

Submitter: Fellrock Developments Limited and TTT Products Limited

Submission number: 543

Submitter	Submitter no.	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
543.1			Retain the proposed Industrial Zone of the property at 42-97 Bollard Road, Tuakau (comprising Lot 1 and Part Lot 2 DP 32049 – NA51D/1149, Lot 1 DP 41468, Lot 2 DP 96093, Lot 1 DP 97810 and Part Lot 3 DP 32049 – NA53B/720 and Lot 1 DP 96093 – NA52A/673) with amendments to Rules 20.2.1 and 20.3.1 as sought in the submission; OR Amend the zoning of property located at 42 to 97 Bollard Road, Tuakau from Industrial to Heavy Industrial Zone if the amendments sought to the Industrial Zone, as sought in the submission, are not Accepted.	Accept in part	Decision Report 28D: Zoning - Tuakau
FS1388.750	Mercury NZ Limited for Mercury E	Oppose		Reject	
543.2			Amend the definition of 'industrial activity' in Chapter 13 Definitions, as follows: Means the production, processing, bulk moving or storage in bulk of any materials, goods or products; and other accessory activities: ...	Accept in part	Decision Report 30: Definitions
FS1388.751	Mercury NZ Limited for Mercury E	Oppose		Reject	
543.3			Retain ancillary retail (P6) and offices ancillary to an industrial activity (P4) being permitted activities (Rule 20.1.1); AND Amend Rule 20.1.1 P4 and P6 Permitted Activities, as follows: Activity Activity-specific conditions P4 Office ancillary to an industrial activity Less than 100m² gfa; or Does not exceed 30% of all buildings on the site. Nil P6 Ancillary retail Does not exceed 10% of all buildings on the site. Nil	Reject	Decision Report 21: Industrial Zones

FS1388.752	Mercury NZ Limited for Mercury E	Oppose		Accept	
543.4			Delete Rule 20.2.1 Servicing and hours of operation.	Accept	Decision Report 21: Industrial Zones
543.5			Amend Rule 20.2.2 CI Landscape planting, as follows: (a) Any <u>new</u> activity on a lot that has a side and/or rear boundary adjoining any Residential, Village, Country Living or Reserve Zone shall provide a 3m <u>1m</u> wide landscaped strip running parallel with the side and/or rear boundary; and (b) Any <u>new</u> activity on a lot that contains, or is adjacent to, a river or a permanent or intermittent stream shall provide an 8m wide landscaped strip measured from the top edge of the closes bank and extending across the entire length of the watercourse.	Reject	Decision Report 21: Industrial Zones
FS1353.8	Tuakau Proteins Limited	Support		Reject	
FS1353.18	Tuakau Proteins Limited	Support		Reject	
543.6			Retain Rule 20.2.5.1 Earthworks, except for the amendments outlined below; AND Amend Rule 20.2.5.1 P1(a) Earthworks - General, as follows: (a) Earthworks (excluding the importation of fill material) within a site must meet all of the following conditions: (i) be located more than 1.5 m horizontally from any waterway, open drain or overland flow path; (ii) not exceed a volume of more than 250m³ <u>2000m³</u> ; (iii) not exceed an area of more than 4000m² <u>10,000m²</u> over any consecutive 12 month period; (iv) the total depth of any excavation or filling does not exceed 1.5m above or below ground level; ...	Accept	Decision Report 21: Industrial Zones
543.7			Retain Rule 20.2.6 Hazardous Substances; AND Retain Appendix 5 Hazardous Substances.	Reject	Decision Report 11: Hazardous Substances and Contaminated Land

FS1388.753	Mercury NZ Limited for Mercury E	Oppose		Accept	
543.8			Retain notified Rule 20.2.7.1 Signs - General.	Accept	Decision Report 21: Industrial Zones
543.9			Amend Rule 20.2.8 PI Outdoor storage of goods or materials, as follows: PI (a) Outdoor storage of goods or materials must comply with all the following conditions: ... (iv) not exceed 30% site coverage; ... (v) be set back at least 3m <u>1.5m</u> from the boundary of any: ...	Accept	Decision Report 21: Industrial Zones
FS1134.72	Counties Power Limited	Support		Accept	
543.10			Amend Rule 20.3.4.2 PI (a)(i)(B) Building setback - water bodies, as follows: PI (a) A building must be set back a minimum of 30m from: (i) the margin of any: A. lake; B. wetland <u>identified as a Significant Natural Area of the planning maps;</u> and ...	Accept in Part	Decision Report 21: Industrial Zones
FS1388.754				Accept in Part	
543.11			Retain Rule 20.4.1 Subdivision General, except for the amendments outlined below; AND Delete Rule 20.4.1 RDI (a)(iii) Subdivision - General; AND Amend Rule 20.4.1 RDI (b) Subdivision- General to add additional matters of discretion related to the design, layout and number of rear lots (or include this as a requirement where more than 5 lots are being created). AND Add a new Controlled Activity to Rule 20.4.1 Subdivision General for subdivision around an existing development with the matters of control being limited to design, layout, access and servicing.	Accept in Part	Decision Report 21: Industrial Zones
FS1388.755	Mercury NZ Limited for Mercury E	Oppose		Accept in Part	
543.12			Retain Rule 20.4.2 Subdivision - Boundaries for Records of Title.	Accept	Decision Report 21: Industrial Zones

543.13			Retain Rule 20.2.9 Indigenous vegetation clearance inside a Significant Natural Area.	Accept in Part	Decision Report 9: Significant Natural Areas
543.14			Amend Rule 20.3.1 PI(a)(i) Building height, as follows: PI (a) The maximum height of a building must not exceed: (i) 15m <u>20m</u> ; or	Reject	Decision Report 21: Industrial Zones
543.15			Retain Rule 20.3.2 Building height in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape.	Accept in part	Decision Report 10: Landscapes
543.16			Retain Rule 20.3.3 Daylight admission, except for the amendments outlined below; AND Amend Rule 20.3.3 Daylight Admission to exclude boundaries with the Heavy Industrial Zone.	Accept	Decision Report 21: Industrial Zones
543.17			Retain Rule 20.3.4.1 Building setbacks.	Accept	Decision Report 21: Industrial Zones