

Wellington City Proposed District Plan

Hearing Stream 4 - General Industrial Zone

Appendix B

- Recommended Responses to Submissions and Further Submissions

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Oyster Management Limited	404.4	Interpretation Subpart / Definitions / New definition	Amend	Seeks that a new definition for "indoor exercise facilities" be added to clarify that activities such as gyms can be provided for separately from other "recreation activities" [Refer to original submission for full reason] .	Add a new definition as follows: "Indoor exercise facilities" means indoor facilities used for exercise including gyms. Includes ancillary administrative activities such as offices."	Reject	No
Shelly Bay Road Limited	324.1	Mapping / Mapping General / Mapping General	Oppose	Supports the rezoning of 3 Shelly Bay from General Industrial Zone to Mixed Use Zone. The site known as Burnham Wharf is currently zoned as Business 2 Zone and subject to specific operational port rules. The site is currently being used as a car storage and bus parking area. The proposed district plan is to rezone this as a general industrial zone. The properties on the opposite side of the road are to be zoned either residential or mixed use. The General Industrial Zone does not allow for residential activities. The owners of the property request that the zone is changed from General Industrial Zone to Mixed Use to allow for the potential of future residential activities to occur. This would be in keeping with the surrounding wharf areas, such as Shelly Bay and allow for residential development in a desirable area close to Miramar. As this land is not held by the port authorities, it is not being used for port (or heavy industrial) activities. It will likely never be used as a functioning wharf again as the infrastructure and related buildings are removed from site. Thus, keeping this zoned for shipping or industrial activities will mean that the owners who wish to alleviate the residential housing market strain will need to put in a considerable amount of effort at the consenting stage. As such the most appropriate zone for this land is mixed use as it is a better management of resources. Any reverse sensitivity effects (such as noise and light) can be controlled with standards as is currently achieved in the central and centres area.	Rezone 3 Shelly Bay from General Industrial Zone to Mixed Use Zone.	Reject	No
Wellington International Airport Limited	FS36.245	General / Mapping / General	Oppose	WIAL opposes the proposed rezoning request as it will result in the intensification of noise sensitive activities within the "Inner Noise Overlay" (or Air Noise Boundary) at Wellington Airport, giving rise to potential reverse sensitivity effects on WIAL.	Disallow	Accept	No
Miriam Moore	433.3	Mapping / Rezone / Rezone	Amend	Considers that the Proposed District Plan provides a good opportunity to rezone the general industrial pocket along Main Road (south of Tawa Street) in Tawa to Mixed Use Zone. Considers that this is a water sensitive area, adjacent to Redwood Train Station and multiple schools. General industrial activity often requires car access and can be sensitive to surrounding residential activities - ample GIZ area is now provided in Grenada North, which has more appropriate setting for this type of activity. The existing activity isn't overly sensitive, and would largely be permitted in a Mixed Use Zone, so there is an opportunity to rethink this area as a Mixed Use Zone that would be better fitting with the surrounding context. Zoning this area Mixed Use Zone would provide higher amenity, more compact and efficient land-use, and a better arrival experience into Tawa along the Main Road. Considers that the more mixed-use activity that can be enabled in our key areas (by MRT and schools), the more neighbourhoods will thrive people will be able to live in sustainable ways that are better for our climate and our social well-being. Ensuring our main streets are attractive, walkable and safe are a part of this.	Seeks that the land along Main Road, Tawa is rezoned from General Industrial Zone to Mixed Use Zone.	Reject	No
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.3	Mapping / Retain Zone / Retain Zone	Support	Considers that the key controls in relation to the use of the Miramar terminal and surrounding properties are appropriately provided for by the zoning of the site (General Industrial) and adjoining sites (General Industrial and Special Purpose Airport).	Retain the General Industrial Zone of the Miramar Terminal and adjoining sites as notified.	Accept	No
Wellington International Airport Limited	FS36.253	General/ Mapping / Retain Zone	Support	WIAL supports the intent of these submissions.	Allow	Accept	No
BP Oil New Zealand, Mobil Oil New Zealand Limited and Z Energy Limited (the Fuel Companies)	372.5	Mapping / Retain Zone / Retain Zone	Support	Considers that the General Industrial zoning of the Kaiwharawhara terminal, and adjoining Mixed-Use zoning, is appropriate given the terminal stores low risk fuels (and hence there has been no need for a QRA for the site) and operates in a low impact manner such that limited effects occur in the surrounding environment (notably traffic, noise, odour, and risk to health and safety effects are all relatively benign). Reverse sensitivity effects are therefore not anticipated on the existing or future (plan enabled) land uses of the adjoining Mixed-Use zone.	Retain the General Industrial Zone of the Kaiwharawhara terminal and adjoining Mixed-Use Zones as notified.	Accept	No
Victoria University of Wellington Students' Association	123.60	Industrial Zones / General point on Industrial Zones / General point on Industrial Zones	Support	Considers that industrial areas should continue to be provided for as this results in areas that comply with health and safety standards. [Refer to original submission for full reasons].	Seeks that industrial areas continue to be provided for.	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Greater Wellington Regional Council	351.280	Industrial Zones / General point on Industrial Zones / General point on Industrial Zones	Support in part	Considers the approach taken in this zone aligns with Policy 32 of Proposed RPS Change 1.	Retain provision, subject to amendments, as outlined other submission points.	Accept	No
Greater Wellington Regional Council	351.281	Industrial Zones / General point on Industrial Zones / General point on Industrial Zones	Amend	Considers the provisions of the industrial zone to contribute to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1.	Seeks to ensure the General Industrial Zone provisions have regard to the qualities and characteristics of well-functioning urban environments as articulated in Objective 22 of Proposed RPS Change 1, by including necessary objectives, policies, permitted standards and rules that provide for these qualities and characteristics.	Accept	No
Wellington City Youth Council	201.38	Industrial Zones / General Industrial Zone / General GIZ	Support	Supports the idea of providing business activities spaces for industrial areas of city centre.	Supports retention of the General Industrial Zone as notified	Accept	No
Ara Poutama Aotearoa the Department of Corrections	240.62	Industrial Zones / General Industrial Zone / General GIZ	Oppose	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default “all other activities” rules (COMZ-R4 and GIZ R6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	Opposes land use activity rule framework for the General Industrial Zone as notified and seeks amendment.	Accept	Yes
Shelly Bay Road Limited	324.2	Industrial Zones / General Industrial Zone / General GIZ	Oppose	<p>The General Industrial zoning of 3 Shelly Bay is opposed. A Mixed Use zoning is considered to be more appropriate.</p> <p>The site known as Burnham Wharf is currently zoned as Business 2 Zone and subject to specific operational port rules. The site is currently being used as a car storage and bus parking area. The proposed district plan is to rezone this as a general industrial zone.</p> <p>The properties on the opposite side of the road are to be zoned either residential or mixed use. The General Industrial Zone does not allow for residential activities. The owners of the property request that the zone is changed from General Industrial Zone to Mixed Use to allow for the potential of future residential activities to occur. This would be in keeping with the surrounding wharf areas, such as Shelly Bay and allow for residential development in a desirable area close to Miramar.</p> <p>As this land is not held by the port authorities, it is not being used for port (or heavy industrial) activities. It will likely never be used as a functioning wharf again as the infrastructure and related buildings are removed from site. Thus, keeping this zoned for shipping or industrial activities will mean that the owners who wish to alleviate the residential housing market strain will need to put in a considerable amount of effort at the consenting stage. As such the most appropriate zone for this land is mixed use as it is a better management of resources. Any reverse sensitivity effects (such as noise and light) can be controlled with standards as is currently achieved in the central and centres area.</p>	Rezone 3 Shelly Bay from General Industrial Zone to Mixed Use Zone.	Reject	No
Waka Kotahi	370.406	Industrial Zones / General Industrial Zone / General GIZ	Support	Supports the provisions in this zone.	Retain the General Industrial Zone chapter as notified.	Accept	No
Envirowaste Services Ltd	373.31	Industrial Zones / General Industrial Zone / General GIZ	Support in part	The GIZ chapter is supported, as waste facilities must be protected from reverse sensitivity to ensure their ongoing operation. In the future the Wellington region may also need to consider composting operations for the treatment of the food waste produced. A composting facility is often difficult to establish and is best established with a buffer area in order to avoid reverse sensitivity effects.	Retain the General Industrial Zone chapter, with amendments.	Accept	No
Oyster Management Limited	404.83	Industrial Zones / General Industrial Zone / General GIZ	Oppose in part	Opposes the Proposed Plan in part.	Seeks that the General Industrial Zone provides for gyms.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
CentrePort Limited	402.145	Industrial Zones / General Industrial Zone / General GIZ-PREC01	Amend	Considers that there should be recognition that Burnham and Miramar Wharves are located in the Coastal Marine Area and Burnham Wharf is used for Operational Port Activities. It is included in the Regional Policy Statement definition of Regionally Significant Infrastructure as being one of the three locations in Wellington Harbour for Commercial Port Activities. The land immediately adjoining Burnham Wharf is zoned General Industry there is an interrelationship with Port Activities. An alternative is to cross reference this matter in introductions of the Special Purpose Port Zone and Miramar/Burnham Precincts in the General Industrial Area.	Seeks that recognition of Miramar and Burnham Wharves location in the Coastal Marine Area and Burnham Wharf's use for Operational Port Activities is cross referenced in the introduction of the General Industrial Zone.	Accept	Yes
Ara Poutama Aotearoa the Department of Corrections	240.63	Industrial Zones / General Industrial Zone / New GIZ	Amend	Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZ R6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage. Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.	Amend land use activity rule framework for the General Industrial Zone to include a permitted rule applying to "community corrections activities" as follows: <u>GIZ-RX Community Corrections Activities</u> <u>1. Activity status: Permitted.</u>	Accept	Yes
Ministry of Education	400.146	Industrial Zones / General Industrial Zone / New GIZ	Amend	Seeks that educational facilities are provided for in the GIZ as educational facilities are considered essential social infrastructure that may need to be located in within industrial areas, particularly training facilities. Notwithstanding this, the Ministry acknowledges the potential effects and reverse sensitivity issues to be considered. The Ministry therefore request an activity status of Discretionary for educational facilities in this zone [see original submission for full reasons].	Add new rule to GIZ chapter (General Industrial Zone) as follows: <u>GIZ-RX Educational Facilities</u> <u>1. Activity status: Discretionary</u> <u>Where</u> <u>GIZ-S1 – GIZ-S6 are complied with.</u> <u>Discretion is restricted to:</u> <u>a. The scale, intensity and/or character of the buildings and associated activity.</u> <u>b. Noise levels</u> <u>c. The placement of buildings on the site.</u> <u>d. The provision of suitable and safe access.</u> <u>e. The extent of impervious surfaces and landscaping.</u> <u>f. The effects of matters of reverse sensitivity.</u> <u>2. Activity status where compliance not achieved: Non-Complying</u>	Reject	No
Oyster Management Limited	404.84	Industrial Zones / General Industrial Zone / New GIZ	Amend	Seeks that a new rule be added to enable "indoor exercise facilities" to be established as a Permitted activity in the General Industrial Zone. Submitter considers that the Industrial Zone is suitable for Indoor Exercise Facilities (such as gyms) because it includes large scale buildings that can accommodate such facilities and Indoor Exercise Facilities are not sensitive to the effects from industrial activities.	Add new rule as follows: GRZ-RX: Indoor exercise facilities <u>1. Activity status: Permitted.</u>	Reject	No
KiwiRail Holdings Limited	408.130	Industrial Zones / General Industrial Zone / New GIZ	Amend	Considers that building setbacks are essential to address significant safety hazards associated with the operational rail corridor. Parts of the KiwiRail network adjoin industrial zones which do not currently include provision for boundary setbacks for buildings and structures. KiwiRail seek a boundary setback of 5m from the rail corridor for all buildings and structures, and that the rail corridor be recognised as a qualifying matter in relevant non-residential zones in accordance with section 77(1)(o) of the RMA. Consistent with the amendment requested for the assessment criteria in the residential zones, KiwiRail considers that a matter of discretion directing consideration of impacts on the safety and efficiency of the rail corridor is appropriate in situations where the 5m setback standard is not complied with in all zones adjacent to the railway corridor.	Add new standard as follows: <u>GIZ-SX:</u> <u>Boundary setbacks</u> <u>Buildings or structures must not be located within a 5m setback from a rail corridor boundary.</u> AND seeks that as applicable, the following matter of discretion be inserted: <u>Matters of discretion:</u> <u>(X) The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>	Accept in part	Yes
Kāinga Ora – Homes and Communities	F589.41	Part 3 / Industrial Zones / General Industrial Zone / New GIZ	Oppose	Kāinga Ora opposes the relief sought, a considerably reduced set back would provide adequate space for maintenance activities within sites adjacent to the rail network. In doing so, it will continue to protect the safe, efficient, and effective operation of the rail infrastructure while balancing the cost on landowners.	Disallow	Accept in part	Yes
Restaurant Brands Limited	349.204	Industrial Zones / General Industrial Zone / GIZ-O1	Support	Support	Retain GIZ-O1 (Purpose) as notified.	Accept	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Envirowaste Services Ltd	373.32	Industrial Zones / General Industrial Zone / GIZ-O1	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain Objective GIZ-O1 (Purpose) with amendment.	Accept in part	No
Envirowaste Services Ltd	373.33	Industrial Zones / General Industrial Zone / GIZ-O1	Amend	Considers that the proposed objective is not specific enough to deter sensitive activities from occurring. Further amendments are required to ensure reverse sensitivities effects are avoided.	Amend Objective GIZ-O1 (Purpose) to be more specific and to ensure reverse sensitivities effects are avoided.	Accept in part	Yes
Restaurant Brands Limited	349.205	Industrial Zones / General Industrial Zone / GIZ-O2	Support	Support	Retain GIZ-O2 (Sensitive activities) as notified.	Accept in part	No
McDonald's	274.71	Industrial Zones / General Industrial Zone / GIZ-O3	Support	Supports the provision for service retail.	Retain GIZ-O3 (Commercial activities) as notified.	Reject	No
Restaurant Brands Limited	349.206	Industrial Zones / General Industrial Zone / GIZ-O3	Support	Support	Retain GIZ-O3 (Commercial activities) as notified.	Reject	No
Woolworths New Zealand	359.91	Industrial Zones / General Industrial Zone / GIZ-O3	Amend	GIZ-O3 should be amended to accommodate supermarkets within the zone and reflect the proposed discretionary activity status under Rule GIZ-R4. The proposed amendments enable consideration of reverse sensitivity and operational and functional needs while also retaining recognition of the centres hierarchy.	Amend GIZ-O3 (Commercial activities) as follows: Commercial activities are not established in the General Industrial Zone unless they: 1. Are ancillary to industrial activities; or 2. Are of a nature and scale that does not undermine the hierarchy of Centres; or 3. Demonstrate an operational or functional need to locate in the zone; or 4. Demonstrate that no adverse reverse sensitivity effects on permitted industrial activities in the surrounding zone arise.	Accept in part	Yes
Foodstuffs North Island	FS23.26	Industrial Zones / General Industrial Zone / GIZ-O3	Support	Submission point 359.91 GIZ-O3 has similar outcome to FSI submission point 476.60.	Allow	Accept in part	No
Fire and Emergency New Zealand	273.326	Industrial Zones / General Industrial Zone / GIZ-O4	Support	Supports the objective as it recognises the importance of the functional and/or operational needs of development. Due to urban growth, population changes and commitments to response times, FENZ may have a functional and/or operational need to locate stations within the General Industrial Zone in the future.	Retain GIZ-O4 (Amenity and design) as notified.	Accept	No
Restaurant Brands Limited	349.207	Industrial Zones / General Industrial Zone / GIZ-O4	Support	Support	Retain GIZ-O4 (Amenity and design) as notified.	Accept	No
Restaurant Brands Limited	349.208	Industrial Zones / General Industrial Zone / GIZ-O5	Support	Support	Retain GIZ-O5 (Managing effects) as notified.	Accept	No
Ara Poutama Aotearoa the Department of Corrections	240.64	Industrial Zones / General Industrial Zone / GIZ-P1	Oppose	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZ R6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	Opposes GIZ-P1 (Enabled activities) as notified and seeks amendment.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ara Poutama Aotearoa the Department of Corrections	240.65	Industrial Zones / General Industrial Zone / GIZ-P1	Amend	<p>Considers that the zone frameworks (Commercial and General Industrial) do not enable community corrections activities, and provides discretionary activity status for these activities in the zones, in accordance with the respective default "all other activities" rules (COMZ-R4 and GIZ R6). Community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification.</p> <p>Industrial and commercial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.</p> <p>Community corrections activities are a compatible and appropriate activity in commercial and industrial zones. They are consistent with the character and amenity of such zones. Furthermore, as community corrections facilities are not sensitive to the effects of commercial and industrial environments (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.</p>	<p>Amend General Industrial Zone Policy GIZ-P1 (Enabled activities) to reference "community corrections activities" as follows:</p> <p>GIZ-P1 Enabled Activities</p> <p>Enable industrial activities <u>and community corrections activities</u> in the General Industrial Zone.</p>	Reject	No
Restaurant Brands Limited	349.209	Industrial Zones / General Industrial Zone / GIZ-P1	Support	Support	Retain GIZ-P1 (Enabled activities) as notified.	Accept	No
Restaurant Brands Limited	349.210	Industrial Zones / General Industrial Zone / GIZ-P2	Support	Support	Retain GIZ-P2 (Heavy industrial activities) as notified.	Accept	No
Restaurant Brands Limited	349.211	Industrial Zones / General Industrial Zone / GIZ-P3	Support	Support	Retain GIZ-P3 (sensitive activities) as notified.	Accept in part	No
Envirowaste Services Ltd	373.34	Industrial Zones / General Industrial Zone / GIZ-P3	Support in part	[No specific reason given beyond decision requested - refer to original submission]	Retain GIZ-P3 (Sensitive activities) with amendment.	Accept	No
Envirowaste Services Ltd	373.35	Industrial Zones / General Industrial Zone / GIZ-P3	Amend	Considers that the proposed policy is not specific enough to deter sensitive activities from occurring. Further amendments are required to ensure reverse sensitivities effects are avoided.	Amend GIZ-P3 (Sensitive activities) to be more specific and to ensure reverse sensitivities effects are avoided.	Accept	Yes
McDonald's	274.72	Industrial Zones / General Industrial Zone / GIZ-P4	Support	Supports the provision for service retail.	Retain GIZ-P4 (Commercial activities) as notified.	Accept	No
Restaurant Brands Limited	349.212	Industrial Zones / General Industrial Zone / GIZ-P4	Amend	<p>Support with amendment</p> <p>When compared to other commercial activities that are provided for as a permitted activity within the General Industrial Zone (including trade supply retail, building improvement centre, service retail, or yard-based retail), no clear justification or rationale has been provided as to why drive-through restaurant activities cannot be provided for as a permitted activity.</p> <p>Consistent with the purpose of the General Industrial Zone, drive-through restaurants are compatible with the adverse effects generated from industrial activities and are of a scale and nature that do not undermine the hierarchy of Centres. It is therefore appropriate to provide for drive-through facilities as a permitted activity and to amend the policies of the General Industrial Zone accordingly.</p>	<p>Amend GIZ-P4 (Commercial activities) as follows:</p> <p>GIZ-P4 Commercial activities</p> <p>Avoid commercial activities in the General Industrial Zone except for:</p> <ol style="list-style-type: none"> 1. Office, retail and other commercial activities which are ancillary to industrial activities; and 2. Trade supply retail, wholesalers, building improvement centres, service retail, <u>drive-through restaurant</u>, and yard based retail. 	Reject	No
McDonald's Restaurants New Zealand Limited	FS45.2	Part 3 / Industrial Zones / General Industrial Zone / GIZ-P4	Support	McDonald's Restaurants New Zealand Limited supports this submission seeking drive-through activities as permitted in the General Industrial Zone (GIZ). In other cities, such as Auckland, drive-through restaurants are provided for a permitted activities in comparable zones.	Allow	Reject	No
Woolworths New Zealand	359.92	Industrial Zones / General Industrial Zone / GIZ-P4	Amend	Considers that GIZ-P4 should be amended to accommodate supermarkets within the zone and reflect the proposed discretionary activity status under Rule GIZ-R4. The proposed amendments enable consideration of operational and functional needs while also retain recognition of the centres hierarchy.	<p>Amend GIZ-P4 (Commercial activities) as follows:</p> <p>Avoid commercial activities in the General Industrial Zone <u>that do not demonstrate an operational or functional need to locate within the zone and that result in unacceptable adverse effects that undermine the vibrancy of Centres, recognising that some commercial activities can be comfortably accommodated within the zone, including except for:</u></p> <ol style="list-style-type: none"> 1. Office, retail and other commercial activities which are ancillary to industrial activities; and 2. Trade supply retail, wholesalers, building improvement centres, service retail and yard based retail. 	Reject	No
Foodstuffs North Island	FS23.27	Industrial Zones / General Industrial Zone / GIZ-P4	Support	Submission point 359.92 GIZ-P4 has similar outcomes to FSNI submission point 476.60.	Allow / Allow submission in part.	Reject	No
Foodstuffs North Island	476.59	Industrial Zones / General Industrial Zone / GIZ-P4	Support in part	Considers that GIZ-O3.2. (Commercial activities) acknowledges the ability of certain commercial activities that are of a nature and scale that do not undermine the hierarchy of Centres however Policy GIZ-P4 lists only certain commercial activities.	Retain GIZ-O3.2. (Commercial activities) as notified.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Foodstuffs North Island	476.60	Industrial Zones / General Industrial Zone / GIZ-P4	Amend	Considers that GIZ-O3.2. (Commercial activities) acknowledges the ability of certain commercial activities that are of a nature and scale that do not undermine the hierarchy of Centres however Policy GIZ-P4 lists only certain commercial activities.	Amend GIZ-P4 (Commercial activities) as follows: Avoid commercial activities in the General Industrial Zone except for: 1. Office, retail and other commercial activities which are ancillary to industrial activities; and 2. Trade supply retail, wholesalers, building improvement centres, service retail and yard based retail; or 3. Are of a nature and scale that does not undermine the hierarchy of Centres.	Reject	No
Restaurant Brands Limited	349.213	Industrial Zones / General Industrial Zone / GIZ-P5	Support	Support	Retain GIZ-P5 (Design of new development) as notified.	Accept	No
McDonald's Restaurants New Zealand Limited	F545.3	Part 3 / Industrial Zones / General Industrial Zone / GIZ-P5	Support	McDonald's Restaurants New Zealand Limited supports this submission seeking drive-through activities as permitted in the General Industrial Zone (GIZ). In other cities, such as Auckland, drive-through restaurants are provided for a permitted activities in comparable zones.	Allow	Accept	No
Restaurant Brands Limited	349.214	Industrial Zones / General Industrial Zone / GIZ-P6	Support	Support	Retain GIZ-P6 (Zone interfaces) as notified.	Accept	No
McDonald's Restaurants New Zealand Limited	F545.4	Part 3 / Industrial Zones / General Industrial Zone / GIZ-P6	Support	McDonald's Restaurants New Zealand Limited supports this submission seeking drive-through activities as permitted in the General Industrial Zone (GIZ). In other cities, such as Auckland, drive-through restaurants are provided for a permitted activities in comparable zones.	Allow	Accept	No
Fire and Emergency New Zealand	273.327	Industrial Zones / General Industrial Zone / GIZ-R3	Support	Supports the rule as it permits the delivery of new emergency service facilities within the zone. Due to urban growth, population changes and commitments to response times, FENZ may need to locate new stations in the GIZ.	Retain GIZ-R3 (Emergency service facilities) as notified.	Accept	No
Oyster Management Limited	404.85	Industrial Zones / General Industrial Zone / GIZ-R3	Support	Supports the Permitted activity status for emergency service facilities in the General Industrial Zone. The industrial area includes large scale buildings that are appropriate for emergency service facilities [Refer to original submission for full reason].	Retain GIZ-R3 (Emergency service facilities) as notified.	Accept	No
McDonald's	274.73	Industrial Zones / General Industrial Zone / GIZ-R4	Support	Supports that commercial activities (McDonald's restaurants) are permitted activities in the COMZ, MUZ and GIZ	Retain GIZ-R4.1 (Commercial activities) as notified.	Accept	No
McDonald's	274.74	Industrial Zones / General Industrial Zone / GIZ-R4	Support	Supports the provision for service retail.	Retain GIZ-R4 (Commercial activities) as notified.	Accept	No
Restaurant Brands Limited	349.215	Industrial Zones / General Industrial Zone / GIZ-R4	Amend	Support with amendment For the reasons discussed in submission point on GIZ-P4, submitter considers it appropriate to provide for drive-through restaurant activities as a permitted activity within the General Industrial Zone.	Amend GIZ-R4 (Commercial activities) as follows: GIZ-R4 Commercial activities 1. Activity status: Permitted Where: a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail, drive-through restaurant, or yard based retail.	Reject	No
McDonald's Restaurants New Zealand Limited	F545.5	Part 3 / Industrial Zones / General Industrial Zone / GIZ-R4	Support	McDonald's Restaurants New Zealand Limited supports this submission seeking drive-through activities as permitted in the General Industrial Zone (GIZ). In other cities, such as Auckland, drive-through restaurants are provided for a permitted activities in comparable zones.	Allow	Reject	No
Woolworths New Zealand	359.93	Industrial Zones / General Industrial Zone / GIZ-R4	Amend	Considers that a non-complying activity status for supermarkets within the General Industrial zone (under rule GIZ-R4.2) is unnecessary and that a discretionary activity consent is more appropriate for supermarkets in the General Industrial zone. GIZ-R4 should therefore be amended. There is no prior awareness of any economic evidence prepared by the Council that identifies industrial land supply as being so significantly scarce relative to demand that non-industrial activities cannot be countenanced.	Amend GIZ-R4.2 (Commercial activities) as follows: 2. Activity status: Non-complying <u>Discretionary</u> Where: a. Compliance with the requirements of GIZ-R4.1 cannot be achieved.	Reject	No
Ministry of Education	400.147	Industrial Zones / General Industrial Zone / GIZ-R5	Support in part	Supports GIZ-R5 in part.	Retain GIZ-R5 (Sensitive activities not ancillary to a permitted activity) with amendment.	Reject	No

Submitter Name	Sub No / Point No	Sub-part / Chapter /Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Ministry of Education	400.148	Industrial Zones / General Industrial Zone / GIZ-R5	Amend	Seeks GIZ-R5 be amended so that educational facilities are provided for in the GIZ. The Ministry considers that educational facilities should be provided for in the GIZ as educational facilities are considered essential social infrastructure that may need to be located in within industrial areas, particularly training facilities. Notwithstanding this, the Ministry acknowledges the potential effects and reverse sensitivity issues to be considered. The Ministry therefore request an activity status of Discretionary for educational facilities in this zone [see original submission for full reasons].	Amend GIZ-R5 (Sensitive activities not ancillary to a permitted activity) as follows: Sensitive activities not ancillary to a permitted activity (<u>Except educational facilities</u>) 1. Activity status: Non-complying	Reject	No
Fire and Emergency New Zealand	273.328	Industrial Zones / General Industrial Zone / GIZ-R8	Support	Supports the rule as the demolition or removal of buildings and structures within the GIZ is a permitted activity.	Retain GIZ-R8 (Maintenance and repair of buildings and structures) as notified.	Accept	No
Restaurant Brands Limited	349.216	Industrial Zones / General Industrial Zone / GIZ-R8	Support	Support	Retain GIZ-R8 (Maintenance and repair of buildings and structures) as notified.	Accept	No
Fire and Emergency New Zealand	273.329	Industrial Zones / General Industrial Zone / GIZ-R9	Support	Supports the rule as the demolition or removal of buildings and structures within the GIZ is a permitted activity.	Retain GIZ-R9 (Demolition or removal of buildings and structures) as notified.	Accept	No
Restaurant Brands Limited	349.217	Industrial Zones / General Industrial Zone / GIZ-R9	Support	Support	Retain GIZ-R9 (Demolition or removal of buildings and structures) as notified.	Accept	No
Greater Wellington Regional Council	351.282	Industrial Zones / General Industrial Zone / GIZ-R9	Support in part	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Retain GIZ-R9 (Demolition or removal of buildings and structures) with amendment.	Reject	No
Greater Wellington Regional Council	351.283	Industrial Zones / General Industrial Zone / GIZ-R9	Amend	Supports the permitted activity status for the demolition of buildings provided that building waste is properly disposed of. This gives effect to Policy 34 of the operative RPS.	Amend GIZ-R9 (Demolition or removal of buildings and structures) to include a rule requirement that permitted activity status is subject to building and demolition waste being disposed of at an approved facility.	Reject	No
Fire and Emergency New Zealand	273.330	Industrial Zones / General Industrial Zone / GIZ-R10	Support	Supports the rule as the construction or, or additions and alterations to, buildings and structures within the CCZ is a permitted activity.	Retain GIZ-R10 (Construction of or additions and alterations to buildings and structures) as notified.	Accept	No
Restaurant Brands Limited	349.218	Industrial Zones / General Industrial Zone / GIZ-R10	Support	Support	Retain GIZ-R10 (Construction of, or additions and alterations to, buildings and structures) as notified.	Accept	No
Fire and Emergency New Zealand	273.331	Industrial Zones / General Industrial Zone / GIZ-R11	Support in part	Considers it important that screening of outdoor storage areas 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 mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Supports GIZ-R11 (Outdoor storage areas), with amendment.	Accept	No
Fire and Emergency New Zealand	273.332	Industrial Zones / General Industrial Zone / GIZ-R11	Amend	Considers it important that screening of outdoor storage areas 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 mitigation should be constructed in a way to ensure the signs and facilities are visible / accessible for FENZ. Where this is not possible, mitigation should not be required.	Amend GIZ-R11 (Outdoor storage areas) as follows: Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>	Accept	Yes
Fire and Emergency New Zealand	273.333	Industrial Zones / General Industrial Zone / GIZ-S1	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports GIZ-S1 (Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PRECO1-R1.1), with amendment.	Reject	No
Fire and Emergency New Zealand	273.334	Industrial Zones / General Industrial Zone / GIZ-S1	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend GIZ-S1 (Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PRECO1-R1.1): This standard does not apply to: ... b. <u>Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.</u>	Reject	No
Restaurant Brands Limited	349.219	Industrial Zones / General Industrial Zone / GIZ-S1	Support	Support	Retain GIZ-S1 (Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PRECO1-R1.1) as notified.	Accept in part	No

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Oyster Management Limited	404.86	Industrial Zones / General Industrial Zone / GIZ-S1	Oppose in part	Considers that the height limit for the Newlands industrial area (including 6 Hurring Place and 12 Newlands Road) should be increased from 15m to 20m, as a 15m height limit does not allow for large-scale industrial buildings expected in the General Industrial Zone and the submitter considers that this height limit is too restrictive for this area. Notes that a 20m height limit is consistent with industrial zones in other districts.	Amend GIZ-S1 (Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PREC01-R1.1) as follows: ... Height Control Area 2 ... Newlands: 15 20 metres [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].	Accept in part	Yes
Oyster Management Limited	404.87	Industrial Zones / General Industrial Zone / GIZ-S1	Amend	Considers that the height limit for the Newlands industrial area (including 6 Hurring Place and 12 Newlands Road) should be increased from 15m to 20m, as a 15m height limit does not allow for large-scale industrial buildings expected in the General Industrial Zone and the submitter considers that this height limit is too restrictive for this area. Notes that a 20m height limit is consistent with industrial zones in other districts.	Amend GIZ-S1 (Maximum height of buildings and structures for the purpose of GIZ-R10.1 and GIZ-PREC01-R1.1) as follows: ... Height Control Area 2 ... Newlands: 15 20 metres [Refer to original submission for maps of the submitter's properties under the Proposed District Plan].	Accept in part	Yes
Restaurant Brands Limited	349.220	Industrial Zones / General Industrial Zone / GIZ-S2	Support	Support	Retain GIZ-S2 (Maximum height of buildings and structures for the purpose of GIZ-R10.2 and GIZ-PREC01-R1.2) as notified.	Accept in part	No
Oyster Management Limited	404.88	Industrial Zones / General Industrial Zone / GIZ-S2	Support in part	Supports having a separate standard for additional height as a restricted discretionary activity.	Retain GIZ-S2 (Maximum height of buildings and structures for the purpose of GIZ-R10.2 and GIZ-PREC01-R1.2) with amendments.	Accept	No
Oyster Management Limited	404.89	Industrial Zones / General Industrial Zone / GIZ-S2	Oppose in part	Considers the provision of a height standard as a restricted discretionary activity is useful. Submitter considers that it is appropriate to increase the Permitted height to 20m, seeks that the RD height limit be increased to 24m [Submitter also requests amendments to height limits through GIZ-S1].	Amend GIZ-S2 (Maximum height of buildings and structures for the purpose of GIZ-R10.2 and GIZ-PREC01-R1.2) as follows: ... Height Control Area 4 ... Newlands: 22.5 24 metres	Accept	Yes
Oyster Management Limited	404.90	Industrial Zones / General Industrial Zone / GIZ-S2	Amend	Considers the provision of a height standard as a restricted discretionary activity is useful. Submitter considers that it is appropriate to increase the Permitted height to 20m, seeks that the RD height limit be increased to 24m [Submitter also requests amendments to height limits through GIZ-S1].	Amend GIZ-S2 (Maximum height of buildings and structures for the purpose of GIZ-R10.2 and GIZ-PREC01-R1.2) as follows: ... Height Control Area 4 ... Newlands: 22.5 24 metres	Accept	Yes
Fire and Emergency New Zealand	273.335	Industrial Zones / General Industrial Zone / GIZ-S3	Support in part	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Supports GIZ-S3 (Height in relation to boundary), with amendment.	Reject	No
Fire and Emergency New Zealand	273.336	Industrial Zones / General Industrial Zone / GIZ-S3	Amend	Seeks an exemption for hose drying towers associated with emergency service facilities in order to appropriately provide for the operational requirements of FENZ. Whilst referred to as 'hose drying towers', they serve several purposes being for hose drying, communications and training purposes on station. Hose drying towers being required at stations is dependent on locational and operational requirements of each station. These structures can be around 12 to 15 metres in height.	Amend GIZ-S3 (Height in relation to boundary) as follows: This standard does not apply to: ... e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and f. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically; and g. Emergency service facilities up to 9m in height and hose drying towers up to 15m in height.	Reject	No
Restaurant Brands Limited	349.221	Industrial Zones / General Industrial Zone / GIZ-S3	Support	Support	Retain GIZ-S3 (Height in relation to boundary) as notified.	Accept	No
Restaurant Brands Limited	349.222	Industrial Zones / General Industrial Zone / GIZ-S4	Support	Support	Retain GIZ-S4 (Maximum gross floor area) as notified.	Accept	No
Restaurant Brands Limited	349.223	Industrial Zones / General Industrial Zone / GIZ-S5	Support	Support	Retain GIZ-S5 (Windows adjacent to Residential Zones) as notified.	Accept	No
Restaurant Brands Limited	349.224	Industrial Zones / General Industrial Zone / GIZ-S6	Support	Support	Retain GIZ-S6 (Verandah control) as notified.	Accept	No