

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Transpower New Zealand Limited	S101.089	GIZ - General Industrial Zone	GIZ - General	Oppose	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	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. "
P & J Talbot	S12.003	GIZ - General Industrial Zone	GIZ - General	Oppose in part	No fuel stations due to environmental damage risk, additional traffic, noise and light pollution as they are generally open 24/7.	No activities that operate 24/7.
P & J Talbot	S12.004	GIZ - General Industrial Zone	GIZ - General	Oppose in part	No fuel stations due to the risk of environmental damage and the additional traffic noise and light pollution	Sites adjacent to the general industrial zone shall be consulted with full agreement, prior to any development in the general industrial zone. Including emergency services and training of. No 24/7 activities
Southland District Council	S146.092	GIZ - General Industrial Zone	GIZ - General	Support	The submitter supports this chapter.	None specified.
Heritage New Zealand Pouhere Taonga	S123.026	GIZ - General Industrial Zone	GIZ - General	Support	Precincts: Town Centre Core Local Centre Core Creamoata Historic Dairy Factory Mandeville Aviation and Rail Mātara 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.	adopt
Debra & Gary Gibson	S141.005	GIZ - General Industrial Zone	GIZ - General	Oppose in part	General industry will increase smell, noise, lights and there is potential for hazardous chemicals which may depreciate land value and amenity.	Seek more stringent regulations concerning noise, smell, and lights
Silver Fern Farms	S40.062	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support	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.	Retain as notified
Silver Fern Farms	S40.063	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support	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.	Retain as notified
HWR Property Limited	S108.006	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support in part	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	Remove sensitive activities from the zone purpose altogether

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					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.	
Waka Kotahi NZ Transport Agency	S112.160	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support in part	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.	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).
Alliance Group Limited	S121.083	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Support	The "Overview and Purpose" appropriately sets the context of the zone and correlates to objectives UFD-O8 and UFD-O9.	Retain as notified
Environment Southland	S85.267	GIZ - General Industrial Zone	GIZ-Overview and Purpose	Oppose in part		recognise that residual flood risk exists despite flood banks
Silver Fern Farms	S40.064	GIZ - General Industrial Zone	GIZ-O1	Support	This objective appropriately recognizes the contribution of industry to community wellbeing.	Retain as notified
HWR Property Limited	S108.007	GIZ - General Industrial Zone	GIZ-O1	Support	Support	Retain as notified
Alliance Group Limited	S121.084	GIZ - General Industrial Zone	GIZ-O1	Support	This objective appropriately recognises the contribution of industry to community wellbeing.	Retain as notified
Silver Fern Farms	S40.065	GIZ - General Industrial Zone	GIZ-O2	Support	It is fundamental to the purpose and objectives that incompatible activities be prevented from locating in the General Industrial Zone.	Retain as notified
HWR Property Limited	S108.008	GIZ - General Industrial Zone	GIZ-O2	Support	Support	Retain as notified
P & J Talbot	S12.001	GIZ - General Industrial Zone	GIZ-O2	Oppose	Reasonable consideration needs to be given to non-industrial, incompatible activities and built forms adjacent to the proposed general industrial zone.	Consent from neighbouring properties should be sought before any industrial activities or businesses are developed.
P & J Talbot	S12.033	GIZ - General Industrial Zone	GIZ-O2	Oppose	None specified.	The proposed general industrial zone on Saleyard Road should be light industrial not general industrial.
Alliance Group Limited	S121.085	GIZ - General Industrial Zone	GIZ-O2	Support	It is fundamental to the purpose and objectives that incompatible activities be prevented from locating in the General Industrial Zone.	Retain as notified
Silver Fern Farms	S40.066	GIZ - General Industrial Zone	GIZ-O3	Support	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.	Retain as notified

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Alliance Group Limited	S121.086	GIZ - General Industrial Zone	GIZ-O3	Support	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.	Retain as notified
Silver Fern Farms	S40.067	GIZ - General Industrial Zone	GIZ-O4	Support	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.	Retain as notified
Hokonui Rūnanga Inc	S139.080	GIZ - General Industrial Zone	GIZ-O4	Oppose	The objective is unclear.	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."
Alliance Group Limited	S121.087	GIZ - General Industrial Zone	GIZ-O4	Support	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.	Retain as notified
Silver Fern Farms	S40.068	GIZ - General Industrial Zone	GIZ-P1	Support	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.	Retain as notified (but delete the typo after "which")
HWR Property Limited	S108.009	GIZ - General Industrial Zone	GIZ-P1	Support in part		No decision requested, or reason provided.
Alliance Group Limited	S121.088	GIZ - General Industrial Zone	GIZ-P1	Support	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.	Retain as notified (but delete the typo before "which")
Silver Fern Farms	S40.069	GIZ - General Industrial Zone	GIZ-P2	Support	It is appropriate to "provide for" (but not "enable" in the same manner as GIZ-P1) compatible activities in the General Industrial Zone.	Retain as notified
P & J Talbot	S12.005	GIZ - General Industrial Zone	GIZ-P2	Oppose in part	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.	Properties adjacent to the General Industrial Zone are consulted with as part of the consenting process for any development.
Alliance Group Limited	S121.089	GIZ - General Industrial Zone	GIZ-P2	Support	It is appropriate to "provide for" (but not "enable" in the same manner as GIZ-P1) compatible activities in the General Industrial Zone.	Retain as notified
Silver Fern Farms	S40.070	GIZ - General Industrial Zone	GIZ-P3	Support	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.	Retain as notified
Transpower New Zealand Limited	S101.088	GIZ - General Industrial Zone	GIZ-P3	Oppose	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	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. "

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					give effect to the NPSET or the SRPS. Transpower seeks that the Policy clearly provides an exemption from the 'avoid' direction for critical infrastructure.	
HWR Property Limited	S108.010	GIZ - General Industrial Zone	GIZ-P3	Support in part	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.	Amend to add: GIZ-P3(4). other than residential activity , the activity is ancillary to an industrial activity.
P & J Talbot	S12.006	GIZ - General Industrial Zone	GIZ-P3	Oppose	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.	Equal opportunity for non-industrial activities on land zoned as general/light industrial.
Alliance Group Limited	S121.090	GIZ - General Industrial Zone	GIZ-P3	Support	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.	Retain as notified
Ministry of Education	S125.077	GIZ - General Industrial Zone	GIZ-P3	Support in part	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.	None specified.
Ministry of Education	S125.078	GIZ - General Industrial Zone	GIZ-P3	Support in part	An amendment to the wording to refer to the need to establish in the zone, as opposed to amongst industrial activities.	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.
Silver Fern Farms	S40.071	GIZ - General Industrial Zone	GIZ-P4	Support	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.	Retain as notified
HWR Property Limited	S108.011	GIZ - General Industrial Zone	GIZ-P4	Support	Support this policy which supports the avoidance of residential use in the General Industrial Zone	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.059	GIZ - General Industrial Zone	GIZ-P4	Amend	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	Add: Matters of discretion 3. Cause adverse effects on indigenous biodiversity or ecological corridors.
P & J Talbot	S12.007	GIZ - General Industrial Zone	GIZ-P4	Oppose in part	Not fully understood.	Further clarification on this policy.
Alliance Group Limited	S121.091	GIZ - General Industrial Zone	GIZ-P4	Support	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.	Retain as notified
KiwiRail Holdings Ltd	S132.232	GIZ - General Industrial Zone	GIZ-P4	Support	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.	Retain GIZ-P4 as proposed.

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Silver Fern Farms	S40.072	GIZ - General Industrial Zone	GIZ-P5	Support	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.	Retain as notified
P & J Talbot	S12.008	GIZ - General Industrial Zone	GIZ-P5	Oppose in part	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.	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.
Hokonui Rūnanga Inc	S139.081	GIZ - General Industrial Zone	GIZ-P5	Support in part	Wherever possible the plan provisions should specify the particular effects of concern to mana whenua to ensure the plan provisions are clear and that appropriate effects are identified and assessed, including when Hokonui Rūnanga Inc may be an affected party.	Amend to read: "Require a level of on-site amenity, particularly at zone interfaces, 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 "
Alliance Group Limited	S121.092	GIZ - General Industrial Zone	GIZ-P5	Support	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.	Retain as notified
KiwiRail Holdings Ltd	S132.233	GIZ - General Industrial Zone	GIZ-P5	Amend	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.	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.
P & J Talbot	S12.009	GIZ - General Industrial Zone	GIZ-P6	Oppose	Reserve land should only be used for enhancing purposes, e.g. tree planting, protecting/improving waterways or wetlands etc.	Reserve land should not be developed, use existing land instead.
Silver Fern Farms	S40.073	GIZ - General Industrial Zone	GIZ-R1	Support	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.	Retain as notified
HWR Property Limited	S108.012	GIZ - General Industrial Zone	GIZ-R1	Support	Supports the intentions for the General Industrial Zone	Retain as notified

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Royal Forest and Bird Society of NZ Inc	S110.060	GIZ - General Industrial Zone	GIZ-R1	Amend	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	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.
Alliance Group Limited	S121.093	GIZ - General Industrial Zone	GIZ-R1	Support	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).	Retain as notified
Fire and Emergency NZ	S124.247	GIZ - General Industrial Zone	GIZ-R1	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
Environment Southland	S85.268	GIZ - General Industrial Zone	GIZ-R1	Oppose in part	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.	Include a performance standard regarding minimum floor levels

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Silver Fern Farms	S40.074	GIZ - General Industrial Zone	GIZ-R2	Support	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.	Retain as notified
HWR Property Limited	S108.013	GIZ - General Industrial Zone	GIZ-R2	Support	Supports the intentions for the General Industrial Zone	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.061	GIZ - General Industrial Zone	GIZ-R2	Amend	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	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.
P & J Talbot	S12.010	GIZ - General Industrial Zone	GIZ-R2	Oppose	Protect the privacy, security, tranquility, environmental benefits and aesthetics of rural lifestyle blocks.	Should be prohibited on sites that boundary private property.
Alliance Group Limited	S121.094	GIZ - General Industrial Zone	GIZ-R2	Support	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	Retain as notified

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					extension/upgrade does not change the risk profile of the facility (see HAZS-R1).	
Fire and Emergency NZ	S124.248	GIZ - General Industrial Zone	GIZ-R2	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
Environment Southland	S85.269	GIZ - General Industrial Zone	GIZ-R2	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.075	GIZ - General Industrial Zone	GIZ-R3	Support	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.	Retain as notified
HWR Property Limited	S108.014	GIZ - General Industrial Zone	GIZ-R3	Support	Supports the intentions for the General Industrial Zone	Reatin as notified

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Royal Forest and Bird Society of NZ Inc	S110.062	GIZ - General Industrial Zone	GIZ-R3	Amend	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	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors.
P & J Talbot	S12.011	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	To protect the reasons to live on a rural lifestyle block, tranquility, aesthetics, environmental benefits, security and lifestyle.	Training facilities should be setback 500m from private properties.
Alliance Group Limited	S121.095	GIZ - General Industrial Zone	GIZ-R3	Support	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).	Retain as notified
Fire and Emergency NZ	S124.249	GIZ - General Industrial Zone	GIZ-R3	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
Environment Southland	S85.270	GIZ - General Industrial Zone	GIZ-R3	Oppose in part	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	Include a performance standard regarding minimum floor levels

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					paths by preventing buildings structures and earthworks which could impede or redirect secondary flow paths.	
Silver Fern Farms	S40.076	GIZ - General Industrial Zone	GIZ-R4	Support	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.	Retain as notified
HWR Property Limited	S108.015	GIZ - General Industrial Zone	GIZ-R4	Support	Supports the intentions for the General Industrial Zone	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.063	GIZ - General Industrial Zone	GIZ-R4	Amend	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	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors
P & J Talbot	S12.012	GIZ - General Industrial Zone	GIZ-R4	Oppose	Service stations will create significant negative effects on surrounding properties.	No more service stations required in the Gore District.
Alliance Group Limited	S121.096	GIZ - General Industrial Zone	GIZ-R4	Support	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	Retain as notified

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					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).	
Fire and Emergency NZ	S124.250	GIZ - General Industrial Zone	GIZ-R4	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
Environment Southland	S85.271	GIZ - General Industrial Zone	GIZ-R4	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.077	GIZ - General Industrial Zone	GIZ-R5	Support	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).	Retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					The discretionary consenting status for a breach of GIZ-R1 to GIZ-R5(2) is supported.	
HWR Property Limited	S108.016	GIZ - General Industrial Zone	GIZ-R5	Support	Supports the intentions for the General Industrial Zone	Retain as notified
Royal Forest and Bird Society of NZ Inc	S110.064	GIZ - General Industrial Zone	GIZ-R5	Amend	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	Add: 3. There is no more than minor adverse effects on indigenous biodiversity or ecological corridors
Alliance Group Limited	S121.097	GIZ - General Industrial Zone	GIZ-R5	Support	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).	Retain as notified
Fire and Emergency NZ	S124.256	GIZ - General Industrial Zone	GIZ-R5	Support	Fire and Emergency support the provision of emergency service facilities in the light industrial zone as a permitted activity (GIZ-R5).	Retain as notified
Environment Southland	S85.272	GIZ - General Industrial Zone	GIZ-R5	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.078	GIZ - General Industrial Zone	GIZ-R6	Support	The rule provides an appropriate management framework for retail activities.	Retain as notified
P & J Talbot	S12.013	GIZ - General Industrial Zone	GIZ-R6	Oppose in part	Staorage has visual impacts on neighboring properties.	Increase the distance to boundary of stored items. No storage allows for reasons of convenience only i.e. car bodies, used building materials, hazardous liquids, gases, products
Alliance Group Limited	S121.098	GIZ - General Industrial Zone	GIZ-R6	Support	This rule provides an appropriate management framework for retail activities	Retain as Inotified
Fire and Emergency NZ	S124.251	GIZ - General Industrial Zone	GIZ-R6	Support	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 -	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Environment Southland	S85.273	GIZ - General Industrial Zone	GIZ-R6	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.079	GIZ - General Industrial Zone	GIZ-R7	Support	The rule provides an appropriate management framework for food and beverage activities.	Retain as notified
HWR Property Limited	S108.017	GIZ - General Industrial Zone	GIZ-R7	Support	Supports the function of the General Industrial Zone	Retain as notified
P & J Talbot	S12.016	GIZ - General Industrial Zone	GIZ-R7	Oppose in part	Food and beverage activity can create high traffic, unpleasant smells and attract undesirable people into a private/ secure area.	Food and Beverage setback of 1000m from adjacent properties to the GIZ. Restrict the hours to normal work hours, 24/7 prohibited.
Alliance Group Limited	S121.099	GIZ - General Industrial Zone	GIZ-R7	Support	The rule provides an appropriate management framework for food and beverage activities.	Retain as notified
Fire and Emergency NZ	S124.252	GIZ - General Industrial Zone	GIZ-R7	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.274	GIZ - General Industrial Zone	GIZ-R7	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.080	GIZ - General Industrial Zone	GIZ-R8	Support	The rule provides an appropriate management framework for offices.	Retain as notified
Alliance Group Limited	S121.100	GIZ - General Industrial Zone	GIZ-R8	Support	The rule provides an appropriate management framework for offices.	Retain as notified
Fire and Emergency NZ	S124.253	GIZ - General Industrial Zone	GIZ-R8	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
Environment Southland	S85.275	GIZ - General Industrial Zone	GIZ-R8	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.081	GIZ - General Industrial Zone	GIZ-R9	Support	The rule provides a suitable exception for caretaker dwellings and otherwise applies an appropriately restrictive (non-complying) management framework for residential activities.	Retain as notified
HWR Property Limited	S108.018	GIZ - General Industrial Zone	GIZ-R9	Oppose	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.	Remove rule or amend activity status to non-complying

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Alliance Group Limited	S121.101	GIZ - General Industrial Zone	GIZ-R9	Support	The rule provides a suitable exception for caretaker dwellings and otherwise applies an appropriately restrictive (non-complying) management framework for residential activities.	Retain as notified
Fire and Emergency NZ	S124.254	GIZ - General Industrial Zone	GIZ-R9	Support	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.	Retain as notified subject to the inclusion of GIZ-S11.
KiwiRail Holdings Ltd	S132.234	GIZ - General Industrial Zone	GIZ-R9	Amend	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).	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)
Environment Southland	S85.276	GIZ - General Industrial Zone	GIZ-R9	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Environment Southland	S85.277	GIZ - General Industrial Zone	GIZ-R10	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Fire and Emergency NZ	S124.255	GIZ - General Industrial Zone	GIZ-R11	Support	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	Retain as notified subject to the inclusion of GIZ-S11.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Environment Southland	S85.278	GIZ - General Industrial Zone	GIZ-R11	Oppose in part	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.	Include a performance standard regarding minimum floor levels
Silver Fern Farms	S40.082	GIZ - General Industrial Zone	GIZ-R12	Support	It is appropriate to restrict encroachment by non-industrial activities into the GIZ by way of a non-complying activity status.	Retain as notified
HWR Property Limited	S108.019	GIZ - General Industrial Zone	GIZ-R12	Support	Support the provisions of all other activities being non-complying in the General Industrial Zone.	Retain as notified
Alliance Group Limited	S121.102	GIZ - General Industrial Zone	GIZ-R12	Support	It is appropriate to restrict encroachment by non-industrial activities into the GIZ by way of a non-complying activity status.	Retain as notified
Silver Fern Farms	S40.084	GIZ - General Industrial Zone	GIZ-S1	Support	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.	Retain as notified
HWR Property Limited	S108.020	GIZ - General Industrial Zone	GIZ-S1	Support	No reason provided.	Retain as notified
P & J Talbot	S12.018	GIZ - General Industrial Zone	GIZ-S1	Oppose in part	Protect the aesthetics, shading impact and property value.	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
Alliance Group Limited	S121.104	GIZ - General Industrial Zone	GIZ-S1	Support	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	Retain as notified
Fire and Emergency NZ	S124.257	GIZ - General Industrial Zone	GIZ-S1	Support	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	Retain as notified

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
HWR Property Limited	S108.021	GIZ - General Industrial Zone	GIZ-S2	Support	No reason provided.	Retain as notified
P & J Talbot	S12.022	GIZ - General Industrial Zone	GIZ-S2	Oppose in part	Rural lifestyle will also be impacted.	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.
HWR Property Limited	S108.022	GIZ - General Industrial Zone	GIZ-S3	Oppose	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 Road which has General Residential land bordering the site to the east and rural lifestyle zoned land bordering the site to the west.	Amend to require minimum 2 metre setback where the boundary adjoins a site not in the GIZ or LIZ Zone
P & J Talbot	S12.024	GIZ - General Industrial Zone	GIZ-S3	Oppose	Allows for sufficient screening, land scaping, green strip, security fencing etc.	Increase the setback distance of buildings to the full height of the building, and a minimum of 15 meters. No reduction in setbacks permitted.
Fire and Emergency NZ	S124.258	GIZ - General Industrial Zone	GIZ-S3	Support	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.	Retain as notified
Silver Fern Farms	S40.085	GIZ - General Industrial Zone	GIZ-S4	Support	The 2 m setback requirement is appropriate to optimize the efficient use of land in the General Industrial Zone.	Retain as notified
P & J Talbot	S12.026	GIZ - General Industrial Zone	GIZ-S4	Oppose	Large buildings could be setback 2m from a private RoW, and there would be no provision for screening, sound protection, aesthetics, green strip etc.	Setbacks from RoW to be the same as boundary setbacks. No reduction in setbacks permitted.
Alliance Group Limited	S121.105	GIZ - General Industrial Zone	GIZ-S4	Support	The 2 m setback requirement is appropriate to optimise the efficient use of land in the General Industrial Zone.	Retain as notified
P & J Talbot	S12.028	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	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.	Applicants shall be required to perform "environmental good work" if riparian planting is not neccessary.
P & J Talbot	S12.029	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	Parties on the opposite bank may not be in a position to plant or improve erosion control methods.	If the waterway forms aboundary, the applicants should be liable forriparian planting on theopposite bank or erosioncontrol.
Alliance Group Limited	S121.106	GIZ - General Industrial Zone	GIZ-S5	Amend	The eastern boundary of the southern site of the Alliance Matura plant immediately abuts the Matura 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 Matura	The rule be modified so that this standard does not apply to the Alliance site (Lot 1 DP588607).

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					River, potential effects on the matters of discretion from locating a building or structure within 20 m of the Maitava 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.	
Environment Southland	S85.279	GIZ - General Industrial Zone	GIZ-S5	Oppose in part	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.	Include a performance standard regarding minimum floor levels
HWR Property Limited	S108.023	GIZ - General Industrial Zone	GIZ-S6	Support in part	Clarity around what is considered suitable minimum landscaping will help landowners make informed choices.	Amend to include minimum requirements min 1m height
Waka Kotahi NZ Transport Agency	S112.161	GIZ - General Industrial Zone	GIZ-S6	Support in part	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.	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.
Fire and Emergency NZ	S124.259	GIZ - General Industrial Zone	GIZ-S6	Support in part	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.	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.
P & J Talbot	S12.031	GIZ - General Industrial Zone	GIZ-S7	Oppose in part	Some choices of screening may create further visual effects on neighboring sites.	All screening must be approved by neighbouring property owners.
P & J Talbot	S12.032	GIZ - General Industrial Zone	GIZ-S8	Oppose in part	Security fencing can be ugly and overly "industrial" looking.	Additional screening is required for security fences along boundaries with rural, rural lifestyle, public orresidential zones.
Waka Kotahi NZ Transport Agency	S112.162	GIZ - General Industrial Zone	GIZ-S8	Support in part	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	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.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
					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.	
Fire and Emergency NZ	S124.260	GIZ - General Industrial Zone	GIZ-S8	Support in part	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.	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.
HWR Property Limited	S108.024	GIZ - General Industrial Zone	GIZ-S9	Oppose	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.	Delete Provision
HWR Property Limited	S108.025	GIZ - General Industrial Zone	GIZ-S10	Oppose	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 certainly outdoor living space within the GIZ 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.	Delete provision
Silver Fern Farms	S40.083	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Support	Silver Fern Farms seeks a consenting pathway for "seasonal workers accommodation" in the General Industrial Zone. Refer to full submission for reasons	Insert new rule follows: GIZ-RXX Seasonal workers accommodation Activity status: Discretionary Activity status where compliance not achieved: N/A
Royal Forest and Bird Society of NZ Inc	S110.065	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Amend	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.	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.

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Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Alliance Group Limited	S121.103	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Support	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.	Insert new rule follows: GIZ-RXX Seasonal workers accommodation Activity status: Discretionary Activity status where compliance not achieved: N/A
Ministry of Education	S125.079	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Support	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.	Educational FacilitiesActivity status: Discretionary
Fire and Emergency NZ	S124.261	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Not Stated	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.	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 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'
KiwiRail Holdings Ltd	S132.235	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Amend	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.	Insert new standard (after GIZ-S4) as follows: Setback from rail corridorAll 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.
New Zealand Heavy Haulage Association	S77.013	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Support	"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.	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.

SUMMARY OF SUBMISSIONS

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Environment Southland	S85.280	GIZ - General Industrial Zone	GIZ-Additional provisions sought	Oppose in part	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.	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.