

Appendix 2.3 – Officer's Recommended Decisions on Submissions (Light & Heavy Industrial)

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Reasons	Summary of Decision Requested		Officer recommendation	Relevant section of S42A Report
S432.003	Ngawha Generation Limited	New Definition	Oppose	The term "light industrial activities" is utilised throughout the Light Industrial Zone, however there is no definition of what that is, only a definition of "industrial activities".	Amend to include a new a definition for light industrial activities that specifically includes "activities related to the construction, operation and maintenance of structures associated with renewable electricity generation".		<u>Accept in part</u> <u>Reject</u>	Key Issue: Definitions
FS369.523	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		<u>Accept in part</u> <u>Reject</u>	Key Issue: Definitions
S371.018	Bunnings Limited	Rules	Support in part	There is currently no permitted activity status for any light industrial activities that the overview indicates are provided for in the Light Industrial zone. While this is not necessarily of interest to Bunnings, it is critical to the integrity of the Chapter particularly noting that 'light industrial activity' is not a defined term	Amend the rule framework for light industrial activities to increase the threshold for.		<u>Accept</u> <u>Accept in part</u>	Key Issue Light Industrial Zone – Rules
FS395.001	Ti Toki Farms Limited		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.	Allow	allow the original submission	<u>Accept</u> <u>Accept in part</u>	Key Issue Light Industrial Zone – Rules
FS391.001	LD Family Investments Ltd		Support	For the reasons given within the Original Submission from Bunnings Limited. In addition, the changes sought in the Light Industrial Zone	Allow	allow the original submission	<u>Accept</u> <u>Accept in part</u>	Key Issue Light Industrial Zone – Rules

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				make clear what activities are permitted and what amendments to standards should be undertaken to better promote industrial activities.				
FS345.025	Ngawha Generation Limited		Support in part	NGL supports making provision for light industrial activities within the zone, subject to there being an appropriate definition in accordance with NGL's original submission.	Allow in part	allow in part the original submission	Accept <u>Accept in part</u>	Key Issue Light Industrial Zone – Rules
S509.003	Mainfreight Limited	LIZ-P5	Oppose	not stated	delete LIZ-P5		Reject <u>Accept in part</u>	Key Issue: Light Industrial Zone - Policies
FS345.019	Ngawha Generation Limited		Oppose	NGL generally supports the policy as drafted, but notes the relief sought in its submission point regarding the definition of light industrial activities.	Disallow	disallow the original submission	Accept <u>Accept in part</u>	Key Issue: Light Industrial Zone - Policies
S371.021	Bunnings Limited	LIZ-S1	Support	Bunnings supports the 12m building height for buildings and structures	Retain Standard LIZ-S1		Accept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
S509.007	Mainfreight Limited	LIZ-S1	Support in part	The maximum height standard within the LIZ and HIZ is only 12 metres. This height standard is insufficient to accommodate a standard warehouse, and is inconsistent with the stated objective of both zones to enable the efficient operation of industrial activities.	amend LIZ-S1 to permit a height of 20 metres		Reject <u>Accept in part</u>	Key Issue Light Industrial Zone – Standards
FS304.017	Radio New Zealand		Support	The submitter sought a note be added to the Light Industrial Zone warning of potential safety risks for structures more than 40m tall, within 1,000m of RNZ's facilities. Noting that 20m structures in this zone do not present a safety risk and, on that basis, the submitter does not oppose the original submission.	Allow	Allow the original submission.	Reject <u>Accept in part</u>	Key Issue Light Industrial Zone – Standards

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S45.004	Puketona Business Park Limited	LIZ-S1	Not Stated	PBPL considers the proposed standards are acceptable, as are the matters of discretion and restricted discretionary activity status where standards are proposed to be infringed.	Retain the Light Industrial zone standards, including the matters of discretion and restricted discretionary activity status where standards are to be infringed (inferred).		Aceept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
FS370.019	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Aceept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
S432.028	Ngawha Generation Limited	LIZ-S1	Support	NGL generally considers that the standards notified are appropriate, subject to any necessary amendments based on the definition of relevant terms previously identified.	Retain Standards as notified, unless further amendments are consequentially required based on amendments to existing definitions or additions of new requested definitions sought by NGL.		Aceept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
FS370.020	Bunnings Limited		Support	Bunnings supports the retention of this standard.	Allow	Allow the original submission.	Aceept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
FS369.548	Top Energy		Support	Ngāwhā Generation Limited is a subsidiary of Top Energy. Top Energy supports all submission points made by Ngāwhā Generation Limited	Allow		Aceept <u>Reject</u>	Key Issue Light Industrial Zone – Standards
S489.039	Radio New Zealand	Notes	Support in part	Part of the zone is within 1,000m of RNZ's facilities and RNZ seeks the addition of a note	Insert a note as follows: There is a risk that significant tall structures (ie. higher than 40m) within 1,000m of Radio New Zealand's Facilities at Waipapakauri or Ōhaeawai, could present a safety risk from electro magnetic coupling. Developers of such structures should consult with Radio New Zealand at the planning stage to ensure		Reject <u>Accept in part</u>	Key Issue: Plan Wide or urban wide Submission

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					such risks are avoided		