

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Berkett Commercial 2021 Limited Brendon Berkett	GIZ - General Industrial Zone / /	228.1	Amend	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 BLCA. The BLCA 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 BLCA 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 Industrial. Refer to original submission for full details and attachment.	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.
Berkett Commercial 2021 Limited Brendon Berkett	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /GIZ-R2: Office accommodation	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 to <u>the greater of 200m2 gross floor area or</u> 35% of the gross floor area of buildings on the site.
Berkett Commercial 2021 Limited Brendon Berkett	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S4: Outdoor storage of materials and products (excluding storage of shipping containers)	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>