainable management or resources, namely that the city's land resource will achieve the purpose of the RMA; is in accordance with Part 2 and other provisions of the RMA; provides for the social and economic well-being of the city's people and communities; meets the reasonably foreseeable needs of future generations; enables the efficient use and development of Ravensdown's assets and operations; and represents the most appropriate means of exercising Council's functions having regard to the efficiency and effectiveness of the provisions relative to other means.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R3: Retail	Phil Stickney	263.65	Oppose	Amend GIZ-R3A to enable a larger allowance for showrooms and retail display as the restrictions are unduly restrictive in the context of the types of activities that the GIZ enables. Business benefit from economies of scale and the nature of such activities means that they will not wish or be able to establish easily within other commercial zones.	Amend the rule to remove the 200sqm restriction.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	Phil Stickney	263.66	Oppose	Opposes GIZ-S6 as the preference is to rely upon stormwater design and techniques which can be demonstrably shown to achieve the coefficient ratings for the zone.	Remove the impervious surface requirement.	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	NZ Transport Agency Waka Kotahi Kelsey Watson	277.144	Support	Supports P2 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
GIZ - General Industrial Zone /Objectives /General	NZ Transport Agency Waka Kotahi Kelsey Watson	277.145	Amend	Considers a new objective that provides for industrial activities being located and designed to have low impact on safety and environmental values.	New objective: <u>Industrial activities are located and designed to have a low impact on health, safety, cultural, and environmental values.</u>	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P1: Activities in General Industrial Zone	NZ Transport Agency Waka Kotahi Kelsey Watson	277.146	Support	Supports P1 and P2 as they recognise industrial activities generate higher volumes of traffic and needs to be at reasonable locations that has appropriate infrastructure and adverse effects of traffic are maintained at an acceptable level.	Retain as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	NZ Transport Agency Waka Kotahi Kelsey Watson	277.147	Support	Supports P1 and P2 as they recognise industrial activities generate higher volumes of traffic and needs to be at reasonable locations that has appropriate infrastructure and adverse effects of traffic are maintained at an acceptable level.	Retain as notified.	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	Alec Duncan	288.72	Amend	<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: xxx-Rx: Emergency service facilities <u>Activity status: Permitted</u></p> <p>Or To similar effect And any other consequential amendments required to give effect to this new standard.</p>	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /General	Alec Duncan	288.91	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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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> <ol style="list-style-type: none"> All new developments must be connected to a public reticulated water supply, where one is available. 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. <p>Matter of discretion:</p> <ol style="list-style-type: none"> The extent of consistency with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. <p>Or To similar effect.</p> <p>And any other consequential amendments required to give effect to this new standard.</p>	Open Submission
GIZ - General Industrial Zone /Objectives /GIZ-O2: Non-industrial and ancillary activities	Alec Duncan	288.142	Amend	<p>Opposes GIZ-O2 as currently proposed, as it excludes the establishment of land use activities within the General 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 General 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 GIZ-O2 to enable the establishment of activities where there is a functional and / or operational requirement for the activity to locate within the General Industrial zone.</p>	<p>Amend as follows</p> <p>:GIZ-O2: 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>has a functional and / or operational need to locate in the zone</u>, or is a trade retail activity within the Taradale Road Specific Control Area.</p>	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P2: Heavy industrial activities	Alec Duncan	288.143	Support	<p>Supports GIZ-P2 insofar it requires avoiding heavy industrial activities and that have significant water use or infrastructure requirements unless appropriate services are available.</p>	Retain as notified.	Open Submission
GIZ - General Industrial Zone /Policies /GIZ-P6: Non-industrial and ancillary activities	Alec Duncan	288.144	Amend	<p>Seeks to amend GIZ-P6 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>GIZ-P6: Non-industrial activities</p> <ol style="list-style-type: none"> Avoid the establishment and operation of sensitive land uses and non-industrial activities unless the activity is compatible with the adverse effects generated from industrial activities and: supports and is directly related to a permitted or consented industrial or manufacturing activity located on the same site; provides essential services to people employed in businesses located in the zone, or is a trade retail activity within the Taradale Road Specific Control Area, <u>or provides for the health, safety and wellbeing of the community.</u> 	Open Submission
GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R5: Storage of tyres	Alec Duncan	288.145	Support	<p>Supports GIZ-R5 insofar as the storage of tyres is a permitted activity where a fire management plan is prepared and implemented for the site. Where the standards are not met, a restricted discretionary activity status is triggered with a matter of discretion relating to fire risk mitigation methods.</p>	Retain as notified.	Open Submission

GIZ - General Industrial Zone

Section / Sub-section / Provision	Submitter Name	Submission number / Point Number	Position	Summary of Submission	Relief Summary	Link to Submission (click to open)
GIZ - General Industrial Zone /Assessment criteria /GIZ-AC3: Tyre storage	Alec Duncan	288.146	Support	Supports GIZ-AC3 as it considers fire risk including the fire management plan required by GIZ-R6, to minimise the risks of fires starting and maximise the chances of any fires being extinguished as quickly as possible.	Retain as notified.	Open Submission