

Submitter: Synlait Milk Ltd - Penny Gallagher

Submission number:58 I

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
581.1			Retain Section 1.5.1(c) Compact Urban development as notified.	Reject	Decision Report 4: Introduction
<i>FS1281.28</i>	<i>Pokeno Village Holdings Limited</i>	Support		Reject	
<i>FS1341.17</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FS1384.107</i>	<i>Mercury NZ Limited for Mercury A</i>	Oppose		Accept	
581.2			Retain Section 1.5.5(c) Services and general infrastructure as notified.	Reject	Decision Report 4: Introduction
<i>FS1341.18</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FS1223.114</i>	<i>Mercury NZ Limited</i>	Support		Reject	
<i>FS1384.108</i>	<i>Mercury NZ Limited for Mercury A</i>	Oppose		Accept	
581.3			Retain Policy 4.1.6(b) Commercial and industrial activities.	Reject	Decision Report 5: Strategic Directions

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<i>FSI306.22</i>	<i>Hynds Foundation</i>	Support		Reject	
<i>FSI341.19</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FSI388.945</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
581.4			Amend Objective 4.6.1 Economic growth of industry to recognise that the economic growth of the district's industry is supported and strengthened by providing for heavy and general industrial activities.	Reject	Decision Report 21: Industrial Zones
<i>FSI306.23</i>	<i>Hynds Foundation</i>	Support		Reject	
<i>FSI341.20</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FSI388.946</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
581.5			Amend Policy 4.6.2(ii) Provide Industrial Zones with different functions to provide greater distinction between the General Industrial and Heavy Industrial Zones in terms of the activities and environmental outcomes anticipated.	Accept	Decision Report 21: Industrial Zones
<i>FSI306.24</i>	<i>Hynds Foundation</i>	Support		Accept	

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FSI341.21	Hynds Pipe Systems Limited	Support		Accept	
FSI388.947	Mercury NZ Limited for Mercury E	Oppose		Reject	
581.6			Amend Policy 4.6.3 Maintain a sufficient supply of industrial land as follows: Maintain a sufficient supply of <u>appropriately located</u> industrial land within strategic nodes to meet foreseeable future demands, having regard to the requirement of different industries to avoid the need for industrial activities to located in non-industrial zones <u>recognising the different locations required by heavy industry and general industry.</u>	Reject	Decision Report 21: Industrial Zones
FSI306.25	Hynds Foundation	Support		Reject	
FSI341.22	Hynds Pipe Systems Limited	Support		Reject	
FSI388.948	Mercury NZ Limited for Mercury E	Oppose		Accept	
581.7			Add a new objective and policy that recognises the adverse effects arising from General Industrial and Heavy Industrial Zones may require different management approaches with more lenient standards in the Heavy Industrial Zone being appropriate.	Reject	Decision Report 21: Industrial Zones

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<i>FSI306.26</i>	<i>Hynds Foundation</i>	Support		Reject	
<i>FSI341.23</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FSI345.57</i>	<i>Genesis Energy Limited</i>	Support		Reject	
<i>FSI388.949</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept	
581.8			Amend Policy 4.6.7 Management of adverse effects within industrial zones to address management of adverse effects through the location of zones (relative to more sensitive environments) and the use of the General Industrial Zone as a buffer.	Reject	Decision Report 21: Industrial Zones
<i>FSI306.27</i>	<i>Hynds Foundation</i>	Support		Reject	
<i>FSI341.24</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FSI377.151</i>	<i>Havelock Village Limited</i>	Oppose		Accept	
581.9			Amend Policy 4.6.7 Management of adverse effects within industrial zones so that "significant" adverse effects from heavy industrial sites are managed and mitigated where practicable but otherwise that adverse effects (that are not significant) should be considered consistent with	Accept in Part	Decision Report 21 Industrial Zones:

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			the environmental outcomes anticipated for heavy industrial activity.		
<i>FSI306.28</i>	<i>Hynds Foundation</i>	Support		Accept in Part	
<i>FSI341.25</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
581.10			Amend Policy 4.7.14 Structure and master planning to refer to approved structure or master plans that are either included within or incorporated by reference into the Proposed District Plan.	Accept	Decision Report 32: Miscellaneous Matters
<i>FSI306.29</i>	<i>Hynds Foundation</i>	Support		Accept	
<i>FSI341.26</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
<i>FSI377.152</i>	<i>Havelock Village Limited</i>	Oppose		Reject	
581.11			Add the Pokeno Structure Plan within the Proposed District Plan or incorporated by reference in the Proposed District Plan.	Reject	Decision Report 28I: Zoning – Pokeno
<i>FSI281.29</i>	<i>Pokeno Village Holdings Limited</i>	Support		Reject	Decision Report 28I: Zoning – Pokeno
<i>FSI341.27</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	Decision Report 28I: Zoning – Pokeno

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FS1377.153	Havelock Village Limited	Oppose		Accept	Decision Report 281: Zoning – Pokeno
581.12			Add policies to Chapter 5 Rural Environment which specifically address the potential for increased housing density in the rural environment to encroach on lawfully established heavy industry activities in adjoining zones.	Reject	Decision Report 22: Rural Zone
FS1306.30	Hynds Foundation	Support		Reject	
FS1330.46	Middlemiss Farm Holdings Limited	Oppose		Accept	
FS1333.11	Fonterra Limited	Support		Reject	
FS1341.28	Hynds Pipe Systems Limited	Support		Reject	
FS1345.58	Genesis Energy Limited	Support		Reject	
FS1377.154	Havelock Village Limited	Oppose		Accept	
FS1388.950	Mercury NZ Limited for Mercury E	Oppose		Accept	
581.13			Add a new clause (iv) to Policy 5.3.2 Productive rural activities as follows: <u>(iv) Encourage the adoption of sustainable farming practices to</u>	Reject	Decision Report 22: Rural Zone

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			<u>ensure long-term operation of farming as part of the rural economy.</u>		
<i>FS1330.47</i>	<i>Middlemiss Farm Holdings Limited</i>	Support		Reject	
<i>FS1341.29</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FS1342.147</i>	<i>Federated Farmers</i>	Oppose		Accept	
581.14			Retain the definition of 'Noise-sensitive activity' in Chapter 13 Definitions as notified.	Accept in part	Decision Report 30: Definitions
<i>FS1341.30</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
581.15			Retain the definition of "Notional boundary" in Chapter 13 Definitions as notified.	Reject	Decision Report 30: Definitions
<i>FS1341.31</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
581.16			Retain the definition of "Sensitive land use" in Chapter 13 Definitions as notified.	Accept in part	Decision Report 30: Definitions
<i>FS1341.32</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
<i>FS1341.33</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	

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<i>FS1388.951</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
581.17			Retain the definition of "Significant Natural Areas" in Chapter 13 Definitions as notified.	Accept in Part	Decision Report 9: Significant Natural Areas
<i>FS1341.34</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
581.18			Retain the definition of "Use" in Chapter 13 Definitions as notified.	Accept in part	Decision Report 30: Definitions
<i>FS1341.35</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
581.19			Retain the definition of "Vegetation clearance" in Chapter 13 Definitions as notified.	Accept	Decision Report 9: Significant Natural Areas
<i>FS1341.36</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
581.20			Amend the definition of "industrial activity" in Chapter 13 Definitions to be consistent with the definition proposed in the Draft National Planning Standard. OR Amend the definition of "industrial activity" in Chapter 13 Definitions to include ancillary activities such as research facilities, laboratories, yard-based activities, logistics and transport related activities.	Accept	Decision Report 30: Definitions

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<i>FS1306.31</i>	<i>Hynds Foundation</i>	Support		Accept	
<i>FS1341.37</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
<i>FS1345.59</i>	<i>Genesis Energy Limited</i>	Support		Accept	
581.21			Delete Rule 14.11.IPI Permitted activity to remove duplication of regional rules concerning management of stormwater. OR Amend Rule 14.11.IPI Permitted activities to remove duplication of regional rules concerning management of stormwater.	Reject	Decision Report 13: Infrastructure
<i>FS1341.38</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	Decision Report 13: Infrastructure
581.22			Amend Rule 14.12.IP4(l)(e) Permitted Activities to increase the maximum number of vehicle movements per day and the maximum percentage of heavy vehicle movements. OR Delete Rule 14.12.IP4(l)(e) Permitted activities and replace with a new rule where developments over 10,000m2 trigger a requirement for an integrated transport assessment.	Reject	Decision Report 13: Infrastructure
<i>FS1306.32</i>	<i>Hynds Foundation</i>	Support		Reject	Decision Report 13: Infrastructure

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FS1341.39	<i>Hynds Pipe Systems Limited</i>	Support		Reject	Decision Report 13: Infrastructure
581.23			Amend Rule 21.1.1 Permitted Activities to broaden the range of ancillary activities permitted under the Heavy Industrial Zone.	Accept	Decision Report 21: Industrial Zones
FS1134.81	<i>Counties Power Limited</i>	Support		Accept	
FS1306.33	<i>Hynds Foundation</i>	Support		Accept	
FS1341.40	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
FS1388.952	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Reject	
581.24			Amend Rule 20.2.2C1(b) Landscape planting to require that where a lot contains a permanent or intermittent stream, a total width of 4m on both sides of the the stream will provide an 8m wide landscape strip in total.	Accept in Part	Decision Report 21: Industrial Zones
FS1306.34	<i>Hynds Foundation</i>	Support		Accept in Part	
FS1341.41	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
581.25			Retain Rule 21.2.3.1 Noise - General.	Accept in Part	Decision Report 21: Industrial Zones

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<i>FS1306.35</i>	<i>Hynds Foundation</i>	Support		Accept in Part	
<i>FS1341.42</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
581.26			Retain Rule 21.2.3.3 Noise - Construction.	Accept	Decision Report 21: Industrial Zones
<i>FS1306.36</i>	<i>Hynds Foundation</i>	Support		Accept	
<i>FS1341.43</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
581.27			Delete Rule 21.2.5.IPI (a), (ii), (iii) and (iv) Earthworks - General. AND Add new provisions to Rule 21.2.5.IPI that enable earthworks to be permitted at scale consistent with the scale of buildings anticipated in a Heavy Industrial Zone, for example: total depth of fill or cut: 5m not exceed an area greater than 10,000m ² for each earthwork project maximum volume: 10,000m ³ for each earthwork project no controls on imported fill material where it is to be used for a building platform for which building consent has been obtained.	Accept	Decision Report 21: Industrial Zones
<i>FS1306.37</i>	<i>Hynds Foundation</i>	Support		Accept	

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<i>FS1341.44</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept	
581.28			Delete Rule 21.2.5.IP3(a)(i) and (ii) Earthworks - General AND Add new provisions to Rule 21.2.5.IP3 that enable earthworks to be permitted at scale consistent with the scale of buildings anticipated in a Heavy Industrial Zone, for example: total depth of fill or cut: 5m not exceed an area greater than 10,000m ² for each earthwork project maximum volume: 10,000m ³ for each earthwork project no controls on imported fill material where it is to be used for a building platform for which building consent has been obtained.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1306.38</i>	<i>Hynds Foundation</i>	Support		Accept in Part	
<i>FS1341.45</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
581.29			Add a new rule to Rule 21.2.7.1 Signs - General to permit signs for way-finding, health and safety and other regulatory requirements e.g. signage required for storage of hazardous substances.	Accept in Part	Decision Report 21: Industrial Zones
<i>FS1306.39</i>	<i>Hynds Foundation</i>	Support		Accept in Part	
<i>FS1341.46</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	

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FS1345.60	Genesis Energy Limited	Support		Accept in Part	
581.30			Amend Rule 21.3.1 PI(ii) Height - general as follows: 20 <u>25</u> m over the balance of the net site area.	Reject	Decision Report 21: Industrial Zones
FS1306.40	Hynds Foundation	Support		Reject	
FS1341.47	Hynds Pipe Systems Limited	Support		Reject	
581.31			Delete the requirement for a recession plane in the Heavy Industrial Zone in Rule 21.3.3 Daylight admission, except where a Heavy Industrial Zone site adjoins a Residential Zone site.	Accept in Part	Decision Report 21: Industrial Zones
FS1306.41	Hynds Foundation	Support		Accept in Part	
FS1341.48	Hynds Pipe Systems Limited	Support		Accept in Part	
581.32			Amend Rule 22.3.7.2 Building setback - sensitive land use to include a requirement for sensitive land uses to be setback from a Heavy Industrial Zone boundary.	Reject	Decision Report 22: Rural Zone
FS1341.49	Hynds Pipe Systems Limited	Support		Reject	
FS1377.155	Havelock Village Limited	Oppose		Accept	

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FS1388.953	Mercury NZ Limited for Mercury E	Oppose		Accept	
581.33			Amend Rule 22.3.7.4 Building setback - Noise sensitive areas to include a requirement for noise sensitive activities to be setback from a Heavy Industrial Zone boundary.	Reject	Decision Report 22: Rural Zone
FS1341.50	Hynds Pipe Systems Limited	Support		Reject	
FS1345.148	Genesis Energy Limited	Support		Reject	
FS1377.156	Havelock Village Limited	Oppose		Accept	
581.34			Amend Rule 22.4.1.2RDI(b)(iv) General subdivision as follows: (iv) potential for <u>subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity effects;</u>	Accept	Decision Report 22: Rural Zone
FS1341.51	Hynds Pipe Systems Limited	Support		Accept	
FS1342.148	Federated Farmers	Support		Accept	
FS1388.954	Mercury NZ Limited for Mercury E	Oppose		Reject	
581.35			Amend Rule 22.4.1.5RDI(b)(iv) Rural Hamlet Subdivision as follows: (iv) potential for	Accept	Decision Report 22: Rural Zone

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			<u>subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity effects;"</u>		
FSI188.6	Stonehill Trustee Limited	Support		Accept	
FSI330.48	Middlemiss Farm Holdings Limited	Oppose		Reject	
FSI341.52	Hynds Pipe Systems Limited	Support		Accept	
581.36			Delete Rule 21.2.6 Hazardous substances.	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land
FSI134.82	Counties Power Limited	Support		Accept in Part	
FSI341.53	Hynds Pipe Systems Limited	Support		Accept in Part	
FSI388.955	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
581.37			Delete Rule 14.11.IP7 Permitted activities to remove duplication of regional rules concerning management of stormwater. OR Amend Rule 14.11.IP7 Permitted activities to remove	Reject	Decision Report 13: Infrastructure

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			duplication of regional rules concerning management of stormwater.		
<i>FS1341.54</i>	<i>Hynds Pipe Systems Limited</i>	Support		<i>Reject</i>	
581.38			Add a new rule to Rule 21.2.7.2 Signs - Effects on traffic to permit signs for way-finding, healthy and safety and other regulatory requirements e.g. signage required for storage of hazardous substances.	Reject	Decision Report 21: Industrial Zones
<i>FS1341.55</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	
<i>FS1345.61</i>	<i>Genesis Energy Limited</i>	Support		Reject	
581.39			Amend Objective 6.3.1 Renewable energy as follows: Energy efficient design and an increase in renewable electricity generation activities and the use of carbon-free energy sources are promoted.	Reject	Decision Report 13: Infrastructure
<i>FS1341.56</i>	<i>Hynds Pipe Systems Limited</i>	Support		<i>Reject</i>	
581.40			Add new policy to Section 6.3 Energy as follows: <u>6.3.6 Policy - Future carbon free energy sources (a) Provide for the investigation, development, operation, maintenance and upgrading of carbon free energy sources associated with industrial activities.</u>	Reject	Decision Report 13: Infrastructure

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<i>FS1341.57</i>	<i>Hynds Pipe Systems Limited</i>	Support		<i>Reject</i>	
581.41			Retain Policy 6.4.3 Infrastructure Location and Services.	Accept in part	Decision Report 13: Infrastructure
<i>FS1341.58</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in part	
<i>FS1176.174</i>	<i>Watercare Services Ltd</i>	Support		Accept in part	Decision Report 13: Infrastructure
<i>FS1388.956</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in part	Decision Report 13: Infrastructure
581.42			Delete Section 10.1 Hazardous Substances and its attendant Objective 10.1.1 and Policies 10.1.1.4; OR Amend Section 10.1 so that the objectives and policies in the Proposed District Plan only concern the management of the Hazardous Substances in highly sensitive environments such as Significant Natural Areas.	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land
<i>FS1341.59</i>	<i>Hynds Pipe Systems Limited</i>	Support		Accept in Part	
<i>FS1168.163</i>	<i>Horticulture New Zealand</i>	Support		Accept in Part	

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<i>FS1388.957</i>	<i>Mercury NZ Limited for Mercury E</i>	Oppose		Accept in Part	
581.43			Retain the definition of "Earthworks" in Chapter 13 Definitions as notified.	Reject	Decision Report 30: Definitions
<i>FS1341.60</i>	<i>Hynds Pipe Systems Limited</i>	Support		Reject	