

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S121.008	Alliance Group Limited	Interpretation	industrial activity	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S40.006	Silver Fern Farms	Interpretation	industrial activity	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S121.009	Alliance Group Limited	Interpretation	industrial and trade waste	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S40.007	Silver Fern Farms	Interpretation	industrial and trade waste	Support	Retain as notified	Alignment with the National Planning Standards 2019 is appropriate.	Accept
S121.017	Alliance Group Limited	Interpretation	Definitions	Support	Insert the following definition: Seasonal workers accommodation Means any premises used for residential accommodation purposes directly associated with the seasonal labour requirements of the District's agriculture, horticulture, viticulture, and cropping industries, including both existing permanent buildings and new relocatable structures. Seasonal workers accommodation includes ancillary kitchen, dining and ablution facilities and other ancillary living and recreation facilities for the exclusive use of resident seasonal workers, whether in one building or multiple buildings.	Alliance requests a definition and rule framework for "seasonal workers accommodation". This activity is sometimes needed to support primary production and industrial activities. Without a specific definition, this accommodation would be treated as a sub-set of "residential activity". It therefore would also be defined as a "sensitive activity" and as a "noise sensitive activity". That definitional approach would be difficult to administer efficiently because "residential activity" is (appropriately) discouraged in rural and industrial zones due to potential reverse sensitivity effects (per issue 4, p. 25 of the "Industrial" s32 report). The upshot would be that if not defined and provided for, seasonal workers accommodation would attract a non-complying status under Rule GIZ-R9 (in the General Industrial Zone). A specific definition is needed to underpin rules for "seasonal workers accommodation". See original submission for complete rationale- pg 22	Reject
S40.015	Silver Fern Farms	Interpretation	Definitions	Support	Insert the following definition: Seasonal workers accommodation Means any premises used for residential accommodation purposes directly associated with the seasonal labour requirements of the District's agriculture, horticulture, viticulture, and cropping industries, including both existing permanent buildings and new relocatable structures. Seasonal workers accommodation includes ancillary kitchen, dining and ablution facilities and other ancillary living and recreation facilities for the exclusive use of resident seasonal workers, whether in one building or multiple buildings.	Without a definition, this accommodation would be treated as "residential activity" and defined as a "sensitive activity" and as a "noise sensitive activity". That definitional approach would be difficult to administer efficiently because "residential activity" is discouraged in rural and industrial zones due to potential reverse sensitivity effects (per issue 4, p. 25 of the "Industrial" s32 report).The upshot would be that if not defined and provided for, seasonal workers accommodation would attract a discretionary activity status under Rule GRUZ-R18 (in the General Rural Zone) or a non-complying status under Rule GIZ-R9 (in the General Industrial Zone). Timaru and Central Hawks Bay DP prepared under the NPS define seasonal workers accommodation.	Reject
FS17.106	Federated Farmers			Support in part	Allow	Federated Farmers supports the proposed definition for seasonal workers accommodation as it ensures this type of accommodation is not considered a residential activity.	Reject
FS14.002	NZ Transport Agency Waka Kotahi			Oppose in part	Disallow	The New Zealand Transport Agency does not support seasonal workers accommodation from being excluded from the subset of activities constituting a 'residential activity'. Nor do we support seasonal workers accommodation from being excluded from the activities defined in the Plan as a 'noise sensitive activity'. The New Zealand Transport Agency considers that the amendments sought by this submitter would mean that the effects of noise on seasonal workers accommodation would potentially not be managed.	Accept
S121.103	Alliance Group Limited	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Support	Insert new rule follows: GIZ-RXX Seasonal workers accommodation Activity status: Discretionary Activity status where compliance not achieved: N/A	New rule "GIZ-RXX" for seasonal workers accommodation As discussed earlier, Alliance seeks a consenting pathway for "seasonal workers accommodation" in the General Industrial Zone.	Reject
S124.261	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Not Stated	GIZ- S11 Servicing 1. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated water supply. 2. Where available any residential unit and buildings for non-residential activities shall be connected to a Council reticulated wastewater network. 3. Where Council reticulated water supply is unavailable, any residential unit and buildings for non-residential activities must: (a) be connected to a community drinking water supply; or (b) be	Fire and Emergency consider that new buildings located in the GIZ should be required to provide a firefighting water supply in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice in order to manage fire risk.	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

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					connected to a private drinking water supply; or (c) store 45,000 litres of potable water on-site from another source. 4. Where Council reticulated wastewater is unavailable, any residential unit and buildings for non-residential activities must: (a) be provided with an on-site wastewater treatment and disposal system. 5.All developments must have an independent water supply for firefighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice'		
S132.235	KiwiRail Holdings Ltd	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Amend	Insert new standard (after GIZ-S4) as follows: Setback from rail corridor All activities 1. Any Building or structure must not be located within a 5m setback from a boundary with a rail corridor. Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The safe and efficient operation of the rail network. 2. Compatibility with the surrounding environment. 3. The reason for the reduced setback.	KiwiRail is concerned that without appropriate setback requirements, there is significant risk of adverse health and safety effects impacting people locating in proximity to the railway corridor. KiwiRail recommend that the following standard be applied over all zones for setbacks from the rail corridor.	Accept in part
S110.065	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Amend	Add: GIZ-S11 - Setbacks from a Significant Natural Area (all activities) Permitted activity 1. Any building or structure is set back 10 metres from the closest boundary of any Significant Natural Area Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: 1. Effects on Significant Natural Area values and indigenous biodiversity values. 2. The impact of the activity on any, rare or threatened indigenous species or taonga species and how any potential impact could be avoided, remedied or mitigated. 3. The activity has a functional need to be located in the area.	There is no requirement in the plan for setbacks of buildings/structures from SNAs. The addition of this standard would ensure that buildings/structures are not established within an SNA in the Industrial Zone.	Reject
FS5.182	Hamish Weir			Oppose	Disallow		Accept
S40.083	Silver Fern Farms	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Support	Insert new rule follows: GIZ-RXX Seasonal workers accommodation Activity status: Discretionary Activity status where compliance not achieved: N/A	Silver Fern Farms seeks a consenting pathway for "seasonal workers accommodation" in the General Industrial Zone. Refer to full submission for reasons	Reject
FS7.9	HWR Property Limited			Oppose	Disallow	HWR Property does not support the provision of seasonal workers accommodation in the General Industrial Zone. Typical and permitted activities can have a significant level of impact on residential uses as a result of the potential generation of noise, odour and dust. If included within the zone provisions, HWR Property requests an activity status of non-complying with a requirement to obtain written approval from neighbouring industrial landowners as part of any application for resource consent.	Accept
S125.079	Ministry of Education	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Support	Educational Facilities Activity status: Discretionary	There may be an operation need to locate educational assets within the GIZ. The submitter considers education facilities essential social infrastructure that may need to within industrial areas. An activity status of discretionary provides flexibility without unreasonable restrictions for education facilities that may be best placed to serve the educations needs of the GIZ.	Reject
FS27.031	Alliance Group Limited			Oppose	Disallow	The General Industrial Zone is not a suitable area for education facilities. Any unique exceptions would be considered as non-complying under GIZ-R12 as notified. This is considered the most appropriate status.	Accept
FS29.080	Silver Fern Farms Limited			Oppose	Disallow	The General Industrial Zone is not a suitable area for education facilities. Any unique exceptions would be considered as non-complying under GIZ-R12 as notified. This is considered the most appropriate status	Accept
S85.280	Environment Southland	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Oppose in part	Include an objective and policy relating to natural hazard risk and set performance standards regarding minimum floor levels in areas still vulnerable to flood risk. Manage development within secondary flow paths.	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

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FS29.081	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such provisions.	Accept
S77.013	New Zealand Heavy Haulage Association	GIZ - General Industrial Zone	GIZ- Additional provisions sought	Support	Permitted activity performance standards and criteria for relocation of second hand buildings: a. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling. b. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. c. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site. d. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations. e. The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed within the 12-month period Restricted Discretionary activity status for relocated buildings that do not meet the permitted activity status standards. OR The inclusion of the words "new or relocated buildings " to the activity rules for residential activities/units.	"Residential Activity and Residential Units" is provided for as a permitted activity where compliance with standards is achieved. However, standards within the PGDP only refer to buildings that are "new". The approach used is supported on the basis of the decision of Environment Court - New Zealand Heavy Haulage Association Inc v The Central Otago District Council.	Accept in part
FS14.049	NZ Transport Agency Waka Kotahi			Oppose	Disallow	Relocated second-hand dwellings may be used for a noise sensitive activity. The permitted activity performance standards and criteria listed by NZHHA in its submission does not give any certainty that a relocated second-hand dwelling will be able to comply with the requirements of NOISE-S3, whereby that standard seeks to manage noise impacts on the noise sensitive activity. The New Zealand Transport Agency is concerned that the proposed provision by NZHHA would enable second hand dwellings, that do not have acoustic treatment that complies with NOISE-S3 requirements, to be relocated to within a proximity of the state highway network where noise sensitive activities undertaken within that dwelling would be adversely impacted by noise arising from the operation of the highway. We suggest that the performance standards proposed by NZHHA either include measures to ensure compliance with NOISE-S3, otherwise we consider that noise effects may not be appropriately managed. In its original submission, the New Zealand Transport Agency sought amendments to rule NOISE-R7 to expressly include relocated buildings used for noise sensitive activities to manage noise impacts on activities relocating to within a proximity of the road network where they could be adversely impacted by noise generated from the use of the existing state highway network.	Accept in part
S114.001	Donna Vincent	Zone map layers	GIZ-MAP	Oppose in part	Change the area in Gore South (excluding existing freezing works) from proposed industrial to light industrial ie: continue the light industrial area from Racecourse to Saleyard Road excluding existing Silver Farms buildings and yards only and not adjoining clear land owned by them.	GIZ can have significant hazardous facilities, noise, odour, dust and discharge effects with a permitted height of 15m. These are undesirable and hazardous to grazing animals and people residing beside these areas. Not compatible neighbors for rural lifestyle areas.	Reject
S12.002	P & J Talbot	Zone map layers	GIZ-MAP	Oppose in part	Industrial zoning adjacent to the rural lifestyle zone must be light industrial only.	None specified.	Reject
S28.001	Ravensdown Limited	Zone map layers	GIZ-MAP	Amend	Rezone 1.4160ha of Ravensdown owned land (legally described as Section 1SO 12143) from 'General Rural' to 'General Industrial'.	Seeking consistent General Industrial Zoning across the site to reflect and recognise its overall industrial use. Section 1 SO 12143 has been fragmented from the 'General Rural' zone limiting its practical use for primary production and would be logical to extend the 'General Industrial' zone in this area. The rezoning would streamline consenting processes for any future industrial developments.	Reject
S31.001	Stephen Hook	Zone map layers	GIZ-MAP	Oppose	Opposing the change in land use for the South Gore area from Rural to General Industrial.	Do not want lifestyle block changed from Rural to Industrial as it will ruin the area and devalue the property.	Reject

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S141.003	Debra & Gary Gibson	Zone map layers	GIZ-MAP	Oppose in part	Extend Light Industrial Zone to the boundary of Silver Fern Farms off Saleyard Road (opposed to General Industrial Zone).	General or heavy industry will result in increased smell, noise, lights and potential for hazardous chemicals (risk to wildlife and wetlands) and increased risk of flooding which is not preferred adjacent to residential activity.	Reject
S85.059	Environment Southland	Zone map layers	GIZ-MAP	Support in part	Prevent any new zone changes from the current District Plan which have the potential to intensify land use change and development within a flood inundation area. This comment applies to all zones and maps	Intensifying development in flood prone (or hazard) areas will put communities at risk	Reject
S121.108	Alliance Group Limited	Zone map layers	GIZ-MAP	Amend	Amend the General Industrial Zone to include the Alliance water treatment plant.	The water treatment plant on the western site at Alliance Mataura is an established industrial activity servicing Alliance's meat processing activity within the Rural Lifestyle Zone. As such this activity does not align with the overview and purpose of the Rural Lifestyle Zone, in particular the zone states "industrial activities are not provided for or anticipated in the zone...". This will result in unnecessary restrictions on the water treatment plant. The water treatment plant would be better suited to be zoned General Industrial.	Accept
S121.001	Alliance Group Limited	Zone map layers	RLZ-MAP	Oppose	Amend the Rural Lifestyle Zone overlay to exclude the Alliance water treatment plant and include it as GIZ. See full submission for map of zoning.	Alliances water treatment plant is an established industrial activity servicing Alliance's meat processing activity identified within the Rural Lifestyle Zone of the Proposed Plan. This activity does not align with the description of the Rural Lifestyle Zones set out within National Planning Standards, which describes the zone as "areas used predominantly for a residential lifestyle within a rural environment". Additionally, this activity does not align with the overview and purpose of the Rural Lifestyle Zone of the Proposed Plan, which states that "industrial activities are not provided for or anticipated in the zone...". The s32 report does not provide reasoning as to why this area specifically was re-zoned to Rural Lifestyle Zone. Alliance is of the view that the established water treatment plant has been inappropriately zoned and does not meet the criteria for the Rural Lifestyle Zone. This will result in inappropriate restrictions on potential upgrade and maintenance works associated with the water treatment plant. The Proposed Plan states that the purpose of the General Industrial Zone "is to provide zones where industrial activities and compatible activities are enabled and managed". It is Alliance's view that the water treatment plant more appropriately aligns with the General Industrial Zone, along with the remainder of Alliances sites. Alliance therefore request that the Rural Lifestyle Zone maps are amended to exclude Alliance's water treatment plant, and it is rezoned to General Industrial Zone.	Accept
S89.003	Karen Menlove	Zone map layers	GIZ-MAP	Oppose in part	Disagree with the inclusion of the commercial expansion along the state highway 1 to South Gore to Racecourse road being incorporated into the GIZ	The area at Racecourse Road has evolved into a residential area with large residential land blocks. The development, however, is not of rural character and doesn't warrant the protection or limitations provided in the proposed zoning of Rural Lifestyle. The proposed zoning lacks protection of neighboring sites which are residential in character and use. The proposed zoning introduces industrial use immediately adjacent to existing residential homes	Reject
S54.002	Webbline Agriculture Limited	Zone map layers	GIZ-MAP	Support	Fully support the rezoning of the industrial area, as there is a large shortage of suitable land within the Gore district	Fully support the rezoning of the industrial area, as there is a large shortage of suitable land within the Gore district.	Accept
FS5.193	Hamish Weir			Support	Allow		Accept
S114.001	Donna Vincent	Zone map layers	GIZ-MAP	Oppose in part	Change the area in Gore South (excluding existing freezing works) from proposed industrial to light industrial ie: continue the light industrial area from Racecourse to Saleyard Road excluding existing Silver Farms buildings and yards only and not adjoining clear land owned by them.	GIZ can have significant hazardous facilities, noise, odour, dust and discharge effects with a permitted height of 15m. These are undesirable and hazardous to grazing animals and people residing beside these areas. Not compatible neighbors for rural lifestyle areas.	Reject
S101.089	Transpower New Zealand Limited	GIZ - General Industrial Zone	GIZ - General	Oppose	Amend Note 1 as follows: "The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua. Infrastructure activities are provided for in the Infrastructure Chapter and the rules in this chapter do not apply to infrastructure activities."	The Note is not sufficiently clear in terms of the rules that might apply to critical infrastructure generally, and the National Grid specifically. That is, as written, the Note could be understood to direct that the General Industrial Zone rules apply to infrastructure in addition to the rules in the Infrastructure Chapter. This would result in Rule GIZ-R12 applying and all infrastructure activities being non-complying activities. Transpower seeks that Note 1 is amended to explicitly set out that the General Industrial Zone rules do not apply to infrastructure	Deferred until Hearing Stream 7

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S12.003	P & J Talbot	GIZ - General Industrial Zone	GIZ - General	Oppose in part	No acitivities that operate 24/7.	No fuel stations due to environmental damage risk, additional traffic, noise and light pollution as they are generally open 24/7.	Reject
S146.092	Southland District Council	GIZ - General Industrial Zone	GIZ - General	Support	None specified.	The submitter supports this chapter.	Accept
S123.026	Heritage New Zealand Pouhere Taonga	GIZ - General Industrial Zone	GIZ - General	Support	adopt	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Maitava Mill...HNZPT is supportive of the implementation of targeted Precincts which provide for the consideration and protection of the wider historic character of each area, beyond the values of a scheduled heritage site. The Precincts, alongside the Historic Heritage provisions, appropriately balance the ongoing commercial and industrial use of each area while retaining the recognised historic heritage values.	Accept
S12.004	P & J Talbot	GIZ - General Industrial Zone	GIZ - General	Oppose in part	Sites adjacent to the general industrial zone shall be consulted with full agreeance, prior to any development in the general industrial zone. Including emergency services and training of. No 24/7 activities	No fuel stations due to the risk of environmental damage and the additional traffic noise and light pollution	Reject
FS7.1	HWR Property Limited			Oppose	Disallow	Development within sites zoned General Industrial should be enabled to operate within the provisions for the zone. Requiring consultation with neighbouring landowners for activities undertaken in accordance with the zone provisions is not appropriate. It is also noted that noise standards typically require the adjoining zones to be taken into consideration with lower noise limits permitted at the boundary or notional boundary of sites adjoining residential or rural lifestyle zones.	Accept
S141.005	Debra & Gary Gibson	GIZ - General Industrial Zone	GIZ - General	Oppose in part	Seek more stringent regulations concerning noise, smell, and lights	General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Reject
FS7.2	HWR Property Limited			Oppose	Disallow	The noise and lighting provisions of the proposed District Plan are typical for general industrial activities and such activities must be enabled to operate within appropriately zoned areas. Higher standards are imposed on industrial activities operating within sites which adjoin residential or rural lifestyle zones and these are considered appropriate measures to manage effects for adjoining zones. The utilisation of hazardous materials are a standard requirement in the operation of industrial activities and there are specific bodies of legislation that manage the storage use and disposal of these. The provisions of the PDP in relation to hazardous materials is in line with best practice and no additional provisions are considered to be required.	Accept
S112.160	Waka Kotahi NZ Transport Agency	GIZ - General Industrial Zone	GIZ- Overview and Purpose	Support in part	Further clarification is sought from the Council about how the staging or sequencing of this area is intended to be managed. Amend the provisions in this chapter to make it clear how staging will occur in the new General Industrial area south of Gore (DEV1).	A statement is made within the Development Area section that the growth within the general industrial zoning to the south of Gore will occur in a co-ordinated manner/staged fashion, to provide good levels of connectivity, among other things, however it is unclear to Waka Kotahi how this is to be achieved as the subsequent provisions in the chapter, or the Outline Development Plan for DEV1, do not make this clear.	Reject
S121.083	Alliance Group Limited	GIZ - General Industrial Zone	GIZ- Overview and Purpose	Support	Retain as notified	The "Overview and Purpose" appropriately sets the context of the zone and correlates to objectives UFD-O8 and UFD-O9.	Accept
S40.062	Silver Fern Farms	GIZ - General Industrial Zone	GIZ- Overview and Purpose	Support	Retain as notified	Appropriately sets the context of the zone and correlates to objectives UFD-O8 and UFD-O9. The description in paragraphs 2 - 4 regarding the management of reverse sensitivity effects and the amenity anticipated in the General Industrial Zone is supported.	Accept
S40.063	Silver Fern Farms	GIZ - General Industrial Zone	GIZ- Overview and Purpose	Support	Retain as notified	Inclusion of development area section is supported, as it alerts Plan users considering the General Industrial Zone to the relevance of the Development Area chapter for the GIZ area south of Gore.	Accept
S85.267	Environment Southland	GIZ - General Industrial Zone	GIZ- Overview and Purpose	Oppose in part	recognise that residual flood risk exists despite flood banks		Reject

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S108.006	HWR Property Limited	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support in part	Remove sensitive activities from the zone purpose altogether	The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are likely to be adversely impacted by industrial use. The GIZ allows for a wide range of industrial activities, many of which will not result in potentially high levels of effect. The ability to locate ancillary residential units on those sites, while perhaps not being affected by the industrial use on that site, will likely experience reverse sensitivity effects resulting from heavy industrial operations lawfully establishing within the zone. Residential use should be non-complying within the General Industrial Zone with notification/neighbors approval required as part of any application for consent.	Reject
FS27.021	Alliance Group Limited			Oppose	Disallow	The Overview as notified correctly identifies the need to contemplate such activities in the zone. In particular, ancillary activities including seasonal worker accommodation, will not be subject to the same concerns regarding reverse sensitivity.	Accept
FS29.049	Silver Fern Farms Limited			Oppose	Disallow	The Overview as notified correctly identifies the need to contemplate such activities in the zone. In particular, ancillary activities including seasonal worker accommodation, will not be subject to the same concerns regarding reverse sensitivity.	Accept
S108.007	HWR Property Limited	GIZ - General Industrial Zone	GIZ-O1	Support	Retain as notified	Support	Accept
S121.084	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-O1	Support	Retain as notified	This objective appropriately recognises the contribution of industry to community wellbeing.	Accept
S40.064	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-O1	Support	Retain as notified	This objective appropriately recognizes the contribution of industry to community wellbeing.	Accept
S108.008	HWR Property Limited	GIZ - General Industrial Zone	GIZ-O2	Support	Retain as notified	Support	Accept
S121.085	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-O2	Support	Retain as notified	It is fundamental to the purpose and objectives that incompatible activities be prevented from locating in the General Industrial Zone.	Accept
S40.065	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-O2	Support	Retain as notified	It is fundamental to the purpose and objectives that incompatible activities be prevented from locating in the General Industrial Zone.	Accept
S12.001	P & J Talbot	GIZ - General Industrial Zone	GIZ-O2	Oppose	Consent from neighbouring properties should be sought before any industrial activities or businesses are developed.	Reasonable consideration needs to be given to non-industrial, incompatible activities and built forms adjacent to the proposed general industrial zone.	Reject
FS27.022	Alliance Group Limited			Oppose	Disallow	A universal, all-encompassing requirement of this nature this would be overly onerous, inefficient and contrary to the purpose of the GIZ. Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
FS29.050	Silver Fern Farms Limited			Oppose	Disallow	A universal, all-encompassing requirement of this nature this would be overly onerous, inefficient and contrary to the purpose of the GIZ. Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
S12.033	P & J Talbot	GIZ - General Industrial Zone	GIZ-O2	Oppose	The proposed general industrial zone on Saleyard Road should be light industrial not general industrial.	None specified.	Reject
FS29.051	Silver Fern Farms Limited			Oppose	Disallow	The GIZ is in keeping with existing operations in the area and is a more logical approach than application of the LIZ. The zoning in the PGDP is underpinned by detailed investigations of the need and supply for general industrial land, including the Gore Spatial Plan (2018) and the 2022 "Planning for Growth" report.	Accept
S121.086	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-O3	Support	Retain as notified	The objective appropriately recognises that the level of amenity value appropriate to reflect the purpose and function of the General Industrial Zone differs to that of other zones.	Accept
S40.066	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-O3	Support	Retain as notified	The objective appropriately recognises that the level of amenity value appropriate to	Accept

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S121.087	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-O4	Support	Retain as notified	The management of adverse effects on Ngāi Tahu cultural values is appropriate. It is supported in the context of the General Industrial Zone providing a location for activities with adverse effects that are inappropriate to locate elsewhere.	Accept
S139.080	Hokonui Rūnanga Inc	GIZ - General Industrial Zone	GIZ-O4	Oppose	Replace objective with "Potential sensitivity effects or reverse-sensitivity effects on people their values and activities resulting from activities within the GIZ are managed, particularly at the zone interfaces."	The objective is unclear.	Reject
S40.067	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-O4	Support	Retain as notified	The management of adverse effects on Ngāi Tahu cultural values is appropriate. It is supported in the context of the General Industrial Zone providing a location for activities with adverse effects that are inappropriate to locate elsewhere.	Accept
S108.009	HWR Property Limited	GIZ - General Industrial Zone	GIZ-P1	Support in part	No decision requested, or reason provided.		Awaiting recommendation
S121.088	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-P1	Support	Retain as notified (but delete the typo before "which")	It is critical to "enable" industrial activities and is appropriate to "enable" a limited range of non-industrial activities (subject to their compatibility with the zone purpose) in the General Industrial Zone.	Accept
S40.068	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-P1	Support	Retain as notified (but delete the typo after "which")	It is critical to "enable" industrial activities and is appropriate to "enable" a limited range of non-industrial activities (subject to their compatibility with the zone purpose) in the General Industrial Zone.	Accept
S121.089	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-P2	Support	Retain as notified	It is appropriate to "provide for" (but not "enable" in the same manner as GIZ-P1) compatible activities in the General Industrial Zone.	Accept
S40.069	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-P2	Support	Retain as notified	It is appropriate to "provide for" (but not "enable" in the same manner as GIZ-P1) compatible activities in the General Industrial Zone.	Accept
S12.005	P & J Talbot	GIZ - General Industrial Zone	GIZ-P2	Oppose in part	Properties adjacent to the General Industrial Zone are consulted with as part of the consenting process for any development.	Neighbours should be consulted as a part of the consenting process to ensure that any adverse effects including pollution, noise, light and traffic are mitigated.	Reject
FS27.023	Alliance Group Limited			Oppose	Disallow	A universal, all-encompassing requirement of this nature this would be overly onerous, inefficient and contrary to the purpose of the GIZ. Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
FS29.052	Silver Fern Farms Limited			Oppose	Disallow	A universal, all-encompassing requirement of this nature this would be overly onerous, inefficient and contrary to the purpose of the GIZ. Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
S101.088	Transpower New Zealand Limited	GIZ - General Industrial Zone	GIZ-P3	Oppose	Amend Policy GIZ-P3 as follows: "GIZ-P3 Avoid non-industrial activities from establishing unless: 1. there is a functional or operational need for their location amongst industrial activities; and 2. the activity is of a similar scale and nature to an industrial activity; or 3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or 4. the activity is ancillary to an industrial activity; or x. the activity is critical infrastructure.	The Policy has the potential to prevent the upgrade and development of the National Grid in the General Industrial Zone because the Policy includes a requirement to 'avoid' non-industrial activities. Transpower considers that the National Grid is an appropriate activity in the General Industrial Zone that should not be hindered by a policy direction that suggests otherwise. In this regard, Transpower considers that expression in this Policy does not give effect to the NPSET or the SRPS. Transpower seeks that the Policy clearly provides an exemption from the 'avoid' direction for critical infrastructure.	Accept
S121.090	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-P3	Support	Retain as notified	This policy appropriately implements GIZ-O1, GIZ-O2, UFD-O8 and UFD-O9 and its implementation in conjunction with GIZ-P4 will be key to the successful operation of the General Industrial Zone.	Accept in part
S40.070	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-P3	Support	Retain as notified	This policy appropriately implements GIZ-O1, GIZ-O2, UFD-O8 and UFD-O9 and its implementation in conjunction with GIZ-P4 will be key to the successful operation of the General Industrial Zone.	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S125.077	Ministry of Education	GIZ - General Industrial Zone	GIZ-P3	Support in part	None specified.	The submitter supports GIZ-P3 in principle as it seeks to protect the integrity of the zone, whilst allowing for activities where there is a functional or operational need to establish.	Accept
S125.078	Ministry of Education	GIZ - General Industrial Zone	GIZ-P3	Support in part	Amend as follows: Avoid non-industrial activities from establishing unless: 1. there is a functional or operational need for their location amongst industrial activities in the zone; and 2. the activity is of a similar scale and nature to an industrial activity; or 3. the activity is providing for the day-to-day needs of people and activities within the industrial zone; or 4. the activity is ancillary to an industrial activity.	An amendment to the wording to refer to the need to establish in the zone, as opposed to amongst industrial activities.	Accept in part
S12.006	P & J Talbot	GIZ - General Industrial Zone	GIZ-P3	Oppose	Equal opportunity for non-industrial activities on land zoned as general/light industrial.	Equal opportunities for development on land zoned general/light industrial, as businesses are not the only ones who may benefit from the location e.g. non-profits, sports groups and clubs.	Reject
FS27.024	Alliance Group Limited			Oppose	Disallow	This would defeat the purpose of the zone and presents significant risk of reverse sensitivity effects arising.	Accept
FS29.054	Silver Fern Farms Limited			Oppose	Disallow	This would defeat the purpose of the zone and presents significant risk of reverse sensitivity effects arising.	Accept
S108.010	HWR Property Limited	GIZ - General Industrial Zone	GIZ-P3	Support in part	Amend to add: GIZ-P3(4). other than residential activity , the activity is ancillary to an industrial activity.	Support the policy direction to avoid non-industrial activities from establishing. Removing residential activity from the ancillary activities that can establish in the zone will ensure the zone purpose is enabled without reserve sensitivity effects resulting from residential activities in close proximity to heavy industry.	Reject
FS29.053	Silver Fern Farms Limited			Oppose	Disallow	A limited allowance for residential activity ancillary to the primary industrial activity is considered to be appropriately addressed in the policy as notified.	Accept
S108.011	HWR Property Limited	GIZ - General Industrial Zone	GIZ-P4	Support	Retain as notified	Support this policy which supports the avoidance of residential use in the General Industrial Zone	Accept
S12.007	P & J Talbot	GIZ - General Industrial Zone	GIZ-P4	Oppose in part	Further clarification on this policy.	Not fully understood.	Reject
S121.091	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-P4	Support	Retain as notified	This policy appropriately implements GIZ-O1, GIZ-O2, UFD-O8 and UFD-O9 and its implementation in conjunction with GIZ-P3 will be key to the successful operation of the General Industrial Zone.	Accept
S40.071	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-P4	Support	Retain as notified	This policy appropriately implements GIZ-O1, GIZ-O2, UFD-O8 and UFD-O9 and its implementation in conjunction with GIZ-P4 will be key to the successful operation of the General Industrial Zone.	Accept
S132.232	KiwiRail Holdings Ltd	GIZ - General Industrial Zone	GIZ-P4	Support	Retain GIZ-P4 as proposed.	KiwiRail supports this policy that recognizes the need to avoid activities that may result in conflict and / or potential reverse sensitivity effects with existing or anticipated industrial activities.	Accept
S110.059	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-P4	Amend	Add: Matters of discretion 3. Cause adverse effects on indigenous biodiversity or ecological corridors.	There is the potential that industrial activities could cause effects on indigenous biodiversity and/or ecological corridors depending on its location, therefore this point should be added to 'Avoid activities that may'. This also links back to GIZ-O4	Reject
FS29.055	Silver Fern Farms Limited			Oppose	Disallow	An avoidance policy of this nature is not appropriate in the GIZ, and there is no evidence of the presence of significant ecological values to support such an approach. Landscape and screening standards in the GIZ (as notified) provide opportunities for biodiversity enhancement.	Accept
S121.092	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-P5	Support	Retain as notified	It is appropriate that the expectations for amenity in and on the boundaries of the General Industrial Zone are consistent with the zone's purpose.	Accept in part
S139.081	Hokonui Rūnanga Inc	GIZ - General Industrial Zone	GIZ-P5	Support in part	Amend to read: "Require a level of on-site amenity, particularly at zone interfaces,	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that	Accept

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
					consistent with the purpose of the zone by: ... 3. requiring appropriate setbacks to waterways to maintain and enhance amenity and ecological values, maintain access to mahinga kai; and reduce effects on mauri, ki uta ki tai and Ngāi Tahu cultural values and natural character"	appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	
S40.072	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-P5	Support	Retain as notified	It is appropriate that the expectations for amenity in and on the boundaries of the General Industrial Zone are consistent with the zone's purpose.	Accept in part
S12.008	P & J Talbot	GIZ - General Industrial Zone	GIZ-P5	Oppose in part	Consultation with adjacent properties in regard to screening. Provisions to address the effects on adjacent properties, which may require further screening from 24/7 light, sound protection, visual impact and security on private properties.	Screening may not be sufficient enough to mitigate noise, visual impact, light, traffic, dust, fumes and security issues therefore it should be extended to address effects on private properties.	Reject
FS7.3	HWR Property Limited			Oppose	Disallow	Industrial activities must be enabled to establish and operate within the specified zone. The provisions of Policy 5 are considered sufficient to manage effects at zone interfaces.	Accept
FS27.025	Alliance Group Limited			Oppose	Disallow	A universal requirement of this nature this would be overly onerous and contrary to the purpose of the zone. The PGDP as notified provides appropriate screening requirements (GIZ-S7). Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
FS29.056	Silver Fern Farms Limited			Oppose	Disallow	A universal requirement of this nature this would be overly onerous and contrary to the purpose of the zone. The PGDP as notified provides appropriate screening requirements (GIZ-S7). Notification and limited notification procedures are set out in the RMA and will apply as appropriate to proposals with more than minor potential adverse effects.	Accept
S132.233	KiwiRail Holdings Ltd	GIZ - General Industrial Zone	GIZ-P5	Amend	Amend GIZ-P5 as follows: Require a level of on-site amenity, particularly at some interfaces, consistent with the purpose of the zone by: ... 5. requiring appropriate setbacks from the rail network that do not impede on its safe, efficient operation.	KiwiRail generally supports this policy but to ensure that the ongoing safe and efficient operation of the rail network can continue operate and develop in the future and addition to the policy is recommended.	Reject
FS27.026	Alliance Group Limited			Oppose	Disallow	Policy GIZ-P5 addresses amenity in and adjacent to the GIZ. There is no clear effects-based need for a setback from rail lines in this regard, and to impose one would not represent an efficient use of land zoned for industrial purposes.	Accept
FS29.057	Silver Fern Farms Limited			Oppose	Disallow	Policy GIZ-P5 addresses amenity in and adjacent to the GIZ. There is no clear effects-based need for a setback from rail lines in this regard, and to impose one would not represent an efficient use of land zoned for industrial purposes.	Accept
S12.009	P & J Talbot	GIZ - General Industrial Zone	GIZ-P6	Oppose	Reserve land should not be developed, use existing land instead.	Reserve land should only be used for enhancing purposes, e.g. tree planting, protecting/improving waterways or wetlands etc.	Reject
S108.012	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R1	Support	Retain as notified	Supports the intentions for the General Industrial Zone	Accept in part
S121.093	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R1	Support	Retain as notified	The rule framework is efficient. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". For example, if Alliance constructs a new industrial building on its site, it is assumed that the presence onsite of an existing "significant hazardous facility" does not automatically mean (2) is breached and a discretionary consenting pathway applies, if the new building itself is not a "significant hazardous facility". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on untangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S40.073	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R1	Support	Retain as notified	The rule framework is efficient. It is appropriate to permit industrial and related/compatible activities and to provide restricted discretionary and discretionary consenting pathways where the permitted activity performance standards are not met. A non-complying status for these activities would be inappropriate, given the purpose of the General Industrial Zone. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on disentangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1). The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	Accept in part
S124.247	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R1	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S110.060	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-R1	Amend	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.	This rule flows on from the above policy addition and GIZ-O4, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors	Reject
FS5.177	Hamish Weir			Oppose	Disallow	Unnecessary provision	Accept
FS29.058	Silver Fern Farms Limited			Oppose	Disallow	This suggested amendment runs counter to the purpose of GIZ, and is not supported by any evidence of significant ecological values in the zone (as notified) that would justify such an approach.	Accept
S85.268	Environment Southland	GIZ - General Industrial Zone	GIZ-R1	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS27.027	Alliance Group Limited			Oppose	Disallow	The submission does not provide enough detail to make meaningful reply. The suggestion for "preventing" buildings and structures which could impede or redirect secondary flow paths seems to preclude consideration of mitigation measures, which may be overly restrictive in the GIZ and is opposed. Alliance would seek to be involved in the development of any minimum standard(s).	Accept
FS29.059	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make meaningful reply. The suggestion for "preventing" buildings and structures which could impede or redirect secondary flow paths seems to preclude consideration of mitigation measures, which may be overly restrictive in the GIZ and is opposed. Silver Fern Farms would seek to be involved in the development of any minimum standard(s).	Accept
S108.013	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R2	Support	Retain as notified	Supports the intentions for the General Industrial Zone	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S121.094	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R2	Support	Retain as notified	The rule framework is efficient. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". For example, if Alliance constructs a new industrial building on its site, it is assumed that the presence onsite of an existing "significant hazardous facility" does not automatically mean (2) is breached and a discretionary consenting pathway applies, if the new building itself is not a "significant hazardous facility". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on untangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	Accept in part
S40.074	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R2	Support	Retain as notified	The rule framework is efficient. It is appropriate to permit industrial and related/compatible activities and to provide restricted discretionary and discretionary consenting pathways where the permitted activity performance standards are not met. A non-complying status for these activities would be inappropriate, given the purpose of the General Industrial Zone. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on disentangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1). The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	Accept in part
S124.248	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R2	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S110.061	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-R2	Amend	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.	This rule flows on from the above policy addition and GIZ-O4, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors	Reject
FS5.178	Hamish Weir			Oppose	Disallow	Unnecessary provision	Accept
FS29.060	Silver Fern Farms Limited			Oppose	Disallow	This addition is not necessary (indigenous biodiversity is taken into consideration in the decision to apply the zone) and runs counter to the enabling purpose of the zone.	Accept
S12.010	P & J Talbot	GIZ - General Industrial Zone	GIZ-R2	Oppose	Should be prohibited on sites that boundary private property.	Protect the privacy, security, tranquility, environmental benefits and aesthetics of rural lifestyle blocks.	Reject
FS29.064	Silver Fern Farms Limited			Oppose	Disallow	Prohibited activity classification would defeat the purpose of the zone. Appropriate controls are specified in the notified standards.	Accept

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
S85.269	Environment Southland	GIZ - General Industrial Zone	GIZ-R2	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.066	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S108.014	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R3	Support	Retain as notified	Supports the intentions for the General Industrial Zone	Accept in part
S121.095	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R3	Support	Retain as notified	The rule framework is efficient. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". For example, if Alliance constructs a new industrial building on its site, it is assumed that the presence onsite of an existing "significant hazardous facility" does not automatically mean (2) is breached and a discretionary consenting pathway applies, if the new building itself is not a "significant hazardous facility". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on untangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	Accept in part
S40.075	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R3	Support	Retain as notified	The rule framework is efficient. It is appropriate to permit industrial and related/compatible activities and to provide restricted discretionary and discretionary consenting pathways where the permitted activity performance standards are not met. A non-complying status for these activities would be inappropriate, given the purpose of the General Industrial Zone. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on disentangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1). The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	Accept in part
S124.249	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R3	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S110.062	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-R3	Amend	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.	This rule flows on from the above policy addition and GIZ-O4, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS5.179	Hamish Weir			Oppose	Disallow	Unnecessary provision	Accept
FS29.061	Silver Fern Farms Limited			Oppose	Disallow	This addition is not necessary (indigenous biodiversity is taken into consideration in the decision to apply the zone) and runs counter to the enabling purpose of the zone.	Accept
S85.270	Environment Southland	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS7.4	HWR Property Limited			Oppose in part	Disallow in part	The imposition of such a performance standard is not opposed, however this should only be a requirement where flood hazard is identified for the site.	Accept
FS29.067	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S12.011	P & J Talbot	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	Training facilities should be setback 500m from private properties.	To protect the reasons to live on a rural lifestyle block, tranquility, aesthetics, environmental benefits, security and lifestyle.	Reject
FS29.065	Silver Fern Farms Limited			Oppose	Disallow	Would defeat the purpose of the zone and there is no reasonably foreseeable effects basis for such a measure. Appropriate controls are specified in the notified standards.	Accept
S108.015	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R4	Support	Retain as notified	Supports the intentions for the General Industrial Zone	Accept in part
S121.096	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R4	Support	Retain as notified	The rule framework is efficient. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". For example, if Alliance constructs a new industrial building on its site, it is assumed that the presence onsite of an existing "significant hazardous facility" does not automatically mean (2) is breached and a discretionary consenting pathway applies, if the new building itself is not a "significant hazardous facility". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on untangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	Accept in part
S40.076	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R4	Support	Retain as notified	The rule framework is efficient. It is appropriate to permit industrial and related/compatible activities and to provide restricted discretionary and discretionary consenting pathways where the permitted activity performance standards are not met. A non-complying status for these activities would be inappropriate, given the purpose of the General Industrial Zone. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on disentangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1). The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	Accept in part
S124.250	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R4	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						- Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S110.063	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-R4	Amend	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition and GIZ-O4, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors	Reject
FS5.180	Hamish Weir			Oppose	Disallow	Unnecessary provision	Accept
FS29.062	Silver Fern Farms Limited			Oppose	Disallow	This addition is not necessary (indigenous biodiversity is taken into consideration in the decision to apply the zone) and runs counter to the enabling purpose of the zone.	Accept
S12.012	P & J Talbot	GIZ - General Industrial Zone	GIZ-R4	Oppose	No more service stations required in the Gore District.	Service stations will create significant negative effects on surrounding properties.	Reject
FS7.5	HWR Property Limited			Oppose	Disallow	Service stations are a necessary service provided to the community.	Accept
S85.271	Environment Southland	GIZ - General Industrial Zone	GIZ-R4	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.068	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S108.016	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R5	Support	Retain as notified	Supports the intentions for the General Industrial Zone	Accept in part
S121.097	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R5	Support	Retain as notified	The rule framework is efficient. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-S10". For example, if Alliance constructs a new industrial building on its site, it is assumed that the presence onsite of an existing "significant hazardous facility" does not automatically mean (2) is breached and a discretionary consenting pathway applies, if the new building itself is not a "significant hazardous facility". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on untangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	Accept in part
S40.077	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R5	Support	Retain as notified	The rule framework is efficient. It is appropriate to permit industrial and related/compatible activities and to provide restricted discretionary and discretionary consenting pathways where the permitted activity performance standards are not met. A non-complying status for these activities would be inappropriate, given the purpose of the General Industrial Zone. An activity that is not itself a "significant hazardous facility" but is located on the same site as a "significant hazardous facility" would be permitted under these rules, subject to (1) "complies with the General Industrial Zone Standards except GIZ-	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						S10". It is assumed that a permitted status is the intended outcome, given the focus in the Hazardous Substances chapter on disentangling extensions or upgrades to "significant hazardous facility" from consenting requirements in cases where the extension/upgrade does not change the risk profile of the facility (see HAZS-R1). The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	
S124.256	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R5	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (GIZ-R5).	Accept
S110.064	Royal Forest and Bird Society of NZ Inc	GIZ - General Industrial Zone	GIZ-R5	Amend	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors	This rule flows on from the above policy addition and GIZ-O4, and would ensure that any new industrial activity does not adversely affect indigenous biodiversity and/or ecological corridors	Reject
FS5.181	Hamish Weir			Oppose	Disallow	Unnecessary provision	Accept
FS29.063	Silver Fern Farms Limited			Oppose	Disallow	This addition is not necessary (indigenous biodiversity is taken into consideration in the decision to apply the zone) and runs counter to the enabling purpose of the zone.	Accept
S85.272	Environment Southland	GIZ - General Industrial Zone	GIZ-R5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.069	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S121.098	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R6	Support	Retain as notified	This rule provides an appropriate management framework for retail activities	Accept in part
S40.078	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R6	Support	Retain as notified	The rule provides an appropriate management framework for retail activities.	Accept
S124.251	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R6	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S85.273	Environment Southland	GIZ - General Industrial Zone	GIZ-R6	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.070	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S12.013	P & J Talbot	GIZ - General Industrial Zone	GIZ-R6	Oppose in part	Increase the distance to boundary of stored items. No storage allowed for reasons of convenience only i.e. car bodies, used building materials, hazardous liquids, gases, products	Storage has visual impacts on neighboring properties.	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS29.073	Silver Fern Farms Limited			Oppose	Disallow	Would run counter to the purpose of the zone. Appropriate controls are specified in the notified standards.	Accept
S108.017	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R7	Support	Retain as notified	Supports the function of the General Industrial Zone	Accept in part
S12.016	P & J Talbot	GIZ - General Industrial Zone	GIZ-R7	Oppose in part	Food and Beverage setback of 1000m from adjacent properties to the GIZ. Restrict the hours to normal work hours, 24/7 prohibited.	Food and beverage activity can create high traffic, unpleasant smells and attract undesirable people into a private/ secure area.	Reject
S121.099	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R7	Support	Retain as notified	The rule provides an appropriate management framework for food and beverage activities.	Accept in part
S40.079	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R7	Support	Retain as notified	The rule provides an appropriate management framework for food and beverage activities.	Accept in part
S124.252	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R7	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S85.274	Environment Southland	GIZ - General Industrial Zone	GIZ-R7	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.071	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S121.100	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R8	Support	Retain as notified	The rule provides an appropriate management framework for offices.	Accept in part
S40.080	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R8	Support	Retain as notified	The rule provides an appropriate management framework for offices.	Accept in part
S124.253	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R8	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S85.275	Environment Southland	GIZ - General Industrial Zone	GIZ-R8	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
FS29.072	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S121.101	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R9	Support	Retain as notified	The rule provides a suitable exception for caretaker dwellings and otherwise applies an appropriately restrictive (non-complying) management framework for residential activities.	Accept in part
S40.081	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R9	Support	Retain as notified	The rule provides a suitable exception for caretaker dwellings and otherwise applies an appropriately restrictive (non-complying) management framework for residential activities.	Accept in part
S124.254	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R9	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	Accept in part
S132.234	KiwiRail Holdings Ltd	GIZ - General Industrial Zone	GIZ-R9	Amend	Amend as follows: Where: 5.The activity complies with Noise-S3 and Noise- SX (acoustic treatment) (KiwiRail noise standard attached in full submission at Appendix A)	KiwiRail generally supports the inclusion of provisions for complying with noise standard for acoustic treatments for residential activity where the activity complies with noise standards. KiwiRail recommends that the rule also refers to the standard provided at Appendix A of this submission (refer to full submission point 98).	Defer until hearing stream 6
S108.018	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R9	Oppose	Remove rule or amend activity status to non-complying	Residential Activities in the General Industrial zone are highly likely to result in reverse sensitivity effects and create conflict with activities that have a functional need to locate in this zone. Residential activities are considered incompatible with the General Industrial Zone and are better located in zones which do experience high levels of noise, dust, odour etc as part of the general operation of the zone.	Reject
FS29.074	Silver Fern Farms Limited			Oppose	Disallow	The rule provides a suitable exception for caretaker dwellings and otherwise applies an appropriately restrictive (noncomplying) management framework for residential activities.	Accept
S85.276	Environment Southland	GIZ - General Industrial Zone	GIZ-R9	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
FS29.075	Silver Fern Farms Limited			Oppose	Disallow	The submission does not provide enough detail to make substantive reply. Silver Fern Farms would seek to be engaged in the development of any such standard(s).	Accept
S85.277	Environment Southland	GIZ - General Industrial Zone	GIZ-R10	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S124.255	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-R11	Support	Retain as notified subject to the inclusion of GIZ-S11.	Fire and Emergency support in part GIZ-R1-R4, R6-R9, and R11 subject to the inclusion of a servicing standard which includes firefighting water supply -GIZ-S11 - Servicing. It is noted that there will be cases that developments will not require subdivision, and therefore will not be subject to the water supply provisions of the subdivision chapter that requires subdividers to provide water supply. Therefore, requiring the inclusion of servicing including firefighting water supply within a new	Accept in part

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						standard where development is not subject to the subdivision provisions of the plan. The assessment matter pertaining to the infringed standard will provide council with the discretion of the extent of an activity to achieve compliance with the NZ Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. Subject to the acceptance of the relief sought relating to an additional standard for servicing.	
S85.278	Environment Southland	GIZ - General Industrial Zone	GIZ-R11	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S108.019	HWR Property Limited	GIZ - General Industrial Zone	GIZ-R12	Support	Retain as notified	Support the provisions of all other activities being non-complying in the General Industrial Zone.	Accept
S121.102	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-R12	Support	Retain as notified	It is appropriate to restrict encroachment by non-industrial activities into the GIZ by way of a non-complying activity status.	Accept
S40.082	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-R12	Support	Retain as notified	It is appropriate to restrict encroachment by non-industrial activities into the GIZ by way of a non-complying activity status.	Accept
S108.020	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S1	Support	Retain as notified	No reason provided.	Accept
S121.104	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-S1	Support	Retain as notified	The 15 m permitted height allowance, with a restricted discretionary status for higher structures, is a reasonably consistent framework with what is provided in other district plans	Accept
S40.084	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-S1	Support	Retain as notified	The 15 m permitted height allowance, with a restricted discretionary status for higher structures, is a reasonably consistent framework with what is provided in other district plans.	Accept
S124.257	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-S1	Support	Retain as notified	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (GIZ-R5). Fire and Emergency support the standard for height as Fire stations are typically single storied buildings of approximately 8-9m whilst emergency service towers or communication poles are between 12-15m in height which would comply with the standard.	Accept
S12.018	P & J Talbot	GIZ - General Industrial Zone	GIZ-S1	Oppose in part	Ground level should be measured prior to any "building up" of the site. Surrounding properties should be consulted with to approve all build designs and dimensions. Site profiles to be set (build foot print and height) for better understanding of scale	Protect the aesthetics, shading impact and property value.	Reject
FS29.076	Silver Fern Farms Limited			Oppose	Disallow	Appropriate consultation and notification requirements are included in the plan as notified. Appropriate controls are specified in the standards.	Accept
S108.021	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S2	Support	Retain as notified	No reason provided.	Accept
S12.022	P & J Talbot	GIZ - General Industrial Zone	GIZ-S2	Oppose in part	Include rural lifestyle in 1 (a). Better clarity of "note" as too which side of a right of way as in build side/private property side.	Rural lifestyle will also be impacted.	Accept in part
FS27.028	Alliance Group Limited			Oppose	Disallow	The notified standard is considered appropriate.	Reject
FS29.077	Silver Fern Farms Limited			Oppose	Disallow	The notified standard is considered appropriate.	Reject
S108.022	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S3	Oppose	Amend to require minimum 2 metre setback where the boundary adjoins a site not in the GIZ or LIZ Zone	A 5m setback (or 10m from rural lifestyle boundary) is considered excessive and will negate the ability of industrial zoned properties to utilize their properties efficiently and effectively. A 2 metre setback and requirement to comply with height recession planes in GIZ-S2 is considered to give sufficient setback from adjoining properties in a more sensitive zone without compromising the ability to operate in the GIZ. The effects of this rule can be clearly seen at 68 Charlton	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

Submission Point	Submitter (S) / Further Submitter (FS)	Section	Provision	Position	Summary of Decision Requested	Reasons	Officer recommendation
						Road which has General Residential land bordering the site to the east and rural lifestyle zoned land bordering the site to the west.	
S124.258	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-S3	Support	Retain as notified	Fire and Emergency support the proposed road setback. The proposed setback of two metres means that there will not be any increased civil costs, land parcel size or fire separation issues at the rear boundary. This supports the logistical and operational requirements of Fire and Emergency.	Accept
S12.024	P & J Talbot	GIZ - General Industrial Zone	GIZ-S3	Oppose	Increase the setback distance of buildings to the full height of the building, and a minimum of 15 meters. No reduction in setbacks permitted.	Allows for sufficient screening, land scaping, green strip, security fencing etc.	Reject
FS7.6	HWR Property Limited			Oppose	Disallow	HWR Property oppose the existing setback required under Rule GIZ-S3 and have submitted that this be reduced to 2m where height recession planes are complied with. A setback of 15 metres would result in sites that are not able to be utilised resulting in considerable areas of 'dead' land within the zone.	Accept
FS27.029	Alliance Group Limited			Oppose	Disallow	The notified standard is considered appropriate.	Accept
FS29.078	Silver Fern Farms Limited			Oppose	Disallow	The notified standard is considered appropriate.	Accept
S121.105	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-S4	Support	Retain as notified	The 2 m setback requirement is appropriate to optimise the efficient use of land in the General Industrial Zone.	Accept
S40.085	Silver Fern Farms	GIZ - General Industrial Zone	GIZ-S4	Support	Retain as notified	The 2 m setback requirement is appropriate to optimize the efficient use of land in the General Industrial Zone.	Accept
S12.026	P & J Talbot	GIZ - General Industrial Zone	GIZ-S4	Oppose	Setbacks from RoW to be the same as boundary setbacks. No reduction in setbacks permitted.	Large buildings could be setback 2m from a private RoW, and there would be no provision for screening, sound protection, aesthetics, green strip etc.	Reject in part
FS7.7	HWR Property Limited			Oppose	Disallow	The comment and resolution sought does not appear to relate to the standard submitted on. However HWR Property opposes inclusion of a standard requiring minimum setbacks from RoW.	Accept in part
S12.028	P & J Talbot	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	Applicants shall be required to perform "environmental good work" if riparian planting is not necessary.	Some sites may not benefit from riparian planting, erosion control may be more beneficial as a part of the consent. If neither are required the applicant should be required to plant an equal amount in another site, e.g. wetland.	Reject
S12.029	P & J Talbot	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	If the waterway forms a boundary, the applicant should be liable for riparian planting on the opposite bank or erosion control.	Parties on the opposite bank may not be in a position to plant or improve erosion control methods.	Reject
S121.106	Alliance Group Limited	GIZ - General Industrial Zone	GIZ-S5	Amend	The rule be modified so that this standard does not apply to the Alliance site (Lot 1 DP588607).	The eastern boundary of the southern site of the Alliance Mataura plant immediately abuts the Mataura River with a concrete wall which has a height of between five and 10 metres (depending on the specific location) on the river side of the wall. This forms the bank of the river at that location. Because the site is already heavily modified with buildings and hard stand along the entire length of the boundary with the Mataura River, potential effects on the matters of discretion from locating a building or structure within 20 m of the Mataura River are unlikely to be any different to what already exists. In addition discharges of stormwater from the site are managed via an existing stormwater discharge consent issued by Environment Southland. Therefore, Alliance seeks that structure and building works on the lot encompassing the southern site (Lot 1 DP 588607) be exempted from this standard.	Reject
S85.279	Environment Southland	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	Include a performance standard regarding minimum floor levels	New buildings or activities should only be established where they will be designed and built to minimise impacts associate with natural hazards, flood inundation. Consideration should also be given to effectively providing for secondary flow paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	Reject
S108.023	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S6	Support in part	Amend to include minimum requirements min 1m height	Clarity around what is considered suitable minimum landscaping will help landowners make informed choices.	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

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S112.161	Waka Kotahi NZ Transport Agency	GIZ - General Industrial Zone	GIZ-S6	Support in part	Amend the standard as follows or words with the same intent: 1. A landscaping strip with an average width of 2 metres along the frontage of the site is provided. Except for any area required for vehicle or pedestrian access, where: (a) the plants do not result in any of the following effects on the road network: (i) the visual obstruction of sight lines to and from any vehicle crossing or intersection; (ii) shading, causing icing of the road carriageway; (iii) branches or foliage that overhangs the road corridor; (iv) plant debris, especially from deciduous plants, that could block drainage systems within the road corridor. Add an additional matter of discretion, where compliance is not achieved with the standard, as follows: 3. The effect of the non-compliance on the safe, efficient and effective function of the road network.	Waka Kotahi supports in part this standard because it requires landscaping along the frontage of a site but does not manage the actual or potential effects of that landscaping on the highway network where a site fronts the highway. Inappropriate plant choice could result in the landscape strips obstructing visibility to and from a vehicle crossing or intersection, cause shading/icing on the road network, or maintenance issues for road controlling authorities as a result of such matters as branches overhanging the road corridor or debris from deciduous plants blocking drainage systems.	Reject defer to Hearing Stream 5
S124.259	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-S6	Support in part	Amend as follows: 2.Landscaping shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	It is important to Fire and Emergency that landscaping will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such landscaping should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GIZ-S6 to provide for this.	Accept
S12.031	P & J Talbot	GIZ - General Industrial Zone	GIZ-S7	Oppose in part	All screening must be approved by neighbouring property owners.	Some choices of screening may create further visual effects on neighboring sites.	Reject
FS7.8	HWR Property Limited			Oppose	Disallow	The standard as written is considered sufficient to ensure effective screening is enabled for landowners in adjoining zones.	Accept
FS27.030	Alliance Group Limited			Oppose	Disallow	Appropriate consultation and notification requirements are included in the plan as notified	Accept
FS29.079	Silver Fern Farms Limited			Oppose	Disallow	Appropriate consultation and notification requirements are included in the plan as notified	Accept
S112.162	Waka Kotahi NZ Transport Agency	GIZ - General Industrial Zone	GIZ-S8	Support in part	Amend the standard to include an additional clause (3) and a sixth matter of discretion as follows, or with words of similar intent: 3. Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind. And matters of discretion: ... 6. Any adverse effects on the road network.	Waka Kotahi supports in part this standard as it requires on-site service areas to be screened from a road by a 1.8m fence or landscaping. We suggest that the standard be amended to require that, where that landscaping involves plants adjacent to a road, the planting doesn't adversely affect the road. We also suggest that the provision be amended to include an additional clause, to prevent the effects of any unconsolidated materials located within an outdoor storage area from becoming windblown and causing cross-boundary nuisance effects, like diminishing visibility on a road. We also recommend some additional associated matters of discretion, where compliance with the standard cannot be achieved.	Accept
S12.032	P & J Talbot	GIZ - General Industrial Zone	GIZ-S8	Oppose in part	Additional screening is required for security fences along boundaries with rural, rural lifestyle, public or residential zones.	Security fencing can be ugly and overly "industrial" looking.	Accept in part
S124.260	Fire and Emergency NZ	GIZ - General Industrial Zone	GIZ-S8	Support in part	Amend as follows: 3. Screening shall not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	It is important to Fire and Emergency that screening of any outdoor storage of goods and materials as a visual mitigation will not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut off valves or other emergency response facilities. Such screening should be constructed in a way to ensure the signs and facilities are visible/accessible for Fire and Emergency. Where this is not possible, mitigation should not be required. Fire and Emergency therefore seeks an amendment to GIZ-S8 to provide for this.	Accept
S108.024	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S9	Oppose	Delete Provision	Industrial sites are generally fully sealed in order to operate efficiently and often due to a requirement to have outdoor storage, maneuvering areas for large vehicles and large buildings. A requirement to have 10% permeable surface is considered out of keeping with the intent for the General Industrial Zone and is opposed. The landscaping strip required along the site frontage (GIZ-S6) is considered sufficient to provide some measure of permeable surfaces on site.	Reject
S108.025	HWR Property Limited	GIZ - General Industrial Zone	GIZ-S10	Oppose	Delete provision	The GIZ is anticipated to generate high levels of noise, odour, dust and other discharge effects. Sensitive activities such as dwellings, whether or not they are ancillary to an industrial activity are not considered appropriate in this zone and	Reject

Appendix B – Recommended Decisions on Submissions – General Industrial Zone

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						certainly outdoor living space within the GlZ is likely to experience high levels of sensitivity not in keeping with the intentions for the zone. This provision should be deleted even if the ability to establish ancillary residential activities is retained.	