

## Submitter: Ports of Auckland Limited

### Submission number: 578

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.1			<p>Amend Rule 20.2.5.1 P3 Earthworks - General, as follows: (a) Earthworks for purposes other than creating a building platform for <del>residential</del> <u>industrial</u> within a site, using imported fill material (excluding cleanfill) must meet all of the following conditions: (i) not exceed a total volume of 2,500m<sup>3</sup>; (ii) <del>not exceed a depth of 1m;</del> (iii) the slope of resulting filled area in stable ground must not exceed a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) <del>fill material is setback 1.5m from all boundaries;</del> (v) areas exposed by filling are revegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (vi) sediment resulting from the filling is retained on the site through implementation and maintenance of erosion and sediment controls; and (vii) do not divert or change the nature of natural water flows, water bodies <del>or established drainage paths;</del> (viii) <u>within overland flow paths, the extent of earthworks must maintain the same entry and exit point at the boundaries of the site and not result in any adverse changes in flood hazards beyond the site.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone,</p>	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FSI193.4	Van Den Brink Group	Support		Accept in Part	
FSI326.4	Holcim (New Zealand) Limited	Support		Accept in Part	
FSI388.832	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.2			Retain Rule 20.2.5.1 RDI Earthworks - General as notified, in that it is a restricted discretionary activity for earthworks that do not comply with Rule P1, P2, P3.	Accept	Decision Report 21: Industrial Zones
FSI388.833	Mercury NZ Limited for Mercury E	Oppose		Reject	
578.3			Amend Rule 20.2.6 PI Hazardous Substances, as follows: (a) The use, storage or disposal of any hazardous substances <u>within a hazardous facility</u> where: (i) the aggregate quantity of a hazardous substances of any hazard classification on a site is less than the quantity specified for the Industrial Zone in Table 5.1 contained within Appendix 5 (Hazardous Substances). OR Add a new section 20.6 within Chapter 20 Industrial Zone,	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FS1388.834	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.4			Amend Rule 20.2.6 DI Hazardous Substances, from a discretionary activity to a restricted discretionary activity, as follows: <u>RDI The use storage or disposal of any hazardous substances that does not comply with Rule 20.2.6 P1, P2 or C1. Council's discretion shall be restricted to the following matters: (i) the proposed operation and site layout; (ii) the separation distances from the receiving environment and other land uses; (iii) the degree and Acceptability of residual risk; (iv) consideration of potential health and environmental hazards and exposure pathways arising from the proposed facility; (v) minimising potential cumulative risks including in conjunction with other nearby hazardous facilities; (vi) proposed emergency management planning; (vii) transport routes times and frequencies for the transport of hazardous substances on and off-site; (viii) waste management; (ix) compliance with relevant codes of practice and standards for specific</u>	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>materials/substances; (x) measures to minimise to mitigate potential adverse effects that may result from natural hazards; and (xi) the social and economic benefits of hazardous facilities. OR</u></p> <p>Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
<i>FS1388.835</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.5			<p>Amend Rule 20.2.7.1 P2 (c) Signs - General, as follows: (c) Where the sign is a freestanding sign, it must: (i) not exceed an area of <u>153</u>m<sup>2</sup> for one sign per site, and <u>24</u>m<sup>2</sup> for any other freestanding sign on the site; and (ii) be setback at least 5m from the boundary of any site a Residential, Village or Country Living Zone; OR</p> <p>Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.6			Retain Rule 20.2.7.1 RDI Signs - General, as notified.	Accept	Decision Report 21: Industrial Zones
578.7			Amend Rule 20.2.8 PI Outdoor storage of goods or materials, to read: (a) Outdoor storage of goods or materials must comply with all the following conditions: (i) be associated with the activity operating from the site; (ii) not encroach on required parking or loading areas; (iii) not exceed a height of 9m <u>unless located within the Horotiu Industrial Park where it must not exceed a height of 2.1m</u> ; (iv) not exceed 30% site coverage; OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1388.836</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.8			Retain Rule 20.2.8 RDI Outdoor storage of goods or materials, as notified.	Reject	Decision Report 21: Industrial Zones
<i>FS1388.837</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.9			<p>Amend Rule 20.3.IPI Building height, as follows:            (a) The maximum height of a building must not exceed: (i) 15m; or (ii) 10m if located on Tregowath Lane and within 50m of the Residential Zone in Huntly. <u>(iii) within the Horotiu Industrial Park: A. it is located in Stage 1, Stage 2, Stage 3A or Stage 3B, and is: 1. more than 400m from Horotiu Road; and 2. height does not exceed 25m; and 3. height does not exceed 15m over 90% of the site; and B. height does not exceed 10m within 50m of Horotiu Road boundary.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Accept in Part	Decision Report 32: Miscellaneous Matters
578.10			<p>Add a new permitted activity rule in Rule 20.3.1 Building height, to specifically address building height within the Horotiu Industrial Park as follows: <u>(a) Despite Rule 20.3.3 Daylight Admission, within the Horotiu Industrial Park the construction or alteration of an aerial and its support structures is a permitted activity if: (i) the height of the aerial or support structures do not exceed: A. 15m; or B. 10m within 50m of the Horotiu Road boundary; or C. 5m more than the height of a building the aerial is</u></p>	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>mounted on, where that building is higher than 20m; and (b) no dish antennae exceed 5m diameter, and no panel antennae exceeds 2.5m in any dimension.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
578.11			<p>Add a new permitted activity Rule in rule 20.3.1 Building height, to specifically provide for lighting masts within the Horotiu Industrial Park as follows: <u>Despite Rule 20.3.3 Daylight Admission, the construction or alteration of lighting masts is a permitted activity if: (a) the height of the lighting masts: (i) located more than 400m from Horotiu Road; and (ii) do not exceed 25m in height.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Accept in Part	Decision Report 21: Industrial Zones
FS1388.838	Mercury NZ Limited for Mercury E	Oppose		Accept in part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.12			Retain Rule 20.3.1 RDI Building height, as notified.	Accept	Decision Report 21: Industrial Zones
578.13			Add a new restricted discretionary activity rule in Rule 20.3.1 Building height to specifically address activities within the Horotiu Industrial Park that do not comply with the permitted activity rules requested in this submission. The new rule will read: <u>(a) Any activity that does not comply with Rules 20.3.1 P2 and P3. (b) Council's discretion is restricted to the following matters: (i) the extent to which the visual amenities of the residential Zone are maintained.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	Decision Report 32: Miscellaneous Matters
578.14			Retain Rule 20.3.3 Daylight admission, as notified.	Reject	Decision Report 21: Industrial Zones
578.15			Retain Rule 20.3.4.1 Building setbacks, as notified.	Accept	Decision Report 21: Industrial Zones
578.16			Amend Rule 20.3.4.2 PI Building setback - waterbodies, as follows: (a) A building must be set back a minimum of 30m from: (i) the margin	Accept in Part	Decision Report 21: Industrial Zones



Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>of any: A. lake; B. wetland; and C. river bank <u>whose bed has an average width of 3m or more</u>, other than the Waikato River and Waipa River. OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
<i>FS1388.839</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.17			<p>Amend Rule 20.3.4.2 P3 Building setback - water bodies, as follows: A building must be setback a minimum of 10m from the bank of a perennial or intermittent stream <u>whose bed has an average width of 3m or more</u>. OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Reject	Decision Report 21: Industrial Zones
<i>FS1388.840</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.18			<p>Amend Rule 20.3.4.2 DI from a discretionary activity rule to a restricted discretionary activity rule and as follows: RDI A building that does not comply with Rule 20.3.4.2 P1, P2, P3 or P4. <u>Council's discretion shall be restricted to the following matters: (a) effects of the location, intensity, scale and form of subdivision, use and development in relation to natural character; (b) the extent of indigenous vegetation clearance and modification (including earthworks, disturbance and structures); (c) cumulative effects on natural character and landscapes.</u> OR</p> <p>Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1193.8</i>	<i>Van Den Brink Group</i>	Support		Accept in Part	
<i>FS1326.8</i>	<i>Holcim (New Zealand) Limited</i>	Support		Accept in Part	
<i>FS1388.841</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.19			Add a new rule providing for subdivision within the Horotiu Industrial Park to be undertaken as a controlled activity under Rule 20.4.1 Subdivision	Accept in Part	<b>Decision Report 32:</b>

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>- General. The new rule will read: <u>CI (a) Subdivision within the Horotiu Industrial Park is a controlled activity where it complies with all of the following conditions: (i) every allotment in the Horotiu Industrial Park area has a net site area of at least 500m<sup>2</sup>, excluding access allotments or utility allotments which shall have a minimum net site area of 100m<sup>2</sup>; (ii) prior to any subdivision or development of the Stage 3A areas on earth bund is constructed generally in the location of the form and height shown on Figure 20.6(B); (iii) any subdivision of land adjoining Horotiu Road includes a minimum 5m wide landscaping strip adjoining Horotiu Road (excluding access) to be planted and maintained with indigenous species that will achieve a height of at least 5m within 5 years and sufficient density to visually screen the land from the Residential Zone; (iv) any subdivision of land adjoining the designated boundary of the Waikato Expressway includes landscape planting and maintenance of indigenous species that will achieve an average height of 3m within 5 years and of sufficient density to visually screen the industrial activity from the Expressway in combination with any existing or proposed landscaping within the Expressway designation.</u></p> <p><u>(b) Control is reserved over: (i) amenity values; (ii) construction and maintenance of bund area; (iii) planting and maintenance of bund area. OR</u></p>		<p>Miscellaneous Matters</p>

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			Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FS1388.842	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.20			Amend Rule 20.4.1 RDI Subdivision - General, as follows: (a) <u>In all other areas</u> , subdivision must comply with all of the following conditions... OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	Decision Report 32: Miscellaneous Matters
578.21			Retain Rule 20.4.2 Subdivision - Boundaries for Records of Title, as notified.	Accept	Decision Report 21: Industrial Zones
578.22			Amend Rule 20.4.4 RDI Subdivision - Esplanade Reserves and Esplanade Strips, as follows: (a) Subdivision must create an esplanade reserve or strip 20m wide (or other width stated in Appendix 4 (Esplanade Priority Areas) from every proposed lot: (i) less than 4ha and within	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>20m of any: A. mean high water springs; B. bank of any river whose bed has an average width of 3m or more <u>and is not a perennial or intermittent stream</u>; or C. lane whose bed ..."</p> <p>OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
578.23			<p>Add the staging plans for Horotiu Industrial Park, that reflect the resource consents that have been approved and granted to Ports of Auckland Limited. Refer to the staging plans, bunding map and proposed Horotiu Road intersection in the submission. AND Add a new rule 20.2.10 Land Use Staging in Chapter 20 Industrial Zone, to provide for the staged release of the land within Horotiu Industrial Park (see submission for details of the new rule). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>	Accept in Part	Decision Report 21: Industrial Zones
FS1388.843	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.24			Retain the planning maps for the Horotiu area, as notified.	Accept in part	Decision Report 28K: Zoning – Horotiu
FS1277.39	Waikato Regional Council	Oppose		Accept in part	
FS1313.15	Perry Group Limited	Support		Accept in part	
FS1388.844	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
578.25			Investigate rezoning the land to the south of Horotiu from "Rural Zone" to "Industrial Zone". AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Reject	Decision Report 28K: Zoning – Horotiu
FS1277.40	Waikato Regional Council	Oppose		Accept	
FS1313.16	Perry Group Limited	Support		Reject	
FS1379.200	Hamilton City Council	Oppose		Accept	
FS1388.845	Mercury NZ Limited for Mercury E	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.26			Add a new Section 20.6 to Chapter 20 Industrial Zone, that contains a set of standalone provisions for the Horotiu Industrial Park , as an alternative relief to amending the notified provisions for the Industrial Zone. Refer to Schedule 2 of the submission for the requested provisions. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	Decision Report 21: Industrial Zones
<i>FSI388.846</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.27			Amend Rule 16.1.2 P3 to remove retirement villages as a permitted activity within the Residential Zone. AND Amend Rule 16.1.3 Restricted Discretionary Activities, to include rules relating to new or altered retirement villages as follows: <u>RD2 A new retirement village or alterations to an existing retirement village that meets all of the following conditions: (a) The Land Use – Effects rules in Rule 16.2, except that the following rules do not apply. (i) Rule 16.2.7 (Signs); (b) The Land Use – Buildings rules in Rule 16.3, except the following rules do not apply: (i) Rule 16.3.1 (Dwelling); (ii) Rule 16.3.3 (Building Height); (iii) Rule 16.3.7 (Living Court) (iv) Rule 16.3.8 (Service Court) (c) The site or combination of sites where the retirement village is proposed to be located has a minimum net site</u>	Reject	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>area of 3ha; (d) The site is either serviced by or within 400m walking distance of public transport; (e) The site is connected to public water and wastewater infrastructure; (f) Minimum living court or balcony area and dimensions: (i) Apartment – 10m<sup>2</sup> area with minimum dimensions horizontal and vertical of 2.5m; (ii) Studio unit or 1-bedroom unit – 12.5m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; or (iii) 2 or more bedroomed unit – 15m<sup>2</sup> area with minimum dimension horizontal and vertical of 2.5m; (g) Minimum service court is either: (i) Apartment – Communal outdoor space (i.e. no individual service courts required); or (ii) All other units – 10m<sup>2</sup> for each unit; (f) Building height does not exceed 8m, except for 15% of the total building coverage, where buildings may be up to 10m high. Council’s discretion shall be restricted to the following matters: (a) Density of the development; (b) Adequacy of the information provided to address matters specified, and outcomes sought, within Sections 3, 4, 5 and 6 of Appendix XX (Multi-unit Design Guideline) (c) Avoidance or mitigation of natural hazards (d) Geotechnical suitability for building (e) Amenity values and streetscapes (f) Avoidance of reverse sensitivity effects on industrial activities (g) Protection of noise sensitive activities from the effects of noise generated by industrial activities. AND Amend</u></p>		



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			the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FSI187.7	Greig Developments No 2 Limited	Oppose		Accept	
FSI388.847	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.28			Add matters of discretion to Rule 16.1.3RDI to give consideration of reverse sensitivity effects as follows: (a) Density of the development; ... (j) Provision of infrastructure to individual units, (k) <u>Avoidance of reverse sensitivity effects on industrial activities;</u> (l) <u>Protection of noise sensitive activities from the effects of noise generated by industrial activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Reject	Decision Report 14: Residential Zone
FSI269.49	Housing New Zealand Corporation	Oppose		Accept	
FSI388.848	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.29			Add a permitted activity rule to Rule 16.3.10 to manage reverse sensitivity effects associated with noise, as follows: <u>P2 Activities sensitive to noise must be subject to a restrictive no-complaint</u>	Reject	Decision Report 14: Residential Zone

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>covenant in favour of Ports of Auckland Limited.</u>  <u>For the purposes of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the Horotiu Industrial Park, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of industrial activities from the Park.</u>  <u>The restrictive no-complaint covenant is limited to the effects that could be lawfully generated by industrial activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to industrial activities (although an industrial restrictive non-complaint covenant may do so).</u>  AND Amend Rule 16.3.10 RDI Building-Horotiu Acoustic Area, as follows: (a) Construction, addition to or alteration of a building that does not comply with Rule 16.3.10 PI AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
FS1269.50	Housing New Zealand Corporation	Oppose		Accept	
FS1313.17	Perry Group Limited	Oppose		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.30			Retain Appendix I Acoustic Insulation.	Accept in part	Decision Report 21: Industrial Zones
<i>FS1313.18</i>	<i>Perry Group Limited</i>	Oppose		Accept in part	
578.31			Amend the extent of the Horotiu Acoustic Area as sought in Schedule 3 of the submission, to include all land zoned Residential, Country Living and Business within Horotiu and that activities that are sensitive to noise within the overlay be subject to a restrictive no-complaints covenant in favour of Ports of Auckland. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
<i>FS1313.19</i>	<i>Perry Group Limited</i>	Oppose		<i>Accept</i>	
578.32			Retain Rule 14.2.3 Discretionary Activities, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.142</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
578.33			Retain Rule 14.7.1 Permitted Activities as notified.	Accept	Decision Report 13: Infrastructure
578.34			Amend Rule 14.7.2 Discretionary Activities, to provide for pipelines and storage facilities that do not comply with the permitted activity rule as a restricted discretionary activity as follows: <u>14.7.2</u>	Reject	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed						
			<p><u>Discretionary Activities (a) The activities listed below are discretionary activities D1 Pipelines for the conveyance of liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.1 or 14.7.1.2 D2 Storage of facilities and pump stations for liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.3 14.7.2 Restricted Discretionary Activities (a) The activities listed below are restricted discretionary activities. (b) Discretion to grant or decline consent and oppose conditions is restricted to the matters of discretion set out in the following table:</u></p> <table border="1" data-bbox="896 798 1456 877"> <thead> <tr> <th data-bbox="896 798 1097 845">Activity</th> <th data-bbox="1097 798 1456 845">Matters of Discretion</th> </tr> </thead> <tbody> <tr> <td data-bbox="896 877 1097 1005">RD1 Pipelines for the conveyance of liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.1 or 14.7.1.2</td> <td data-bbox="1097 877 1456 1005">(a) The functional and operational needs of, and benefits derived from the infrastructure; (b) Visual, landscape, streetscape and amenity effects; (c) The risk of hazards affecting public or individual safety and risk of property damage; (d) Effects on the values, qualities and characteristics of any Identified Area.</td> </tr> <tr> <td data-bbox="896 1005 1097 1390">RD2 Storage facilities and pump stations for liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.3</td> <td data-bbox="1097 1005 1456 1390"></td> </tr> </tbody> </table>	Activity	Matters of Discretion	RD1 Pipelines for the conveyance of liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.1 or 14.7.1.2	(a) The functional and operational needs of, and benefits derived from the infrastructure; (b) Visual, landscape, streetscape and amenity effects; (c) The risk of hazards affecting public or individual safety and risk of property damage; (d) Effects on the values, qualities and characteristics of any Identified Area.	RD2 Storage facilities and pump stations for liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.3			
Activity	Matters of Discretion										
RD1 Pipelines for the conveyance of liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.1 or 14.7.1.2	(a) The functional and operational needs of, and benefits derived from the infrastructure; (b) Visual, landscape, streetscape and amenity effects; (c) The risk of hazards affecting public or individual safety and risk of property damage; (d) Effects on the values, qualities and characteristics of any Identified Area.										
RD2 Storage facilities and pump stations for liquid fuels and gas that do not comply with one or more of the conditions of Rule 14.7.1.3											

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			<p><u>(a) The functional and operational needs of, and benefits derived from the infrastructure;</u>  <u>(b) Visual, landscape, streetscape and amenity effects;</u>      <u>(c) The risk of hazards affecting public or individual safety and risk of property damage;</u>  <u>(d) Effects on the values, qualities and characteristics of any Identified Area.</u></p> <p>AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
FS1211.48	First Gas Limited on behalf of First Gas	Support		Reject	
578.35			Retain Rule 14.11.1 Permitted Activities, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1176.143	Watercare Services Ltd	Support		Accept in part	
578.36			Retain Rule 14.11.2 Restricted Discretionary Activities, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1176.144	Watercare Services Ltd	Support		Accept in part	
578.37			Retain Rule 14.11.3 Discretionary Activities, as notified.	Accept in part	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1176.145	Watercare Services Ltd	Support		Accept in part	
578.38			Retain Rule 14.11.4 Non-complying activities, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1176.146	Watercare Services Ltd	Support		Accept in part	
578.39			Retain Rule 14.12.1 Permitted Activities, except for the amendments sought below. AND Amend activity specific condition 14.12.1.4 relating to P4 Traffic Generation as follows: (1) Any activity must comply with the following traffic generation conditions: ... (j) <u>from the Horotiu Industrial Park: does not exceed 15.4 trips/ha gross land area/peak hour. Note: Where the likely traffic generation rates of the actual generation rates of the actual activity are unknown, Table 14.12.5. provides indicative traffic generation rates for various activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept	Decision Report 13: Infrastructure
578.40			Retain Rule 14.12.2 Restricted Discretionary Activities, as notified.	Accept in part	Decision Report 13: Infrastructure
578.41			Amend Table 14.12.5.7 Required parking spaces and loading bays, as follows: Activity Minimum Required Parking Spaces Minimum Required Loading Bays	Accept in part	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p>... ..</p> <p>Industrial activity I car park space per 100m2 GFA, <u>or 0.7 per FTE employee (where the number of employees is known), whichever results in requiring a lower amount of on-site parking</u></p> <p>I HGV_____ AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
FS1374.1	Zeala Limited trading as Aztech Buildings	Support		Accept in part	
578.42			Retain the definition of "Accessory building" in Chapter 13 Definitions, as notified.	Reject	Decision Report 30: Definitions
FS1388.849	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.43			<p>Add clause (f) to the definition of "building", as follows: Building Has the meaning in the Building Act 2004, excluding: ... (g) a structure that is permeable and less than 4 metres in height to protect crops for agricultural use.; or; <u>(f) cargo and containers associated with industrial activities within the Horotiu Industrial Park.</u></p> <p>AND Amend the Proposed District Plan to make alternative or consequential amendments as</p>	Reject	Decision Report 30: Definitions

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			necessary to address the matters raised in the submission.		
<i>FS1388.850</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
578.44			Retain the definition of "building coverage" in Chapter 13 Definitions, as notified.	Reject	Decision Report 30: Definitions
578.45			Retain the definition of "Building platform" in Chapter 13 Definitions, as notified.	Accept in part	Decision Report 30: Definitions
578.46			Retain the definition of "Functional need" in Chapter 13 Definitions, as notified.	Reject	Decision Report 13: Infrastructure
<i>FS1211.36</i>	<i>First Gas Limited on behalf of First Gas</i>	Support		<i>Reject</i>	
<i>FS1388.851</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
578.47			Retain the definition of "Gross floor area" in Chapter 13 Definitions, as notified.	Reject	Decision Report 30: Definitions
578.48			Add exceptions to the definition of "Hazardous facility" in Chapter 13 Definitions as follows: Hazardous facility Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time, and excludes: <u>fuel in mobile plant,</u>	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land



Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>motor vehicles, boats and small engines; and the temporary storage, handling and distribution of national or international cargo.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FS1388.852	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.49			Retain the definition of "Hazardous substances" in Chapter 13 Definitions, as notified.	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land
FS1388.853	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.50			Retain the definition of "Heavy vehicle" in Chapter 13 Definitions, as notified.	Accept	Decision Report 30: Definitions
578.51			Amend the definition of 'Height' in Chapter 13 Definitions as follows: Height Means, in relation to a structure, the vertical .... <u>No account shall also be taken of: lift wells; lift towers; elevator and stair bulkheads; roof water tanks; machinery rooms; plant, including cooling towers, air-conditioning units, including any access walkways and screening directly associated with the plant; cranes; derricks; reefer gantries; cargo stacking and lifting</u>	Reject	Decision Report 30: Definitions

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>devices; conveyors; stacking of cargo; telecommunications equipment associated with industrial activities; lighting poles and associated equipment that are ancillary to industrial activities; and aerials that are ancillary to industrial activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
<i>FS1345.1</i>	<i>Genesis Energy Limited</i>	Support		Reject	
<i>FS1333.22</i>	<i>Fonterra Limited</i>	Support		Reject	
578.52			Retain the definition of 'Height control plane'.	Reject	Decision Report 30: Definitions
578.53			Retain the definition of "Impervious surface" in Chapter 13 Definitions, as notified.	Accept in part	Decision Report 30: Definitions
<i>FS1388.854</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
578.54			Retain the definition of "Industrial activity" in Chapter 13 Definitions as notified.	Reject	Decision Report 30: Definitions
<i>FS1388.855</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
578.55			Retain the definition of "Minor infrastructure structure" in Chapter 13 Definitions, as notified.	Accept	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1211.37	First Gas Limited on behalf of First Gas	Support		Accept	
FS1176.147	Watercare Services Ltd	Support		Accept	
FS1388.856	Mercury NZ Limited for Mercury E	Oppose		Reject	
578.56			Retain the definition of "Minor upgrading of existing infrastructure" in Chapter 13 Definitions, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1273.55	Auckland Transport	Support		Accept in part	
FS1176.148	Watercare Services Ltd	Support		Accept in part	
FS1388.857	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
578.57			Amend Rule 20.1.2 Discretionary Activities, to provide for activities that do not comply with Land Use-Effects Rule 20.2 or Land Use-Building Rule 20.3, as follows: <u>20.1.2A Restricted Discretionary Activities (a) The activities listed below are restricted discretionary activities. RD1 Any permitted activity that does not comply with an activity specific condition in Rule 20.1.1. RD2 Any activity that does not comply with Land Use – Effects Rule 20.2 or Land Use – Building Rule</u>	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>20.3 unless the activity status is specified as controlled, discretionary or noncomplying.</u> OR  Add a new Section 20.6 within Chapter 20 Industrial Zone specifically providing for the Horotiu Industrial Park (see schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
FS1388.858	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.58			<p>Amend Rule 20.1.3 Non-complying Activities, as follows: <del>NC1 Any activity that is not listed as a permitted or discretionary activity. NC1A Retail not otherwise provided for NC2 Offices not otherwise provided for NC3 Commercial services NC4 Community activities N5 Noise sensitive activities N6 Places of assembly N7 Sensitive land uses</del> AND Amend Rule 20.1.2- Discretionary Activities as a consequential amendment, as follows: <del>D1 Any permitted activity that does not comply with an activity specific condition in Rule 20.1.1. D2 Any activity that does not comply with Land Use Effects Rule 20.2 or Land Use Building Rule 20.3 unless the activity status is specified as controlled, restricted discretionary or noncomplying. D3 A waste management facility D4 Hazardous waste storage, processing or</del></p>	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			disposal D5 An extractive industry D6 <del>An office Ancillary offices not provided for as a permitted activity</del> D7 Any activity that is not listed as a permitted, discretionary or non-complying activity. OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see schedule 2 of the submission for specific reasons). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FS1193.15	Van Den Brink Group	Support		Accept in Part	
FS1326.15	Holcim (New Zealand) Limited	Support		Accept in Part	
FS1388.859	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.59			Retain Rule 20.2.1 Servicing and hours of operation, as notified.	Accept in Part	Decision Report 21: Industrial Zones
578.60			Amend Rule 20.2.2 C1 (b) Landscape planting, as follows: C1 (a)... <del>(b) Any activity on a lot that contains, or is adjacent to a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closest bank and extending across the entire</del>	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><del>length of the watercourse.</del> <u>(b) Any activity located in the Horotiu Industrial Park within 5m of the Horotiu Road boundary shall be planted and maintained with a 5m wide buffer strip of indigenous species that will achieve a height of at least 5m within 5 years and sufficient density to visually screen the activity from the Residential Zone.</u> ... OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
578.61			<p>Amend Rule 20.2.3.1 Noise – General, as follows: P1 Noise generated by emergency generators and emergency sirens. P2 (a) Noise measured within any other site: <u>(i) In the Horotiu Industrial Park must not exceed: A. 75 dBA (LAeq) at any time. Despite the above, construction noise and emergency sirens are not subject to this rule.</u> (i) In any other Industrial Zone must not exceed: A. 75dB (LAeq) 7am to 10pm; and B. 55dB (LAeq) and 85dB (LAmax) 10pm to 7am the following day. P3 (a) Noise measured within the notional boundary of any site zoned Residential or Rural from an activity within the Horotiu Industrial Park must not exceed: (i) 55 dBA(LAeq), 7am to 10pm (ii) 45</p>	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>dBA (LAeq) and 70 dBA(Lmax), 10pm to 7am the following day. Despite the above, construction noise and emergency sirens are not subject to this rule.</u> (a) Noise measured within any site in any zone other, than the Industrial Zone and the Heavy Industrial Zone, must meet the permitted noise levels for that zone. P4 (a) Noise levels must be measured in accordance with the requirements of NZS 680:2008 Acoustics – Measurement of Environmental Sound. (b) Noise levels must be assessed in accordance with the requirements of NZS 6802:2008 “Acoustics Environmental noise”. <del>RØ2</del> (a) Noise that does not comply with Rule 20.2.3.1 P2, P3 or P4. (a) <u>Council’s discretion is restricted to the following matters: (i) effects on amenity values (ii) hours of operation (iii) location of noise sources in relation to boundaries (iv) frequency or other special characteristics of noise; (v) mitigation measures (vi) noise levels and duration</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.62			Retain Rule 20.2.3.2 Noise - Construction, as notified.	Accept	Decision Report 21: Industrial Zones
578.63			Amend Rule 20.2.4 PI Glare and Artificial Light Spill, as follows: Glare and artificial light spill must not exceed 10 lux measured horizontally and vertically within any other site. <u>beyond the boundary of the Industrial Zone and the Heavy Industry Zone. Lighting associated with plant and machinery is excluded from this Rule.</u> OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	Decision Report 21: Industrial Zones
FS1345.2	Genesis Energy Limited	Support		Accept in Part	
578.64			Amend Rule 20.2.5.1 PI Earthworks - General, as follows: (a) Earthworks within a site must meet the following conditions: (i) be located more than 1.5m from a public sewer, open drain, overland flow path or other service pipe; (ii) not exceed a volume of more than <del>250m<sup>3</sup></del> <u>2500m<sup>3</sup></u> and an area of more than <del>1,000m<sup>2</sup></del> <u>2500m<sup>2</sup></u> within a site; (iii) the height of the resulting cut, filled areas or fill batter face in stable ground, not including any surcharge, does not exceed <del>1.5m,</del>	Accept in Part	Decision Report 21: Industrial Zones



Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><del>with</del> a maximum slope of 1:2 (1 vertical to 2 horizontal); (iv) areas exposed by earthworks are re-vegetated to achieve 80% ground cover within 6 months of the commencement of the earthworks; (v) sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (vi) Do not divert or change the nature of natural water flows, water bodies <del>or established drainage paths</del>; <u>(vii) within overland flow paths, the earthworks must maintain the same entry and exit point at the boundaries of the site and not result in any adverse changes in flood hazards beyond the site.</u></p> <p>OR Add a new section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
578.65			<p>Amend Rule 20.2.5.1 P2 Earthworks - General, as follows: (a) Earthworks for the purpose of creating a building platform for <del>residential industrial</del> purposes with a site using imported fill material must meet the following condition: (i) be carried out in accordance with NZS 4431: 1989 Code of Practice for Earth Fill for Residential Development. OR Add a new section 20.6 within Chapter 20 Industrial Zone,</p>	Accept	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			specifically providing for the Horotiu Industrial Park (see Schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
578.66			Retain Objective 4.6.1 - Economic growth of industry, as notified.	Accept	Decision Report 21: Industrial Zones
<i>FS1388.860</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
578.67			Retain Policy 4.6.2 Provide Industrial Zones with different functions, as notified.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1388.861</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.68			Retain Policy 4.6.3 Maintain a sufficient supply of industrial land, as notified.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1388.862</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
578.69			Retain Policy 4.6.4 - Maintain industrial land for industrial purposes, as notified.	Accept in Part	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1388.863	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.70			Retain Policy 4.6.5 - Recognition of industrial activities outside of urban areas, as notified.	Reject	Decision Report 21: Industrial Zones
578.71			Retain Objective 4.6.6 Manage adverse effects, as notified.	Reject	Decision Report 21: Industrial Zones
578.72			Retain Policy 4.6.7 - Management of adverse effects within industrial zones as notified.	Accept in Part	Decision Report 21: Industrial Zones
578.73			Add new objectives and policies to Section 4.6 Industrial and Heavy Industrial Zones, that acknowledge the Horotiu Industrial Park, as follows: <u>Objectives 4.6.8 Industrial development is consistent with the long-term land use pattern for Horotiu and occurs in an integrated and coordinated manner. 4.6.9 The Horotiu Industrial Park is developed as a strategic industrial node in a manner which enables industrial activities to locate and function efficiently within the zone. 4.6.10 The Horotiu Industrial Park is protected from reverse sensitivity effects from activities sensitive to noise. 4.6.11 The Horotiu Industrial Park is serviced by efficient road and rail network connections. Policies 4.6.12 Industrial development in the Horotiu Industrial Park is</u>	Reject	Decision Report 21: Industrial Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>enabled in a manner that aligns with the capacity improvements to the infrastructure, including roading. 4.6.13 Industrial development in the Horotiu Industrial Park is encouraged to make use of both road and rail network connections to enable the efficient use of the industrial land resource. 4.6.14 Industrial development, prior to the require infrastructure capacity improvements being completed, should be managed in order to avoid, remedy or mitigate adverse effects on the existing and future planned road network, connections to that network, and on other infrastructure. 4.6.15 Traffic and transportation effects should be managed through land use planning, peak traffic generation controls and integrated, multi-modal transport approaches to ensure industrial development at the Horotiu Industrial Park does not adversely affect the safety and efficiency of the wider roading network. 4.6.16 Activities within the Horotiu Industrial Park that do not support the primary function of the zone are to be avoided. 4.6.17 Activities that are sensitive to noise are required to protect themselves from noise arising from the operation of the Horotiu Industrial Park.</u></p> <p>AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FSI272.6	KiwiRail Holdings Ltd	Support		Reject	
FSI202.54	New Zealand Transport Agency	Support		Reject	
FSI388.864	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.74			Add additional permitted activities in Rule 20.1.1, as follows: <u>P7 Workers accommodation Activity Specific conditions: 1 unit per site P8 Rail operations including associated sidings, structures, and earthworks within the Horotiu Industrial Park Activity specific conditions: Nil</u> OR Add a new Section 20.6 within Chapter 20 Industrial Zone, specifically providing for the Horotiu Industrial Park (see schedule 2 of the submission for specific provisions). AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in Part	<b>Decision Report 21: Industrial Zones</b>
FSI388.865	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
578.75			Retain the definition of "Net site area" in Chapter 13 Definitions, as notified.	Reject	Decision Report 30: Definitions
578.76			Amend the definition of "Noise-sensitive activity" in Chapter 13 Definitions, as follows: Noise-sensitive activity Means the following: (a) buildings for residential activities, including	Reject	Decision Report 30: Definitions

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			boarding establishments, rest homes, retirement villages, papakainga housing development, in-house aged care facilities, travellers' accommodation, and other buildings used for residential accommodation but excluding camping grounds, and worker's accommodation; ... AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
578.77			Retain the definition of "Operational need" in Chapter 13 Definitions, as notified.	Accept	Decision Report 13: Infrastructure
FS1388.866	Mercury NZ Limited for Mercury E	Oppose		Reject	
578.78			Retain the definition of "Road network activities" in Chapter 13 Definitions, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1273.65	Auckland Transport	Support		Accept in part	
578.79			Add the definition of "Sensitive land use" as follows: Sensitive land use Means an education facility including a childcare facility, waananga and koohanganga reo, a residential activity <u>excluding worker's accommodation</u> , ... AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Reject	Decision Report 30: Definitions

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FS1269.51	Housing New Zealand Corporation	Oppose		Accept	
FS1171.116	Phoebe Watson for Barker & Associates on behalf of T&G Global	Support		Reject	
FS1388.867	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.80			Add a definition of "Worker's accommodation" in Chapter 13 Definitions, as follows: <u>Worker's accommodation A dwelling for people whose duties require them to live on-site, and in the rural zones for people who work on the site or in the surrounding rural area. Includes: a) accommodation for rangers; b) artists in residence; c) farm managers and workers; and d) staff.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in part	Decision Report 30: Definitions
FS1269.52	Housing New Zealand Corporation	Oppose		Reject	
FS1168.133	Horticulture New Zealand	Support		Accept	
FS1171.117	Phoebe Watson for Barker &	Support		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
	<i>Associates on behalf of T&amp;G Global</i>				
578.81			Retain the definition of "Infrastructure" in Chapter 13 Definitions, as notified.	Accept	Decision Report 13: Infrastructure
<i>FS1273.46</i>	<i>Auckland Transport</i>	Support		<i>Accept</i>	
<i>FS1176.149</i>	<i>Watercare Services Ltd</i>	Support		<i>Accept</i>	
<i>FS1388.868</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Reject</i>	
578.82			Add a matter of discretion to Rule 16.4.1 RDI (b) Subdivision - General, to give consideration to reverse sensitivity effects as follows: Council's discretion shall be restricted to the following matters: (i) Subdivision layout; ... (xi) <u>Avoidance of reverse sensitivity effects on industrial activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept in part	Decision Report 14: Residential Zone
<i>FS1269.53</i>	<i>Housing New Zealand Corporation</i>	Oppose		Accept in part	
<i>FS1388.869</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	



Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.83			Add a matter of discretion to Rule 16.4.4RDI (b) Subdivision - Multi-unit development, to give consideration to reverse sensitivity effects as follows: Council's discretion shall be restricted to the following matters: (i) Subdivision layout including common boundary and party walls for the Multi-unit development; ... <u>(xi) Avoidance of reverse sensitivity effects on industrial activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Reject	Decision Report 14: Residential Zone
FS1269.54	Housing New Zealand Corporation	Oppose		Accept	
FS1388.870	Mercury NZ Limited for Mercury E	Oppose		Accept	
578.84			Add matters of discretion to Rule 17.1.3 RDI Restricted Discretionary Activities, to provide for the avoidance of reverse sensitivity and protection of lawfully established industrial activities from reverse sensitive effects. The matters of discretion will read: (a) Council's discretion is limited to the following matters: (i) The extent to which the development is consistent with Town Centre Guidelines contained in Appendix 3.3; ... (ix) Geotechnical suitability for building. <u>(x) Avoidance of reverse sensitivity effects on industrial activities;</u> (xi)	Accept in part	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<u>Protection of noise sensitive activities from the effects of noise generated by industrial activities.</u> AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.		
FS1110.37	Synlait Milk Limited	Support		Accept in part	
FS1322.23	Synlait Milk	Support		Accept in part	
FS1388.871	Mercury NZ Limited for Mercury E	Oppose		Accept in part	
578.85			Amend Rule 17.3.5 PI Horotiu Acoustic Area, as follows: Construction, addition to or alteration of a building for a noise-sensitive activity within the Horotiu Acoustic Area shall be designed and constructed to achieve the internal design sound level specified in Appendix I (Acoustic Insulation) - Table 8.1.1. AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
578.86			Add a new permitted activity rule in Rule 17.3.5 Horotiu Acoustic Area, as follows: <u>P2 Activities sensitive to noise must be subject to a restrictive no-complaint covenant in favour of Ports of Auckland Limited. For the purposes of this rule a 'restrictive non-complaint covenant' is defined as a restrictive covenant registered on the Title to</u>	Reject	Decision Report 20: Business Zones

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
			<p><u>the property or a binding agreement to covenant, in favour of the Horotiu Industrial Park, by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful operation of industrial activities from the Park. The restrictive no-complaint covenant is limited to the effects that could be lawfully generated by industrial activities at the time the agreement to covenant is entered into. This does not require the covenantor to forego any right to lodge submissions in respect of resource consent applications or plan changes in relation to industrial activities (although an individual restrictive non-complaint may do so).</u></p> <p>AND Amend Rule 17.3.5 RDI Horotiu Acoustic Area, as follows: (a) Construction, addition to or alteration of a building that does not comply with Rule <del>17.3.4.3</del> <u>17.3.5</u>. (b)... AND Amend the Proposed District Plan to make alternative or consequential amendments as necessary to address the matters raised in the submission.</p>		
578.87			Retain Objective 6.1.1 Development, operation and maintenance of infrastructure, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1176.150	Watercare Services Ltd	Support		Accept in part	
578.88			Retain Policy 6.1.2 Development, operation and maintenance, as notified.	Accept in part	Decision Report 13: Infrastructure

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1176.151</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
578.89			Retain Policy 6.1.3 Technological advances, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1211.7</i>	<i>First Gas Limited on behalf of First Gas</i>	Support		Accept in part	
<i>FS1176.152</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
578.90			Retain Policy 6.1.4 Infrastructure benefits, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.153</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
578.91			Retain Policy 6.1.5 Natural hazards and climate change, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.154</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.872</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.92			Retain Objective 6.1.6 Reverse sensitivity, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.155</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
FSI388.873	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.93			Retain Policy 6.1.7 Reverse sensitivity and infrastructure, as notified.	Accept in part	Decision Report 13: Infrastructure
FSI176.156	<i>Watercare Services Ltd</i>	Support		Accept in part	
FSI388.874	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.94			Retain Objective 6.1.8 Infrastructure in the community and identified areas, as notified.	Accept in part	Decision Report 13: Infrastructure
FSI211.16	<i>First Gas Limited on behalf of First Gas</i>	Support		Accept in part	
FSI176.157	<i>Watercare Services Ltd</i>	Support		Accept in part	
578.95			Retain Policy 6.1.9 Environmental effects, community health, safety and amenity, as notified.	Accept	Decision Report 13: Infrastructure
FSI176.158	<i>Watercare Services Ltd</i>	Support		Accept	
FSI388.875	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.96			Retain Policy 6.1.11 Undergrounding new infrastructure, as notified.	Accept in part	Decision Report 13: Infrastructure
578.97			Retain Policy 6.1.12 Co-location of compatible facilities, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1388.876	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.98			Retain Policy 6.1.13 Future growth areas, as notified.	Accept in part	Decision Report 13: Infrastructure
FS1176.159	<i>Watercare Services Ltd</i>	Support		Accept in part	
FS1388.877	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.99			Retain Policy 6.1.16 Water conservation, as notified.	Accept	Decision Report 13: Infrastructure
FS1176.160	<i>Watercare Services Ltd</i>	Support		Accept	
578.100			Retain Objective 6.4.1 Integration of infrastructure with subdivision, land use and development, as notified.	Accept	Decision Report 13: Infrastructure
FS1273.18	<i>Auckland Transport</i>	Support		Accept	
FS1176.161	<i>Watercare Services Ltd</i>	Support		Accept	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.101			Retain Policy 6.4.2 Provide adequate infrastructure, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.162</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.878</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.102			Retain Policy 6.4.3 Infrastructure Location and Services, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.163</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.879</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.103			Add a new clause (b) to Policy 6.4.4 Road and rail network, as follows: (a) Discourage subdivision, use and development that would compromise: (i) The road function, as specified in the road hierarchy, or the safety and efficiency of the roading network; and (ii) The safety and efficiency of the railway network. <u>(b) Encourage subdivision, use and development that makes efficient use of the road and rail network.</u>	Reject	Decision Report 13: Infrastructure
<i>FS1273.23</i>	<i>Auckland Transport</i>	Support		<i>Reject</i>	

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.104			Retain Policy 6.4.5 Roding infrastructure, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1273.29</i>	<i>Auckland Transport</i>	Oppose		Accept in part	
578.105			Retain Objective 6.4.6 Stormwater and drainage, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.164</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	
<i>FS1388.880</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	
578.106			Retain Policy 6.4.7 Stormwater, as notified.	Accept in part	Decision Report 13: Infrastructure
578.106 <i>FS1176.165</i>				Accept in part	Decision Report 13: Infrastructure
578.106 <i>FS1388.881</i>				Accept in part	Decision Report 13: Infrastructure
578.107			Retain Objective 6.5.1 Land transport network, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1273.33</i>	<i>Auckland Transport</i>	Oppose		Accept in part	



Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
578.108			Retain Policy 6.5.2 Construction and operation of the land transport network, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1273.39</i>	<i>Auckland Transport</i>	Support		Accept in part	
578.109			Retain Policy 6.5.7 Vehicle access, as notified.	Accept in part	Decision Report 13: Infrastructure
578.110			Retain Objective 10.1.1 Effects of hazardous substances, as notified.	Reject	Decision Report 11: Hazardous Substances and Contaminated Land
578.111			Retain Policy 10.1.2 Location of new hazardous facilities, as notified.	Reject	Decision Report 11: Hazardous Substances and Contaminated Land
<i>FS1388.882</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
578.112			Retain Policy 10.1.3 Residual risks of hazardous substances, as notified.	Reject	Decision Report 11: Hazardous Substances and Contaminated Land

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
<i>FS1388.883</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
578.113			Retain Policy 10.1.4 Reverse sensitivity effects, as notified.	Reject	Decision Report 11: Hazardous Substances and Contaminated Land
<i>FS1388.884</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		<i>Accept</i>	
578.114			Retain Rule 14.2.1 Permitted Activities, as notified.	Accept in part	Decision Report 13: Infrastructure
<i>FS1176.166</i>	<i>Watercare Services Ltd</i>	Support		<i>Accept in part</i>	
578.115			Retain Rule 14.2.2 Restricted Discretionary Activities as notified.	Accept	Decision Report 13: Infrastructure
<i>FS1176.167</i>	<i>Watercare Services Ltd</i>	Support		<i>Accept</i>	