



Plan Sections: Industrial Zones, General Industrial Zone, Light Industrial Zone Rules

This is a summary of decisions requested in submissions made on the Proposed Te Tai o Poutini Plan. Note that this document may only contain a subset of decisions requested. Summaries of all decisions requested and details on how to make a further submission are available at www.ttpn.nz

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Laura Coll McLaughlin (S574)	S574.378	General Industrial Zone		Support		Retain
Laura Coll McLaughlin (S574)	S574.393	Light Industrial Zone Rules		Support		Retain
Westland District Council (S181)	S181.034	Industrial Zones	Industrial Zones	Support	Westland District Council supports these Objectives, Policies and Rules	Retain the objectives, policies and rules.
Grey District Council (S608)	S608.101	Industrial Zones	Industrial Zones	Amend	Subsequent amendment	Remove all references to "Site or Area of Significance to Māori" in the Chapter
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.225	Industrial Zones	Industrial Zones	Amend	inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Royal Forest and Bird Protection Society of New Zealand Inc. (Forest & Bird) (S560)	S560.368	Industrial Zones	INZ	Amend	The zone provisions need to be clear that the natural Environment and District Wide chapters all apply, and that no lesser standard of effects management is applied, in particular on biodiversity values.	Amend overviews, objectives, policies, and rules as necessary to give effect to submission point.

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Buller District Council (S538)	S538.442	Industrial Zones	Industrial Zones - Objectives and Policies	Oppose in part	<p>The objectives and policies seek to manage activities both within Industrial Zones and out of zone industrial activities. This is not considered appropriate given the chapter is specific to Industrial Zone activities and is likely to be confusing to plan users. Objective 2 and Policies 1-4 & 10 appear to be directed at out-of-zone industrial activities and Council requests that these provisions are removed.</p> <p>If there are concerns with industrial activities within other zones e.g. Rural Zones, then consideration should be given to including additional provisions to those zones, setting out the expectations for industrial activities.</p>	<p>Remove Objective 2, Policies 1 to 4 and Policy 10.</p> <p>Council also has a general concern with what activities constitute Light Industry and Heavy Industry and are appropriate for each zone and suggests a definition for each would be helpful.</p>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.786	Industrial Zones	INZ - O1	Support	We support this objective.	Retain objective.
Ara Poutama Aotearoa, Department of Corrections (S349)	S349.008	Industrial Zones	INZ - O1	Support in part	<p>Ara Poutama requests the objective INZ - O1 is amended .</p> <p>While community corrections activities are listed as a permitted activity in the General Industrial and Light Industrial zones, the associated Industrial Zone objective does not recognise the acceptability of, or enable those activities. Community corrections activities do not fall under the Proposed Plan definition of "industrial activities".</p> <p>Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-</p>	<p>1. Amend Industrial Zone Objective INZ - O1 included in Part 3 -Area-Specific Matters / Zones / Industrial Zones as follows:</p> <p>"To provide for the efficient and effective operation and development of industrial activities and other compatible activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas".</p>

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					being and for their health and safety. Ara Poutama accordingly requests the objective should be amended to also recognise and enable other compatible activities to ensure appropriate activities, including non-custodial community corrections sites, are able to establish in the Industrial Zones consistent with the proposed rules	
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.043	Industrial Zones	INZ - O1	Support in part	Silver Fern Farms supports the policy in principle as it provides for the ongoing operations and future development at the existing plant. However, the requirement of "... and does not compromise the amenity of adjoining areas" appears to conflict with the objective of the INZ - O1, as the council has proposed to rezone land adjacent to the Plant for GRUZ and GRZ purposes. Rather, the Proposed Plan should enable and promote the operation of industry in their designated zones by imposing amenity values which are compatible with the purpose of zoning. The existing operation (in an environment with minimal sensitive land uses) and future operations of the existing plant (including development) will likely compromise the character and amenity values of the GRZ and will give rise to reverse sensitivity effects received by the existing Plant.	Amend as follows: INZ - O1 To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.
Terra Firma Mining Limited (S537)	S537.022	Industrial Zones	INZ - O1	Support	TFM supports that this policy provides for the efficient and effective operation and	Retain as notified

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					development of industrial activities in the Industrial Zones whilst maintaining appropriate amenity standards.	
Fire and Emergency New Zealand (S573)	S573.102	Industrial Zones	INZ - O1	Support in part	Fire and Emergency supports in part INZ-O2, to the extent that the objective provides for non-industrial activities within the Industrial Zones. However, Fire and Emergency considers that the objective should more suitably refer to 'non-industrial activities'. Fire stations in industrial zones are generally compatible with the scale and amenity levels in Industrial Zones. As noted previously, the ability to construct and operate fire stations in locations which will enable reasonable response times to fire and other emergencies is paramount the health, safety and wellbeing of people in the community. Fire stations therefore need to be strategically located within and throughout communities to maximise their coverage and response times so that they can efficiently and effectively respond to emergency call outs in a timely way, thus avoiding or mitigating the potential for adverse effects associated with fire hazard and other emergencies.	Amend as follows: INZ-O2 To provide for the efficient and effective operation and development of industrial and non-industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.787	Industrial Zones	INZ - O2	Support	We support this objective.	Retain objective.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.044	Industrial Zones	INZ - O2	Support	Silver Fern Farms considers this objective provides appropriate guidance about the outcomes sought for the industrial zones.	Retain as notified

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Waka Kotahi NZ Transport Agency (S450)	S450.225	Industrial Zones	INZ - O2	Support in part	Waka Kotahi generally supports this objective as new industrial development should be located within the Industrial Zone and where new land is proposed for industrial zoning it either ensures the maximum use of existing infrastructure or provides for such infrastructure. However, the objective states that new industrial development is only to be encouraged in the Industrial Zone. Waka Kotahi considers that new industrial development should be 'required' to be in land zoned for such development, as this is where it is anticipated. It is recommended that the objective be amended to reinforce that development should occur in the appropriate zone.	Amend the objective as follows: To require encourage new industrial development to locate within INZ - Industrial Zoned Land.....
Fire and Emergency New Zealand (S573)	S573.103	Industrial Zones	INZ - O2	Support	Fire and Emergency support that development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, is developed to the standards required by the Council and Te Tao o Poutini Plan.	Retain as notified.
Grey District Council (S608)	S608.707	Industrial Zones	INZ - O2	Support	Support the objective as written which ensures that the development maximised the efficient use of existing infrastructure and requires the development of new infrastructure where it does not exist to the standards required by Council and the plan.	Retain as proposed.
Westland Milk Products (S63)	S63.008	Industrial Zones	Industrial Zone Policies	Amend	To ensure efficient use and development of the industrial land resource, and to recognise and provide for existing industrial activities and their contribution to the economic and social wellbeing of the region.	Include a new policy to provide for existing industrial activities in the region. Proposed wording for the new policy is provided below: When making planning decisions that relate to existing industrial activities in the INZ - Industrial Zones, decision-makers must have particular regard to the following

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						<p>matters:</p> <ol style="list-style-type: none"> 1. The benefits of existing industrial activities, including their contribution to employment and the economy in the region; 2. The continued use, intensification and expansion of existing industrial activities must not be unreasonably constrained; and 3. Amenity values in existing industrial areas and their surrounds are informed by existing industrial development and use.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.788	Industrial Zones	INZ - P1	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.045	Industrial Zones	INZ - P1	Support	Silver Fern Farms supports the policy.	Retain as notified
Waka Kotahi NZ Transport Agency (S450)	S450.226	Industrial Zones	INZ - P1	Support	This policy is supported as it recognises investment in infrastructure and provides for new industrial areas to be in area where they support the efficient use of infrastructure.	Retain as proposed.
Grey District Council (S608)	S608.708	Industrial Zones	INZ - P1	Support	Support the policy which recognises the substantial investment in infrastructure by ensuring that new industrial areas are located where they support the efficient use of infrastructure.	Retain as proposed.
Te Runanga o Ngai Tahu, Te Runanga	S620.226	Industrial Zones	INZ - P1	Support	The relationship with sites of significance to Māori is important for	Retained as notified

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o Ngati Waewae, Te Runanga o Makaawhio (S620)					Poutini Ngāi Tahu and new industrial activities could compromise it.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.789	Industrial Zones	INZ - P2	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.046	Industrial Zones	INZ - P2	Support	Silver Fern Farms supports the policy.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.790	Industrial Zones	INZ - P3	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.047	Industrial Zones	INZ - P3	Support	Silver Fern Farms supports the policy.	Retain as notified
Waka Kotahi NZ Transport Agency (S450)	S450.227	Industrial Zones	INZ - P3	Support	Support the reference to the development of new infrastructure at the cost of the developer. The policy recognises infrastructure owned by Council and acknowledges ongoing maintenance and renewal.	Retain as proposed.
Grey District Council (S608)	S608.709	Industrial Zones	INZ - P3	Support	Support the policy which requires developers to fund and install infrastructure to the standards required by Council and the plan.	Retain as proposed.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.791	Industrial Zones	INZ - P4	Support	We support this policy.	Retain policy.

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Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.048	Industrial Zones	INZ - P4	Support	Silver Fern Farms recognises the underlying intent of this proposed policy is to minimise the risk of conflict between incompatible land uses. It notes that this policy does not require rural industry to locate in urban industrial zones, as the policy relies on the presence of "suitable" land before the proposal is directed to locate in the INZ - Industrial Zones.	Retain as notified.
Waka Kotahi NZ Transport Agency (S450)	S450.228	Industrial Zones	INZ - P4	Support	Support the intention of the policy to require new developments within the Industrial Zones rather than being scattered through rural area and settlements.	Retain as proposed.
Westland Farm Services (S550)	S550.008	Industrial Zones	INZ - P4	Oppose	Industrial land may be vacant, but not necessarily available to the market or suitable to the particular activity.	Delete INZ - P4
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.792	Industrial Zones	INZ - P5	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.049	Industrial Zones	INZ - P5	Support	Silver Fern Farms supports the policy.	Retain as notified
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.227	Industrial Zones	INZ - P5	Support	The relationship with sites of significance to Māori is important for Poutini Ngāi Tahu and protection is needed to ensure these relationships are not lost.	Retain as notified
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.793	Industrial Zones	INZ - P6	Support	We support this policy.	Retain policy.
Ara Poutama Aotearoa,	S349.014	Industrial Zones	INZ - P6	Support	Ara Poutama requests the policy INZ-P6 is retained.	Retain INZ - P6

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Department of Corrections (S349)					Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. Ara Poutama accordingly requests the objective should be amended to also recognise and enable other compatible activities to ensure appropriate activities, including non-custodial community corrections sites, are able to establish in the Industrial Zones consistent with the proposed rules	
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.050	Industrial Zones	INZ - P6	Amend	Silver Fern Farms supports the broad direction of this policy but considers that the reference in the policy to an "acceptable" level of environmental quality and amenity is inappropriately vague. Silver Fern Farms considers that this policy should support the fundamental purpose of these zones, which (particularly for the General Industry Zone and Heavy Industry Zone) is to provide land for the establishment and operation of large-scale, intensive activities that operate at all hours and are associated with robust buildings, heavy vehicle movements and light and noise emissions.	Amend as follows: INZ - P6 Provide for a wide range of industrial and compatible activities, and corresponding environmental quality and amenity , within the INZ - Industrial Zones, while ensuring an acceptable level of environmental quality and amenity within the zones.
Terra Firma Mining Limited (S537)	S537.023	Industrial Zones	INZ - P6	Support	Industrial zones should provide for a wide range of industrial and compatible activities.	Retain INZ-P6
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.794	Industrial Zones	INZ - P7	Support	We support this policy.	Retain policy.

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Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.051	Industrial Zones	INZ - P7	Support	<p>Silver Fern Farms broadly supports the direction about reverse sensitivity provided by this policy. However, it recommends the following amendments.</p> <p>Policy preamble The reference to "other industrial activities" in the policy preamble infers that the problematic new activity in question is itself an industrial activity. This is unlikely to be the case. New activities that are incompatible with industry are more likely to be non-industrial, as is indicated by the direction in sub-clause (b) to "...minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes". As such, it is recommended that the term "other" be deleted from the policy preamble.</p> <p>Sub-clause (a) Worker shortages are a well-known industry issue affecting the efficient operation of meat processing sites. As part of the solution to this issue, meat processing businesses are considering investing in providing on-site accommodation to assist in attracting and retaining staff. This should be provided for in the Plan.</p> <p>Sub-clause (b) Silver Fern Farms considers sub-clause (b) would be improved if the phrase "are not related to" were replaced with "are not an ancillary activity to". This recommended amendment applies the defined term "ancillary activity" to clearly state the link with industrial land use that might support a resource consent application seeking to establish a</p>	<p>a Amend as follows: INZ - P7 Avoid activities that may be incompatible with other industrial activities from establishing in the INZ - Industrial Zones, to ensure the safe and efficient operation of industrial activities. This includes: Excluding activities (such as residential - excepting residential activities ancillary to an industrial activity) and visitor accommodation) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities; Excluding retail and commercial activities from GIZ - General Industrial Zoned land that do not support or are not related to industrial and service activities, and to minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes; and Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.</p>

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					<p>non-industrial activity in the General Industrial Zone.</p> <p>In Silver Fern Farms' opinion "related to" implies a potentially tenuous link. For example, an office that has commercial dealings with industrial businesses may arguably be "related to" industry. However, a relationship of this nature may not warrant the office locating in an industrial zone and (inefficiently) using the industrial land resource and supporting infrastructure for non-industrial purposes.</p> <p>The term "service activities" is undefined. As sub-clause (b) relates specifically to the General Industrial Zone, Silver Fern Farms considers that the inclusion of this undefined use may inappropriately facilitate non-industrial activities that would be more appropriately located in the Light Industrial Zone or in a commercial zone.</p>	
Waka Kotahi NZ Transport Agency (S450)	S450.229	Industrial Zones	INZ - P7	Support	This policy is supported as it requires compatible activities to be established within the zone. This supports the infrastructure that is required for those activities without having to manage conflict between zones such as residential and Industrial activities	Retain as proposed.
Westland Milk Products (S63)	S63.009	Industrial Zones	INZ - P8	Amend	The prescriptive wording of Policy INZ - P8 creates a risk of performance standards, such as building setbacks, being inappropriately imposed without consideration of the existing context. or example, the General Industrial Zone includes a performance standard that requires buildings to have a minimum setback of 5 m from road boundaries. On the Westland Milk Products site, existing	Amend Policy INZ - P8 as follows: Impose performance standards on development and land use in the INZ - Industrial Zones where necessary to that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones.

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					buildings adjoin the boundary of Livingstone Street in places, i.e., they are sited closer to the road boundary than 5 m. The siting of a replacement building in the same position as the existing building would not worsen amenity values the area as, all things being equal, the building mass and siting is maintained. Requiring a replacement building to be set back 5 m from Livingstone Street is therefore considered onerous.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.795	Industrial Zones	INZ - P8	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.052	Industrial Zones	INZ - P8	Oppose	Silver Fern Farm considers this policy is unduly restrictive and will give rise to reverse sensitivity effects. Silver Fern Farms also considers the policy appears in conflict with the fundamental purpose of the INZ, which is to provide land for the establishment and operation of large-scale, intensive activities that operate at all hours which will likely compromise the character and amenity values of the surrounding zones	Amend as follows: INZ - P8 Impose performance standards on development and land use in the INZ - Industrial Zones that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones. INZ - P8 Manage adverse effects of activities within the zone to maintain the character and amenity of adjoining zones
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.796	Industrial Zones	INZ - P9	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.053	Industrial Zones	INZ - P9	Oppose in part	Silver Fern Farms considers this policy to be vague and subjective in reference to Industrial sites at the "...gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas".	Amend to include definitions for "gateways" and "close proximity to residential areas" and to include set distances (metres) in which those definitions take effect, and specify these areas on the Planning Maps.

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Waka Kotahi NZ Transport Agency (S450)	S450.230	Industrial Zones	INZ - P9	Support in part	The policy is generally supported, but Waka Kotahi would want to ensure that landscaping along road frontages have controls, so they do not adversely impact on visibility, produce shading on roads during winter conditions or obstruct road signs.	Amend the policy as follows: Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should not detract from the visual amenity of the road frontage, through the inclusion of landscaping and tree planting- while maintaining the safe function of the road.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.797	Industrial Zones	INZ - P10	Support	We support this policy.	Retain policy.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.054	Industrial Zones	INZ - P10	Support	Silver Fern Farms supports the broad direction of this policy	Retain as notified
Westland Milk Products (S63)	S63.010	Industrial Zones	INZ - P11	Amend	While the Submitter supports the requirement of Policy INZ - P11 to implement on-site management and stormwater treatment, amendments are sought to ensure any requirements are proportionate to the nature and scale of development	Require the careful on-site management and treatment of stormwater from industrial buildings and sites in order to Safeguard the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments- from the adverse effects of stormwater runoff by requiring the careful on-site management and treatment of stormwater from industrial buildings and sites, while giving regard to: (a) The nature and scale of development and the constraints of industrial activities; and (b) Any catchment-wide stormwater management measures.
Te Mana Ora (Community and	S190.798	Industrial Zones	INZ - P11	Support	We support this policy.	Retain policy.

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Public Health) of the NPHS/ Te Whatu Ora (S190)						
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.055	Industrial Zones	INZ - P11	Amend	While Silver Fern Farms supports the direction of this policy, stormwater discharges into the environment are typically controlled by a regional council. This policy should be narrowed so that it focuses on discharges on stormwater into the Council controlled stormwater network.	Amend as discussed in 'reasons' field.
Grey District Council (S608)	S608.710	Industrial Zones	INZ - P11	Support	Support the policy which requires the careful onsite management and treatment of stormwater.	Retain as proposed.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.228	Industrial Zones	INZ - P11	Amend	On-site management is important to ensure adverse effects on water and the systems that depend on it are avoided.	Retain as notified
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.056	General Industrial Zone	GIZ	Support	Silver Fern Farms supports the overview insofar as it relates to its activities. Particularly the need for provisions of adverse effects generated by essential industrial activities (noise, glare, odour etc). Sensitive activities, such as residential and commercial activities, unless these are ancillary to the industrial use, are inappropriate in industrial locations and should be located an appropriate distance away from industrial zones.	Retain as notified.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.062	General Industrial Zone	GIZ	Support in part	Silver Fern Farm support the overall concept of this statement but note that the Operative Plan identifies the land adjacent to the Silver Fern Farms processing plant (which is proposed as GRZ) is in a location that is unsuitable for residential zoning due to the lack of	Delete the proposed residential rezoning from land adjacent to Silver Fern Farms' Hokitika site.

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					<p>services infrastructure.</p> <p>Silver Fern Farms highlights that the rezoning of this area has the potential to provide poor land use conflict due to the existing operations at the Plant which is situated in a rural environment with few sensitive activities nearby .</p> <p>Several of the RESZ objectives and policies detail the outcomes being sought in the residential zone which will potentially not be achieved with the proposed rezoning of rural land to GRZ in very close proximity the Silver Fern Farms processing plant.</p> <p>These include:</p> <p>RESZ - O2 To maintain or enhance the distinctive character, amenity and heritage values of residential areas, build community resilience and protect these areas from the adverse effects of inappropriate development.</p> <p>RESZ - P2 Activities in the RESZ - Residential Zones should:</p> <ul style="list-style-type: none"> a. Maintain or enhance residential character; b. Minimise nuisance from noise, light spill and vibration; c. Maintain and enhance the natural and cultural heritage features of the zone; d. Maintain reasonable levels of sunlight and daylight access for residential properties; e. Maintain reasonable levels of privacy for residential properties; f. Maintain visual amenity by avoiding accessory buildings dominating streetscape and urban form; and g. Provide safe, efficient and easily accessible movement for pedestrians, 	

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					<p>cyclists and vehicles.</p> <p>RESZ - P4 - Enable existing non-residential activities and home occupations to continue and new non-residential activities to establish provided they do not have a significant adverse effect on the character and amenity of RESZ - Residential Zones, particularly in relation to scale, car parking, vehicle movements, noise, visual appearance, glare, dust and odour.</p> <p>RESZ - P5 Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones.</p> <p>RESZ - P9 - New development and redevelopment in RESZ - Residential Zones should connect to existing community infrastructure investment.</p> <p>RESZ - P10 Ensure that developments are serviced with all required infrastructure in an effective and efficient manner, while minimising impacts on the environment. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to serve multiple households this infrastructure should be vested in the appropriate public agency. While Silver Fern Farms support the principle behind these objectives and policies, the Company note that by way of their function, these objectives and policies will not be consistent with the likely outcome of the proposal to rezone land adjacent to the processing plant at 140 Kumara Junction Highway due the reduced</p>	

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					amenity that comes with industrial activities. The Operative Plan also notes that the land in this location would provide poor residential amenity.	
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.229	General Industrial Zone	GIZ	Amend	Application of objective and inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngāi Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions including the inclusion of Poutini Ngāi Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.001	General Industrial Zone	Overview	Support	It is appropriate, for the sake of consistency, for the description of the General Industrial Zone to correspond to the zone description as specified in the National Planning Standards 2019.	Retain as notified.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.230	General Industrial Zone	Other relevant Te Tai o Poutini Plan provisions	Support	this alerts the plan users that other chapters (e.g. Sites and Areas of Significance to Māori also apply.	retain a notified
Westland Milk Products (S63)	S63.011	General Industrial Zone	GIZ - R1	Amend	Under Rule GIZ - R1, an infringement of Standards 1-8 will change the activity status of an application to discretionary. A discretionary activity status is considered an onerous requirement as it may increase the scope of a resource consent application to matters that are unrelated to the any proposed infringement. A restricted discretionary activity status is considered appropriate to ensure that resource consent applications are proportionate and relate to any infringement.	Amend the rule as follows: Activity status where compliance not achieved: Discretionary where Standards 1-8 are not complied with. Restricted Discretionary where Standards 1-9 is are not complied with.

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Westland Milk Products (S63)	S63.013	General Industrial Zone	GIZ - R1	Amend	Under 5.2.3.1 of the Westland District Plan, there are no front yard minimum setbacks that apply to buildings in the Industrial/Commercial Zone. The Proposed TTPP, however, includes a minimum building setback of 5 m from road boundaries under Standard 3(b) of Rule GIZ - R1. The 5 m setback requirement is considered an onerous requirement that does not enable the efficient and effective operation and development of industrial activities.	Make the following amendments to Standard 3 of Rule GIZ - R1: Buildings are setback a minimum: <ul style="list-style-type: none"> 1. 10m from State Highways; and 2. 5m2m from road boundaries; and 3. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor
Westland Milk Products (S63)	S63.014	General Industrial Zone	GIZ - R1	Amend	The Proposed TTPP includes a road frontage landscaping requirement under Standard 7 of Rule GIZ - R1. The wording of the standard does not however exempt access points from the requirement.	Make the following amendments to Standard 7 of Rule GIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 m, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.800	General Industrial Zone	GIZ - R1	Support	We support this rule.	Retain rule.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.057	General Industrial Zone	GIZ - R1	Support in part	Silver Fern Farms supports the general concept of this Rule. However, regarding sub-paragraph 8, further clarification is needed. of contaminated stormwater and treatment methods are required as currently the Rule is too vague.	Suggest amending to: GIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: [...] 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from any earthworks, shall be collected and

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						treated prior to discharge to a council-controlled stormwater network to ensure there are no significant adverse effects on water quality;
Waka Kotahi NZ Transport Agency (S450)	S450.231	General Industrial Zone	GIZ - R1	Support in part	<p>Waka Kotahi generally supports the rule as it provides for appropriate setbacks from the State Highway, that any fence or landscaping is setback from the road boundary as to not restrict visibility. It is also supported that landscaping does not restrict road visibility, obstruct signage or accessways.</p> <p>However, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that GIZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.</p>	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Buller District Council (S538)	S538.443	General Industrial Zone	GIZ - R1	Oppose in part	<p>Council supports Rule 1 with the exception of the following matters:</p> <p>Clause 3 requires a 5m setback from road boundaries and specified zone boundaries. A greater setback is considered desirable particularly when residential activities adjoin an industrial zone, with Council seeking a 10m setback. Clause 4 is missing reference to the fact that the required fencing should</p>	<p>Amend Rule 1 as follows:</p> <p>.....</p> <p>3. Buildings are setback a minimum:</p> <p>a. 10m from State Highways; and</p> <p>b. 510m from road boundaries, any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high</p>

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					<p>be a solid fence to provide effective screening and that 1.8m is missing reference to this being a minimum height requirement.</p> <p>Clause 5 relates to operational hours for blasting and vibration, with the words 'beyond the zone boundary' being out of context. Council requests these words are removed.</p> <p>Clause 6 includes an incorrect reference to Light Industrial Zone. However, Council's preference is that this clause is removed, as air discharges are a Regional Council responsibility and inclusion of dust performance standards could cause confusion for plan users, on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement purposes.</p> <p>Clause 8 deals with contaminated stormwater run-off and water quality which are Regional Council responsibilities. For the same reasons as discussed above, Council seeks removal of this clause.</p> <p>Clause 9 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wider relevance</p>	<p>solid fence or landscaping so that</p> <p>5. No blasting or vibration beyond the zone boundary 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays. 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial GIZ - General Industrial Zone boundary as a result of the activity. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recession plane to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ... Advice Notes:.....</p> <p>4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>

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					than just recession planes and is also applicable to internal boundary infringements.	
Buller Conservation Group (S552)	S552.167	General Industrial Zone	GIZ - R1	Amend	This inclusion should apply to the relevant clauses of other zone types also.	There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;
Frida Inta (S553)	S553.167	General Industrial Zone	GIZ - R1	Amend	This inclusion should apply to the relevant clauses of other zone types also.	There shall be no offensive or objectionable dust nuisance, odour or air pollution at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;
Chris & Jan Coll (S558)	S558.364	General Industrial Zone	GIZ - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.364	General Industrial Zone	GIZ - R1	Support		Retain
William McLaughlin (S567)	S567.421	General Industrial Zone	GIZ - R1	Support		Retain
Fire and Emergency New Zealand (S573)	S573.104	General Industrial Zone	GIZ - R1	Support in part	Fire and Emergency supports in part GIZ-R1, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply which covers GIZ R2 - R8. It is noted that there are cases that development in the General Industrial Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB - S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the GIZ - General Industrial Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision. An additional assessment matter is also	Add to GIZ-R1 GIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: 1. 2. 10. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 11. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to

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					sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.364	General Industrial Zone	GIZ - R1	Support		Retain
Birchfield Ross Mining Limited (S604)	S604.073	General Industrial Zone	GIZ - R1	Oppose	The West Coast Regional Air Plan controls air discharges and the rule is inappropriate.	Delete LIZ - R1 Condition 6.: Activity Status Permitted Where: 1.... 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; 7. ...
Birchfield Ross Mining Limited (S604)	S604.120	General Industrial Zone	GIZ - R1	Amend	The West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge	Amend LIZ - R1 as follows: Activity Status PermittedWhere: 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and 9...
Birchfield Ross Mining Limited (S604)	S604.121	General Industrial Zone	GIZ - R1	Amend	Typo no dust nuisance at the Light Industrial Zone Boundary when it should say General Industrial Zone.	Amend R1 Condition 6.
Whyte Gold Limited (S607)	S607.058	General Industrial Zone	GIZ - R1	Amend	Requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary when it should say General Industrial Zone.	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... ; 6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; ...
Whyte Gold Limited (S607)	S607.094	General Industrial Zone	GIZ - R1	Amend	the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to

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						discharge to ensure there are no significant adverse effects on water quality; and 9....
Grey District Council (S608)	S608.711	General Industrial Zone	GIZ - R1	Support in part	Generally support this rule which requires external storage and carparking areas to be screened by a fence or landscaping that does not restrict visibility. Support the requirement for contaminated stormwater run-off management. Confirmation of the suitability of the Auckland design guide for stormwater in relation to local environment conditions and site constraints.	Ensure that these standards do not put unrealistic or unsuitable requirements in place.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.801	General Industrial Zone	GIZ - R2	Support	We support this rule.	Retain rule.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.058	General Industrial Zone	GIZ - R2	Oppose	Silver Fern Farms view the implementation of this Rule to be unclear in the context of GIZ - R1 and the definition of "Structure" in the Proposed District Plan which relates to buildings. Given the built form requirements in GIZ - R1, Silver Fern Farm queries the requirement for such a comparatively low threshold for GIZ - R2.	Delete this rule.
Buller District Council (S538)	S538.444	General Industrial Zone	GIZ - R2	Oppose in part	Minor structures are required to comply with the Rule 1 standards with the exception of setback standards (Clause 1). The remaining standards do not appear applicable to minor structures, therefore Council requests that Clause 1 is removed.	Amend Rule 2 as follows: 1. All performance standards for Rule GIZ-R1 are complied with – except that compliance with standard 3 (setbacks) is not required....
Chris & Jan Coll (S558)	S558.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.

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William McLaughlin (S567)	S567.422	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Fire and Emergency New Zealand (S573)	S573.105	General Industrial Zone	GIZ - R2	Support in part	Fire and Emergency support in part these activities provided the amendments are made above to GIZ-R1 to include firefighting water supply.	Retain as notified.
Laura Coll McLaughlin (S574)	S574.365	General Industrial Zone	GIZ - R2	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.802	General Industrial Zone	GIZ - R3	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.445	General Industrial Zone	GIZ - R3	Support	Rules 3 and 4 are supported.	A consequential change to the activity status of R4 from non-complying to discretionary is also needed if the submission points on R12 to 14 are accepted.
Chris & Jan Coll (S558)	S558.366	General Industrial Zone	GIZ - R3	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.366	General Industrial Zone	GIZ - R3	Support		Retain
William McLaughlin (S567)	S567.423	General Industrial Zone	GIZ - R3	Support		Retain
Fire and Emergency New Zealand (S573)	S573.106	General Industrial Zone	GIZ - R3	Support in part	Fire and Emergency support in part these activities provided the amendments are made above to GIZ-R1 to include firefighting water supply.	Retain as notified.
Laura Coll McLaughlin (S574)	S574.366	General Industrial Zone	GIZ - R3	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.803	General Industrial Zone	GIZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.446	General Industrial Zone	GIZ - R4	Support	Rules 3 and 4 are supported.	A consequential change to the activity status of R4 from non-complying to discretionary is

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						also needed if the submission points on R12 to 14 are accepted.
Chris & Jan Coll (S558)	S558.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris & Jan Coll (S558)	S558.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Chris J Coll Surveying Limited (S566)	S566.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris J Coll Surveying Limited (S566)	S566.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.424	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
William McLaughlin (S567)	S567.425	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Fire and Emergency New Zealand (S573)	S573.107	General Industrial Zone	GIZ - R4	Support in part	Fire and Emergency support in part these activities provided the amendments are made above to GIZ-R1 to include firefighting water supply.	Retain as notified.
Laura Coll McLaughlin (S574)	S574.367	General Industrial Zone	GIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does

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						not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Laura Coll McLaughlin (S574)	S574.368	General Industrial Zone	GIZ - R4	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.804	General Industrial Zone	GIZ - R5	Support	We support this rule.	Retain rule.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.059	General Industrial Zone	GIZ - R5	Amend	As discussed above, worker shortages are a well-known industry issue affecting the efficient operation of meat processing sites. As part of the solution to this issue, meat processing businesses are considering investing in providing on-site accommodation to assist in attracting and retaining staff. This should be provided for in the Plan.	Recommend changes as follows: 1. All performance standards for Rule GIZ - R1 are complied with; 2. One single residential unit per site is provided; and 3. The residential activity is ancillary to the commercial or industrial activity on the site.
Waka Kotahi NZ Transport Agency (S450)	S450.232	General Industrial Zone	GIZ - R5	Support	The rule is supported as it contains an advice note in relation to acoustic insulation requirements for noise sensitive activities in Rule Noise - R3.	Retain as proposed.
Buller District Council (S538)	S538.447	General Industrial Zone	GIZ - R5	Support in part	Rule 6 is supported, however Council is concerned that the reference in Clause 2 to 'one single' residential unit has the potential to be confusing as it implies that the residential unit caters for a single person, whereas Council assumes the intent is for one unit associated with the commercial or industrial activity. Council seeks that the reference to 'single' is removed.	Amend Rule 5 as follows: 2. One single residential unit per site is provided; and
Chris & Jan Coll (S558)	S558.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-

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						compliance with performance standards for Rule GIZ - R1
Chris & Jan Coll (S558)	S558.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Chris J Coll Surveying Limited (S566)	S566.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
Chris J Coll Surveying Limited (S566)	S566.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.426	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1
William McLaughlin (S567)	S567.427	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Fire and Emergency New Zealand (S573)	S573.108	General Industrial Zone	GIZ - R5	Support in part	Fire and Emergency support in part these activities provided the amendments are made above to GIZ-R1 to include firefighting water supply.	Retain as notified.
Laura Coll McLaughlin (S574)	S574.369	General Industrial Zone	GIZ - R5	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1

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Laura Coll McLaughlin (S574)	S574.370	General Industrial Zone	GIZ - R5	Amend	Activity status where compliance not achieved is too onerous.	Amend "Activity status where compliance not achieved" to "Discretionary".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.805	General Industrial Zone	GIZ - R6	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.448	General Industrial Zone	GIZ - R6	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public Transport Facility, Aquaculture Activities.	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.
Chris & Jan Coll (S558)	S558.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.428	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Fire and Emergency New Zealand (S573)	S573.109	General Industrial Zone	GIZ - R6	Support	Fire and Emergency support this activity provided the amendments to GIZ-R1 are undertaken.	Retain as notified.

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Laura Coll McLaughlin (S574)	S574.371	General Industrial Zone	GIZ - R6	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.806	General Industrial Zone	GIZ - R7	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.449	General Industrial Zone	GIZ - R7	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public Transport Facility, Aquaculture Activities.	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.
Chris & Jan Coll (S558)	S558.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.429	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;

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Laura Coll McLaughlin (S574)	S574.372	General Industrial Zone	GIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.807	General Industrial Zone	GIZ - R8	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.450	General Industrial Zone	GIZ - R8	Not Stated	Rules 6 to 8 are supported, but it is noted that a number of the rules refer to activities that are not defined in the Plan e.g. Public Transport Facility, Aquaculture Activities.	Retain as notified, but insert definitions for 'Public Transport Facility' and 'Aquaculture Activities' into the Plan.
Chris & Jan Coll (S558)	S558.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.430	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;

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Laura Coll McLaughlin (S574)	S574.374	General Industrial Zone	GIZ - R8	Amend	Point 1 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 1. All performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.231	General Industrial Zone	Restricted Discretionary Activities	Amend	Policy INZ - P5 requires that industrial activities are managed in a way that provides for the Poutini Ngāi Tahu relationship with sites of significance to Māori.	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.
Westland Milk Products (S63)	S63.012	General Industrial Zone	GIZ - R9	Amend	Rule GIZ - R9 provides for activities that hold a restricted discretionary activity status due to the infringement of a performance standard under Rule GIZ - R1. This rule will require amendments as a result of the requested change to also provide for infringements of standards 1-8. Rule GIZ - R9 applies to infringements of standards that do not relate to hazardous substances, the inclusion may result in the unnecessary duplication of regulation between the Hazardous Substances and New Organisms Act 1996, the Health and Safety at Work Act 2015 and relevant regulations, and the District Plan. Any rule requiring assessment of hazardous substances should include specific qualifying thresholds, e.g., size of hazardous facility, specific risks.	Amend GIZ - R9 as follows: Activity Status Restricted Discretionary Where: The building projects into the recession plane; and infringes any performance standard for Rule GIZ - R1. 2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and d. Landscape treatment. 1. Any policy which is relevant to the standard; 2. The effects of the infringement of the standard; 3. The effects of any special or unusual characteristic of the site which is relevant to the standard;

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						<p>4. The characteristics of the development; and</p> <p>5. Where more than one standard will be infringed, the effects of all infringements.</p>
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.808	General Industrial Zone	GIZ - R9	Support	We support this rule.	Retain rule.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.060	General Industrial Zone	GIZ - R9	Oppose in part	Silver Fern Farms notes that sub-clause (c) is superfluous in this instance as an existing Chapter addresses this point already. To address ambiguity, it is recommended that this sub-clause be deleted.	<p>Silver Fern Farms suggests deleting the duplicate control for sub-clause (c) as follows:</p> <p>GIZ - R9 Industrial Activities and Buildings not meeting Permitted Activity standards Activity Status Restricted Discretionary Where:</p> <p>1. The building projects into the recession plane; and</p> <p>2. All other performance standards for Rule GIZ - R1 are complied with. Discretion is restricted to:</p> <p>a. Design and location of buildings;</p> <p>b. Design and location of parking and access;</p> <p>c. Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and</p> <p>b. Landscape treatment.</p>
Waka Kotahi NZ Transport Agency (S450)	S450.233	General Industrial Zone	GIZ - R9	Support	Supportive of this restricted discretionary rule as it provides appropriate for parking and access and landscape treatments.	Retain as proposed.
Buller District Council (S538)	S538.451	General Industrial Zone	GIZ - R9	Oppose	Council does not agree with the activity status approach to breaches of recession planes and requests that all infringements of standards for industrial	Delete Rule 9.

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					activities are treated as discretionary activities. It is further noted that some of the discretionary matters listed for Rule 9 are not directly relevant to recession plane breaches e.g. management of hazardous substances and location of parking and access.	
Chris & Jan Coll (S558)	S558.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
William McLaughlin (S567)	S567.431	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Laura Coll McLaughlin (S574)	S574.375	General Industrial Zone	GIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with GIZ - R1.	Amend as follows: 2. All other performance standards for Rule GIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule GIZ - R1;
Grey District Council (S608)	S608.712	General Industrial Zone	GIZ - R9	Support	Support this rule as it provides or parking and access and landscape treatments.	Retain as proposed.

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.809	General Industrial Zone	GIZ - R10	Support	We support this rule.	Retain rule.
Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441)	S441.061	General Industrial Zone	GIZ - R10	Oppose	As stated above for GIZ - R2, Silver Fern Farms queries the comparatively low threshold for the height of structures (relative to GIZ - R2) within the GIZ.	Delete / remove Rule.
Buller District Council (S538)	S538.452	General Industrial Zone	GIZ - R10	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment', Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: b. Landscapeing treatment-measures Landscaping treatment-measures
Chris & Jan Coll (S558)	S558.376	General Industrial Zone	GIZ - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.376	General Industrial Zone	GIZ - R10	Support		Retain
William McLaughlin (S567)	S567.432	General Industrial Zone	GIZ - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.376	General Industrial Zone	GIZ - R10	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.810	General Industrial Zone	GIZ - R11	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.453	General Industrial Zone	GIZ - R11	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment', Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: b. Landscapeing treatment-measures Landscaping treatment-measures
William McLaughlin (S567)	S567.434	General Industrial Zone	Discretionary Activities	Support		Retain

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Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.811	General Industrial Zone	GIZ - R12	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.454	General Industrial Zone	GIZ - R12	Oppose	Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Chris & Jan Coll (S558)	S558.377	General Industrial Zone	GIZ - R12	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.377	General Industrial Zone	GIZ - R12	Support		Retain
William McLaughlin (S567)	S567.433	General Industrial Zone	GIZ - R12	Support		Retain
Laura Coll McLaughlin (S574)	S574.377	General Industrial Zone	GIZ - R12	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.812	General Industrial Zone	GIZ - R13	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.455	General Industrial Zone	GIZ - R13	Oppose	Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.813	General Industrial Zone	GIZ - R14	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.037	General Industrial Zone	GIZ - R14	Support	The Ministry supports this rule GIZ-R14 to manage educational facilities in the General Industrial Zone.	Retain as proposed.
Buller District Council (S538)	S538.456	General Industrial Zone	GIZ - R14	Oppose	Rules 12 to 14 cover various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.814	General Industrial Zone	GIZ - R15	Support	We support this rule.	Retain rule.

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Buller District Council (S538)	S538.457	General Industrial Zone	GIZ - R15	Oppose in part	Following on from the change requested above, Council seeks that Residential Activities and Community Facilities, Education Facilities and Health Facilities are treated as non-complying activities and that these activities are specifically referred to in Rule 15.	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities Activity Status Non-complying
Chris & Jan Coll (S558)	S558.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.435	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.379	General Industrial Zone	GIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.232	Light Industrial Zone Rules	LIZ	Amend	Inclusion of Poutini Ngai Tahu values as a matter for consideration	Ensure that Poutini Ngai Tahu values are considered as part of the Urban Environment by including in the urban zoning provisions the inclusion of Poutini Ngai Tahu values as a matter for consideration for controlled and restricted discretionary activities and ensuring that the guidelines are adequately used within the urban zone rules
New Zealand Motor Caravan Association (S490)	S490.013	Light Industrial Zone Rules	Light Industrial Zone Rules	Amend	The activity is consistent with the purpose, objectives and policies of the zone.	Provide for campgrounds and camping as a Restricted Discretionary Activity.
Grey District Council (S608)	S608.102	Light Industrial Zone Rules	Light Industrial Zone Rules	Amend	Incorrect reference to a Heavy Industrial Zone. The zone is not included in this plan.	Remove reference.
Westland Milk Products (S63)	S63.015	Light Industrial Zone Rules	LIZ - R1	Amend	Under Rule LIZ - R1, an infringement of Standards 1-8 will change the activity status of an application to discretionary. A discretionary activity status is	Make the following amendments to the wording under Rule LIZ - R1 Activity status where compliance not achieved: Discretionary where Standards 1-

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					considered an onerous requirement as it may increase the scope of a resource consent application to matters that are unrelated to the any proposed infringement. This may result in monetary and time costs for applicants and the Council that do not correspond with the nature and scale of the proposed activity. A restricted discretionary activity status is considered appropriate to ensure that resource consent applications are proportionate and relate to any infringement.	8 are not complied with. Restricted Discretionary where S standards 1- 9 are are not complied with.
Westland Milk Products (S63)	S63.017	Light Industrial Zone Rules	LIZ - R1	Amend	Under 5.2.3.1 of the Westland District Plan, there are no front yard minimum setbacks that apply to buildings in the Industrial/Commercial Zone. The Proposed TTPP, however, includes a minimum building setback of 5 m from road boundaries under Standard 3(b) of Rule LIZ - R1. The 5 m setback requirement is considered an onerous requirement that does not enable the efficient and effective operation and development of industrial activities.	Make the following amendments to Standard 3 of Rule LIZ - R1 Buildings are setback a minimum: a. 10m from State Highways; and b. 5m 2m from road boundaries; and c. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;
Westland Milk Products (S63)	S63.018	Light Industrial Zone Rules	LIZ - R1	Amend	The Proposed TTPP includes a road frontage landscaping requirement under Standard 7 of Rule LIZ - R1. The wording of the standard does not however exempt access points from this requirement.	Make the following amendments to Standard 7 of Rule LIZ - R1 The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping as follows...
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.816	Light Industrial Zone Rules	LIZ - R1	Support	We support this rule.	Retain rule.

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Waka Kotahi NZ Transport Agency (S450)	S450.234	Light Industrial Zone Rules	LIZ - R1	Support in part	Waka Kotahi generally supports the rule as it provides for appropriate setbacks from the State Highway, that any fence or landscaping is setback from the road boundary as to not restrict visibility. It is also supported that landscaping does not restrict road visibility, obstruct signage or accessways. However, the rule has been identified as the performance standards for subsequent rules, but R1 does not state that it is a performance standard and only relates to the activities listed in the heading. The subsequent rules don't always relate back to the activities in the headings, e.g., minor structures, fences, walls, or retaining walls. It is recommended that LIZ-R1 be amended to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading.	Amend the rule to clarify the intent of the rule as to whether these are considered as performance standards, and if so, a new separate rule should be created for the activities listed in the heading, or move the standards for the zone into a separate standards table, with all rules referring to those standards.
Buller District Council (S538)	S538.458	Light Industrial Zone Rules	LIZ - R1	Oppose in part	<p>Council generally supports Rule 1, with the exception of the following matters:</p> <p>Clause 3 requires a 5m setback from road boundaries and specified zone boundaries. A greater setback is considered desirable particularly when residential activities adjoin an industrial zone, with Council seeking a 10m setback.</p> <p>Clause 4 is missing reference to the fact that the required fencing should be a solid fence to provide effective screening and that 1.8m is missing reference to this being a minimum height requirement.</p>	<p>Amend Rule 1 as follows:</p> <p>.....</p> <p>3. Buildings are setback a minimum:</p> <p>c. 10m from State Highways; and</p> <p>d. 510m from road boundaries, any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;</p> <p>4. All external storage and car parking areas shall be screened by a minimum 1.8m high solid fence or landscaping so that ...6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ - Light Industrial Zone boundary as a result of the activity;</p> <p>7. The area adjoining the road frontage of all sites,...shall contain landscaping as follows:</p>

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					<p>Clause 6 sets down dust standards. Council's preference is that this clause is removed as air discharges are a Regional Council responsibility and inclusion of dust performance standards could cause confusion for plan users, on which Council has ultimate responsibility for air discharges and has the potential to be problematic for enforcement.</p> <p>Clause 7(c) is not framed in terms of a rule but 'encourages' planting, therefore for conciseness, Council seeks this clause is removed.</p> <p>Clause 8 deals with contaminated stormwater run-off and water quality, which are Regional Council responsibilities. For the same reasons as discussed above, Council seeks removal of this clause.</p> <p>Clause 9 references the exception for infringement of recession boundaries where neighbours written approval has been obtained i.e. the Deemed Permitted Boundary Activities process. It is suggested that reference to this process would be better placed as an Advice Note rather than in the body of the rule, particularly given it has wide relevance than just recession planes and is also applicable to internal boundary infringements.</p> <p>Council also seeks that Industrial Buildings are subject to the same recession plane standards as for other zones and assessed on the basis of the</p>	<p>.....e. The planting of 1 tree per 20carparking spaces is encouraged within any carparking area.</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality;</p> <p>9. No building shall project beyond a building envelope defined by a 35 degree recessions plane as detailed in Appendix Two to commence 2.5m above any RESZ - Residential, OSZ - Open Space, SARZ - Sport and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary except where the neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.</p> <p>This standard does not apply to: ... Advice Notes:.....</p> <p>4. Where boundary setbacks are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.</p>

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					design of the building, with reference to 35 degrees removed.	
Chris & Jan Coll (S558)	S558.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
William McLaughlin (S567)	S567.436	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Fire and Emergency New Zealand (S573)	S573.110	Light Industrial Zone Rules	LIZ - R1	Not Stated	<p>Fire and Emergency supports in part LIZ-R1, subject to the inclusion of a new standard that requires these activities to provide a firefighting water supply which covers LIZ R2 - R8. It is noted that there are cases that development in the General Industrial Zone will not require subdivision, and therefore will not be subject to the water supply provisions of the SUB - Subdivision chapter, specifically, SUB - S3 that requires subdividers to provide a water supply. Therefore, a new standard is requested in the LIZ - General Industrial Zone chapter to require the provision of firefighting water supply where development is not subject to subdivision. An additional assessment matter is also sought. Where water supply servicing requirements cannot be met, this will provide council discretion as to the extent an activity is able to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	LIZ - R1 Industrial Activities and Industrial Buildings Activity Status Permitted Where: 1. 2. 10. All new developments that will require a water supply must be connected to a public reticulated water supply, where one is available. 11. Where the new development will not be connected to a public reticulated water supply, or where an additional level of service is required that exceeds the level of service provided by the reticulated system, the developer must demonstrate how an alternative and satisfactory water supply can be provided to each lot. Note: The above does not replace regional rules which control the taking and use of groundwater and surface water. These rules must be complied with prior to the activity proceeding. Further advice and information about how an alternative and satisfactory firefighting water supply can be provided to a development can be obtained from Fire and Emergency New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
Laura Coll McLaughlin (S574)	S574.380	Light Industrial Zone Rules	LIZ - R1	Support		Retain
Birchfield Coal Mines Ltd (S601)	S601.083	Light Industrial Zone Rules	LIZ - R1	Amend	This rule contains a number of problematic provisions for industrial	Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 6. There shall be no

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					<p>activities. This rule requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary. While dust nuisance is often a matter of discretion when considering land use consents required by a District Plan, it would be unusual to have a rule which effectively seeks to limit air discharges. The West Coast Regional Air Plan controls air discharges and the rule is inappropriate. Similarly the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge, and there is no requirement for a stormwater disposal rule in the Proposed Plan.</p>	<p>offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity; 7. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...</p>
Birchfield Coal Mines Ltd (S601)	S601.128	Light Industrial Zone Rules	LIZ - R1	Amend	The West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge	<p>Amend LIZ - R1 as follows: Activity Status Permitted Where: 1. ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ... 8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality; and ...</p>
Grey District Council (S608)	S608.713	Light Industrial Zone Rules	LIZ - R1	Support in part	Refer to comment at GIZ - R1	Ensure that these standards do not put unrealistic or unsuitable requirements in place.
Te Mana Ora (Community and Public Health) of the	S190.817	Light Industrial Zone Rules	LIZ - R2	Support	We support this rule.	Retain rule.

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NPBS/ Te Whatu Ora (S190)						
Buller District Council (S538)	S538.459	Light Industrial Zone Rules	LIZ - R2	Oppose in part	Rule 2 is generally supported, however Clause 2 refers to listed Retail Activities including service stations and trade retail, which are specifically excluded from the definition for 'Retail Activities'. Council suggests that the reference to 'Retail Activities' is removed.	Amend Rule 2 as follows: 2. Any Commercial Retail —Activities are:
Chris & Jan Coll (S558)	S558.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris J Coll Surveying Limited (S566)	S566.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
William McLaughlin (S567)	S567.437	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Fire and Emergency New Zealand (S573)	S573.111	Light Industrial Zone Rules	LIZ - R2	Support in part	Fire and Emergency support activities LIZ - R2, R3, R5, R7 and R8 provided the amendments to LIZ-R1 are made.	Retained as notified.
Laura Coll McLaughlin (S574)	S574.381	Light Industrial Zone Rules	LIZ - R2	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						for Rule LIZ - R1;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.818	Light Industrial Zone Rules	LIZ - R3	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.235	Light Industrial Zone Rules	LIZ - R3	Support	The rule is supported as it contains an advice note in relation to acoustic insulation requirements for noise sensitive activities in Rule Noise - R3.	Retain as proposed.
Buller District Council (S538)	S538.460	Light Industrial Zone Rules	LIZ - R3	Support in part	Rule 3 is supported, however Council is concerned that the reference in Clause 2 to 'one single' residential unit has the potential to be confusing as it implies that the residential unit caters for a single person, whereas Council assumes the intent is for one unit associated with the commercial or industrial activity. Council seeks that the reference to 'single' is removed.	Amend Rule 3 as follows: 2. One single residential unit per site is provided; and
Chris & Jan Coll (S558)	S558.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Chris & Jan Coll (S558)	S558.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Chris J Coll Surveying Limited (S566)	S566.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;

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Chris J Coll Surveying Limited (S566)	S566.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
William McLaughlin (S567)	S567.438	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
William McLaughlin (S567)	S567.439	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Laura Coll McLaughlin (S574)	S574.382	Light Industrial Zone Rules	LIZ - R3	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Laura Coll McLaughlin (S574)	S574.383	Light Industrial Zone Rules	LIZ - R3	Amend	Activity status where compliance not achieved is too onerous.	"Activity status where compliance not achieved" to "Discretionary".
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.819	Light Industrial Zone Rules	LIZ - R4	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.461	Light Industrial Zone Rules	LIZ - R4	Support	Rule 4 is supported.	Retain as notified.
Chris & Jan Coll (S558)	S558.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;

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Chris J Coll Surveying Limited (S566)	S566.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
William McLaughlin (S567)	S567.440	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Fire and Emergency New Zealand (S573)	S573.112	Light Industrial Zone Rules	LIZ - R4	Support		Retain as notified
Laura Coll McLaughlin (S574)	S574.385	Light Industrial Zone Rules	LIZ - R4	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with except that hose drying towers associated with an Emergency Service Facility are exempt from height standards or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1;
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.820	Light Industrial Zone Rules	LIZ - R5	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.462	Light Industrial Zone Rules	LIZ - R5	Oppose in part	Minor structures are required to comply with the Rule 1 standards with the exception of setback standards (Clause 1). The remaining standards do not	Amend Rule 2 as follows: All performance standards for Rule LIZ-R1 are complied with except that compliance

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					appear applicable to minor structures, therefore Council requests that Clause 1 is removed.	with standard 3 (setbacks) is not required....
Chris & Jan Coll (S558)	S558.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Chris J Coll Surveying Limited (S566)	S566.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
William McLaughlin (S567)	S567.441	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Laura Coll McLaughlin (S574)	S574.386	Light Industrial Zone Rules	LIZ - R5	Amend	GIZ - R1 performance standards are unnecessary.	Delete point 1.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.821	Light Industrial Zone Rules	LIZ - R6	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.463	Light Industrial Zone Rules	LIZ - R6	Support	Rules 6 to 8 are supported.	Retain as notified.
Chris & Jan Coll (S558)	S558.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
William McLaughlin (S567)	S567.442	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Laura Coll McLaughlin (S574)	S574.387	Light Industrial Zone Rules	LIZ - R6	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.822	Light Industrial Zone Rules	LIZ - R7	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.464	Light Industrial Zone Rules	LIZ - R7	Support	Rules 6 to 8 are supported.	Retain as notified.

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Chris & Jan Coll (S558)	S558.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Chris J Coll Surveying Limited (S566)	S566.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
William McLaughlin (S567)	S567.443	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.388	Light Industrial Zone Rules	LIZ - R7	Amend	Point 1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.823	Light Industrial Zone Rules	LIZ - R8	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.465	Light Industrial Zone Rules	LIZ - R8	Support	Rules 6 to 8 are supported.	Retain as notified.
Chris & Jan Coll (S558)	S558.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						compliance with performance standards for Rule LIZ - R1
Chris J Coll Surveying Limited (S566)	S566.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
William McLaughlin (S567)	S567.444	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.389	Light Industrial Zone Rules	LIZ - R8	Amend	1 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620)	S620.233	Light Industrial Zone Rules	Restricted Discretionary Activities	Amend	Consistency with Policy INZ - P5 that industrial activities are managed in a way that provides for the Poutini Ngāi Tahu relationship with sites of significance to Māori.	Include in the list of discretions for all restricted discretionary rules the following: effects on sites and areas of significance to Māori.
Westland Milk Products (S63)	S63.016	Light Industrial Zone Rules	LIZ - R9	Amend	The change sought to Rule LIZ - R1 will require amendments to the wording under LIZ - R9 to ensure consistency	Make the following changes to Rule LIZ - R9 Activity Status Restricted Discretionary Where: 1. The building projects into the recession plane ; and infringes any performance standard for Rule LIZ - R1. 2. All other performance standards for Rule LIZ - R1 are complied with.

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						Discretion is restricted to: a. Design and location of buildings; b. Design and location of parking and access; and c. Landscape treatment. <ol style="list-style-type: none"> 1. Any policy which is relevant to the standard; 2. The effects of the infringement of the standard; 3. The effects of any special or unusual characteristic of the site which is relevant to the standard; 4. The characteristics of the development; and 5. Where more than one standard will be infringed, the effects of all infringements.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.824	Light Industrial Zone Rules	LIZ - R9	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.236	Light Industrial Zone Rules	LIZ - R9	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Buller District Council (S538)	S538.466	Light Industrial Zone Rules	LIZ - R9	Oppose	Council does not agree with the activity status approach to breaches of recession planes and requests that all infringements of standards for industrial activities are treated as discretionary activities.	Delete Rule 9.
Chris & Jan Coll (S558)	S558.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
						compliance with performance standards for Rule LIZ - R1
Chris J Coll Surveying Limited (S566)	S566.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
William McLaughlin (S567)	S567.445	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Laura Coll McLaughlin (S574)	S574.390	Light Industrial Zone Rules	LIZ - R9	Amend	Point 2 for these rules should allow for existing, legal non-compliance with LIZ - R1.	Amend as follows: 1. All other performance standards for Rule LIZ - R1 are complied with or the activity does not increase extent of existing non-compliance with performance standards for Rule LIZ - R1
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.825	Light Industrial Zone Rules	LIZ - R10	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.237	Light Industrial Zone Rules	LIZ - R10	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Buller District Council (S538)	S538.467	Light Industrial Zone Rules	LIZ - R10	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment' Council preference is that this is changed to	Amend Rules 10 and 11 as follows: c. Landscaping treatment measures

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					'landscaping measures' as being a readily understood term.	
Chris & Jan Coll (S558)	S558.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
William McLaughlin (S567)	S567.446	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Laura Coll McLaughlin (S574)	S574.391	Light Industrial Zone Rules	LIZ - R10	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.826	Light Industrial Zone Rules	LIZ - R11	Support	We support this rule.	Retain rule.
Waka Kotahi NZ Transport Agency (S450)	S450.238	Light Industrial Zone Rules	LIZ - R11	Support	Support that the rule includes consideration of landscape treatment in its discretion. Important that potential effects from landscaping adjacent to a road boundary can have on the roading network.	Retain as proposed.
Buller District Council (S538)	S538.468	Light Industrial Zone Rules	LIZ - R11	Support in part	Council seeks one minor change to the matters of discretion. Rather than referring to 'landscape treatment' Council preference is that this is changed to 'landscaping measures' as being a readily understood term.	Amend Rules 10 and 11 as follows: c. Landscaping treatment measures
Chris & Jan Coll (S558)	S558.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain
William McLaughlin (S567)	S567.447	Light Industrial Zone Rules	LIZ - R11	Support		Retain
Laura Coll McLaughlin (S574)	S574.392	Light Industrial Zone Rules	LIZ - R11	Support		Retain

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William McLaughlin (S567)	S567.448	Light Industrial Zone Rules	Discretionary Activities	Support		Retain
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.827	Light Industrial Zone Rules	LIZ - R12	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.469	Light Industrial Zone Rules	LIZ - R12	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the Industrial Zone and should be non-complying (see rule below).	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.828	Light Industrial Zone Rules	LIZ - R13	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.470	Light Industrial Zone Rules	LIZ - R13	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the	Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Industrial Zone and should be non-complying (see rule below).	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.829	Light Industrial Zone Rules	LIZ - R14	Support	We support this rule.	Retain rule.
Ministry of Education Te Tāhuhu o Te Mātauranga (S456)	S456.038	Light Industrial Zone Rules	LIZ - R14	Support in part	<p>The Ministry supports this rule LIZ-R14 in part to manage educational facilities in the Light Industrial Zone.</p> <p>The Ministry considers that educational facilities should be provided for in this zone as educational facilities are considered essential social infrastructure.</p> <p>The Ministry requests an activity status of restricted discretionary. This provides flexibility without unreasonable restrictions for educational facilities that may be best places within the Light Industrial Zone to serve the education needs of commercial areas.</p>	<p>Amend as follows: LIZ - R14 Community Facilities and Educational Facilities</p> <p>Activity Status:-Discretionary Restricted Discretionary Discretion is restricted to: Design, position and location of any buildings; Landscape measures; Hours of Operation; Vehicle access and parking design and location; and Management of effects on natural character, landscape, historical and cultural values and biodiversity values. Activity status where compliance is not achieved: N/A Discretionary</p>
Buller District Council (S538)	S538.471	Light Industrial Zone Rules	LIZ - R14	Oppose	Rules 12 to 14 covers various activities with discretionary status. While Council supports the listed activities, there is concern that an activity may be missed that would be considered appropriate within the Industrial Zone. Council seeks a simpler approach which treats activities not otherwise listed as discretionary activities, with the exception of residential and community facilities, education facilities and health facilities which are not considered appropriate within the	<p>Delete Rules 12 to 14 and replace them with the following: Activities not otherwise listed in this Chapter Activity Status Discretionary Where: This does not involve Residential Activities, Community Facilities, Education Facilities and Health Facilities</p>

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					Industrial Zone and should be non-complying (see rule below).	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.830	Light Industrial Zone Rules	LIZ - R15	Support	We support this rule.	Retain rule.
Buller District Council (S538)	S538.472	Light Industrial Zone Rules	LIZ - R15	Oppose in part	Following on from the change requested above, Council seeks that Residential Activities and Community Facilities, Education Facilities and Health Facilities are treated as non-complying activities and that these activities are specifically referred to in Rule 15.	Amend Rule 15 as follows: Any Activity not provided for by another Rule in the zone Residential Activities, Community Facilities, Education Facilities and Health Facilities Activity Status Non-complying
Chris & Jan Coll (S558)	S558.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Chris J Coll Surveying Limited (S566)	S566.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
William McLaughlin (S567)	S567.449	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Laura Coll McLaughlin (S574)	S574.394	Light Industrial Zone Rules	LIZ - R15	Amend	We do not support this rule.	Amend this rule to be Discretionary.
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.785	Industrial Zones	Overview	Support	Te Mana Ora supports the objectives and policies for Industrial Zones.	
Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190)	S190.799	General Industrial Zone	Overview	Support	Te Mana Ora supports the rules for the General Industrial Zone.	
Te Mana Ora (Community and Public Health) of the	S190.815	Light Industrial Zone Rules	Overview	Support	Te Mana Ora supports the rules for the Light Industrial Zone.	

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NPHS/ Te Whatu Ora (S190)						
Chris & Jan Coll (S558)	S558.378	General Industrial Zone	Discretionary Activities	Support		Retain
Chris & Jan Coll (S558)	S558.393	Light Industrial Zone Rules	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.378	General Industrial Zone	Discretionary Activities	Support		Retain
Chris J Coll Surveying Limited (S566)	S566.393	Light Industrial Zone Rules	Discretionary Activities	Support		Retain