

Proposed Waikato District Plan

Submission form

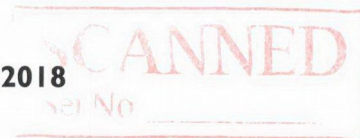
RMA Form 5



ECM Project: DPRPh5-03
ECM #
Submission #
Customer # 157697, 162402
Property # N/A

To submit electronically please go to: www.waikatodistrict.govt.nz/pdp

Closing date for submissions: 5pm on Tuesday 9 October 2018



Submitter details: (please note that the (*) are required fields and must be completed)

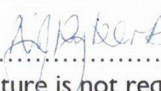
| | |
|---|-----------------------|
| First name*: Penny | Last name*: Gallagher |
| Organisation: Synlait Milk Ltd | |
| On behalf of: | |
| Postal address*: Private Bag 806, | |
| Suburb: | Town/City*: Ashburton |
| Country: | Postal code*: 7740 |
| Daytime phone: | Mobile: 0278403197 |
| Email address*: Penny.Gallagher@synlait.com | |
| Please tick your preferred method of contact* | |
| <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal | |
| Correspondence to* | |
| <input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> Both | |
| Trade competition and adverse effects:* | |
| <input type="checkbox"/> I could <input checked="" type="checkbox"/> I could not | |
| gain an advantage in trade competition through this submission. | |
| Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part I of Schedule I of the Resource Management Act 1991. | |
| Would you like to present your submission in person at a hearing? | |
| <input checked="" type="checkbox"/> Yes | |
| <input type="checkbox"/> I do NOT wish to speak in support of my submission and ask that this submission be fully considered. | |
| If others make a similar submission I will consider presenting a joint case with them at the hearing (do not tick if you would not consider a joint case). | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |

| |
|---|
| Please complete the following for every submission point: |
| Provision number (e.g. 22.4.1.2 P2(a)): |
| Physical address of the property concerned (if relevant to your submission): |
| Do you: <input type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Neutral |

| |
|--------------------------------------|
| The decision I would like is: |
| |
| |
| |
| |
| |
| |
| |
| |
| |

| |
|--------------------------------------|
| My reasons for the above are: |
| |
| |
| |
| |
| |
| |
| |
| |
| |

Please return this form **no later than 5pm on 9 October 2018** to:
 Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742, or e-mail: districtplan@waidec.govt.nz

Signed:  for Penny Gallagher Date: 8 October 2018
 (A signature is not required if you make your submission by electronic means)

| |
|---|
| PRIVACY ACT NOTE: Please note that all information provided in your submission will be used to progress the process for this proposed district plan, and may be made publicly available. |
|---|

| | |
|--|--|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 1, 1.5.1 (c) Compact urban development 1.5.5 (c) Services and general infrastructure | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input checked="checked" type="checkbox"/> |
| Oppose | <input type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Retain, as generally written: 1.5.1 (c) Compact urban development 1.5.5 (c) Services and general infrastructure |

| |
|--|
| My reasons for the above are: |
| <p>Clause 1.5.1(c) recognises the need for an integrated approach to growth to provide certainty to landowners and to inform long-term investment decisions.</p> <p>Clause 1.5.5(c) recognises that growth should be managed to avoid, remedy or mitigate conflicts or incompatibilities (including reverse sensitivity effects).</p> <p>Synlait Milk Ltd "Synlait" is investing significant capital into the development of a dairy plant at 45 McDonald Road, which is zoned for Heavy Industry.</p> <p>Synlait relies upon the Council to set and implement policies to integrate infrastructure with development, including wastewater, water and roading in a manner that anticipates and provides for heavy industry use in this location. It is also reliant on the Council to set and implement policies that will protect significant capital investment in the dairy industry from sensitive activities that may demand more restrictive environmental conditions.</p> |

| | |
|---|--|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 4: Urban Environment Policy 4.1.6 (b) | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input checked="checked" type="checkbox"/> |
| Oppose | <input type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--------------------------------------|
| The decision I would like is: |
| Retain Policy 4.1.6 (b) |

| |
|--|
| My reasons for the above are: |
| <p>Synlait's development at 45 McDonald Road is consistent with this policy.</p> <p>Pokeno is identified as an "industrial strategic growth node".</p> <p>As an industrial strategic growth node, the provision of infrastructure and services to this location is a matter of strategic, if not regional importance. It is also inherent that a range of industrial activity is provided for in this location and protected from sensitive activities which may undermine its ability to efficiently operate as a site of strategic importance.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 4.6 Industrial and Heavy Industrial Zones Objective 4.6.1 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Objective 4.6.1 to recognise that the economic growth of industry is supported and strengthened by providing for <u>heavy and general industrial activities</u> . |

| |
|--|
| My reasons for the above are: |
| <p>Economic growth of the district's industry is strengthened where diversity in economic activity is provided for and enabled.</p> <p>The definition of industry covers a broad spectrum of activities from those industrial activities which operate more at a service level, through to heavier processing and manufacturing.</p> <p>Accordingly, the District Plan objectives and policies require greater articulation to recognise the range in industrial activity and further explanation as to how the district plan intends to provide for these activities.</p> <p>Heavier industrial activities need to have confidence that there are locations within the district where the tolerances for heavier traffic, larger buildings and a reduced level of amenity are provided for.</p> |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 4.6 Industrial and Heavy Industrial Zones Policy 4.6.2 Provide Industrial Zones with different functions. | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Policy 4.6.2 (ii) to provide greater distinction between the General Industrial and Heavy Industrial Zones in terms of the activities and environmental outcomes anticipated. |

| |
|--|
| My reasons for the above are: |
| <p>The policy difference in the Proposed District Plan between industrial and heavy industrial zones is limited to being either close to or separated from more sensitive zones. The policy fails to acknowledge that it is important for heavy industry to have a place to go where it can operate efficiently with more lenient provisions.</p> <p>The policy also fails to acknowledge the economic benefits of heavy industry that, if appropriately located in a heavy industrial zone, require protection from reverse sensitivity i.e. encroachment from, or having to reduce operation in order to address higher environmental outcomes sought by sensitive activities.</p> |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 4.6 Industrial and Heavy Industrial Zones Policy 4.6.3 Maintain a sufficient supply of industrial land. | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Policy 4.6.3 to read "Maintain a sufficient supply of appropriately located industrial land, recognising the different locations required by heavy industry and general industry. " |

| |
|--|
| My reasons for the above are: |
| <p>This submission is part of a wider concern that the Proposed District Plan does not provide sufficient articulation of the different requirements between general and heavy industrial land uses.</p> <p>The location of Heavy Industrial Zoning should also be protected from encroachment by sensitive activities and proposals for residential and rural-residential rezoning.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 4.6 Industrial and Heavy Industrial Zones Objective 4.6.6 Manage adverse effects | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Create a new objective and policy which recognises that adverse effects arising from General Industrial and Heavy Industrial zones require different management approaches, with more lenient standards in the Heavy Industrial Zone being appropriate. |
| Amend Policy 4.6.7 to address management of adverse effects through the location of zones (relative to more sensitive environments) and the use of the General Industrial Zone as a buffer. |

| |
|--|
| My reasons for the above are: |
| The current wording of Objective 4.6.6 is about managing effects on sensitive activities and ecosystem values outside industrial zones. It does not consider managing adverse effects at different thresholds or levels between the 2 industrial zones. |
| Part of the management approach to managing effects on sensitive activities should include the <u>location</u> of the zones, and not just management of activities at the interface. The “role” of the General Industrial Zone is to provide a buffer between Heavy Industrial Zones and more sensitive zones. This policy approach would in turn enable different standards of management of environmental effects between the two zones, allowing the Heavy Industrial Zone to provide for heavier activities which have more noise, odour, heavy traffic etc. |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: Chapter 4.6 Industrial and Heavy Industrial Zones Policy 4.6.7 Management of adverse effects within industrial zones. | |
| Physical address of the property concerned (if relevant to your submission): 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Policy 4.6.7 so that significant adverse effects from heavy industrial sites are managed and mitigated where practicable , but otherwise that adverse effects (that are not significant) should be considered consistent with the environmental outcomes anticipated for heavy industrial activity. |

| |
|---|
| My reasons for the above are: |
| <p>The policy approach to management of adverse effects does not distinguish between general and heavy industrial zones.</p> <p>There needs to be an appropriate zone for heavy industry which allows heavy industry to produce adverse effects with a more lenient threshold than general industry, and general industry should 'buffer' those zones from sensitive activities.</p> <p>In addition, it is noted that while Policy 4.6.7 is about protecting sensitive activities and ecosystems from the effects of industrial activities, there is no policy about protecting heavy industry which is appropriately located in a Heavy Industrial Zone from encroachment by residential and sensitive activities.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Structure and Master Plans Policy 4.7.14 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| <p>Policy 4.7.1.4 is amended to refer to approved structure or master plans that are either included within or incorporated by reference into the District Plan.</p> <p>The Proposed District Plan does not include the Pokeno Structure Plan. Synlait would like the Pokeno Structure Plan included within, or incorporated by reference into the Proposed District Plan.</p> |

| |
|--|
| My reasons for the above are: |
| <p>There is concern that a Structure Plan which is "approved" by the Council, but not included in the District Plan will take on the effect of a rule through application of Policy 4.7.14.</p> <p>This scenario would mean that land owners and developers may be forced to comply with a Structure Plan which they have not had any ability to submit on in accordance with Schedule 1 processes of the RMA.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 5 Rural Environment generally | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| The addition of policies which specifically address the potential for increased density of dwellings in the rural environment to encroach on lawfully established heavy industrial activities in adjoining zones. |

| |
|---|
| My reasons for the above are: |
| In order to achieve the objectives in Chapter 4.6 Heavy and Industrial Zones, it is essential that the efficient operation of heavy industrial activities located in appropriate zones is not threatened or undermined by the development and encroachment of dwellings or other sensitive activities within an adjoining rural zone. |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 5.3 Rural Character and Amenity Policy 5.3.2 Policy – Productive rural activities | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| The addition of a new sub-clause to Policy 5.3.2 is added: 5.3.2 (iv) Encourage the adoption of sustainable farming practices to ensure long-term operation of farming as part of the rural economy. |

| |
|--|
| My reasons for the above are: |
| <p>Synlait supports the adoption of best practice in farming.</p> <p>Synlait has developed a programme called “Lead with Pride” which recognises and financially rewards suppliers who achieve dairy farming best practice. Synlait considers similar policy should be included in the District Plan to ensure farming is maintained as a long term economic use and a land use that is consistent with a quality rural environment.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 6 Infrastructure and Energy Section 6.3 Energy and Objective 6.3.1 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Objective 6.3.1 – Renewable energy to read as follows, or using similar wording which achieves the same or similar outcome: |
| Objective – Renewable energy (a) Energy efficient design and an increase in renewable electricity generation <u>and the use of carbon-free energy sources are promoted.</u> |
| Add a new policy as Policy 6.6 which reads as follows, or using similar wording which achieves the same or similar outcome: |
| “6.3.6 Policy – Future carbon free energy sources (a) Provide for the investigation, development, operation, maintenance and upgrading of carbon free energy sources associated with industrial activities.” |

| |
|---|
| My reasons for the above are: |
| Synlait supports initiatives to investigate, trial and potentially adopt practices that will positively contribute to achievement of a low carbon economy for New Zealand. The transition from traditional energy sources for industry will occur over a period of years. Accordingly, it is appropriate that the District Plan contains a policy that supports the introduction of structures and activities which may be required to investigate, develop, operate, maintain and up-grade new and non-traditional forms of energy generation for industrial activities. |

| | |
|--|--|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 6 Infrastructure and Energy Policy 6.4.3 Infrastructure Location and Services | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input checked="checked" type="checkbox"/> |
| Oppose | <input type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--------------------------------------|
| The decision I would like is: |
| Retain Policy 6.4.3. |

| |
|---|
| My reasons for the above are: |
| Synlait is supportive that the zoning of urban areas, including Heavy Industrial Zones, is co-ordinated with the supply of infrastructure and services. This should ensure that the Heavy Industrial Zone is able to be used for its intended purposes without undue limitation on traffic movements and access to water and wastewater services. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 10.1 Hazardous Substances 10.1.1 to 10.1.4 Objective and Policies | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| <p>Delete 10.1 Hazardous Substances in its entirety.</p> <p>Or as a second, but less favoured outcome, amend 10.1 Hazardous Substances so that objectives and policies in the District Plan only concern the management of Hazardous Substances in highly sensitive environments such as Significant Natural Areas.</p> |

| |
|--|
| My reasons for the above are: |
| <p>The inclusion of objectives and policies for hazardous substances in the Proposed District Plan duplicates legislation and offers no additional environmental protections to those already achieved through other regulations. This is particularly so in a Heavy Industrial Zone where hazardous substances are anticipated.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: Chapter 13 Definitions Earthworks Noise sensitive activity Notional boundary Sensitive land use Significant Natural Areas Use Vegetation Clearance | |
| Physical address of the property concerned (if relevant to your submission): 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input checked="" type="checkbox"/> |
| Oppose | <input type="checkbox"/> |
| Neutral | <input type="checkbox"/> |
| The decision I would like is: | |
| Retain these definitions as Notified. | |
| My reasons for the above are: | |
| The definitions provide appropriate interpretation in administration of the District Plan. | |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 13 Definitions Industrial Activity | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| Amend the definition of Industrial activity to be consistent with the Draft National Planning Standard definition for Industrial activity or amend the definition to ensure that it includes research facilities, laboratories, yard-based activities, logistics and transport related activities which are ancillary components of industrial activities. |

| |
|---|
| My reasons for the above are: |
| The definition in the Proposed District Plan is too limiting and does not take account of ancillary activities often associated with industrial activities. |
| The definition in the Proposed District Plan is inconsistent with the definition in the Draft National Planning Standards. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 14.11 Water, Wastewater, Stormwater 14.11.1 Permitted Activities P1 and P7 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Delete or amend P1 and P7 to the extent that any duplication with regional rules concerning management of stormwater are removed. |

| |
|---|
| My reasons for the above are: |
| These provisions appear to duplicate and go beyond the control of regional council rules. In terms of s32, the duplication of regional plan rules in a district plan is neither efficient or effective. It adds cost and an unnecessary duplication of compliance in order to achieve the same environmental outcome. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 14.12 Transportation 14.12.1 Permitted activities P4 (e) | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| <p>Either amend Rule P4(e) by significantly increasing the maximum number of vehicle movements per day and increasing the percentage of heavy vehicle movements;</p> <p>or</p> <p>Delete Rule P4(e) and replace with a new rule, similar to that adopted in the Auckland Unitary Plan where developments over 10,000m² trigger a requirement for an Integrated Transport Assessment.</p> |

| |
|---|
| My reasons for the above are: |
| <p>The rule is unnecessarily restrictive. The place for heavy vehicle movements is in a Heavy Industrial Zone and any limit set within Rule P4(e) should therefore reflect the types of activities anticipated in the zone.</p> <p>The alternative to adopting a set number of traffic movements, is to require larger scaled developments to undertake an Integrated Transport Assessment. This enables the specific traffic profile associated with larger scaled activities and the particular characteristics of the locality to be assessed.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 21.1 Land Use - Activities Heavy Industrial Zone Permitted Activities | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Broaden the range of ancillary activities as permitted activities in the Heavy Industrial Zone. |

| |
|--|
| My reasons for the above are: |
| <p>The current list of ancillary activities listed as permitted is limited to offices, food outlets and retail. This fails to acknowledge the broad range of activities which may be co-located or an ancillary component of a Heavy Industry. For example, at a dairy processing plant ancillary activities may include:</p> <ul style="list-style-type: none"> - On-site security facilities and buildings - Rail infrastructure and rail activities - Carparking - Truck depot and servicing - Water, wastewater and stormwater infrastructure - Energy generation - Laboratories and testing facilities - Facilities for research and development - Marketing, sales, packaging, distribution and logistics |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.2 Land Use - Effects 21.2.2 Landscape Planting | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend Rule 20.2.2 C1(b) so that where a lot contains a permanent or intermittent stream that the total width of the landscape strip is 4m on both sides of the stream, providing an 8m wide landscape strip in total. |

| |
|--|
| My reasons for the above are: |
| <p>The creation of 8m wide landscape strips either side of a permanent or intermittent stream within an industrial zoned property may result in the loss of land available for efficient uses.</p> <p>Whilst the need for planting to assist in improved water quality is acknowledged, a setback is not required for the purposes of enhancing a publicly accessible environment.</p> |

| | |
|--|--|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.2 Land Use - Effects 21.2.3 Noise Rule 21.2.3.1 Noise – General Rule 21.2.3.3 Noise – Construction | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input checked="checked" type="checkbox"/> |
| Oppose | <input type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--------------------------------------|
| The decision I would like is: |
| Retain the proposed provision. |

| |
|--|
| My reasons for the above are: |
| The proposed rule provides for an appropriate level of noise effects, consistent with activities in a Heavy Industrial Zone. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.2 Land Use - Effects 21.2.5 Earthworks - General Rule 21.2.5.1 P1 (a) and P3 (a) | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| Delete the proposed provisions for earthworks in a Heavy Industrial Zone relating to P1 (a) (ii), (iii) and (iv), and P3 (a) (i) and (ii) being: <ul style="list-style-type: none"> - the total depth of cut or fill; - the area and volume of material; and - any limitations on imported fill material where it is to be used for a building platform for which building consent has been obtained. Replace with new provisions which enable earthworks to be permitted at a scale consistent with the scale of buildings anticipated in a Heavy Industrial Zone e.g.,: <p>Total depth of fill or cut is 5m</p> <p>Not exceed an area >10,000m² or a volume of 10,000m³ for each earthwork project</p> <p>No controls on imported fill material where it is to be used for a building platform for which building consent has been obtained.</p> |

| |
|--|
| My reasons for the above are: |
| <p>Where fill material is being imported onto a site as part of a building platform and for which a building consent has been approved, there are no or negligible environmental effects arising from the use of the material. Accordingly, there should not be a limit on the volume or area of such material and it should be exempt from earthworks rules. This is also a potential duplication of regulation, with a resource consent offering no environmental outcomes beyond those which are already appropriately achieved through a building consent.</p> <p>The construction of large-footprint buildings can be anticipated within the Heavy Industrial Zone. Accordingly, an earthworks rule should establish an appropriate threshold for consideration of environmental effects which takes into account the needs of permitted activities. In doing so, the district plan provisions should also be aligned with the controls available to regulate earthworks under other mechanisms such as the Regional Plan and the Building Act.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: Chapter 21.2 Land Use Effects Rule 21.2.6 Hazardous Substances | |
| Physical address of the property concerned (if relevant to your submission): 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--------------------------------------|
| The decision I would like is: |
| Delete Rule 21.2.6 in its entirety. |

| |
|---|
| My reasons for the above are: |
| The inclusion of rules for hazardous substances in the Proposed District Plan duplicates legislation and offers no additional environmental protections to those already achieved through other regulations. This is particularly so in a Heavy Industrial Zone where hazardous substances are anticipated. |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.2 Land Use Effects 21.2.7 Signs Rule 21.2.7.1 Signs Rules 21.2.7.1 to 21.2.7.2 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| <p>Include a rule to allow signs for way-finding, health and safety and other regulatory requirements eg signage required for storage of hazardous substances as a permitted activity.</p> |

| |
|---|
| My reasons for the above are: |
| <p>Signage relating to way-finding, health and safety and other regulatory requirements is typically internal to the operation of a site and is provided for the benefit and safety of workers and visitors to a site.</p> <p>Such signs are generally sized to provide messages to users within a site. Accordingly, these are not “marketing” messages intended to sell products or services and there is no external impact on the amenity values of Heavy Industrial Zones.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.3 Land Use – Building Rule 21.3.1 Height - General P1 | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| Amend P1(ii) to provide for a maximum height of 25m over the balance of the net site area. |

| |
|---|
| My reasons for the above are: |
| Large single span buildings can be anticipated within the Heavy Industrial Zone. Such buildings may require height above 20m to provide the required building span and to accommodate the activities and storage that is associated with warehousing and distribution activities. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| 21.3 Land Use – Building 21.3.3 Daylight Admission | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| Delete the requirement for a recession plane in the Heavy Industrial Zone, (except where a Heavy Industrial Zone directly adjoins a Residential Boundary). |

| |
|---|
| My reasons for the above are: |
| Heavy Industrial Zones are typically anticipated to be zones where activities with the potential to create more adverse environmental effects are located within a district. The land value, nature of the activities, and often large utilitarian buildings potentially require a high degree of land use efficiency. In combination, these factors do not suggest that a high degree of access to sunlight or maintenance of amenity for pedestrians is required within the zone. Accordingly, the inclusion of a recession plane control within the Proposed District Plan is unnecessary and results in inefficiencies in the use of physical resources within a Heavy Industrial Zone. |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: 22.3 Land Use – Building 22.3.7.2 Building setback – sensitive land use 22.3.7.4 Building setback – Noise Sensitive Activities Appendix I: | |
| Physical address of the property concerned (if relevant to your submission): 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend 22.3.7.2 Building setback – sensitive land use and 22.3.7.4 Building setback – Noise sensitive activities to include a requirement for sensitive land uses and Noise Sensitive Activities to be setback from a Heavy Industrial boundary. |

| |
|--|
| My reasons for the above are: |
| The Proposed District Plan imposes setbacks for sensitive land use and noise sensitive activities from arterial roads, quarries, intensive farming, airports, power stations and the gun club. The Proposed Plan fails to provide the same protection for heavy industrial zones, which are equally vulnerable to reverse sensitivity effects from the encroachment of housing and other sensitive activities. Such encroachment may result in restrictions on the efficient operation of heavy industrial activities which have legitimately sought to locate in a Heavy Industrial Zone. |

| | |
|--|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: | |
| Chapter 22 Rural Zone Chapter 22.4 Subdivision Rule 22.4.1.2 General Subdivision RDI (b) (iv) | |
| Physical address of the property concerned (if relevant to your submission): | |
| 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|--|
| The decision I would like is: |
| Amend the wording of Rule 22.4.1.2 General Subdivision RDI (b) (iv) to read: “potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity”. |

| |
|---|
| My reasons for the above are: |
| <p>Whilst reverse sensitivity effects are noted, the provision has minimal wording and is therefore not as clear or as effective as it could be. More concise wording would assist administration of the District Plan and clarify that it is the subdivision creating the reverse sensitivity effect and not vice versa.</p> <p>Synlait seeks a more clearly articulated provision that describes the scenario where reverse sensitivity may arise as an issue e.g., “potential for reverse sensitivity effects to adversely affect activities vulnerable to encroachment from sensitive land uses”.</p> |

| | |
|---|-------------------------------------|
| Please complete the following for every submission point: | |
| Provision number: Chapter 22 Rural Zone Rule 22.4.1.5 Rural Hamlet RDI(b)(iv) | |
| Physical address of the property concerned (if relevant to your submission): 45 McDonald Road, Pokeno | |
| Do You: | |
| Support | <input type="checkbox"/> |
| Oppose | <input checked="" type="checkbox"/> |
| Neutral | <input type="checkbox"/> |

| |
|---|
| The decision I would like is: |
| Amend the wording of Rule 22.4.1.5 Rural Hamlet RDI (b) (iv) to read as “potential for subdivision and subsequent activities to adversely affect adjoining activities through reverse sensitivity”. |

| |
|---|
| My reasons for the above are: |
| <p>Whilst reverse sensitivity effects are noted, the provision has minimal wording and is therefore not as clear or as effective as it could be. More concise wording would assist administration of the District Plan and clarify that it is the subdivision creating the reverse sensitivity effect and not vice versa.</p> <p>Synlait seeks a more clearly articulated provision that describes the scenario where reverse sensitivity may arise as an issue e.g., “potential for reverse sensitivity effects to adversely affect activities vulnerable to encroachment from sensitive land uses”.</p> |