
BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Change 52:
Industrial

Manawatu District Council

**STATEMENT OF EVIDENCE BY
Brenda O'Shaughnessy**

Dated: November 2016

1. Introduction

- 1.1 My name is Brenda O'Shaughnessy. I have over 20 years' experience as a planner and have worked for a unitary authority and various local authorities as a consultant. I am employed by Opus International Consultants Limited as a Principal Planner based in the Whanganui Office. I have a Bachelor of Town Planning from Auckland University. I am a full member of the New Zealand Planning Institute. I have been engaged by Manawatu District Council to assist them with this Plan Change Hearing.
- 1.2 I have worked on a number of Plan Changes for Gisborne District Council and Whanganui District Council and other local authority clients. I have also prepared and processed a number of resource consent applications, Notice of Requirement to Designate applications, and Outline Plans. I am therefore familiar with the issues associated with preparing and applying District Plan provisions.
- 1.3 This report has been prepared in accordance with section 42A of the Resource Management Act 1991 (RMA). The purpose of this report is to assess the proposed plan change in terms of the relevant statutory considerations and obligations, taking into account those issues raised by submissions and any subsequently recommended amendments.
- 1.4 I have read the Code of Conduct for Expert Witnesses (Section 5 of the Environment Court Consolidated Practice Note 2014) and I agree to comply with this Code of Conduct. This evidence is within my area of expertise, except where I state I am relying on evidence from another expert. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.
- 1.5 The Council has commissioned Mr John Hudson of Hudson Associates Landscape Architects to provide his expert opinion on landscaping matters relating to development of the Industrial Zone. Mr Hudson has reviewed PP52 and related submissions and informed aspects of this S42A report where relevant to his area of expertise. Mr Hudson concurs with the recommendations where they relate to landscape matters. Mr Hudson will not be presenting evidence on PC52, but will be available at the Hearing to assist the Commissioners as required.
- 1.6 I have also relied on a range of background information, technical documents, policies and plans (including higher level resource management documents such as the Regional Policy Statement (RPS)) as outlined below, and in greater detail in the section 32 report.
- 1.7 The following is a list of abbreviations referred to throughout my report:
- PC52 – Proposed Plan Change 52: Industrial Zone
 - RMA or the Act – Resource Management Act 1991
 - Plan – District Plan
 - PC52(N) – the Plan change text and maps as notified
 - PC52(R1) – the Plan change with recommended changes in this S42A report.
- 1.8 This report outlines
- The submissions and further submissions received.
 - An assessment of the submissions, based on sections of the District Plan.
 - A recommendation for the submissions received.

- Whether any changes to the District Plan are proposed as a result of the submissions and an additional assessment under S32AA of the Act.
- 1.9 In accordance with clause 10(3) of Schedule 1 to the Act, and for reasons of efficiency, I have evaluated submissions through both an issues and provisions-based approach, as opposed to submission by submission.
- 1.10 The following Appendices are attached:
- Appendix 1 – Public Notices.
 - Appendix 2 – Copy of submissions and further submissions.
 - Appendix 3 –Submission Summary and recommendations by Plan provision.
 - Appendix 4 – Amended Planning Maps and Marked- up Plan Text (PC52(R1)).
 - Appendix 5 – Section 32AA Re- evaluation

2. Background

- 2.1 PC52 Industrial Zone was prepared and notified in accordance with Section 74 of the RMA, and the first part of Schedule 1 which outlines the requirements for changing a District Plan. PC52 is a plan change under the Manawatu District Council's Sectional District Plan Review.
- 2.2 As part of the Sectional District Plan Review, Council has decided to reformat and reconstruct the way the District Plan is written. The new structure was introduced through Plan Change 45 Town Centre in 2013.
- 2.3 PC52 seeks to review the Operative District Plan provisions relating to the Industrial Zone, including, to ensure that the objectives, policies and rules are the most efficient and effective way to achieve the sustainable management of natural and physical resources in relation to industrial activities and the industrial areas of the District.
- 2.4 PC52 seeks to enable the continued operation and establishment of industrial activities in appropriate locations, through the on-going maintenance of Industrial zoned land and guidance on the future expansion of land for industrial activities. The Plan Change also focuses on the need to achieve a reasonable amenity within industrial areas particularly where activities are visible from key entrances to townships or adjacent zones. Finally PC52 identifies suitable additional areas to be zoned Industrial to accommodate the projected growth in demand for such land as indicated in the Feilding Urban Growth Framework Plan 2013.
- 2.5 The landscape component of the proposed Plan Change relate to three general areas:
- Those fronting arterial roads,
 - Those fronting local roads,
 - Inter-zone boundaries.
- 2.6 The approach taken for the first area has been to recognize the highly visible nature of these sites at the entry to Feilding, but also to recognise the effect large set-backs can have on individual property holdings in terms of reduced areas for use. Submission on this matter have been considered and the landscape setback area of 5m has been recommended. This

setback applies from the boundary, so opportunity may exist for a wider landscape setback with planting undertaken by Council to widen the amenity strip at the town's entrance.

- 2.7 The approach for the local roads has been to provide for a 2m wide planting strip along the frontage of each site. While narrower than planting strips required in other District's, the proposed standard represents an improvement over the current situation and will add to the amenity of the industrial area while not inhibiting the potential for industrial development in the local area.
- 2.8 The approach for the third area has been to recognise the potential adverse visual effects that industrial activities can have on the amenity of residential and rural activities. A 10m planted landscape screen is required between industrial and residential zones, and a 2m strip for rural.
- 2.9 All these areas have been determined recognising the dual demands for amenity and maximum use of industrially zoned land. To further assist implementation of the new standards, a revised plant list has been prepared showing species that could be considered for the landscape buffer (5m width but not screening), the landscape screen (2-5m screening) and amenity trees (carpark planting). These are included in the revised Appendix 16.1.
- 2.10 This work has been undertaken based on experience in similar situations in other District's and in response to submissions.
- 2.11 I do not intend to provide a detailed description of PC52, as this has already been provided for by the section 32 Report.

3. Submissions

- 3.1 Council notified PC52 (Industrial Zone) along with Plan Change 60 (Designations) and Plan Change 55 (District Wide Rules) on 2 May 2016. The period for lodging submissions closed on 27 May 2016.
- 3.2 The summary of submissions was notified on 13 June 2016 and the period for making further submissions closed on 24 June 2016.
- 3.3 Manawatu District Council on 7 July 2016 resolved to withdraw proposed Plan Changes 52, 55, and 60 due to a procedural error which resulted in the public notice of the Proposed Plan changes not being published in the newspaper as scheduled on 2 May 2016. To rectify the error, Council resolved that proposed Plan Changes 52, 55, and 60 be re-notified.
- 3.4 No changes were made to the three Plan changes when notified on 14 July 2016. Submitters were contacted by phone to explain the issue, and letters sent to submitters outlining the re-notification, and assuring them that the discussions had on the submissions received would not be lost.
- 3.5 The period for lodging submissions closed on 10 August 2016. Refer to Appendix 1.

- 3.6 A total of 29 submissions were received by the closing date to the three Plan changes. Of those submissions 7 made specific comment on PC52. No late submissions were received to PC52. I have highlighted in blue below, the submissions related to PC52:

Original Submitters	
S01	Federated Farmers
S02	KiwiRail Holdings Limited (KiwiRail)
S03	Heritage New Zealand Pouhere Taonga
S04	Feilding and District Promotion Inc
S05	Manawatu-Wanganui Regional Council (Horizons)
S06	H W Richardson Group (HWRG)
S07	New Zealand Transport Agency
S08	New Zealand Defence Force
S09	House Movers Section of NZ Heavy Haulage Association (Inc), Britton Housemovers Ltd, Central Housemovers Ltd (collective House Movers)
S11	Transpower New Zealand Limited
S12	Manawatu District Council
S13	Progressive Enterprises Limited
S14	Overseers Feilding Baptist Church
S15	Central House Movers Limited
S16	Powerco
S17	Spark
S18	Chorus New Zealand Limited
S19	Maree Docherty
S20	First Gas (formerly Vector Gas) Limited
S21	Z Energy Ltd, BP Oil NZ Ltd, Mobile Oil NZ Ltd (Oil Companies)
S22	Paul Britton
S23	Horticulture New Zealand
S24	Stacy Waugh
S25	Annette Waugh
S26	Dennis and Carrolyn Waugh
S27	Kerry and Barbara Quigley
S28	Mark Taylor
S29	Melanie Taylor

- 3.7 Further submissions were notified on 15 September 2016, with four further submissions were received by the closing date on PC52 from the following parties:

Further Submitter		Original Submitter		Support/ Oppose
No.	Name	No.	Name	
FS2/1	Stacy Waugh	S12/012	MDC	Support
FS6/1	New Zealand Transport Agency	S25/001	Annette Waugh	Neutral
FS6/2		S26/001	Dennis & Carrolyn Waugh	Neutral
FS6/3		S6/012	HW Richardson Group	Neutral
FS6/4		S12/013	MDC	Neutral
FS6/5		S24/002	Stacy Waugh	Neutral
FS4/1		Manawatu-Wanganui Regional Council (Horizons)	S21/021	The Oil Companies
FS12/6	Z Energy Ltd, BP Oil NZ Ltd, Mobile Oil NZ Ltd (Oil Companies)	S6/004	HW Richardson Group	Support
FS12/7		S3/002	Heritage NZ Pouhere Taonga	Oppose
FS12/8		S6/006	HW Richardson Group	Support in part
FS12/9		S5/002	Horizons	Oppose
FS12/10		S6/008	HW Richardson Group	Support in part
FS12/11		S3/004	Heritage NZ Pouhere Taonga	Oppose
FS12/12		S6/014	HW Richardson Group	Support

- 3.8 A copy of each submission and further submission is included in Appendix 2. A summary of the submissions, including further submissions is included in Appendix 3.

- 3.9 The focus of this s42A report is to assess the issues raised in submission to determine whether the decisions requested are appropriate, taking into account –

- Good planning practice;
- The requirements of the RMA;
- The relationship with the broader planning framework under the District Plan and its implementation and consistent administration, and
- The direction set by other Plan changes in the Manawatu Sectional District Plan Review.

4. Key issues raised by submitters

4.1 The details of submissions are addressed within the table in Appendix 3. However, I consider the following to be key submission topics / issues

- a. Specific reference should be made to all industrial areas not just Kawakawa Road area in the Introduction.
- b. The balance between amenity thresholds within the Industrial zone and surrounding areas is contested. The strong focus on enhancing amenity values is opposed as it is considered that the focus should be on maintaining amenity values, within and beyond the Zone.
- c. That the Plan acknowledge that the Industrial Zone will have a lower level of amenity than other zones.
- d. Specific reference be made to historic and cultural heritage with the inclusion of related performance standards to protect historic heritage within the Zone chapter.
- e. A stronger approach to reverse sensitivity issues is required considered to be necessary.
- f. Greater guidance is required around stormwater management and assurance sought that Council will continue to liaise with the Horizons to give effect to One Plan policy.
- g. Lawfully established activities affected by the rezoning of land to Industrial should just rely on existing use rights.
- h. Building set back yards should apply to the rail corridor.
- i. Building set back yards and outdoor storage performance standards are excessively restrictive, and duplicates mitigation achieved by other performance standards.
- j. Performance standards for landscape, screen planting and screenscape design are overly restrictive, complicated and unjustified in terms of S32.
- k. Restrictions on vehicle movements within 80 metres of more sensitive zone boundaries is excessively restrictive and unnecessary as it duplicates mitigation achieved by other performance standards.
- l. Corrections are identified to the preferred planting species lists in Appendix 16.1.
- m. Confirmation is requested that roads identified in Appendix 16.2 are indicative only within the structure plan area.
- n. Use of correct rail corridor boundaries in relation to Planning Map 34 and correct flood hazard mapping data in relation to Planning Map 35 is requested.

5. Analysis of submissions

- 5.1 Before a plan change can be incorporated into a district plan it must fulfil a number of statutory requirements set down in the RMA, including:
- a. Part 2, comprising Section 5, *Purpose and Principles of the Act*; Section 6, *Matters of National Importance*; Section 7, *Other Matters*; and Section 8, *Treaty of Waitangi*;
 - b. Section 31 *Functions of Territorial Authorities*;
 - c. Section 32 *Duty to consider alternatives, assess benefits and costs*;
 - d. Section 32AA *Requirements for undertaking and publishing further evaluations*;
 - e. Section 74 *Matters to be considered by territorial authorities*; and
 - f. Section 75 *Contents of district plans*.
- 5.2 The assessment of this Plan Change must also include an evaluation of the provisions of PC52 to determine their adequacy in terms of:
- a. Their relationship and workability with other District Plan provisions, and
 - b. The appropriateness of such provisions (for example, their reasonableness and consistency).
- 5.3 The decisions requested by the submitters are considered in Appendix 3. For ease of reference submissions have been addressed in the same order as the Plan provisions.
- 5.4 Appendix 4 comprises a marked up version of the Notified Text, which identifies recommended changes following consideration of submission points. Each change or group of changes is shaded and referenced with the submitter name and submission number as a footnote.
- 5.5 Where submissions are wholly in support of specific provisions these are noted and no comment is provided.

6. Statutory Considerations

Resource Management Act 1991

- 6.1 Section 74 of the Act requires the Council to change the District Plan in accordance with its functions under section 31, the purpose of the Act in section 5 and the other matters under sections 6, 7 and 8 any further evaluation required by section 32AA, and to have particular regard to the evaluation reports and any regulations.
- 6.2 Territorial authorities have the following functions under the Act:

31 Functions of territorial authorities under this Act

1. *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
 - a. *The establishment, implementation, and review of objectives, policies and methods to achieve integrated management of the effects of the use,*

development or protection of land and associated natural and physical resources.

- b. The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of –*
 - i. the avoidance or mitigation of natural hazards*

- 2. The methods used to carry out any of the functions under subsection (1) may include the control of subdivision.*

- 6.3 The Council is given these functions for the purpose of promoting the sustainable management of natural and physical resources, which is defined in section 5(2) as:

In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- a. Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b. Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- c. Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 6.4 As set out in section 72 of the Act, the purpose of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the Act.

- 6.5 Other statutory policy documents influence district plans. Sections 74 and 75 of the Act identify matters to be considered by the Council and those documents a district plan must give effect to respectively. I discuss these in further detail later in this report, however, the plan change has been prepared to be consistent with and give effect to the statutory requirements of higher order policy documents, where relevant and applicable.

- 6.6 The following provisions of section 76 are also relevant:

- (1) A territorial authority may, for the purpose of –*
 - (a) Carrying out its functions under this Act; and*
 - (b) Achieving the objectives and policies of the plan, -*
include rules in a district plan.
- (3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities, including, in particular, any adverse effect.*

- 6.7 In order to achieve sustainable management of resources not only must any adverse effects be avoided, remedied or mitigated but the potential of natural and physical resources, including industrial infrastructure, must be sustained to meet the reasonably foreseeable needs of future generations. The objectives and policies of the Industrial Zone have been reviewed and re-drafted with these statutory obligations in mind.

- 6.8 PC52 as recommended to be amended following consideration of submissions, is therefore, considered consistent with promoting the purpose of the Act.
- 6.9 Further guidance and direction on the way in which resources are to be managed is provided in sections 6, 7 and 8 of the Act.
- 6.10 Section 6(f) is matter to be recognised or provided for in relation to this Plan Change is:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development.*
- 6.11 An historic heritage site is located on rural zoned land adjacent to the Kawakawa Industrial Park (Refer to submission S27 from the owners of 'Mahoe' 171 South St). Chapter 4 Historic Heritage comprises the objectives, policies and methods targeted at achieving protection of historic heritage across all zones within the District. Policies and restricted discretionary assessment criteria have been included in Chapter 16 Industrial Zone, to further ensure historic heritage is protected from potential adverse environmental effects generated by activities on industrial zoned land (in particular through building setback and landscaping requirements).
- 6.12 Section 7 of the Act identifies "other matters" that must be given regard to. The sections relevant to PC52 are:
- (b) The efficient use and development of natural and physical resources.*
- (c) The maintenance and enhancement of amenity values.*
- (d) Maintenance and enhancement of the quality of the environment.*
- (g) Any finite characteristics of natural and physical resources.*
- 6.13 PC52 is considered to have given particular regard to the above matters through (among other things) the inclusion of specific provisions relating to development in the Industrial Zone. In particular there has been the introduction of new provisions to improve amenity values at key entrances to townships and adjacent to arterial routes, whilst also maintaining amenity values within and adjacent to the Industrial Zone or where possible seeking to achieve a more pleasant streetscape.
- 6.14 Following consideration of points raised in submissions, it is recommended that adjustments be made to the requirements for building yard setbacks and landscaping strips, to achieve a more appropriate balance between competing Section 7 matters, particularly Sections 7(b) and 7(c).
- 6.15 PC52 does not propose to alter any sites known to be of particular significance to iwi and is considered to be consistent with Section 8 of the Act.

Other Matters Considered

National Policy Statements and Environmental Standards

- 6.16 There are no national policy statements or environmental standards specifically relevant to this topic, although matters in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health and the National Environmental Standard for Electricity Transmission will be potentially relevant to individual sites or activities. Such NES provisions will be addressed as part of a land use or subdivision consent application under the Act.

Regional Policy Statement

- 6.17 The Act requires District Plan provisions to ‘give effect’ to the RPS (section 75(3)). The Regional Policy Statement (RPS) is the main vehicle for interpreting and applying the sustainable management requirements of the Act in a local context, and in this regard, guides the development of lower tier plans, including the District Plan.
- 6.18 The Manawatu-Wanganui Operative One Plan (One Plan) has no specific policies relating directly to industrial land use activities. However, Objectives 3-1 and 3-3, together with Policy 3-2, are relevant insofar as they relate to strategic integration and planning for infrastructure and urban development. These objectives and policies direct territorial authorities to ensure that development and expansion of existing activities results in adverse effects on infrastructure being avoided, as far as is reasonably practicable. Throughout the wider Plan review process, and where relevant to PC52, Council is proactively establishing strategies regarding land use, to ensure adverse effects on infrastructure are avoided as far as is reasonably practicable. The development of a structure plan for the Kawakawa Industrial Park Growth Area is an example of one method Council has implemented to provide for future land use demand and development in an integrated manner through PC52.
- 6.19 Other policies related to renewable energy, energy efficiency, waste, hazardous substances, groundwater quality and contaminated land are generally relevant to PC52 and industrial activities. It is anticipated that any related potential effects would be managed for the Industrial Zone through One Plan consent processes. Related potential effects would be managed for the Industrial Zone through One Plan consent processes.
- 6.20 The One Plan includes specific requirements relating to the natural hazards. The natural hazards of relevance to PC52 are the risk of flooding and lateral spread in the Kawakawa Industrial Park area and particularly where adjacent to the Oroua River.
- 6.21 To give effect to the One Plan, Council has, through PC52, identified on the planning maps those areas likely to be affected by a 1:200 year flood event and areas likely to be affected by lateral spread liquefaction. These areas overlap significantly.
- 6.22 Horizons in their submission confirmed that more recent modelling of a 0.5% AEP (1 in 200year) flood event has superseded the data used in PC52 at notification. It is recommended that the latest flood hazard mapping information be included in the District Plan.
- 6.23 Mapping of such information in the Plan will assist to raise public awareness. The potential hazard prone areas were defined using precautionary assessment methodologies and consideration of the potential effects of climate change. PC52 gives partial effect to the One Plan Objective 9-1 and Policies 9-1 – 9-5 insofar as it relates to industrial zoned land.
- 6.24 The Council is undertaking a sectional review of the Plan, and natural hazard issues will be addressed as a standalone topic in a separate Plan change in due course. In the meantime policies and rules are included to guide development to avoid unnecessary risk, by limiting land use to those activities least likely to impact, or be impacted by, potential hazards and to require mitigation of effects where development is proposed

District Direction

- 6.25 At the District level, the Manawatu District Council’s Long Term Plan (“LTP”) is relevant to PC52. The LTP will assist the Council to achieve the vision for Feilding.

6.26 The LTP sets out a number of vision statements including:

“Feilding urban: A thriving community enjoying the most vibrant country town in New Zealand, servicing the regional rural sector.”

6.27 Other documents relevant at a District level, to which regard has been had, include:

- Feilding Urban Growth Framework Plan, 2013;
- Development Contributions Policy;
- Regional Land Transport Strategy.

7. Section 32AA Evaluation

7.1 The Act requires that when a Council undertakes a plan change it produces a report evaluating the costs and benefits of primary options considered. This is known as a Section 32 evaluation. This report was prepared and made available with PC52 as notified.

7.2 Under Section 32AA of the Act any proposed changes are required to be subject to further evaluation. As a result of considering the various submission points, I have identified a number of recommended changes to the proposed plan provisions in Appendix 3. Rather than repeat the reasons and evaluation for each of the changes in this section, I have included my additional assessment as amendments to the notified S32 Evaluation Report. The affected provisions of that report are appended as Appendix 5 to this Report (shown as highlighted text for ease of reference). This approach is considered appropriate to reflect the scale and significance of the changes relating to the decisions requested by the submissions. These extracts, combined with the balance of the section 32 Report, fulfil the requirements of S32AA of the Act.

7.3 The majority of changes are recommended to improve the certainty and clarity of the provisions for plan users.

7.4 Unless otherwise stated within the s32AA Report in Appendix 5, the assessment undertaken in the section 32 Evaluation Report still applies.

8. Conclusion and recommendations

8.1 To effectively and efficiently facilitate an environment conducive to growth of industrial activity in Manawatu, it is necessary to require new industry to establish within the Industrial Zone. An Industrial Zone, which is appropriately located and of suitable size, enables activities which generate effects not readily mitigated in sensitive environments to take place; recognising that those activities are essential for economic and social wellbeing. A zone established specifically to cluster industrial activities and which anticipates the potential associated adverse effects, can tolerate higher thresholds for these effects more sustainably. It also ensures the maintenance of a quality environment in other areas.

8.2 It is intended that the Industrial Zone be relatively permissive of the effects associated with industrial activities compared to other zones in the District. This establishes an attractive and natural location for industrial activities to cluster within the District and, conversely, makes other zones relatively unattractive options for industry to locate within, given greater operational restrictions that are designed to protect more sensitive environment.

8.3 The Council has a particular interest to achieve enhancement of amenity values at key entrances to townships and other high traffic routes. Much of the Industrial Zone is located adjacent to key entry points to Feilding and other townships, and/or are adjacent to major traffic routes. A key focus for Council is the protection and enhancement, where possible,

of the amenity values of such areas; and ensuring that new development is encouraged to achieve an improved visual amenity. This is especially important, in the Council's view, given the generally low amenity value base that currently exists at some key locations, and particularly in the vicinity of the Kawakawa Industrial Growth Area.

- 8.4 The distinction between amenity values to be achieved within the Industrial Zone and then beyond the Zone, as sought by a number of submitters, is generally supported. The Industrial Zone is the only area where industrial activities are listed as being permitted in the District. The nature, scale and operational constraints of some industrial activities may make enhancement of visual amenity a difficult threshold to achieve.
- 8.5 Equally however, amenity values for activities on sites in adjacent zones should not be diminished by activity in the Industrial Zone. Where opportunities to enhance amenity can be achieved through new development in the Industrial Zone, this will be encouraged.
- 8.6 Having considered the submissions of various parties, I am of the view that Objective 2 should be amended to better distinguish between the effects of activities in the Industrial Zone on amenity value for the surrounding environment. Sites within the Zone or adjacent to other zones unless visible from key entry points to townships or high traffic routes should at least maintain amenity values, and be encouraged where possible to enhance amenity values. Whereas sites fronting key entry points to townships or high traffic routes will be expected to achieve relatively higher amenity thresholds.
- 8.7 The proposed building yard setbacks and buffer screen planting area performance standards should be generally reduced in line with advice Council has received from landscape architect, John Hudson. Mr Hudson has concluded that the recommended changes will still achieve Objective 2 whilst providing greater flexibility around landuse.
- 8.8 In relation to reverse sensitivity concerns raised by submitters, the language in Policy 1.2 is recommended to be strengthened by referring to 'avoiding' rather than 'managing' activities that may prevent or compromise the efficient and effective use of the Zone for industrial purposes.
- 8.9 Protection of historic heritage is specifically addressed in Chapter 4 of the Plan and does not require duplication in this proposed Industrial Zone Chapter.
- 8.10 A re-evaluation in accordance with Section 32AA of the Act has been completed (refer to Appendix 5 of this report), in relation to all recommended changes, following consideration of issues raised in submissions.
- 8.11 It is recommended that PC52 be amended as indicated in the marked up text (refer to Appendix 4 of this report) and decisions on submissions be confirmed as recommended in Appendix 3.
- 8.12 I consider that the amended Chapter 16 provisions will be efficient and effective in achieving the purpose of the Act, the relevant objectives of the proposed plan, and other relevant statutory documents, for the reasons I have recorded as part of the analysis and recommendations within and attached to this report. I am of the view that the plan change gives effect to the RPS, and has been prepared in accordance with the sustainable management purpose of the Act.

Brenda O'Shaughnessy
21 November 2016

Appendix 1
Public Notices
Refer to “Bundle” for PC52, 55 and PC60

Appendix 2

Copy of Submissions and Further Submissions

**Refer to the separate “Bundle” of Submissions for
PC52, 55 and 60’**



Proposed Plan Change 52: Industrial

Appendix 1

Public Notices

**Refer to “Bundle” for PC52, PC55 and
PC60**



Proposed Plan Change 52: Industrial

Appendix 2

**Copy of Submissions and Further
Submissions**

**Refer to the separate “Bundle” of
Submissions for PC52, 55 and 60**



Proposed Plan Change 52:

Industrial

Appendix 3

Submission Summary and Recommendations by Plan provision

Appendix 3

Submission Summary and Recommendations by Plan Provision

Submission points by Topic – PC 52

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation	
1	2. Definitions - Lunchbars and Dairies (new)	Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd (The Oil Companies) S21/026	Support	Retain the limited provision for lunchbars and dairies as permitted activities by retaining the definition of lunchbars and dairies, which requires them to serve the day to day needs of workers in the industrial zone and to not exceed 100m ² GFA.	Retain the definition of 'lunchbars and dairies', which requires them to serve the day to day needs of workers in the industrial zone and to not exceed 100m ² GFA.	These definitions provide clarity in the interpretation of terms, particularly in relation to restricting permitted activities. This is consistent with the objectives for the proposed Industrial Zone, to provide for industrial activities and to limit constraints on operation of such activities in the Zone.	Recommend that submissions S21/23 and S21/26 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of these submissions.	
2	2. Definitions - Reverse Sensitivity (new)	The Oil Companies S21/023	Support	Definition is supported as notified.	Retain the definition of 'reverse sensitivity'.			
3	16.1 Introduction	NZ Transport Agency - S7/002	Support in part	Supports the rezoning of land to industrial as proposed at Kawakawa Industrial Park Growth Area. NZTA's view is that contributions are required to build infrastructure to ensure the traffic effects of the industrial area are remedied or mitigated.	NZTA welcomes a pre- hearing on this matter to consider how this might be accommodated under the District Plan.	NZTA's support for the Plan change is noted. Council will liaise with NZTA directly on the matter of contributions to build infrastructure. It is considered to be beyond the scope of PC52. Any options involving methods within the District Plan would need to be incorporated via a separate plan change, as this remedy has not been requested in any submission. It is also not clear whether the submitter seeks remedy via development contributions policy (which is a policy matter for Council) or financial contributions.	Recommend that submission S7/002 from the NZ Transport Agency be accepted in part for the reasons outlined. No change to PC52 is recommended as a result of this submission.	
4		Feilding & District Promotion Inc - S4/001	Oppose in part	The Riverside Industrial Park is not mentioned in proposed Chapter 16- Industrial Zone. It is one of two main industrial areas in Feilding - one being Kawakawa Road area and the other being Mahinui/Awa Streets area. The Mahinui /Awa Street area is named Riverside Industrial Area. This is identified on the Feilding Street map and high-profile signage at the entrance to the area.	That the proposed District Plan Chapter 16 - Industrial Zone include reference to the Riverside Industrial Park being one of two main industrial areas in Feilding.			The submission is noted and appreciated. This submission point is consistent with the intent of the Plan change and is supported.
		S4/007	Not stated	There is no reference to the industrial zone over the Oroua River e.g Affco	Not stated but implicit within the submission that reference be made within the Chapter 16 to the existing industrial area over the Oroua River e.g Affco.			
		The Oil Companies - S21/016	Support	Retain 5th paragraph which acknowledges risks and the issues of protecting industrial land for industrial activities.	Retain 5th paragraph of the Introduction.	The Submitter's support is noted and appreciated.	Recommend that submission S21/016 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.	
5		H W Richardson Group (HWRG) - S6/001	Oppose in part	HWRG opposes the strong focus on enhancing the amenity values of the new Kawakawa Industrial Park Growth Area and surrounding properties. The key matter to address is maintaining an	Amend the seventh paragraph of Section 1.6 Introduction as follows: The Kawakawa Industrial Park Growth Area provisions establish a strong focus on providing an efficient effective industrial zone while	This submission is supported in relation to the focus on providing an efficient and effective industrial zone. It is agreed that the key matter in relation to neighbouring properties should be to maintain amenity values enjoyed by those properties.	Recommend that submission S6/001 from H.W Richardson Group be accepted in part for the reasons outlined and Section 16.1 Introduction be amended as follows:	

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				<p>appropriate level of amenity considering the industrial nature of the area, and the importance of facilitating efficient, effective use of the new industrial land. Similarly, the key matter to be addressed in respect of neighbouring properties should be maintaining the amenity values enjoyed by those properties. A desire to enhancing the amenity values of neighbouring properties is not something that should be sought for the new industrial site.</p>	<p>improving and managing the visual amenity of the Industrial Zone, particularly where such land is potentially visible from public places or adjacent zones. This will be achieved with structure planning to provide landscaping, building design and site layout guidance. The Plan also recognises the validity of existing non-industrial activities established in the immediate vicinity of the Industrial Zone, and the desire to maintain the amenity values of those sites provision for the continued operation and existing amenity values enjoyed by such activities.</p>	<p>However, some of the Industrial Zone is located adjacent to key entry points to Feilding and/or are adjacent to major traffic routes. It is important that the amenity values of these areas are at least maintained; and that new development be encouraged to achieve an improved visual amenity. This is especially important, in Council's view, given the generally low amenity value base that exists currently in this vicinity. It is a specific objective of Council in preparing this Plan change, to over-time achieve improved visual amenity values at key entrances to Feilding and at highly visible industrial locations.</p> <p>It is acknowledged and accepted that the proposed 7th paragraph is too narrow in its focus on improved amenity. The proposed amendments to that paragraph are supported in part with revisions to indicate the localities of particular focus, being key entry points to Feilding and sites adjacent to key arterial routes. It has also been amended to recognise the focus on amenity applies to the entire Industrial Zone, not just Kawakawa Industrial area.</p>	<p>Amend proposed 7th paragraph as follows:</p> <p><i>The Industrial Zone provisions, Kawakawa Industrial Park Growth Area provisions establish a strong focus on providing an efficient and effective zone for industrial activities, while improving and managing the visual amenity of the Industrial Zone, particularly where such land is potentially visible from public places or adjacent zones. This will be achieved with structure planning to provide landscaping, building design and site layout guidance. The Plan also recognises the validity of existing non-industrial activities established in the immediate vicinity of the Industrial Zone, and The Plan will maintain amenity values for sites within and beyond the Zone and maintain or enhance amenity values for Industrial zoned sites adjacent to arterial routes or key entry points to townships. provision for the continued operation and existing amenity values enjoyed by such activities. In the Kawakawa Industrial Park Area this will be achieved with structure planning to provide landscaping, building design and site layout guidance.</i></p>
6		Heritage New Zealand Pouhere Taonga - S3/001	Support in part	<p>The Zone chapter should also be read in conjunction with the Historic Heritage chapter. In the event of a conflict in these rules, the more restrictive should take precedence. There is also a typo, as the reference to District Wide Rules should be Chapter 3.</p>	<p>Amend the last sentence of the Introduction to read: "This chapter is intended to be read in conjunction with Chapter 3 - District Wide Rules and Chapter 4 - Historic Heritage. <u>If the rules contained in this chapter are more restrictive than those in Chapter 3 or 4, then they shall apply.</u>"</p>	<p>The amended wording proposed in S3/001 is supported as it will clarify the relationship between chapters in the Plan. Typos have been corrected as minor errors.</p>	<p>Recommend that submission S3/001 from Heritage New Zealand Pouhere Taonga, be accepted for the reason outlined and the last sentence of Section 16.1 Introduction be amended as follows:</p> <p><i>This chapter is intended to be read in conjunction with Chapter 3 - District Wide Rules and Chapter 4 - Historic Heritage. If the rules contained in this chapter are more restrictive than those in Chapter 3 or 4, then they shall apply.</i></p>
7	16.2 Resource Management Issues (Issue 3)	S6/002	Oppose	<p>The focus for the industrial zone should be on maintaining an appropriate level of amenity. Not enhancing amenity values. Given the industrial nature of the Kawakawa Park development, the primary focus should be on maintaining the amenity values enjoyed by neighbouring zones, rather than seeking that the development somehow enhances those values.</p>	<p>Amend Issue 3 as follows (or include wording to like effect): Issue 3 The desire to <u>maintain an appropriate level of amenity within the industrial zone, and to maintain or enhance amenity values, particularly visual amenity, of adjacent more sensitive zones to be experienced from other zones, and public places within and adjacent to the Industrial Zone.</u></p>	<p>The redefined focus and amendments proposed by the submitters are generally supported.</p> <p>The distinction between amenity values to be achieved within the Industrial Zone and beyond the Zone, as sought by the submitters, is generally supported. The Industrial Zone is the only area where industrial activities are listed as permitted in the District. The nature, scale and operational constraints of some industrial activities may make enhancement of visual amenity a difficult threshold to achieve.</p>	<p>Recommend that submissions S6/002 from H.W Richardson Group and S21/017 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.2 Issue 3 be amended as follows:</p> <p><i>The desire to achieve an appropriate level of amenity within the Industrial Zone; including enhancing amenity values on sites adjacent to key entry points to townships and arterial routes; and to maintain or enhance amenity values where possible, particularly visual</i></p>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
		The Oil Companies - S21/017	Oppose in part	It is appropriate to recognise that the amenity values of the industrial zone (and associated activities) are generally accepted to be areas of lower amenity when compared to the residential, rural and in some cases business or commercial zones. It is widely understood that people and communities do not move within close proximity to industrial zones expecting enhanced amenity values but rather, for example, more affordable housing. Amend Issue 3 to ensure that amenity values are of a reasonable standard (rather than enhanced) from other zones and public places within and adjacent to the Industrial Zone. In making those amendments, a clearer benchmark is required, to avoid a situation whereby the amenity in the adjoining more sensitive zone, becomes the "default" expectation on adjoining sites zoned industrial.	Amend Issue 3 as follows: The desire to enhance for a reasonable standard of amenity values, particularly visual amenity, to be experienced from other zones and public places within and adjacent to the Industrial zone, having regard to both the amenity values expected in the adjacent zone or public place and the lower amenity values expected in industrial zones compared to in other zones.	However, amenity values for activities on sites in adjacent zones should not be diminished by activity in the Industrial Zone. Where opportunities to enhance amenity can be achieved through new development in the Industrial Zone, this will be encouraged where possible. Council has a particular interest to achieve enhancement of amenity values at key entrances to townships and other high traffic routes.	amenity, of adjacent more sensitive zones to be experienced from other zones, and public places within and adjacent to the Industrial Zone.
8	16.2 Resource Management Issues (Issue 4)	Manawatu-Whanganui Regional Council (Horizons) - S5/001	Support	Issue 4 recognises the need to manage potential effects of development on the environment including increases in stormwater runoff.	That proposed Issue 4 be retained as notified.	The Regional Council's support is noted and appreciated.	Recommend that submission S5/001 from Manawatu- Whanganui Regional Council (Horizons) be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.
9	16.3 Objectives and policies (Objective 1)	H W Richardson Group (HWRG) - S6/003	Support	HWRG supports the inclusion of Objective 1 and its associated policies which seek to promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.	Retain Objective 1 and its associated policies as notified.	The support of these submitters is noted and appreciated, although Policy 1.2 is proposed to be amended via another submission and the that the intent of the provision is maintained.	Recommend that submissions S6/003 from H W Richardson Group be accepted in part and S21/018 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of these submissions.
		The Oil Companies - S21/018	Support	Supports the objective.	Retain Objective 1.		
10	16.3 Objectives and policies (Policy 1.2)	The Oil Companies S21/019	Oppose	Activities with the potential to generate reserve sensitivity effects on industrial activities, or to increase the risk profile associated with industrial activities, for example, should be avoided rather than managed. Allowing such activities can preclude the effective and efficient use of land for the purpose for which it is zoned and is a reason in support of a restrictive approach, whereby activities other than industrial activities are not provided for.	Amend Policy 1.2 to ensure that activities with the potential to generate reverse sensitivity effects on industrial activities are avoided, as follows: To manage avoid the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial zone where that have the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities the effects on to protect existing and potential future	The submission is supported in relation to avoiding rather than managing activities that may prevent or compromise the efficient and effective use of the Zone for industrial purposes. However there may be some non-industrial activities, where the effects will be less than minor, such as lunch bars and dairies. The policy as amended would measure such activities as unlikely to potentially constrain industrial activities; and so are able to be provided for in the Zone. Existing wording has been reordered also to help clarify the intent of the Policy.	Recommend that submission S21/018 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.3 Policy 1.2 be deleted and replaced with the following: <u>To protect the effectiveness and efficiency of the Industrial Zone for existing and potential future industrial activities by avoiding the establishment of activities within the Zone, that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities.</u>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
					industrial activities in the zone will be more than minor.		
11	16.3 Objectives and policies (Objective 2)	Heritage New Zealand Pouhere Taonga - S3/002 <i>Further submission Oils Companies FS12/007</i>	Support in part <i>Oppose</i>	Policy 2.2 currently applies to historic and cultural heritage within the Industrial Zone. This is not reflected in Objective 2, which refers only to amenity values. Reference to historical and cultural heritage should be included. <i>Submitter has requested amendments to include reference to Chapter 4 Historic Heritage (S3/001). It is not necessary, in that context to amend specific provisions in Chapter 16.</i>	Amend Objective 2 to read: To promote and enhance amenity, <u>historical heritage and cultural heritage</u> values within the Industrial Zone whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.	Chapter 4 Historic Heritage provides for the recognition and protection of historic heritage, across all zones within the District. The Plan format avoids the need for specific additional guidance within each zone chapter.	Recommend that submission S3/002 from Heritage New Zealand Pouhere Taonga be rejected, further submission FS12/007 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted and S6/004 from H W Richardson Group (HWRG) and S21/041 and further submission FS12/006 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.3 Objective 2 be deleted and replaced with the following: <u>To manage adverse effects of industrial activities on the environment, to promote appropriate amenity values associated with the Industrial Zone including:</u>
		H W Richardson Group (HWRG) - S6/004 <i>Further submission Oils Companies FS12/006</i>	Oppose in part <i>Support</i>	The amenity objective should be maintaining an appropriate level of amenity considering the industrial nature of the area, not enhancing amenity values. Given the primary purpose and industrial nature of the Kawakawa Park development, its amenity related objective in respect of neighbouring properties should be to maintain the amenity values enjoyed by those properties, rather than seeking that the development somehow enhances those values. <i>Unnecessary to promote and enhance amenity. The Zone is not generally intended to have a high standard of amenity, relative to other zones.</i>	Amend Objective 2 as follows (or include wording to like effect): To <u>maintain an appropriate level of promote and enhance amenity values within the Industrial Zone, and maintain the amenity values of land in adjacent more sensitive zones</u> whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.	The Industrial Zone relates to sites other than those in the Kawakawa Industrial Park Growth Area and a broader objective is required for locations such as Rongotea and Riverside Industrial Area with residential zoned sites immediately adjacent. The distinction between amenity values to be achieved within the Industrial Zone and beyond the Zone, as noted by HWRG, is generally supported. The Industrial Zone is the only area where industrial activities are listed as permitted. The nature, scale and operational constraints of some industrial activities may make enhancement of visual amenity a difficult and unreasonable threshold to be achieved. However enhancement of amenity values within the Zone where possible, is to be encouraged, including via non regulatory methods.	<ul style="list-style-type: none"> <u>maintaining and where possible enhancing amenity values within the Industrial Zone and for adjacent sites beyond the Industrial Zone; and</u> <u>enhancing amenity values on sites fronting arterial routes or key entry points to townships.</u>
		Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd - S21/041	Oppose in part	Amend Objective 2 to acknowledge that the industrial zone is not generally intended to have a high standard of amenity, relative to other zones and to recognise that it is considered unnecessary to promote and enhance amenity within the Industrial Zone.	To promote and enhance <u>acknowledge that the Industrial Zone will have a lower standard of amenity relative to other zones, while still maintaining a reasonable standard of amenity values within the Industrial Zone</u> whilst and managing adverse effects of industrial activities on the environment beyond the zone, particularly on the visual amenity of the surrounding environment.	Amenity values experienced by activities on sites in adjacent zones should not be diminished by activity in the Industrial Zone. Where opportunities to enhance amenity can be achieved through new development in the Industrial Zone, this will be encouraged, including via non regulatory methods. Council has a particular interest to achieve enhancement of amenity values at key entrances to Feilding and adjacent to other high traffic routes which are zoned Industrial. As notified Objective 2 does not distinguish these sites from less visible sites within the Industrial Zone in relation to the appropriate amenity thresholds. Sites within the Zone or adjacent to other zones unless visible from key entry points to townships or high traffic routes should at least maintain amenity values, and be encouraged where possible to enhance amenity values. Whereas sites fronting key entry points to	

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
						townships or high traffic routes will be expected to achieve higher amenity thresholds.	
12	16.3 Objectives and policies (Policy 2.2)	Heritage New Zealand Pouhere Taonga - S3/003	Support in part	Supports the protecting of historic and cultural heritage from the adverse effects of activities in the industrial zone. Seek minor amendments to clarify the types of heritage that the policy applies to, and to specify that it applies to values. Best practice is to refer to cultural and historical heritage values. Council could also consider the relevance of considering natural values	To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on <u>historical and cultural heritage values</u> .	Section 6 of the RMA requires Plans to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. This is largely provided for across all zones, in the recently reviewed Chapter 4 - Historic Heritage. Cultural heritage values are included within the RMA definition of historic heritage, which is carried through to this Plan.	Recommend that submissions S3/003 from Heritage New Zealand Pouhere Taonga be accepted in part and S6/005 from H W Richardson Group (HWRG) be accepted for the reasons outlined and Section 16.3 Policy 2.2 be amended as follows: <i>To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on <u>significant historic heritage</u>.</i>
		H W Richardson Group (HWRG) - S6/005	Oppose in part	Given the primary purpose and industrial nature of the Kawakawa Park development, its amenity related objective in respect of neighbouring properties should be to maintain the amenity values enjoyed by those properties, rather than seeking that the development somehow enhances those values. A number of the policies are also vague and unclear in their intent.	Amend Policy 2.2 as follows (or include wording to like effect): To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on <u>significant historic heritage</u> .	The addition of ' <u>significant</u> ' is not considered to be necessary but it is consistent with use of the term in Chapter 4 of the Plan, where it refers to those particular local items identified in Appendix 1 of the Plan.	
13	16.3 Objectives and policies (Policy 2.3)	H W Richardson Group (HWRG) - S6/006	Oppose in part	Given the primary purpose and industrial nature of the Kawakawa Park development, its amenity related objective in respect of neighbouring properties should be to maintain the amenity values enjoyed by those properties, rather than seeking that the development somehow enhances those values. A number of the policies are also vague and unclear in their intent. <i>Reasons repeat S21/020 below. Concerned that use of 'recognised standards' is unclear and uncertain. Supports the concept in submission that the key area of concern is not inter-site but inter-zone boundary management.</i>	Amend Policy 2.3 as follows (or include wording to like effect): To manage ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary including any effects associated with noise, glare or night lighting to achieve recognised standards for those values in both the industrial zone and in adjacent areas. to protect the amenity values of the surrounding environment.	The submissions are noted, appreciated and generally supported where they seek to ensure that adverse effects are managed to maintain amenity values within adjacent zones. Activities on sites within the Industrial Zone are likely to be more tolerant of the effects such as noise, glare and night lighting, than other zones. Whereas Industrial zoned sites adjacent to other zones will be expected to manage effects such as noise, glare and lighting to achieve relatively higher amenity thresholds. Thresholds will be consistent with the relative amenity anticipated for the specific zone.	Recommend that submissions S6/006 from H W Richardson Group (HWRG) and S21/020 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.3 Policy 2.3 be amended as follows: <i>To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary within the Industrial Zone, including any effects associated with noise, glare or night lighting, and ensure that any effects on adjacent more sensitive zones are consistent with the expected amenity values in that zone. to protect the amenity values of the surrounding environment.</i>
		The Oil Companies - S21/020	Oppose in part	The policy intent as drafted in the Proposed Plan Change (52) fails to recognise that the Industrial Zone is not generally intended to have a high standard of amenity, relative to other zones. The Oil Companies support the concept in the Policy as proposed in the Plan Change, of minimising, to the extent practicable, adverse effects across zone boundaries. However it needs to be clear that the key area of concern is	Delete Policy 2.3 and insert the following new policy: <u>To manage noise, glare or night lighting to recognize the lower amenity values of the industrial zone, and to ensure that any effects on adjacent more sensitive zones are managed in a manner that is consistent with the expected amenity values in that zone.</u>		

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				not inter-site but inter-zone (or cross-zone) boundary management and the policy should be redrafted to reflect this. Amend Policy 2.3 to recognise that the industrial zone is not generally intended to have a high standard of amenity relative to other zones and that the key area of concern is inter-zone (or cross-zone) boundary management.			
14	16.3 Objectives and policies (Policy 2.4)	H W Richardson Group (HWRG) - S6/007	Oppose in part	Given the primary purpose and industrial nature of the Kawakawa Park development, its amenity related objective in respect of neighbouring properties should be to maintain the amenity values enjoyed by those properties, rather than seeking that the development somehow enhances those values. A number of the policies are also vague and unclear in their intent.	Amend Policy 2.4 as follows (or include wording to like effect): To <u>strongly encourage new require</u> industrial activities to locate within the Industrial Zone <u>where their associated effects on the environment are anticipated and provided for.</u> to ensure that effects of these activities, particularly related to infrastructure, traffic, noise and amenity values are as far as practicable confined to the Zone.	Council recognises that to effectively and efficiently facilitate an environment conducive to growth of industrial activity in Manawatu, it is necessary to require new industry to establish within the Industrial Zone. An Industrial Zone, appropriately located and of suitable size, enables a balance to be struck between providing for industry while maintaining a quality environment within surrounding zones. This in turn facilitates the establishment of sustainable activities in those zones, whilst enabling activities essential for our economic and social wellbeing which generate effects not readily mitigated in sensitive environments. A zone established specifically to cluster industrial activities in one area and which anticipates the potential for associated adverse effects can tolerate higher thresholds for these effects more sustainably. It is intended that the Industrial Zone be relatively permissive of the effects associated with industrial activities compared to other zones in the District. This establishes an attractive and natural location for industrial activities to cluster and, conversely, makes other zones relatively unattractive location options for industry, where operational restrictions will be greater to protect the more sensitive environment in those areas. The reference to 'as far as practicable' within the policy indicates a recognition that some types of traffic and infrastructure effects may need to traverse other zones. The reasons provided by the further submitter are supported.	Recommend that submissions S6/007 from H W Richardson Group (HWRG) and further submission FS4/001 from Manawatu-Whanganui Regional Council (Horizons) be accepted in part and S21/021 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be rejected for the reasons outlined and Section 16.3 Policy 2.4 be amended as follows: <i>To require new industrial activities to locate within the Industrial Zone where the associated effects on the environment to ensure that effects of these activities, particularly related to infrastructure, traffic, noise and amenity values, are anticipated, provided for and, as far as practicable confined to the Zone.</i>
		The Oil Companies - S21/021	Oppose	Question whether Policy 2.4 is practical and to what extent it would be useful in guiding applicants and/or decision makers. For example, the effects of traffic will not be confined to only the Industrial Zone, because traffic will traverse a range of zones to access the industrial area. Similarly in terms of stormwater infrastructure, for example, where this is discharged to the reticulated network that discharge point may or may not be in an industrial zone. Noise and amenity values are already addressed in Policy 2.3. Accordingly this policy is considered unnecessary and should be deleted. <i>Retention of policy is necessary to ensure a policy framework for the consideration of effects of industrial activities that may extend beyond zone boundaries.</i>	Delete policy 2.4.		
		Manawatu-Whanganui Regional Council (Horizons) FS4/001	Oppose				
		Manawatu-Whanganui Regional Council (Horizons) - S5/002	Support in part	Objective 2 is broad enough to enable consideration of stormwater effects, but policy 2.4 should be amended to specifically include stormwater run-off. This will ensure support for stormwater neutrality within the policy framework. At least one of the stormwater detention	Amend Policy 2.4 as follows: To require industrial activities to locate within the Industrial Zone, to ensure that effects of these activities, particularly related to infrastructure, <u>stormwater run-off</u> , traffic, noise and amenity values are as far as practicable confined to the Zone.	Given the proposal for MDC to address the management of stormwater for the Kawakawa Industrial Park Growth Area collectively, it is reasonable to include the additional guidance note at this time. While the intention to provide clarity for Plan users is supported, it is considered that the guidance note would be more effective, if	Recommend that submission S5/002 from Manawatu- Whanganui Regional Council (Horizons) and further submission FS12/009 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.4.2 (i) Stormwater Neutrality be amended by

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
		Further submission Oils Companies FS12/009	Oppose	areas designed to accommodate additionally generated stormwater from the Kawakawa Industrial Park Growth Area may be located outside of the Industrial Zone. While Policy 2.4 includes the qualifier "as far as practicable," MDC may wish to consider a guidance note beneath Policy 2.4 that specifically provides for stormwater detention areas outside of the Industrial Zone. This will provide a greater level of certainty that such detention areas are provided for in the policy framework for the Industrial Zone. <i>Unclear what Council control in relation to stormwater is not already covered. Addition is unnecessary as covered already by term 'infrastructure'.</i>	<u>Guidance Notes: Where stormwater detention areas cannot be accommodated within the Industrial Zone, an equivalent quantity of stormwater runoff mitigation is to be provided in a suitable location outside the zone.</u>	inserted after performance standard 16.4.2(i) Stormwater Neutrality. It is not necessary to include specific reference to 'stormwater runoff' in addition to reference to 'infrastructure' in the policy. The further submitter reasoning is supported.	inserting the following after the existing standard : <i>Note: Where stormwater detention areas cannot be accommodated within the Industrial Zone, an equivalent quantity of stormwater runoff mitigation is to be provided in a suitable location outside the zone.</i>
15	16.3 Objectives and policies (Policy 2.5)	H W Richardson Group (HWRG) - S6/008 Further submission Oils Companies FS12/010	Oppose in part Support in part	Given the primary purpose and industrial nature of the Kawakawa Park development, its amenity related objective in respect of neighbouring properties should be to maintain the amenity values enjoyed by those properties, rather than seeking that the development somehow enhances those values. A number of the policies are also vague and unclear in their intent. <i>Lack of recognition in the policy that the Industrial Zone is not generally intended to have a high standard of amenity, relative to other zones.</i>	Amend Policy 2.5 as follows (or include wording to like effect): To require subdivision, use and development in the Industrial Zone <u>to provide sufficient screen planting to be designed to maintain an appropriate degree of</u> or enhance the visual amenity values and streetscape within the Zone <u>and maintain the visual amenity values enjoyed on land in adjacent zones.</u> of when viewed from other zones and any public place.	The HWRG remedy sought is too prescriptive in defining the method to be used to maintain visual amenity values. It is sufficient to require maintenance of amenity values as determined appropriate at a site specific level within the Zone. This will be influenced by visibility from other zones, key arterial routes or key entry points to townships.	Recommend that submissions S6/008 from H W Richardson Group (HWRG), S21/022 and FS12/010 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and Section 16.3 Policy 2.5 be amended as follows: <i>To require subdivision, use and development in the Industrial Zone to be designed to maintain or enhance an appropriate level of the visual amenity values and streetscape within the Zone and maintain or enhance the visual amenity values where possible, when viewed from other zones and any public place, key entry points to townships and arterial routes.</i>
		The Oil Companies - S21/022	Oppose in part	Similar to the comments in respect of Objective 2 and Policy 2.3 above, it is considered unnecessary to enhance the visual amenity of the Industrial Zone per se. The Oil Companies seek an amendment to this Policy, to recognise that the Industrial Zone is not generally intended to have a high standard of amenity, relative to other zones. If there are specific areas where enhancement is required, then those should be clearly identified.	Amend Policy 2.5 to remove the general reference to enhancing amenity values within the zone and to require visual amenity values in the context of the zone interface to be "reasonable", as follows: <i>To require subdivision, use and development in the Industrial Zone to be designed to maintain or enhance the visual amenity values and streetscape within the Zone and, when viewed from other zones and any public place, to provide a reasonable level of amenity relative to the visual amenity values associated with both the industrially zoned land and the other zones or public places.</i>	Council specifically sought to achieve enhanced amenity within the Industrial Zone environment, through notification of Plan Change 52. However it is recognised that there is a balance to be struck between enhanced amenity and avoiding unnecessary constraint on operation of industrial activities within the Zone. After taking account of relevant submission points, the recommendation to amend the policy is considered more likely to achieve an appropriate balance between these considerations.	
16	16.4.1 Permitted Activities -	The Oil Companies S21/027	Support	Retain the limited provision for lunchbars and dairies as permitted activities by retaining the definition	Retain provision for 'lunchbars and dairies' as permitted activities as defined in PC52.	The support of the Oil Companies for proposed Rules 16.4.1 Permitted Activities - Industrial Zone (h) and (j) is noted and appreciated.	Recommend that submissions S21/027 and S21/024 from Z Energy Ltd, BP Oil NZ Ltd,

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	Industrial Zone (h)			of lunchbars and dairies, which requires them to serve the day to day needs of workers in the industrial zone and to not exceed 100m2 GFA.			Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of these submissions.
17	16.4.1 Permitted Activities - Industrial Zone (j)	The Oil Companies S21/024	Support	Support service stations as a permitted activity	Retain 'service stations' as a permitted activity.		
18	16.4.1 Permitted Activities - Industrial Zone (m)	The Oil Companies S21/025	Oppose	It is considered that such lawfully established activities should have to rely on their existing use rights and, if not permitted, should be required to obtain consent. It is inappropriate, for example, to allow an existing sensitive activity to expand without control in an Industrial Zone. Allowing activities that are sensitive to the effects that are expected in industrial zones, including activities where people congregate, to expand can unnecessarily and inappropriately increase the potential for reverse sensitivity and/or risk effects. Permitting such activities: a. is not appropriate for, or in line with the policy intent within, industrial zones; and b. may impose threats to the availability and affordability of industrial land and generate the potential for reverse sensitivity and risk issues. The Oil Companies seek that the activities otherwise permitted by Clause (m) be included as discretionary (not permitted) activities.	Delete Permitted Activity Clause (m) and instead include it as a discretionary activity through Rule 16.4.4: <i>16.4.4 Discretionary Activities - Industrial Zone</i> <i>The following are discretionary activities in the Industrial Zone:...</i> (x) <u>Any lawfully established activity, existing and operating prior to (specific day Plan Change 52 rules take effect) including:</u> i. <u>additions or alterations to existing buildings associated with such activities, and</u> ii. <u>the expansion of such activities, including onto adjacent sites in the industrial zone.</u>	The views put forward by the submitter are supported. A review of land use activities on properties within the proposed Industrial Zone boundary confirmed that no existing activities are likely to be significantly disadvantaged on balance by the proposed rezone of land to Industrial. On this basis it is not considered necessary to provide for such activities at all. However it is recommended that provision be made for the alteration and addition to existing buildings to enable continued operation and potential limited expansion of the legally established activities. This will maintain consistency with the intent of the Zone whilst not unduly disadvantaging existing activities operating legally 'on and prior to the date' this proposed rule takes effect. It is not necessary to specify consideration of matters such as expansion onto adjacent sites because, the recommended discretionary activity status enables all matters considered relevant to be taken into account.	Recommend that submissions S21/025 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and amend the Plan as follows: Delete Permitted Activity Clause (m) Amend Rule 16.4.4 as follows: <i>16.4.4 Discretionary Activities - Industrial Zone</i> <i>The following are discretionary activities in the Industrial Zone:.....</i> <i>(c) Additions or alteration to existing buildings associated with any lawfully established activity, operating on and prior to (specific day this Plan Change 52 rule takes effect).</i>
19	16.4.2	Manawatu-Whanganui Regional Council (Horizons) - S5/009	Not stated	Horizons understand that the natural hazard provisions of the Manawatu District Plan are being reviewed through Plan Change 53. Horizons provided feedback on the draft version of PC53 on 12 April 2016, including the rules requiring new occupied buildings and extensions to existing occupied buildings in the Flood Hazard Overlay 1 and 2 areas to avoid or mitigate flood hazard in a 0.5% AEP (1 in 200 year) event.	That MDC provide assurance that MDC officers will continue to work with Horizons through PC53 to achieve amendments to the District Plan that will give effect to One Plan Policy 9-2. In particular, we seek that the District Plan provisions require flood hazard mitigation through finished floor levels that include reasonable freeboard above the 200 year flood level for new buildings and extensions to existing buildings in the floodable area, and ensuring safe access and egress within the Kawakawa Industrial Park Growth Area.	MDC confirms that it will continue to work closely with Horizons through PC53 – Rural Zone Review, to achieve amendments to give effect to the One Plan Policy 9 – 2, including provisions relating to finished floor levels with reasonable freeboard above the 200 year flood level for new buildings and extensions to existing buildings in the floodable area, and ensuring safe access and egress within the Kawakawa Industrial Park Growth Area.	Recommend that submission S5/009 from Manawatu- Whanganui Regional Council (Horizons) be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.
20	16.4.2 Industrial Zone - Standards	KiwiRail Holdings Limited	Support in part	Supports that setbacks from boundaries are required for buildings but notes that no setback	Amend standard 16.4.2a by inserting the following new clause: a. Building Set Back Yards and Height	The submission is noted, appreciated and generally supported. It is accepted that the potential reverse sensitivity considerations that	Recommend that submissions S2/001 from KiwiRail Holdings Limited, S4/004 from Feilding & District Promotion Inc and

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
	for permitted activities (a - i)	(KiwiRail) - S2/001		from the rail corridor is proposed for structures. A setback from rail corridor boundary is sought to ensure amenity is maintained and to ensure all building maintenance can occur without the requirement to access the rail corridor. Unlike roads, the road corridor is not available for public access, consequences of uncontrolled access can be fatal. To ensure safety of those occupying sites adjacent to the rail corridor and the safe and efficient operation of the rail network, the setback is sought. The setback is only sought to apply to new buildings, with land remaining available for access, landscaping or any other uses consistent with the zone standards. The setback is not to be retrospectively applied avoiding any implications for existing use rights or existing development on industrial sites.	<u>v. All buildings, excluding signs must be set back at least 5 metres from any boundary with a rail corridor.</u>	are applied to roads should also be extended to the rail corridor. For simplicity, it is recommended that the existing standard (a) be extended to cover the rail corridor also.	S21/028 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd, S6/009 from H W Richardson Group, S24/003 , S24/004 and FS2/001 from Stacy Waugh, and submissions S26/003 from Dennis and Carrolyn Waugh and S12/001 and S12/012 from Manawatu District Council be accepted in part for the reason outlined and Performance Standard 16.4.2 (a) be amended as follows: <i>a. Building Setback Yards and Height ...</i> <i>i. All buildings or storage of goods, excluding signs <u>and service station canopies</u> must be set back at least 6 metres from any boundary with a road or rail corridor.</i> <i>ii Any building <u>Buildings or storage of goods associated with industry (excluding light industry)</u> must be <u>setback</u> at least:</i> • 15 <u>10</u> - metres from any boundary adjoining land zoned Residential <u>or Village</u> or Recreation ; <u>and</u> • 10 <u>5</u> metres from any boundary adjoining <u>an arterial road or land zoned Rural, Recreation or Flood Channel 2</u> . <i>iii. Any new building or storage of goods associated with any other activity, must be at least 10 metres from any boundary adjoining land zoned Residential, Rural, Recreation, or Village</i>
		Feilding & District Promotion Inc - S4/004	Support	Supports the setback distances proposed in 16.4.2(a)	Supports retention of proposed setback distances in 16.4.2(a).	The submitter's support of setbacks of buildings from road boundaries is noted. However other submitters consider the setbacks are onerous and not necessary to mitigate the potential effects. Amendments are proposed in response to those submissions which retain appropriate setbacks as confirmed by technical advice from Landscape Architect, John Hudson.	

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
		The Oil Companies - S21/028	Oppose in part	Service station forecourt canopies should be excluded from the permitted activity yard standards. Although the forecourt canopies fall under the definition of 'buildings' it is considered that the effects the standard is controlling (bulk at the road boundary) are not generally associated with forecourt canopies. Forecourt canopies are supported by columns set back from the boundary and not walls on the boundary. A forecourt canopy within 6m of a road boundary will not create the same bulk effects that a building in a similar position would. It is therefore appropriate to exclude forecourt canopies from the permitted yard standard given the absence of walls and the general acceptance of the public for forecourt canopies at or in close proximity to the road boundary at service stations. If necessary a setback of 2m from the road boundary could be required.	Amend Permitted Activity Standard 16.4.2 (a) (i) to exclude service station forecourt canopies from the requirement to comply with the 6m front yard. If it is considered necessary, require service station forecourt canopies to instead comply with a 2m front yard, as follows: <i>All buildings or storage of goods, excluding signs and service station forecourt canopies, must be set back at least 6 metres from any boundary with a road. OR:</i> <i>All buildings or storage of goods, excluding signs and service station forecourt canopies, must be set back at least 6 metres from any boundary with a road. <u>Service station forecourt canopies must be set back at least 2m from any boundary with the road.</u></i>	The submission is noted, appreciated and generally supported. The proposed performance standard is intended to provide opportunities to enhance the amenity values in the vicinity, through provision of building setback yards and facilitating landscaping of such areas. It is not considered necessary to further regulate the setback of service station canopies from road boundaries in the context of Industrial zoned land in Manawatu.	<i>iv. Maximum height of any building is must be 12 metres.</i> Insert a new standard at the end of 16.4.2(a) to read: <i><u>Any outdoor storage of goods must be setback at least:</u></i> <ul style="list-style-type: none"> <i><u>5 metres from any boundary adjoining a road or land zoned Residential, or Village;</u></i> <i><u>and</u></i> <i><u>2 metres from any boundary adjoining land zoned Rural, Recreation or Flood Channel 2.</u></i>
		H W Richardson Group (HWRG) - S6/009	Oppose in part	The yard setback rules are excessively restrictive for an Industrial Zone, particularly given the other rules included in the District Plan to control things like noise, glare and traffic movements. Such restriction will result in reduced efficiency in terms of site usage.	Amend Rule 16.4.2(a) as follows (or include wording to like effect): a. Building Set Back Yards and Height i. All buildings or storage of goods, excluding signs must be set back at least 6 metres from any boundary with a road. ii. Any building or storage of goods associated with industry (excluding light industry) must be at least: • 15 <u>5</u> metres from any boundary adjoining land zoned Residential, Village or Recreation. • 10 <u>5</u> metres from any boundary adjoining land zoned Rural. iii. Any new building or storage of goods associated with any other activity, must be at least 10 <u>5</u> metres from any boundary adjoining land zoned Residential, Rural, Recreation or Village.....	Following consideration of all the submissions received on standard 16.4.2(a) (i) and (ii) amendments are recommended to the provisions. The notified setback restrictions for outdoor storage areas have been considered by Council's Landscape Architect, John Hudson and amended setback provisions are recommended. A 5m boundary setback is considered sufficient in the Manawatu context and it is noted that such storage areas are also required to be screened from view in Standard 16.4.2(c). A 5m setback for buildings adjacent to the Rural, Recreation and Flood Channel 2 zones is supported, as large imposing buildings can be anticipated within these zones as a permitted activity. However this is not the case in a Residential or Village Zone where a setback of at least 10 metres is seen to be justified so as to provide a greater degree of separation and reduce the potential visual dominance of permitted buildings of up to 12metres height.	
21	16.4.2 Industrial Zone - Standards for permitted activities (a - ii - bullet point 1)	Stacy Waugh - S24/003	Oppose	Oppose a building having to be 15 metres from a boundary. Other restrictions such as noise controls to protect neighbours.	Seek 10 metre setback for buildings from all other zoned land. With the exception of awkwardly shaped sites where some of the building could be within 6 metres of the boundary.	A reduced building setback from boundaries with non-industrial zoning as proposed is generally supported, as is recognition of issues	

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		Dennis and Carolyn Waugh - S26/003	Oppose	Oppose a building set back of 15 metres from a boundary especially for sites that have angled frontage, which requires even greater setback to comply fully. The current rules that apply today towards the boundary distance is acceptable with no need to change.	Seek 10 metre setback from all zoned land with exception for awkwardly shaped sites where some of the building could be within 6 metres of the boundary.	for awkwardly shaped sections where they bound non-industrial zoned sites. Landscape Architect, John Hudson has identified scope to reduce proposed building setbacks as notified in PC52 and still mitigate adverse effects. It is accepted that the scale and generally utilitarian design of industrial buildings, together with a permitted maximum building height of 12 metres, means buildings within the Zone will likely remain visible from adjacent properties even with a reasonably large building setback requirement and landscaped screening area. It is noted also that just being visible does not necessarily equate to creating an adverse effect.	
22	16.4.2 Industrial Zone - Standards for permitted activities (b ii bullet point 2)	Stacy Waugh - S24/004	Oppose	Oppose the 10 metres set back from SH54 because that sites have angled frontages and to comply buildings would then have to be set back closer to 15 metres from the boundary.	Seek 10 metre setback for buildings from all other zoned land. With the exception of awkwardly shaped sites where some of the building could be within 6 metres of the boundary.		
		Manawatu District Council - S12/001	Support in part	A 5m setback for the storage of goods will provide an appropriate level of amenity for adjoining land zoned Residential, Village or Recreation. It is submitted that this setback also applies to land zoned Rural and Flood Channel 2 zones.	Amend Permitted Activity Standard 16.4.2 a. ii. to provide for storage of goods associated with all types of industry, to be setback 5metres from any boundary adjoining land zoned Residential, Village, Recreation, Rural or Flood Channel 2 as follows, or to similar effect: ii. Any building or storage of goods associated with industry (excluding light industry must be at least: Add new bullet point: Any areas for the storage of goods must be at least: <ul style="list-style-type: none">5 metres from any boundary adjoining land zoned Residential, Village, Recreation, Rural or Flood Channel 2.	Such a building scale could be a reasonably anticipated visual effect for properties located adjacent or close to industrial zoned land, particularly sites zoned Rural where similar scale buildings are also permitted in that Zone (a 20m maximum permitted building height applies). These submissions have been considered, alongside submissions from landowners noting that effects such as noise are already controlled via existing Plan standards. In zoning additional land for industrial activities it is important that an appropriate balance is achieved between mitigating adverse effects using tools such as landscape strips, screen planting areas and building setbacks, with the desire to efficiently utilise the limited resource which is the Industrial Zone. A 10m building setback is recommended for boundaries adjacent to the more sensitive Residential and Village zones. Further the building setback could be reduced to 5m for boundaries adjacent to the Rural Zone as the effects of large buildings are anticipated and permitted already within that Zone.	
23	R16.4.2 Permitted Activity Standard a.iii. Building Set Back Yards	Manawatu District Council S12/012 <i>Further submission Stacey Waugh FS2/001</i>	Support in Part <i>Support</i>	The building and outdoor storage areas setback yards which apply to "Light industry and other activities" requires amending to align with other elements of the rule framework (e.g Landscape, Screen Planting and Streetscape Design b.iii.a. Screening of Interface Areas). This simplifies the setback of the building in relation to odd shaped sites and allows more of the industrial land to be used.	Amend Permitted Activity Standard 16.4.2 a.iii, as follows or to similar effect: <i>"Any new building or storage of goods associated with light industry or any other activity, must be setback at least 5m from any boundary adjoining land zoned Residential, Village, Recreation, Rural or Flood Channel 2".</i>	Landscape Architect John Hudson advises that the Waughs Road/SH 54 sites proposed to be zoned Industrial are prominent sites at a key entrance to Feilding. It is important that development of these sites enhance the amenity values of that area. One way that Council seeks to facilitate this enhancement is by requiring a 6m building setback yard and a landscaping strip of at least 2 metres depth. These requirements are justified and necessary to enhance visual amenity in the vicinity.	

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						<p>Given these recommended changes, further specific allowance for sites with angled frontages does not seem necessary. If further reduction is necessary for a specific development, resource consent can be sought demonstrating how the objective of the Plan to enhance amenity in this vicinity can still be achieved.</p> <p>The proposal to include a reference to the Flood Channel 2 zoned land will clarify the Plan as an interim measure until consideration of the flood hazard management issues in a future phase of the Plan review is undertaken.</p> <p>After consideration of other submissions on the topic, it is recommended that a separate standard apply for yard setbacks for outdoor storage adjacent to non-industrial zoned boundaries. Consistent with the building setback yards it is recommended that a 2m setback apply for outdoor storage adjacent to the less sensitive Rural, Recreation and Flood Channel 2 Zones.</p> <p>The support of further submitter FS2/001 and reasons are noted and appreciated.</p>	
24	16.4.2 Industrial Zone - Standards for permitted activities (b - i)	Feilding & District Promotion Inc - S4/005	Support	Supports increased landscape requirements in 16.4.2(b), including carparking areas.	Supports retention of increased landscaping requirements, including carparking areas.	The support of the Feilding & District Promotion Inc is noted and appreciated.	Recommend that submissions S4/005 from Feilding & District Promotion Inc be accepted and S6/010 from H W Richardson Group be rejected for the reasons outlined.
		H W Richardson Group (HWRG) - S6/010	Oppose in part	The performance standards addressing landscape, screen planting and screenscape design are unsupported or unjustified in terms of section 32 of the RMA. These provisions will restrict the efficient use of space on industrial lots in the Kawakawa Industrial Park Growth Area, and will impose substantial upfront and ongoing maintenance costs on the owners and occupiers of industrial land in the area. The inclusion of simple screening requirements would provide adequate provision for amenity values within the Growth Area and on adjacent land. The practicability of achieving solid screening of the nature proposed within a 2 year timeframe is questioned.	Delete Performance Standard 16.4.2 (b) (i). 16.4.2 b. Landscape, Screen Planting and Streetscape Design i. New Road — Diagram 1: New Road Landscape Planting ... Along any new roads constructed after date PC52 rules take effect a tree must be planted every 26m with a minimum size at planting of PB40. It must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 1.	Provision of landscaping adjacent to new roads is consistent with requirements for other zones with prominent streetscapes. The requirements reflect a reasonable expectation that new roads influence the surrounding amenity. The Section 32AA evaluates the necessity for the recommended performance standards addressing landscape strips and screen planting areas.	No change to PC52 is recommended as a result of these submissions.
25	16.4.2 Industrial Zone - Standards for permitted activities (b - ii - a)	S6/011	Oppose in part		Amend Rule 16.4.2(b) ii) as follows (or include wording to like effect): ii. Formed Carparking Areas a. Within any formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box or similar feature with planting established, in accordance with Diagram 2. Diagram 2: Car Park Landscape Area..... b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip	Landscape Architect John Hudson advises that following consideration of the submissions, the implementation appears open to interpretation and he was unsure how the carpark landscaping box (2m x 2m) would be implemented if the parking layout were not a standard strip layout as displayed in Diagram 2. In addition Mr Hudson noted that the requirement for a tree every 26m would not work well within many carpark areas as it does	Recommend that submissions S6/011 from H W Richardson Group and S12/002 from Manawatu District Council be accepted in part for the reasons outlined and performance standard 16.4.2 (b.ii.a) be amended as follows: <i>a. Within any formed car parking area, 1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in must be separated by a 2m x 2m</i>

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					<p>that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in height. Every 26m along the landscape strip a tree must be planted with a minimum size at planting of PB40. Trees must be capable of growing to a 4 metre height with a trunk that can be limbed up to 2m, in accordance with Diagram 3.</p> <p>NB – The preferred planting species for this Zone are listed in Appendix 16.1.</p> <p>Diagram 3 Landscape and Screen Planting</p>	<p>not allow for balance or placement in conjunction with other features.</p> <p>It is recommended that the standard as notified be amended to provide greater flexibility and improve design outcomes. Additional clarity around the implementation of the requirement for a 1.5m landscape strip would be beneficial also.</p> <p>The proposed amendments largely address the concerns raised by the submitters.</p>	<p><i>landscaping box or similar feature, <u>and must include a landscape strip with planting established in general accordance with Diagram 2.</u></i></p>
		Manawatu District Council - S12/002	Support in part	The Permitted Activity Standard for Formed Carparking Areas needs to include a reference to “Landscape Strips” to enhance understanding of the Planting Standard and to clarify interpretation of Diagram 2. The following change is proposed: Insert the words: “ <i>and shall include a landscape strip</i> ” in R16.4.2 b.ii.a.	Insert the following underlined words in Permitted Activity Standard 16.4.2 b. ii. a: <i>“Within any formed car parking area, every 10 car park spaces must be separated by a 2m x 2m landscaping box <u>and shall include a landscape strip or similar feature, with planting established in general accordance with Diagram 2.</u>”</i>		
		Manawatu District Council - S12/003	Support in part	The requirement for industrial activities and sites which require less than 10 car parking spaces is not clear. To address this matter, it is submitted that a new performance standard be inserted in R16.4.2 b.ii. Formed Carparking Areas, as follows: <i>“c. Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip shall be provided along any road frontage, as shown in Diagram 2.”</i>	Insert a new Permitted Activity Performance Standard c. to read as follows, or similar wording: <i>“c. Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip shall be provided along any road frontage, as shown in Diagram 2.”</i>	The intent of the submission is supported. In order to maintain consistency with terminology used elsewhere in the Plan, the proposed wording has been amended to require landscaping to be in ‘general’ accordance with Diagram 2 and the term ‘must’ replaces ‘shall’.	Recommend that submission S12/002 from Manawatu District Council be accepted in part for the reason outlined and performance standard 16.4.2 (b.ii.) be amended as follows: Insert a new Permitted Activity Performance Standard 16.4.2 (b ii c) to read: <i>Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip must be provided along any road frontage, in general accordance with Diagram 2.</i>
26	16.4.2 Industrial Zone - Standards for permitted activities (b - iii - a)	H W Richardson Group (HWRG) - S6/012 Further submission NZTA FS6/003	Oppose in part Neutral	The performance standards addressing landscape, screen planting and screenscape design are unsupported or unjustified in terms of section 32 of the RMA. These provisions will restrict the efficient use of space on industrial lots in the Kawakawa Industrial Park Growth Area, and will impose substantial upfront and ongoing maintenance costs on the owners and occupiers of industrial land in the area. The inclusion of simple screening requirements would provide adequate provision for amenity	Amend Rule 16.4.2(b) iii) as follows (or include wording to like effect): iii. Screening of Interface Areas a. Residential/Village and Rural zones On sites which adjoin a Rural, Residential or Village Zone a <u>fence of at least 2 m in height or 10 2m wide buffer screen planting area shall be provided, within the building setback yard must be planted and maintained with a variety of shrubs and trees. Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two</u>	It is noted that the further submission is neutral in relation to remedies to address this submission. To ensure consistency with changes recommended to the Standard 16.4.2(a) it is recommended that planted strips be reduced as follows: <ul style="list-style-type: none"> Residential and Village zones are the most sensitive of potential adjacent zones and the recommended building setback is 10 metres. It is recommended that half this yard area be landscaped to protect amenity values of activities within these more sensitive zones. 	Recommend that submissions S6/012 from H W Richardson Group, S26/002 from Dennis and Carolyn Waugh, S24/001 Stacy Waugh, S25/001 from Annette Waugh, S21/029 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd, S12/004 from Manawatu District Council and further submission FS6/001 and FS6/003 from NZ Transport Agency be accepted in part for the reasons outlined and the Plan be amended as follows: Performance standard 16.4.2 (b. iii.a) be amended as follows:

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				<p>values within the Growth Area and on adjacent land. The practicability of achieving solid screening of the nature proposed within a 2 year timeframe is questioned.</p> <p><i>Would screen activities visible from state highway that may have the ability to cause drive distraction.</i></p>	<p>years of planting. o Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and o Trees must be capable of growing to a minimum height at maturity of 9 metres. b.....On sites adjoining Waughs Road/SH 54 a 10m wide buffer screen must be provided with a 2m landscaping strip must be provided, which must be planted and maintained with a variety of low shrubs and trees capable of growing to a height of 1.5 metres.</p>	<ul style="list-style-type: none"> Buildings are recommended to be setback 5 metres from Rural Zone boundaries and a 2 metre screen planting area is recommended within that yard to provide some limited protection of amenity values for activities within this Zone. It was not considered necessary to group the Rural Zone with the more sensitive Residential and Village Zone in relation to restricting either building setback or landscape provision as the effects on amenity values are quite distinguishable. This approach is indicative of my query regarding the use of sensitive zones earlier in the comments – see S6/006. 	<p>iii. <i>Screening of Interface Areas</i></p> <p>a. <i>Residential/Village and Rural zones</i></p> <p>On sites boundaries which adjoin a Rural, Residential or Village Zone a 10 5m wide buffer screen planting area within the building setback yard must be established, planted and maintained with a variety of shrubs and trees (as specified (i) and (ii) of this standard). Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.</p> <p>On site boundaries which adjoin a Rural or Flood Channel 2 Zone a 2m wide screen planting area must be established, planted and maintained with a variety of shrubs and trees.</p> <p>i. <i>Shrubs must be capable of growing to a minimum height at maturity of 4 metres; and</i></p> <p>ii. <i>Trees must be capable of growing to a minimum height at maturity of 9 metres</i></p> <p><i>Note – The preferred planting species for this Zone are listed in Appendix 16.1</i></p>
		Dennis and Carolyn Waugh - S26/002	Oppose	Oppose 10 metre wide buffer screen that needs to be planted and maintained. Rural people who want screening can provide it on their own boundary. Buildings have to be so far from the boundary which could potentially limit the space available for development, may mean the site is deemed too small for development.	No screening between rural and industrial land. If buffer is retained Council needs to compensate the landowners.	<p>The recommended amendments delete reference to solid landscape screening within 2 years, as standard 16.4.2(iii b v.) can be relied on.</p> <p>It is recommended that the wording be simplified to clarify that this standard is about landscaping strips and screen planting areas and not yard and building setbacks. It is also recommended that the advice note in 16.4.2(b.ii) be duplicated under 16.4.2(b.iii.a).</p> <p>These proposed amendments will, in conjunction with changes to yard setbacks proposed via other submission, better achieve the remedy sought by submitters and the objectives of the Plan.</p>	
		Stacy Waugh - S24/001	Oppose	Oppose 10 metre buffer that has to be planted and maintained. This is valuable land, rule would reduce land available for industrial use. The cumulative loss of 10 metres on boundaries of multiple properties is unreasonable and would add cost and discourage development in Feilding. Rural property can plant trees along their boundary if don't like aesthetics and carry the planting and maintenance cost. Makes no sense as this rural land may become industrial and then all the planting would be torn out. A quality industrial development can be aesthetically pleasing. Rural land is cheaper and planting should happen on that land if required. Council would need to compensate landowners if valuable industrial land is to be used for planting.	No screening between rural and industrial land. Rural landowners have other options if do not like aesthetics of industrial activity.	<p>Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix to distinguish more directly and clearly the appropriate plants for a 'Landscape Strip', 'Screen Planting Area' and also 'Specimen Trees' as indicated in the Appendix 4 (Marked Up Text) to this s42A Report. Species have been recommended by Landscape Architect, John Hudson.</p>	
		Annette Waugh - S25/001	Oppose	Oppose the 10 metre wide buffer screen. Takes away valuable industrial land. Has to be planted and maintained by owner, leading to increased prices at subdivision to compensate for loss of building area. May make it uneconomic for businesses considering moving to	If Council retains the 10 metre buffer screen then should compensate landowners or buy the 10 metres required and plant and maintain it. Council could plant up the land adjoining Farmlands to demonstrate how much land is actually left for buildings.		<p>Insert new definitions as follows:</p> <p><u>LANDSCAPE STRIP</u> means, in relation to the Industrial Zone, a strip of land to be planted in accordance with Appendix 16.1, to improve visual amenity of the surrounding area rather than to screen activities on the subject site from view beyond the site.</p> <p><u>SCREEN PLANTING AREA</u> means in relation to the Industrial Zone, an area required to be planted in accordance with Appendix 16.1, to screen activities on the subject site as far as practicable, from view from the adjacent road or non-industrial zoned land.</p> <p>Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix as</p>

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		Further submission NZTA FS6/001	Neutral	Feilding. Not in the best interest of Feilding as a business area. <i>Would screen activities visible from state highway that may have the ability to cause drive distraction.</i>			indicated in the Appendix 4 (Marked Up Text) to this s42A Report.
		The Oil Companies - S21/029	Oppose	As drafted, the standard requires the entire 10m planting area to be 'densely planted' to achieve a solid landscape screen between 4m and 9m in height. This is considered an excessive landscaping standard. A 4 - 9m high, the densely planted area could itself generate issues for the adjoining property such as leaf fall and shading for example. The deletion of this standard is sought.	Delete permitted activity standard 16.4.2(b) (iii)(a).		
		Manawatu District Council - S12/004	Support in part	The requirements for buffer screen planting areas at Interface Areas needs refining. A 5m buffer is sufficient to achieve the desired level of amenity at industrial interface areas with Residential, Village zone and Rural, Flood Channel 2 zones.	Amend R16.4.2 Permitted Activity Standard to require a 5 metre buffer screen planting area for industrial sites adjacent to Residential or Village zones, Rural or Flood Channel 2, and make other consequential changes required to the rule heading and text to the rule.	The terminology has the potential to be confusing. The building setback yards are controlled via Standard 16.4.2(a) planting depth for landscape strips within those 'setback yards' are specified in standard 16.4.2(b). Landscape Architect, John Hudson advises that a 5 metre deep screen planting area is more appropriate when considering amenity at interface areas within the Industrial Zone.	
27	16.4.2 Industrial Zone - Standards for permitted activities (b - iii - b - bullet point 1)	NZ Transport Agency - S7/001	Support in part	Supports the provision from a safety perspective, specifically including the frangible requirement, but requests the inclusion of a list of species that may be used that will not cause damage to the road network and result in increased maintenance costs.	Amend the provision to provide a list of species that may be used that will not cause damage to the road network and result in increased maintenance costs.	The submission is supported. It is recommended that Appendix 16.1 be amended to identify a list of preferred species suitable for planting adjacent to the road network, in order to avoid damage or increased maintenance costs for both the local and national roading networks.	Recommend that submission S7/001 from NZ Transport Agency be accepted and the Plan be amended as follows: Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix to relate more directly to "Landscape Strip", "Screen Planting" and Specimen Trees" as indicated in the Appendix 4 (Marked Up Text) to this s42A Report.
		Manawatu District Council - S12/005	Support in part	The screening requirements for industrial sites adjoining major or minor arterial roads, or opposite (across the road) a Residential or Village Zone needs refinement, in particular, the density of screen planting and minimum height requirements. A reduced growing height will allow views into and across industrial sites, and will achieve a desired level of amenity. The following consequential amendments are advised: (i) Delete the minimum height reference of 1.5m and replace with 0.5m-1.0m. (ii) Delete last sentence of 'Planting must ensure a density to achieve solid	Delete the last sentence of R16.4.2 Permitted Activity Standard b. iii.b, being: " <i>Planting must ensure a density to achieve solid landscape screening within two years of planting.</i> " (i) Delete the minimum height reference of 1.5m and replace with 0.5m-1.0m.	To achieve more appropriate passive surveillance outcomes in line with principles of Crime Prevention Through Environmental Design s(CPTED), and enhance personal and property safety it is acknowledged that solid screen planting is not necessary or the most appropriate method to maintain amenity values. Planting of species with a lower height at maturity, will further assist consistency with CPTED principles. However in relation to the Waughs Road/ SH54 boundaries, technical expert, Landscape Architect John Hudson, advises that either a 5 metre wide visually permeable landscape strip or densely planted buffer area would be sufficient. Either option would enhance amenity values. Mr Hudson is not concerned about the	Recommend that submissions S12/005 from Manawatu District Council be accepted and S21/030 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and the Plan be amended as follows: Amend 16.4.2 (b. iii.b) as follows: <i>b. Major or Minor Arterial Roads (excluding carpark frontage areas where 16.4.2(b. ii) applies)</i> • <i>On sites which adjoin any major or minor arterial roads (excluding Waughs Road) (Refer Appendix 3B.1) or which lie directly across the road from a Residential or Village Zone, a 2m landscaping strip must</i>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				landscape screening within two years of planting.'		<p>density of planting on Waughs Road/SH54 (provided it is a 5 metre width) as the difference between visually permeable or densely planted in that locality is, in his view, a traffic safety issue, not a landscape amenity issue. It is noted that NZTA are neutral on the potential traffic safety effects of this performance standard as notified, and the recommended amendments are not anticipated to alter the submitter's position.</p> <p>Carparking may be provided in the front yard of these sites, resulting in the building setback exceeding the 6metre minimum specified in 16.4.2(a.i).</p> <p>It is accepted that dense vegetation grown to 1.5m height can generate visibility issues for both signage and traffic. Following advice from Mr Hudson it is recommended that the lower limit proposed by MDC be implemented when planting, as this would enable visual enhancement of areas adjacent to SH54 and avoid potential new issues with signage and traffic.</p> <p>Amendment to the title of (iii. B 'Major or Minor Arterial Roads') is recommended to clarify how this standard relates to the landscaping requirements for car park areas set out in 16.4.2(b. ii). This will avoid duplication and potential confusion, as will the inclusion of further clarification that only the second bullet point applies to Waughs Road boundaries.</p> <p>Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix to distinguish more directly and clearly the appropriate plants for a "Landscape Strip", "Screen Planting Area" and also 'Specimen Trees' as indicated in the Appendix 4 (Marked Up Text) to this s42A Report. Species have been recommended by Landscape Architect, John Hudson.</p>	<p>be provided, which must be planted and maintained with a variety of low shrubs and trees capable of that will grow growing to a height of 1.5 between 0.5 - 1.0 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.</p> <ul style="list-style-type: none"> On sites adjoining Waughs Road/SH 54 a 105m wide buffer screen must be provided with a 2m landscaping strip must be provided. Screen planting adjacent to any arterial road must be frangible (breakable or fragile). <p>Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix as indicated in the Appendix 4 (Marked Up Text) to this s42A Report.</p>
		The Oil Companies - S21/030	Oppose in part	The 1.5m height requirement for low shrubs and trees on sites which adjoin any major or minor arterial roads [standard 16.4.2.B iii) (b)] is considered too high. Dense vegetation grown to this height can generate visibility issues for both signage and traffic. It is considered that between 0.6m and 1.2m would be a more appropriate height given that major and minor arterial roads are generally where signage and high traffic volumes are expected.	Amend Permitted Activity Standard (B) (iii) (b) to ensure that planting along the front boundary does not compromise signage and/or traffic safety by restricting vegetation in this area to between 0.6m and 1.2m, as follows: <i>On sites which adjoin any major or minor arterial roads (Refer Appendix 3B.1) or which lie directly across the road from a Residential or Village Zone, a 2m landscaping strip must be provided, which must be planted and maintained with a variety of low shrubs and trees capable of that will grow ing to a height of 1.5 between 0.6 - 1.2 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.</i>		
28	16.4.2 Industrial Zone - Standards for permitted activities (b - iii - b - bullet point 2) – Sites adjoining Waughs Road/SH54	Kerry and Barbara Quigley - S27/001	Support	Our property 'Mahoe' historic home (C.T Natusch) has been well maintained over the past 112 years and is, in most part, unchanged from the original build in 1904. Agree that Feilding needs industrial development. Our concern is not so much the creation of an industrial area, but the adequate protection of existing properties bordering the estate. We note that PC52 includes a 10metre greenbelt on Waughs Road to screen passing traffic from the industrial site; it would seem logical	To grant adequate protection to bordering landowners by way of a greenbelt or similar to ensure properties are not adversely compromised by the proposed land change. We request that you consider the 10 metre green belt extension or something similar, to screen and protect, not only our property, but others affected by this proposed land use change. The idea of a green belt and cycleway as an alternative route connecting Kawakawa and Turners Roads could also be considered to	<p>The submitter's property is zoned Rural and located adjacent to SH54.</p> <p>Through review of other submissions Council's technical adviser, Landscape Architect John Hudson supports a reduction of the buffer screen planting area from 10 metres to 5 metres for sites adjacent to SH54 and other arterial roads. A 5metre building setback from Rural Zone boundaries is also supported.</p> <p><i>For details refer to comments above in response to Submissions S6/012 from H W Richardson Group, S26/002 from Dennis and Carolyn Waugh, S24/001 Stacy Waugh, S25/001 from</i></p>	<p>Recommend that submission S27/001 from Kerry and Barbara Quigley be accepted in part for the reasons outlined.</p> <p>No changes are recommended as a result of this submission.</p>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				that it be extended to include land that borders this estate. This would in some part afford the landowners who live 24/7 next to this development the same protection as passing traffic.	attract those that are inclined to cycle and admire our beautiful town and surroundings.	<p><i>Annette Waugh, S21/029 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd, S12/004 from Manawatu District Council.</i></p> <p>Changes to the depth of the landscaping strip are recommended to maintain consistency with this approach.</p> <p>Differences in planting depth acknowledges that potentially sensitive activities are permitted on some non-industrial zoned sites, and the depth of planting will assist to address potential adverse effects on amenity values.</p> <p>Notified Performance Standard 16.4.2 (b. iii.a) was intended to address issues of concern raised by this submitter. It required a 10 metre buffer screen planting area be landscaped to achieve solid landscape screening along the entire length of any boundary with a Rural Zone, within two years of planting.</p> <p>This is now considered, via matters raised in other submissions, to be onerous and unreasonable. That protection of amenity values for existing non- industrial properties adjacent to the Industrial Zone can still be achieved with less onerous building setback and landscaping requirements.</p> <p>The recommended changes to Performance Standard 16.4.2 (b. iii.a) via other submissions, will address this submitters general objective that adjoining landowners be protected from effects of adjacent industrial activity.</p> <p>It is recommended, in response to other submissions that buildings and outdoor storage of goods be setback at least 5 metres from a Rural zoned boundary and comprise a 2m deep landscape strip, to be planted and maintained with shrubs of specified height at maturity.</p>	
	16.4.2 Industrial Zone - Standards for permitted activities (b - iii - b - bullet point 2) – Sites adjoining Waughs Road/SH54	Dennis and Carrolyn Waugh - S26/001 <i>Further submission NZTA FS6/002</i>	Oppose <i>Neutral</i>	Oppose 10 metre wide buffer screen that needs to be planted and maintained. Businesses want high profile sites they do not want to be hidden by trees. Also depends how Road Transport decide to develop this area of road and nothing should be decided until the roading has been decided for the future. <i>Would screen activities visible from state highway that may have the ability to cause drive distraction.</i>	No 10 metre screening SH54 is provided by the developer.	The neutral stance of NZTA and the potential to reduce driver distraction is noted. However none of the landscape requirements (as proposed to be amended via submissions) are intended to create solid screening from public spaces. This is because the principles of passive surveillance to enhance personal and property safety through Crime Prevention through Environmental Design (CPTED) are a higher priority for Council.	Recommend that submission S26/001 from Dennis and Carrolyn Waugh, S24/002 from Stacy Waugh , S12/013 from Manawatu District Council and further submissions FS6/002 , FS6/004 and FS6/005 from NZ Transport Agency be accepted in part for the reasons outlined and delete Standard 16.4.2 (b.iii b, bullet point 2), as follows: <i>On sites adjoining Waughs Road/SH54 a 10 5m wide buffer screen must be provided with a 2m-landscape strip must be provided.</i>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
		Stacy Waugh - S24/002 <i>Further submission NZTA FS6/005</i>	Oppose <i>Neutral</i>	Opposed to the 10 metre buffer that needs to be planted and maintained. Businesses want high profile sites to create developments like Farmlands, Power Farming and John Deere which are all aesthetically pleasing sites. Businesses do not want to be hidden by trees. This loss of profile will reduce the sites value and affect the types of business wanting to establish. Industrial businesses usually allow for access around buildings, so would be set back 14 metres from boundaries. There have been accidents in this area, and maintaining shrubs would be a chore. <i>Would screen activities visible from state highway that may have the ability to cause drive distraction.</i>	No 10 metre wide screening on SH54. Perhaps the quality of the industrial development should be considered to make sure it will be aesthetically pleasing as you drive into Feilding. Council otherwise needs to compensate landowners for loss of value and use of land. Alternatively Council could purchase a 2metre wide strip and plant it in low shrubs and maintain the area as they do for grass verges.	A reduction of the depth of the buffer planting area, has been recommended in recognition of concerns raised by affected landowners. However as this key entry point to Feilding, is in such a prominent location, a reduction of the yard setback, below that required by Standard16.4.2a (i) (being 6 metres), is not supported by Council's technical adviser, Landscape Architect John Hudson. In terms of a planting and landscaping strip depth, it is not necessary to distinguish sites fronting SH54 from other arterial roads. The same landscaping strip planting requirements should apply. As recommended, via other submissions, this would mean that Industrial zoned properties with frontage to Waughs Road/SH54 would be required to set buildings back at least 6 metres from that boundary and plant a 5 metre deep landscape strip. Any requirements in relation to formation of car park areas may alter this minimum landscape layout.	Insert new definitions as follows: <u>LANDSCAPE STRIP</u> means, in relation to the Industrial Zone, a strip of land to be planted in accordance with Appendix 16.1, to improve visual amenity of the surrounding area rather than to screen activities on the subject site from view beyond the site. <u>SCREEN PLANTING AREA</u> means in relation to the Industrial Zone, an area required to be planted in accordance with Appendix 16.1, to screen activities on the subject site as far as practicable, from view from the adjacent road or non-industrial zoned land.
		Manawatu District Council S12/013 <i>Further submission NZTA FS6/004</i>	Support in part <i>Neutral</i>	A 5m wide buffer planting area, with 2m landscape strip is considered sufficient to achieve the desired level of amenity for the road frontage on Waughs Road/SH 54 (being a Major Arterial Road). The following amendment is proposed: Delete the reference to '10m wide buffer screen' and replace with '5m wide buffer screen planting area...' <i>Would screen activities visible from state highway that may have the ability to cause driver distraction.</i>	Amend 16.4.2 Permitted Activity Standard b.iii b, Bullet point 2, as follows: <i>"On sites adjoining Waugh's Road/SH54 a-10m wide buffer screen 5m wide buffer screen-planting area must be provided with a 2m landscape strip."</i>	For details refer to comments above in response to submissions S12/005 from Manawatu District Council and S21/030 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd. It is acknowledged and accepted that these are highly visible sites which are likely to be most attractive to industrial businesses who require such a profile. Equally such businesses may also be more likely to ensure that site layout, landscaping and building design are of a similar standard to that being promoted by Council through this Plan change. It is recognised that a balance is required between efficient use of this scarce physical land resource and protection of amenity values through use of tools such as screen planting/landscaping strips and building setbacks. The recommended changes to PC52 will better achieve such a balance. New definitions are recommended to clarify where screening versus improving streetscape amenity are the primary landscaping focus and to confirm the planting species likely to be acceptable. Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix to distinguish more directly and clearly the appropriate plants for a "Landscape Strip", "Screen Planting Area" and also 'Specimen Trees' as indicated in the Appendix 4 (Marked Up Text) to this s42A Report. Species have been	Delete Appendix 16.1 and replace with a new Preferred Planting Species Appendix as indicated in the Appendix 4 (Marked Up Text) to this s42A Report.

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
						recommended by Landscape Architect, John Hudson.	
29	16.4.2 Industrial Zone - Standards for permitted activities (c)	Manawatu District Council - S12/006	Support in part	The Permitted Activity Standard for Outdoor Storage Areas requires amendment to clarify that the intent of the screen planting is to promote visual amenity and improve the amenity of the adjacent areas, and not to create a solid landscape screen (which blocks views). CPTED principles are better served by retaining visibility to industrial sites.	Amend the Permitted Activity Standard R16.4.2 c, by inserting the following underlined text: “Any outdoor storage areas must not be visible from view from any arterial road or adjacent non-industrial zoned land, by either a closed board fence or wall of not less than 2m in height or dense planting capable of growing to 2m in height. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.”	The submission is generally supported and the changes recommended are necessary to clarify that the intent of the Standard is to promote visual amenity and improve the amenity of the adjacent non-industrial zoned land, by ensuring that outdoor storage of goods associated with industrial activities is not visible from more sensitive zones or public spaces. It is not intended to create a solid landscape screen. Crime Prevention through Environmental Design (CPTED) principles are better served by retaining some visibility to industrial sites. This recommendation is supported by Council’s Landscape Architect John Hudson.	Recommend that submission S12/006 from Manawatu District Council be accepted in part for the reason outlined and amend Standard 16.4.2 (c) as follows: <i>Any outdoor storage areas must <u>not be visible be screened from view any adjacent non-industrial zoned land or arterial road, by either a closed board fence or wall of not less than 2m in height or dense planting capable of growing to 2m in height. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.</u></i>
30	16.4.2 Industrial Zone - Standards for permitted activities (d - i)	The Oil Companies - S21/031	Oppose in part	It is considered that standard 16.4.2 D (Glare) should be removed. It is inappropriate to include a permitted activity rule which simply refers to another rule in the Plan. In practice that means that if there is non-compliance with Rule 3B.4.4 (Chapter 3 - District Wide Rules) for example, then there is also a technical non-compliance with the rules in the Industrial Zone. Such an approach is inefficient and unnecessary. It would be more appropriate to just add a general note to the effect that compliance with the District Wide Rules is required.	Delete Permitted Activity Standard 16.4.2(d).	These submission points are beyond the scope of PC52. They address provisions, which were included for completeness only and were clearly indicated with blue shading, as being beyond the scope of PC52, at notification. The intention being to demonstrate how changes proposed as part of PC55 would be transferred in due course to the Industrial Zone chapter. A cross referencing change is proposed in Chapter 3 as part of PC55 – District Wide Rules. However no submissions were received on that matter under PC55.	Recommend that submissions S21/031, and S21/032 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be rejected for the reason outlined. No change to PC52 is recommended as a result of this submission.
31	16.4.2 Industrial Zone - Standards for permitted activities (e)	The Oil Companies - S21/032	Oppose in part	It is considered that standard 16.4.2 E (Noise) should be removed. It is inappropriate to include a permitted activity rule which simply refers to another rule in the Plan. In practise that means that if there is non-compliance with Rule 3B.4.4 (Chapter 3 - District Wide Rules) for example, then there is also a technical non-compliance with the rules in the Industrial Zone. Such an approach is inefficient and unnecessary. It would be more appropriate to just add a general note to the effect that compliance with the District Wide Rules is required.	Delete Permitted Activity Standard 16.4.2(e).		
32	16.4.2 Industrial Zone - Standards for permitted activities (f)	The Oil Companies S21/033	Support in part	While it is appropriate to manage day to day vibration through standard 16.3.2 F (Vibration), it is inappropriate to apply such a	Insert a Note to Permitted Activity Standard 16.4.2 (F) that refers to the construction vibration rule proposed by the Oil Companies in Plan Change	The submission is noted. The Standard 3F.4.2(g) referred to is not part of PC55 and does not presently exist. It is not necessary or	Recommend that submission S21/033 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be rejected for the reason outlined.

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				standard to construction vibration. Rather, reference should be made to the Temporary Activities Rule 3F.4.2 (g) - a suggested Rule for construction and demolition activities as per the Oil Companies submission on Proposed Plan Change 55 (Chapter 3 - District Wide Rules) - Schedule 6, Relief Sought (6.2). Alternatively, a standard relevant to construction activities be included.	55 submission, Schedule 6, Relief sought 6.2, as follows: <u>Note that construction vibration is controlled in the Temporary Activity rules (3F.4.2(g)).</u>	appropriate to pre-empt decisions for PC55 here.	No change to PC52 is recommended as a result of this submission.
33	16.4.2 Industrial Zone - Standards for permitted activities (h)	Feilding & District Promotion Inc - S4/006	Oppose	The proposed time restriction between 8pm - 7am for no vehicle movement within 80m of a dwelling appears extreme, for the few existing and proposed businesses that back onto residential properties. Could be the difference between new industrial business choosing to come to Feilding or not. Could impact significantly on their operational capacity. Would existing use rights apply?	Not stated but implicit that provision be amended or deleted to remove or reduce the restriction on activity.	The submission reasons are noted. It is understood that consideration of the proposed noise standards reviewed as part of PC55 (District Wide Rules) will ensure issues of noise associated with vehicle movements near non-industrial zone boundaries, can be addressed via requirements to comply with noise performance standards for the relevant zone. It is not considered necessary to restrict movement of heavy vehicles in addition to the restrictions imposed via the existing noise standards. It is noted that the noise standards have been reviewed as part of PC55.	Recommend that submission S4/006 from Feilding & District Promotion Inc be accepted in part for the reason outlined and the Plan be amended as follows: Delete performance standard 16.4.2(h).
34	16.4.2 Industrial Zone - Standards for permitted activities (i)	Manawatu-Whanganui Regional Council (Horizons) - S5/003	Support	Supports MDC approach to require industrial development to achieve stormwater neutrality.	Standard 16.4.2(I) (Stormwater Neutrality) be retained as notified.	The submitters support is noted and appreciated.	Recommend that submission S5/003 from Manawatu- Whanganui Regional Council be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.
35	16.4.2 Industrial Zone - Standards for permitted activities (k)	The Oil Companies - S21/034	Oppose in part	Standards 16.4.2K (Parking) should be removed. It is inappropriate to include a permitted activity rule which simply refers to another rule in the Plan. In practice that means that if there is non-compliance with Rule 3B.4.4 (Chapter 3 - District Wide Rules) for example, then there is also a technical non-compliance with the rules in the Industrial Zone. Such an approach is inefficient and unnecessary. In essence, across reference to a rule by way of a rule is not appropriate. Again, a guidance note about the need to comply with the District Wide Rules would be more suitable.	Delete Permitted Activity Standard 16.4.2(k).	These submission points are beyond the scope of PC52 as they address format issues relating to provisions that are indicated with grey shading as being beyond the scope of PC52. The changes to provisions are shown for information only, the intention being to demonstrate how changes proposed as part of PC55 would be transferred in due course to the Industrial Zone chapter. A cross referencing change is proposed in Chapter 3 as part of PC55 – District Wide Rules. However no submissions were received on that matter under PC55.	Recommend that submissions S21/034, S21/035, S21/036, S21/037 and S21/038 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be rejected for the reason outlined. No change to PC52 is recommended as a result of this submission.
36	16.4.2 Industrial Zone - Standards for permitted activities (l)	The Oil Companies S21/035	Oppose in part	Standards 16.4.2L (Visibility), should be removed. <i>As per paragraph 2 above in Submission S21/034.</i>	Delete Permitted Activity Standard 16.4.2(l).		

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
37	16.4.2 Industrial Zone - Standards for permitted activities (m)	The Oil Companies - S21/036	Oppose in part	Standards 16.4.2 M (Access) should be removed. <i>As per paragraph 2 above in Submission S21/034.</i>	Delete Permitted Activity Standard 16.4.2(m).		
38	16.4.2 Industrial Zone - Standards for permitted activities (p)	The Oil Companies - S21/037	Oppose in part	Standards 16.4.2P (Signage) should be removed. <i>As per paragraph 2 above in Submission S21/034.</i>	Deleted Permitted Activity Standard 16.4.2(p).		
39	16.4.2 Industrial Zone - Standards for permitted activities (q)	The Oil Companies S21/038	Oppose in part	Standards 16.4.2 Q (Earthworks) should be removed. <i>As per paragraph 2 above in Submission S21/034.</i>	Deleted Permitted Activity Standard 16.4.2(q).		
40	16.4.2 Industrial Zone - Standards for permitted activities (p- new)	Heritage New Zealand Pouhere Taonga - S3/004 <i>Further Submission the Oil Companies FS12/011</i>	Support in part <i>Oppose</i>	Protection of historic and cultural heritage is provided for in objectives and policies but not carried through to rules. A new performance standard should be introduced, whereby any subdivision, use or development in the Industrial Zone that adversely effects historical and cultural heritage values is a restricted discretionary activity. <i>Proposed standard is inappropriate as it lacks clarity, certainty and is not readily enforceable. It is not a standard it is a criteria.</i>	Insert a new standard at the end of 16.4.2 to read: <u>p. Any subdivision, use or development must not result in adverse effects on the cultural or historical values of items scheduled in Appendix 1E (Buildings and Objects with Heritage Value) and 1F (Sites with Heritage Value).</u>	The reasons given by the further submitter are supported. It is agreed that the proposed standard is inappropriate as it lacks clarity, certainty and is not readily enforceable. It is not a standard it is a criteria. The protection of historic heritage from inappropriate subdivision, use and development is specifically addressed for all activities across all zones, in Chapter 4. It is repetitive and reduces Plan clarity by duplicating topic specific chapter provisions.	Recommend that submission S3/004 from Heritage New Zealand Pouhere Taonga be rejected and further submission FS12/011 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of these submissions.
41	16.4.2 Industrial Zone - Standards for permitted activities (Guidance Notes)	Manawatu-Whanganui Regional Council (Horizons) - S5/006	Support in part	As Horizons does not regulate property connections to MDC's reticulated stormwater network, we request that reference to 'stormwater neutrality' be deleted from the guidance note beneath 16.4.2. That the guidance note also be amended to refer plan users to the natural hazard section of the District Plan for any development within the 0.5% AEP (1 in 200) year modelled floodable area on Appendix 16.2 - Kawakawa Industrial Park Growth Area. We also request the deletion of reference to the "0.5% AEP (1:200) year modelled floodable land" from the guidance note beneath rule 16.4.2 as Horizons does not have a regulatory role in relation to floodable land. Our role is to provide flood information and advice to	That the advice note beneath rule 16.4.2 be amended as follows: Guidance Notes: Stormwater Neutrality, Odour is and the 0.5% AEP (1:200) year modelled floodable land are regulated by the Manawatu-Wanganui Regional Council. <u>Land included within the 0.5% AEP (1 in 200 year) modelled floodable land in Appendix 16.2 (Kawakawa Industrial Park Growth Area) is also subject to the Flood Channel 2 Zone Rules.</u>	The submission is appreciated and supported. It is recommended that the guidance note be amended as requested.	Recommend that submission S5/006 from Manawatu- Whanganui Regional Council be accepted for the reason outlined and amend the Plan as follows: Amend the guidance note beneath performance standards in 16.4.2 as follows: <i>Note: Stormwater Neutrality, Odour is and the 0.5% AEP (1:200) year modelled floodable land are regulated by the Manawatu-Wanganui Regional Council. <u>Land included within the 0.5% AEP (1 in 200 year) modelled floodable land in Appendix 16.2 (Kawakawa Industrial Park Growth Area) is also subject to the Flood Channel 2 Zone Rules.</u></i>

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				territorial authorities to assist them in their decision making.			
42	16.4.3 Restricted Discretionary Activities - Industrial Zone (a - bullet point 7)	Heritage New Zealand Pouhere Taonga - S3/005	Support in part	Seek a minor amendment to clarify the types of heritage that the rule refers to.	Amend bullet point 7 to read: <u>historical and cultural heritage values and amenity values.</u>	<p>Section 6 of the RMA requires Plans to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development.</p> <p>This is largely provided for across all zones, in the recently reviewed Chapter 4 - Historic Heritage.</p> <p>Cultural heritage values are included within the RMA definition of historic heritage, which is carried through to this Plan.</p> <p>In relation to activities that do not comply with one or more performance standards in Chapter 16- Industrial Zone, it is reasonable to make the requested change to maintain consistency with the RMA where the term historic heritage is defined to include cultural heritage. It is a matter of Plan format that the word 'values' is not repeated and the term 'cultural' is not necessary as it is included within the definition of historic heritage.</p>	<p>Recommend that submission S3/005 from Heritage New Zealand Pouhere Taonga be accepted in part for the reason outlined and the Plan amended as follows:</p> <p>Amend 16.4.3 (bullet point 7) to read:</p> <ul style="list-style-type: none"> <u>Historic heritage and amenity values.</u> <p>Amend 16.4.3 (assessment criteria 1) to read:</p> <p><i>Whether the application will result in any adverse effects on <u>historic</u>¹ heritage and amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.</i></p>
43	16.4.3 Restricted Discretionary Activities - Industrial Zone (a - i)	H W Richardson Group (HWRG) - S6/013	Support in part	The assessment criteria should focus on maintaining amenity values as per changes sought to the associated objectives and policies.	Amend Rule 16.4.3(a) i) assessment criteria as follows (or include wording to like effect): i. Whether the application will result in any adverse effects on heritage <u>values</u> <u>ia Whether the application will maintain the and amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.</u>	<p>Separation of assessment criteria (i) as proposed by the submitter is supported.</p> <p>Consistent with amendments proposed via other submissions, it is also recommended that the assessment criteria be amended to require consideration of whether the activity will maintain, or where possible enhance, amenity values within and beyond the Industrial Zone generally.</p>	<p>Recommend that submissions S6/013 and S6/014 from H W Richardson Group and S21/040 and further submission FS12/012 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted in part for the reasons outlined and the Plan amended as follows:</p> <p>Amend Rule 16.4.3(a. i) assessment criteria as follows and make consequential number changes to Plan provisions:</p> <p><i>i. Whether the application will result in any adverse effects on heritage <u>values.</u></i></p> <p><i>ia <u>Whether the application will maintain, or where possible enhance, the and amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.</u></i></p> <p><i>ib... <u>Whether the application will enhance amenity values on sites fronting arterial routes or key entry points to townships.</u></i></p>
44	16.4.3 Restricted Discretionary Activities - Industrial Zone (a - iii)	H W Richardson Group (HWRG) - S6/014 <i>Further Submission the Oil Companies FS12/012</i>	Support in part	The assessment criteria should focus on maintaining amenity values as per changes sought to the associated objectives and policies.	Amend Rule 16.4.3(a) iii) as follows (or include wording to like effect): iii. Whether the landscaping, streetscape and building design will <u>promote maintain or enhance</u> the amenity values within the Industrial Zone and surrounding area.	<p>A new assessment criteria point is also required to align with the changes recommended for Objective 2, namely seeking to enhance amenity values on sites fronting arterial routes or key entry points to townships.</p> <p>Assessment criteria iii is considered to be covered by the more generic criteria statements (i), (ia) and (ib) and should now be deleted.</p>	<p><i>Amend Rule 16.4.3(a.iii) as follows (or include wording to like effect):</i></p> <p><i>iii. <u>Whether the landscaping, streetscape and building design will promote or enhance the amenity values within the Industrial Zone and surrounding area.</u></i></p>
		The Oil Companies - S21/039	Oppose in part	The Industrial Zone is not generally intended to have a high standard of amenity relative to other zones. To ensure consistency with the amendments sought by the Oil Companies in relation to the objectives and policies pertaining to amenity values, it is considered appropriate to amend clause (iii) of	Amend clause (iii) of Rule 16.4.3 so that the Restricted Discretionary assessment criterion relating to amenity values requires applications to be assessed according to whether they maintain amenity values rather than whether they promote or enhance them, as follows:		

¹ S3/005 from Heritage New Zealand Pouhere Taonga

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				the Restricted Discretionary assessment criteria to require applications to be assessed according to whether they maintain amenity values rather than whether they enhance them.	<i>iii. Whether the landscaping, streetscape and building design will promote or enhance maintain the amenity values within the Industrial Zone and surrounding area.</i>		
45	16.4.5 Non-complying activities - Industrial Zone (a)	The Oil Companies S21/040	Support	Retain Rule 16.4.5(a) which provides for noise - sensitive activities as non-complying activities.	Retain Rule 16.4.5(a)	The submitter's support is noted and appreciated.	Recommend that submission S21/040 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.
46	Appendix 16.1 _ Preferred Planting Species	Manawatu District Council - S12/007	Support in part	Kahikatea and Matai are unsuited to this area. They can still be planted. But it is potentially poor advice to recommend them in the Plan. Kahikatea and Matai do not grow particularly well in this area and it is recommended that they be deleted from the Preferred Planting Species Table – Specimen Trees. A minor amendment is required to correct the common name spelling of Titoki.	Delete Kahikatea and Matai from the list of Specimen Trees in the Appendix 16.1 (Preferred Planting Species). Amend the spelling of Titoki.	Following advice from Landscape Architect, John Hudson, it is recommended that the changes requested in the submissions be adopted. Kahikatea and Matai are not appropriate examples of tree species in this environment and it is not appropriate to identify them as 'preferred'. An additional example of a suitable shrub under 1.5m is also recommended for inclusion. These changes will improve the usefulness and accuracy of Appendix 16.1 for Plan users.	Recommend that submissions S12/007, S12/008 and S12/009 from Manawatu District Council be accepted for the reasons outlined and amend Appendix 16.1 (Preferred Planting Species)as follows: <ul style="list-style-type: none"> • Delete reference to Kahikatea and Matai from the list of Specimen Trees. • Insert '<i>Lomandra spp. Common name: Mat Rush</i>' in the list of Shrubs under 1.5m. • Correct the spelling of Titoki. • Correct the spelling of the botanical name for Coprosma to: <i>Coprosma rhamnoides</i>.
		Manawatu District Council - S12/008	Support in part	Grasses are well suited to harsh environments like traffic islands and it is recommended that Lomandra spp. Common name Mat Rush, be added to this Table.	Insert ' <i>Lomandra spp. Common name: Mat Rush</i> ' in the list of Shrubs under 1.5m, in Appendix 16.1 (Preferred Planting Species).		
		Manawatu District Council -S12/009	Support in part	A minor amendment is required to amend the botanical spelling of Coprosma, as follows: Coprosma rhamnoides	Amend the spelling of the botanical name for coprosma to: Coprosma rhamnoides.		
47	Appendix 16.2 _ Kawakawa Industrial Park Growth Area	Manawatu-Whanganui Regional Council (Horizons) - S5/007	Support	Horizons is comfortable working with MDC through the PC53 process (to be notified Oct/Nov2016)to ensure that the natural hazards provisions of the District Plan give effect to the natural hazard objectives and policies of the One Plan. In the interim, we recommend that the guidance note under Rule 16.4.2 be amended to refer plan users to the natural hazard section of the District Plan for any development within the 0.5% AEP (1 in 200) year modelled floodable area on Appendix 16.2 - Kawakawa Industrial Park Growth Area.	That the mapped "0.5% AEP (1 in 200 year) modelled floodable land" on the Kawakawa Industrial Park Growth Area structure plan (Appendix 16.2) be retained without amendment.	Horizon's support for Appendix 16.2 is noted and appreciated.	Recommend that submissions S5/007 from Manawatu-Whanganui Regional Council, S7/003 from NZ Transport Agency and S12/011 from Manawatu District Council be accepted and S6/015 from H W Richardson Group be accepted in part for the reasons outlined. Make the following changes to Plan: Amend Appendix 16.2: Kawakawa Industrial Park Growth Area as follows: <ul style="list-style-type: none"> • Change reference to local roads on the Structure Plan to identify them as 'indicative only'. • Change the road status of Turners Road extension from Local Road to Collector Road. Retain Local Road status for the other proposed roads indicated on the Structure Plan.
		H W Richardson Group (HWRG) - S6/015	Oppose in part	The location of the roads and intersections should be shown as 'indicative' on the structure plan. The rationale for the road layout is	Amend the structure plan to label precinct roads as being indicative only.		

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
				not clear from the documentation on this plan change, and it is apparent that a variety of road layouts could be achieved. Flexibility is sought in regards to future road layouts on the structure plan.		recently confirmed designation for the Turners Road extension. However there are other options for a 'local roads layout' that could achieve the transport connectivity objectives. First, it needs to be clear what the objectives of the proposed road layout are, so that Plan users and decision makers can identify the criteria for assessing any proposed alternative street layout in future. It is recommended that Policy 2.1 be amended to include such guidance. The recommended wording has been derived from the original design criteria provided to MWH Ltd when they developed the structure plan layout in 2013. Refer to 'Feilding Urban Growth Strategy – Engineering Services Assessment' June 2013.	<ul style="list-style-type: none"> Make consequential changes to the Reference Legend of the Structure Plan as required. <p>Amend Policy 2.1 as follows: <i>To require subdivision, use and development be consistent with any structure plan, including demonstrating safe integration with existing street layouts and infrastructure to ensure a sustainable pattern of development <u>including by:</u></i></p> <ul style="list-style-type: none"> <i><u>demonstrating safe integration with existing street layouts and infrastructure;</u></i> <i><u>ensuring that alternative local road layouts in Appendix 16.2 for the Kawakawa Industrial Park Growth Area, achieve the following:</u></i> <ul style="list-style-type: none"> <i><u>provide at least one local road, parallel to the southern half of Turners Road and one local road to give access to the middle of the northern part of the Zone; and</u></i> <i><u>confirm that provision of key infrastructure to serve the Zone will not be compromised including consideration of potential adverse effects on development of other sites within the Zone; and</u></i> <i><u>retain similar provision of access to all sites within the Zone as proposed in Appendix 16.2 Structure Plan; and</u></i> <i><u>preserve options to develop the reserve area between the Zone and the Oroua River to provide for future stop banking, riparian planning and creation of a walking / cycling track.</u></i>
		NZ Transport Agency - S7/003	Support in part	Supports the rezoning of land to industrial as proposed at Kawakawa Industrial Park Growth Area. NZTA's view is that contributions are required to build infrastructure to ensure the traffic effects of the industrial area are remedied or mitigated.	NZTA welcomes a pre- hearing on this matter to consider how this might be accommodated under the District Plan.	NZTA's support for the rezoning of land to industrial at Kawakawa Industrial Park Growth Area is noted and appreciated. It is noted also that the Agency welcomes further discussion to ensure the traffic effects of the proposed industrial area are remedied or mitigated.	
		Manawatu District Council S12/011	Support in part	Minor amendments are required to the Structure Plan for the Kawakawa Industrial Park Growth Area and reference for clarity and certainty. The amendments seek to clarify the identification of Turners Road extension, as a collector road, not a local road.	Add replacement Structure Plan and zoning reference.	The proposed change to the Appendix 16.2 structure plan should be implemented to maintain a consistent approach to the roading hierarchy within Feilding. The change would alter the intended road status for Turners Road extension from Local Road to Collector Road. This is consistent with the existing status of Darragh Road which is currently identified as a Collector Road in the Plan at Appendix 2B – Feilding Road Hierarchy.	
48	2.3 Standards _ Rule C2 2.3	Manawatu-Whanganui Regional Council (Horizons) - S5/005	Support	Horizons understands that all development within the Industrial Zone will be connected to MDC's reticulated network. MDC will be responsible for ensuring that this reticulated network achieves stormwater neutrality through use of community detention ponds and other stormwater detention measures.	That Standard 2.3.3 (Stormwater Neutrality) of Rule C2 2.3 be retained as drafted in PPC52.	Horizon's support for the provision is noted and appreciated. Standard 2.3.3 (Stormwater Neutrality) of Rule C2 2.3 is recommended to be retained as notified.	Recommend that submissions S5/005 from Manawatu- Whanganui Regional Council be accepted for the reason outlined. No change to PC52 is recommended as a result of this submission.
49	Planning Map - Map Key Zones	Feilding & District	Support	Supports the Kawakawa Industrial Growth Area being extended from	Supports the Kawakawa Industrial Growth Area being extended from the	The support of Feilding District Promotion Inc is noted and appreciated.	Recommend that submissions S4/002, S4/003, S4/008 from Feilding District

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
		Promotion Inc - S4/002		the existing Industrial Zone in Turners Rd to the Oroua River and also extending a short distance to the south.	existing Industrial Zone in Turners Rd to the Oroua River and also extending a short distance to the south.		Promotion Inc be accepted for the reason outlined. No change to PC52 is recommended as a result of these submissions.
		S4/003	Support	Supports retention of the existing spot zones at Rongotea, Makino and Maewa Road.	Supports retention of the existing spot zones at Rongotea, Makino and Maewa Road.		
		S4/008	Support	Overall the FDP commends the Council for its planning for future industrial growth by proposing to add another 34 hectares to the industrial zone in Feilding.	Overall the FDP commends the Council for its planning for future industrial growth by proposing to add another 34 hectares to the industrial zone in Feilding.		
50	Planning Map 34	Mark Taylor - S28/001	Support in part	Wants his land rezoned from Rural to Industrial, Commercial or Residential, or 50/50. The back half could be industrial and the front half could be residential.	Can my land (location not specified) be rezoned from Rural to Industrial, Commercial or Residential, or 50/50. The back half could be industrial and the front half could be residential.	The submissions are noted and appreciated. However, consideration of the appropriate zoning for land in South Street subject of these submissions, has not been addressed as part of this Plan Change. Council will, in a subsequent phase of the staged Plan review process, address the issues affecting all properties in the vicinity of the Industrial Zone, including the matters raised by submitters.	Recommend that submissions S28/001 from Mark Taylor and S29/001 from Melanie Taylor be rejected for the reason outlined. No change to PC52 is recommended as a result of these submissions.
		Melanie Taylor - S29/001	Support in part	Can my land be rezoned from Rural to Industrial, Commercial or Residential, as we are partly residential now?	Can my land (163 South Street) be rezoned from Rural to Industrial, Commercial or Residential?		
		Manawatu District Council S12/010	Support in part	Minor amendments are required to the Planning Map to correctly identify the rail corridor.	Add replacement Planning Map 34.	Map 34 should be amended to correctly indicate the rail corridor location. This information is a matter of fact and necessary to ensure the Plan is accurate and can be relied on.	
51	Planning Map 35	Manawatu-Whanganui Regional Council (Horizons) - S5/008	Support in part	It is not clear how MDC will require new industrial development outside of the current Flood Channel 2 Zone, but within the modelled 0.5% AEP floodable area, to avoid or mitigate flood hazard. However, the existing flood channel zone is based on Horizons older "indicative" flood information, which has been superseded by our more recent modelling of a 0.5% AEP (1 in 200 year) flood event. We therefore recommend that Planning Map 35 be amended so that the Flood Channel 2 zone corresponds to Horizons more accurate 0.5% AEP modelled flood information. The Flood Channel 2 Zone on Map 35 would then be consistent with the floodable land identified on the draft structure plan for the Kawakawa Industrial Park Growth Area.	That the Flood Channel 2 Zone on Planning Map 35 be amended to correspond with the 0.5% AEP (1 in 200 year) modelled flood information provided by Horizons.	The submission is generally supported. The Plan maps should be amended to correspond with the latest 0.5% AEP (1 in 200 year) modelled flood information provided by Horizons. The District Plan will then better align with the One Plan information and assist Plan users. This correction will occur as part of the wider review of natural hazards and subsequent Plan change which is currently underway.	Recommend that submission S5/008 from Manawatu Whanganui Regional Council be accepted in part for the reason outlined. No change to PC52 is recommended as a result of this submission.

No.	Provision	Submission point	Support/oppose	Reasons	Decision requested	Officer Comment	Officer Recommendation
52	Planning Map 38	H W Richardson Group (HWRG) - S6/016	Oppose in part	HWRG does not oppose the rezoning from Industrial to Village as commercial activities and service stations are permitted activities within this zone. However, it is noted that services stations and commercial activities only comprise permitted activities on sites adjacent to the 'Village with Identified Frontage' annotation. In order to provide for the existing service station at this site, it is requested that the 'Village with Identified Frontage' line be extended from the corner of Douglas Square, south along Mersey Street to connect with the 'Village with Identified Frontage' line that is located to the south of the existing service station.	The 'Village with Identified Frontage' line on Map 38 is extended from the corner of Douglas Square, south along Mersey Street to connect with the 'Village with Identified Frontage' line that is located to the south of the existing service station.	<p>PC52 retains the existing Industrial zones identified on Planning Map 38. The submitter has suggested that the Industrial zoned land bounded by Medway, Thames, Mersey and Severn Streets could be rezoned to Village provided the 'Village with Identified Frontage' line is extended.</p> <p>Prior to informal consultation on the draft Plan change provisions, Council did indicate an intention to rezone all Industrial zoned areas at Rongotea to Village Zone.</p> <p>Feedback provided by the Rongotea community during the informal engagement period in March 2016, prior to notification of the Plan change, signaled strong local support for retention of the status quo in relation to zoning. The reasons given by the community included:</p> <ul style="list-style-type: none"> • The existing Industrial zoning of sites best reflects current activities which provide important service functions for the surrounding rural area; • Don't want to be a dormitory town with just houses. Like the mix of activities in the Village; • Removal of industrial zoning on land within Rongotea would negatively affect prospects of future employment for the community's residents. <p>Whilst the Village Zone potentially provides greater land use flexibility than the Industrial Zone, after considering informal community feedback on the draft Plan change provisions, Council determined that the implications of retaining the status quo as requested would not significantly impact the potential to achieve sustainable management. This continues to be Council's position.</p>	<p>Recommend that submission S6/016 from H W Richardson Group be rejected for the reasons outlined.</p> <p>No change to PC52 is recommended as a result of this submission.</p>



Proposed Plan Change 52: Industrial

Appendix 4

Amended Planning Maps and Marked up Plan Text (PC52(R1))

(Maps can be downloaded separately in the link below this document)

Appendix 4

Amended Planning Maps and Marked Up Notified Plan Text

Guide to Format of this Document:

1. New text at notification is underlined, except in Chapter 16 where all text is new.
2. Deleted text at notification is shown as ~~striketrough~~, except that:
 - a. Operative ***Chapter 2 – Definitions*** relating to ***Portable Sawmill*** and ***Sawmill, Chapter 4 Managing Land Use Effects (Section 4.7 Industrial Zones)*** and ***Rule B5 – Industrial Zone*** are proposed to be entirely deleted by PC52. No submissions relate to those proposed deletions. The relevant deleted text for these sections have not been included in this version of the Marked up Text.
3. All changes recommended following consideration of submissions are shaded brown:
 - New text recommended is shown underlined; and
 - Text recommended to be deleted is shown as ~~striketrough~~.
4. Text in **blue** is not part of this Plan Change and will be evaluated as part of PC55.
5. The relevant submission number references are footnoted.

1. CHAPTER 2 - Definitions

1. Delete the existing definitions for **Portable Sawmill** and **Sawmill**.
2. Amend or insert the following definitions in alphabetical order:

AGRICULTURAL VEHICLES SALES AND SERVICE means an activity involving the sales and/or service of farm vehicles or other heavy vehicles.

INDUSTRY means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

- a. Animal and animal-product processing
- b. Abrasive blasting
- c. Cool stores and pack houses
- d. Engineering works
- e. Fibre-glassing
- f. Firewood processing and storage
- g. Grain drying and processing
- h. Landscaping storage and supplies
- i. Panel beating and spray painting
- j. Timber processing and treatment
- k. Transport depots
- l. Vehicle wrecking and scrap yards
- m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency).

LANDSCAPE STRIP means, in relation to the Industrial Zone, a strip of land to be planted in accordance with Appendix 16.1, to improve visual amenity of the surrounding area rather than to screen activities on the subject site from view beyond the site.

LATERAL SPREAD OVERLAY means an area identified on the District Planning Maps, for which planning controls are applied to ensure foundations for new development can tolerate deflections imposed by liquefaction-induced ground subsidence. Sites within the Overlay were identified in the Feilding Liquefaction Study, 2013, as being moderately susceptible to liquefaction. The risks of liquefaction identified in that report do not preclude development.

LUNCHBARS AND DAIRIES for the purposes of the Industrial Zone, means any food outlet which is intended to provide for the day to day needs of workers in the surrounding Industrial Zone. Such facilities may be retail activities, secondary to the

principal use of the site for industrial activities, or exist in their own right but must not exceed 100m² gross floor area.¹

PB40 refers to the typical horticultural sector method for describing plant size at time of planting. PB stands for Pint Bags. These are typically high quality UV stabilised black plastic Planter Bags otherwise known as PB Bags.

1 pint = 600ml. As a rough guide, multiply the PB number by 0.6 to get the volume in litres of the bag. A planter bag required to be PB40 should measure approximately 230 x 230 x 460 x 125mu and comprise a volume of approximately 18-25 litres.

REVERSE SENSITIVITY means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment of other activities, which are sensitive to the adverse environmental effects being generated by the pre-existing activity.²

SCREEN PLANTING AREA means in relation to the Industrial Zone, an area required to be planted in accordance with Appendix 16.1, to screen activities on the subject site as far as practicable, from view from the adjacent road or non-industrial zoned land.

WORK SKILLS TRAINING CENTRE means an **educational facility** which teaches any NZQA accredited course to develop or enhance basic or technical skills including apprenticeships associated with trade, industrial or commercial activities.

2. Chapter 4 – MANAGING LAND USE EFFECTS

Delete the existing Section 4.7 INDUSTRIAL ZONES including objectives and policies and associated matters under the headings Explanation, District Plan Methods and Other Methods.

3. Rule B5 (renamed Chapter 16) - Industrial Zone

1. Delete Rule B5 – Industrial Zone.
2. Insert new chapter to be named Chapter 16 Industrial Zone, as indicated below:

16 INDUSTRIAL ZONE

16.1 Introduction

³Manawatu District is well placed to service both wet and dry industrial activities with no significant land or infrastructure impediments to processing activities. The Council has been active in this regard to facilitate future industrial development and to encourage existing industrial activity to prosper and expand within the District.

¹ S21/26 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd – Support No change

² S21/23 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd – Support No change

³ S7/002 from the NZ Transport Agency – No change

The Feilding Urban Growth Framework Plan 2013 (the Framework Plan), estimates that 170 hectares of land is presently zoned Industrial. The Framework Plan anticipates future demand for 15.6ha of industrial land by 2041. The majority of future demand for industrial land (11ha) is likely to be required between 2011 – 2021, being 70% of the total projected demand to 2041. Industrial growth is an area of key strategic importance to the Manawatu District.

The majority of industrial activity is located, within the Feilding township area at the Riverside, Oroua River and Kawakawa Industrial areas.⁴ Small pockets of industrial land are retained along local transport routes such as Makino and Lethbridge Roads, and at Rongotea.

Although undeveloped land is zoned for industrial use, this tends to be held in large parcels and in limited ownerships. These factors tend to be viewed positively by prospective large industries and can be a negative factor for smaller enterprises. Employment in the industrial sectors, centred primarily in the Feilding industrial area, is forecast to increase steadily by around 20% to 5,100 people by 2041.

⁵Given the nature of **effects** that can arise from industrial activities, it is important to provide and promote suitable locations with sufficient market choice to accommodate the demands of the various small to large, wet and dry industries that may contemplate development in Manawatu. It is equally important that suitable land is zoned for industrial activities and appropriate restrictions apply to non-industrial activities to avoid or minimise the potential for risk, reverse sensitivity and other potential issues and to protect industrial land for industrial type activities.

To meet future demand, **Council** is expanding the existing Industrial Zone at Kawakawa/Turners Road. The **Growth Precinct 5** Structure Plan⁶, for the Kawakawa Industrial Park Growth Area (Appendix 16.1) demonstrates **Councils** commitment to facilitate well-designed, integrated and sustainable industrial development and expansion in the Feilding industrial area.

The Industrial Zone provisions, Kawakawa Industrial Park Growth Area provisions establish a strong focus on providing an efficient and effective zone for industrial activities, while improving and managing the visual amenity of the Industrial Zone, particularly where such land is potentially visible from public places or adjacent zones. This will be achieved with structure planning to provide landscaping, building design and site layout guidance. The Plan also recognises the validity of existing non-industrial activities established in the immediate vicinity of the Industrial Zone, and The Plan will maintain amenity values for sites within and beyond the Zone and maintain or enhance amenity values for Industrial zoned sites adjacent to arterial routes or key entry points to townships. provision for the continued operation and existing amenity values enjoyed by such activities. In the

⁴ S4/001 and S4/007 from Feilding & District Promotion Inc,

⁵ S21/016 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd –Support No change

⁶ Feilding Urban Growth Framework Plan, 2013, prepared by Boffa Miskell

Kawakawa Industrial Park Growth Area this will be achieved with structure planning to provide landscaping, building design and site layout guidance.⁷

Reverse sensitivity is the potential for a lawfully established activity to be constrained or curtailed by the more recent establishment of activities sensitive to the environmental effects generated by the original activity. The Industrial **Zone** provisions are framed to minimise the opportunity for reverse sensitivity issues to negatively impact on lawfully established industrial activities, whilst encouraging best practice operations and appropriate amenity values within the Zone.

Manawatu-Wanganui Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park Growth Area⁸ has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013⁹. This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the **Lateral Spread Overlay** on the planning maps.

This chapter is intended to be read in conjunction with Chapter 43 - District Wide Rules and Chapter 4 - Historic Heritage. If the rules contained in this chapter are more restrictive than those in Chapter 3 or 4, then they shall apply.¹⁰

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16.2 Resource Management Issues

The following resource management issues have been identified in the Industrial **Zone**:

1. The need to provide land in suitable locations and of appropriate size to sustain and expand industrial activities within the Manawatu District.
2. The need to manage the potential effects that the existence, establishment and expansion of non-industrial activities located in or adjacent to the Industrial **Zone** can have on the ability of industrial activities to establish, operate or expand.
3. The desire to achieve an appropriate level of amenity within the Industrial Zone; including enhancing amenity values on sites adjacent to key entry points to townships and arterial routes; and to maintain or enhance amenity values

⁷ S6/001 from H.W Richardson Group

⁸ Minor Amendment CI 16

⁹ Feilding Liquefaction Study - Geotechnical Evaluation Interpretive Report, Opus International Consultants Ltd, 2013.

¹⁰ S3/001 from Heritage New Zealand Pouhere Taonga

where possible, particularly visual amenity, of adjacent more sensitive zones, to be experienced from other zones, and public places within and adjacent to the Industrial Zone.¹¹

4. The need to manage the potential effects of industrial development on the environment, including increases in stormwater run-off resulting from increased impermeable surfaces.¹²

16.3 Objectives and policies

Objective 1

To promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.¹³

Policies

- 1.1 To enable a wide range of **activities** to locate and operate within the Industrial Zone.
- 1.2 To protect the effectiveness and efficiency of the Industrial Zone for existing and potential future industrial activities by avoiding the establishment of activities within the Zone, that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities. To manage the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial zone the effects on existing and potential future industrial activities in the zone will be more than minor.¹⁴
- 1.3 To control the design of **building** foundations, new infrastructure and associated works on **sites** identified as susceptible to lateral spreading hazards on the planning maps.

Objective 2

To manage adverse effects of industrial activities on the environment, to promote appropriate amenity values associated with the Industrial Zone including:

- maintaining, and where possible, enhancing amenity values within the Industrial Zone and for adjacent sites beyond the Industrial Zone; and
- enhancing amenity values on sites fronting arterial routes or key entry points to townships.

¹¹ S6/002 from H.W Richardson Group and S21/017 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd

¹² S5/001 from Manawatu- Whanganui Regional Council (Horizons) – Support No Change

¹³ S6/003 HWRG and S21/018 the Oil Companies – Support No Change

¹⁴ S21/018 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd

~~To promote and enhance amenity values within the Industrial Zone, whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.~~¹⁵

Policies

- 2.1 To require subdivision, use and development be consistent with any structure plan, ~~including demonstrating safe integration with existing street layouts and infrastructure~~ to ensure a sustainable pattern of development ~~including by:~~
- i. ~~demonstrating safe integration with existing street layouts and infrastructure;~~
 - ii. ~~ensuring that alternative local road layouts in Appendix 16.2 for the Kawakawa Industrial Park Growth Area, achieve the following:~~
 - a. ~~provide at least one local road, parallel to the southern half of Turners Road and one local road to give access to the middle of the northern part of the Zone; and~~
 - b. ~~confirm that provision of key infrastructure to serve the Zone will not be compromised including consideration of potential adverse effects on development of other sites within the Zone; and~~
 - c. ~~retain similar provision of access to all sites within the Zone as proposed in Appendix 16.2 Structure Plan; and~~
 - d. ~~preserve options to develop the reserve area between the Zone and the Oroua River to provide for future stop banking, riparian planning and creation of a walking / cycling track.~~¹⁶
- 2.2 To ensure that subdivision, use and development of land in the Industrial **Zone** is managed to avoid, remedy or mitigate adverse **effects** on ~~significant historic~~¹⁷ heritage.
- 2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse **effects** beyond the **site** boundary ~~within the Industrial Zone~~, including any **effects** associated with noise, glare or night lighting, ~~and ensure that any effects on adjacent non-industrial zones are consistent with the expected amenity values in that zone. to protect the amenity values of the surrounding environment.~~¹⁸
- 2.4 To require ~~new~~ industrial activities to locate within the Industrial **Zone**, ~~to ensure that effects of these activities where the associated effects on the environment,~~ particularly related to infrastructure, traffic, noise and **amenity values** are ~~anticipated, provided for and,~~ as far as practicable confined to the **Zone**.¹⁹

¹⁵ S3/002 Heritage NZ Pouhere Taonga, S6/004 HWRG, S21/041 and FS12/006, FS12/007 Oil Companies

¹⁶ S5/007 Horizons, S7/003 NZTA, S12/011 MDC and S6/015 from H W Richardson Group

¹⁷ S3/003 Heritage New Zealand Pouhere Taonga and S6/005 from H W Richardson Group (HWRG)

¹⁸ S6/006 from H W Richardson Group (HWRG) and S21/020 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd

¹⁹ S6/007 HWRG, S5/002 and FS4/001 Horizons, FS12/009, S21/021 Oil Companies

- 2.5 To require subdivision, use and development in the Industrial **Zone** to be designed to:
- i. maintain ~~or enhance an appropriate level of the~~ visual amenity ~~values~~ and streetscape ~~values~~ within the Zone; and
 - ii. ~~maintain or enhance visual amenity values,~~ when viewed from other zones and ~~any public place; and.~~
 - iii. ~~enhance amenity values on sites fronting arterial routes or key entry points to townships.~~²⁰

16.4 Rules

16.4.1 Permitted Activities - Industrial Zone

The following are permitted activities in the Industrial Zone (excluding sites within the **Lateral Spread Overlay** except as specified in l. below) provided that they comply with the standards in Rule 16.4.2 below:

- a. **Industry**
- b. **Light Industry**
- c. Additions or alterations to, any existing **building**.
- d. **Agricultural vehicle sales and service**
- e. **Ancillary activities**
- f. Standalone car parking activities and **buildings**
- g. Construction of any **building** associated with a **permitted activity**.
- h. **Lunch Bars and dairies**²¹
- i. **Seismic strengthening**
- j. **Service stations**²²
- k. Work skills training centres
- l. Outdoor storage areas, public open space, carparking and farming (excluding **buildings**) are the only activities permitted within the **Lateral Spread Overlay**.
- m. ~~Any lawfully established activity operating on and prior to date PC52 rules take effect including:~~
 - i. ~~additions or alterations to existing **buildings** associated with such activities; and~~

²⁰ S6/008 from H W Richardson Group (HWRG), S21/022 and FS12/010 Oil Companies

²¹ S21/027 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd – Support No Change

²² S21/024 Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd – Support No Change

- ii. ~~the expansion of such activities, including onto adjacent sites in the Industrial Zone.~~²³

n. Earthworks

o. Signs

16.4.2 Industrial Zone – Standards for permitted activities

For the Industrial Zone, the permitted activities specified above must comply with the following standards:²⁴

a. Building Setback Yards and Height²⁵

- i. All buildings ~~or storage of goods~~, excluding signs ~~and service station canopies~~²⁶ must be set back at least 6 metres from any boundary with a road ~~or rail corridor~~.²⁷

- ii. ~~Any building~~ Buildings (excluding on boundaries where (i) above applies) ~~or storage of goods associated with industry (excluding light industry)~~ must be at least:

- ~~15~~10 metres from any boundary adjoining land zoned Residential or Village ~~or Recreation~~; and
- ~~10~~ 5 metres from any boundary adjoining land zoned Rural, Recreation or Flood Channel 2.

- iii. ~~Any new building or storage of goods associated with any other activity must be at least 10 metres from any boundary adjoining land zoned Residential, Village, Recreation or Rural.~~

- iv. Maximum height of any building ~~must be is~~ 12 metres.

- v. Any outdoor storage of goods must be setback at least:

- 5 metres from any boundary adjoining land zoned Residential or Village; and
- 2 metres from any boundary adjoining an arterial road or land zoned Rural, Recreation or Flood Channel 2.

Note: Side and rear boundaries much also comply with requirements of the Building Act.

²³ S21/025 Oil Companies

²⁴ S5/009 Manawatu- Whanganui Regional Council (Horizons) – No change

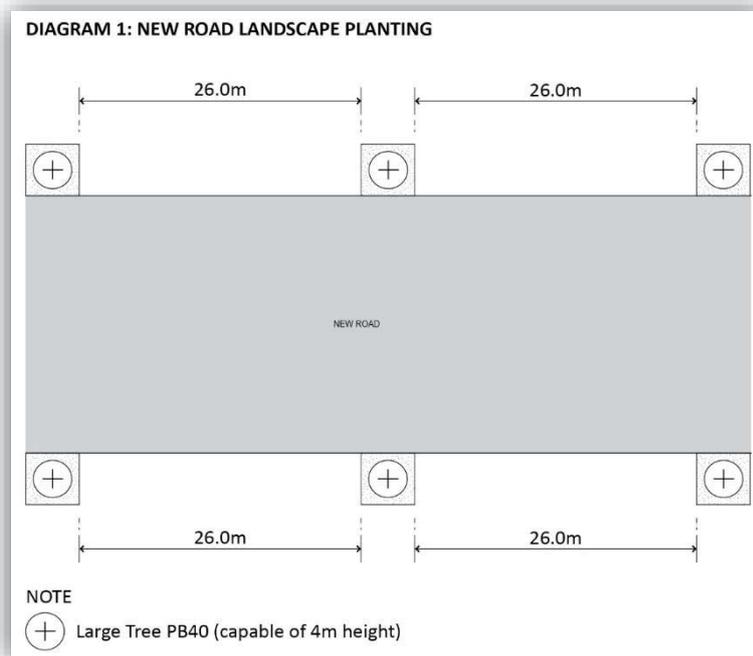
²⁵ S4/004 Feilding & District Promotion Inc, S6/009 HWRG, S12/001, S12/012 MDC, and FS2/001 Stacy Waugh

²⁶ S21/028 Oil Companies

²⁷ S2/001 KiwiRail

²⁸, S24/003, S24/004 Stacy Waugh, S26/003 D and C Waugh

- b. Landscape, Screen Planting and Streetscape Design
- i. New Road



Along any new **road** constructed after **date PC52 rules take effect**, a tree must be planted every 26m with a minimum size at planting of **PB40**. It must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2m, in accordance with Diagram 1.²⁹

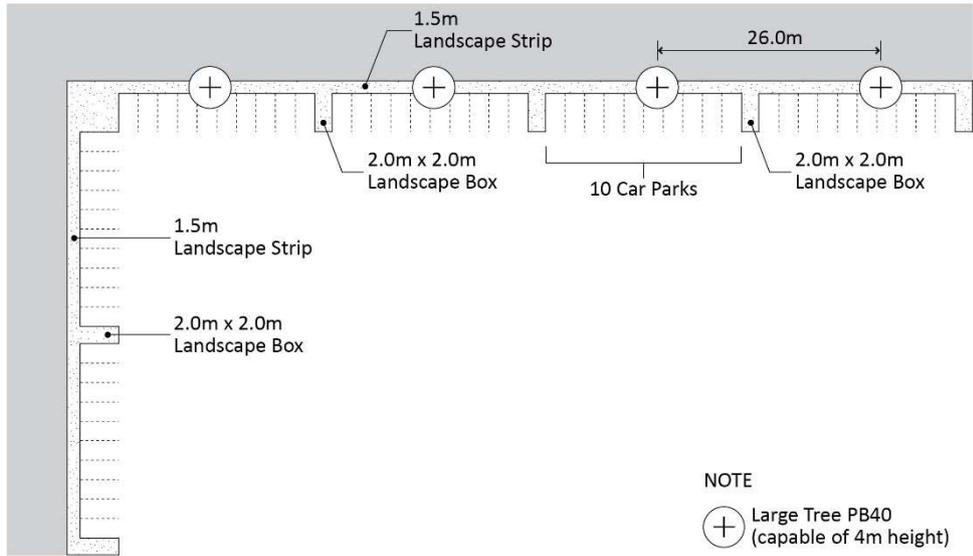
- ii. Formed Carparking Areas

- a. Within any formed car parking area, **1 specimen tree must be planted for every 10 car park spaces. Trees shall be evenly distributed amongst the parking area and planted in must be separated by** a 2m x 2m landscaping box or similar feature **and must include a landscape strip** with planting established, in **general** accordance with Diagram 2.³⁰

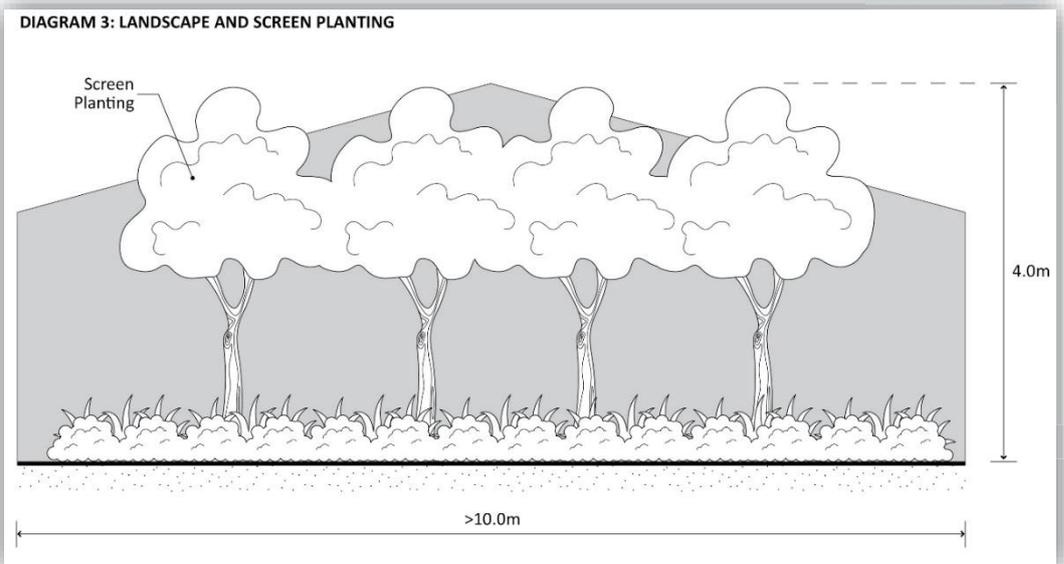
²⁹ S4/005 from Feilding & District Promotion Inc and S6/010 from H W Richardson Group – No change

³⁰ S6/011 from H W Richardson Group and S12/002 from Manawatu District Council

DIAGRAM 2: CAR PARK LANDSCAPE PLANTING



- b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in **height**. Every 26m along the landscape strip a tree must be planted with a minimum size at planting of **PB40**. Trees must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2m, in accordance with Diagram 3.



- c. Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip must be provided along any road frontage, in general accordance with Diagram 2.³¹

Note : The preferred planting species for this **Zone** are listed in Appendix 16.1.

iii. . Screening of Interface Areas

a. Residential/Village and Rural **zones**³²

On **sites boundaries** which adjoin a **Rural, Residential or Village Zone** a **10 5m** wide **buffer** screen planting area **within the building setback yard** must be **established**, planted and maintained with a variety of shrubs and trees **(as specified (i) and (ii) of this standard)**: **Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting**

On sites boundaries which adjoin a Rural or Flood Channel 2 Zone a 2m wide screen planting area must be established, planted and maintained with a variety of shrubs and trees:

- i. Shrubs must be capable of growing to a minimum **height** at maturity of 4 metres; and
- ii. Trees must be capable of growing to a minimum **height** at maturity of 9 metres

Note: The preferred planting species for this Zone are listed in Appendix 16.1.

b. ³³Major or Minor **Arterial Roads** **(excluding carpark frontage areas where 16.4.2.b.ii (Formed Carparking Areas) applies)**

- On **sites** which adjoin any major or minor **arterial roads** **(excluding Waughs Road)** (Refer Appendix 3B.1) or which lie directly across the **road** from a Residential or Village **Zone**, a 2m landscaping strip must be **provided, which must be** planted and maintained with a variety of low shrubs and trees **capable of that will grow growing** to a **height** of **1.5 between 0.5 - 1.0** metres. **Planting must ensure a density to achieve solid landscape screening within two years of planting.**

³¹ S12/002 Manawatu District Council

³² S6/012 HWRG, S26/002 D & C Waugh, S24/001 S Waugh, S25/001 A Waugh, S21/029 Oil Companies, S12/004 MDC FS6/001 and FS6/003 NZTA

³³ S12/005 from Manawatu District Council, S21/020 the Oil Companies

- On sites adjoining Waughs Road/SH 54 a 105m wide buffer screen must be provided. with a 2m landscaping strip must be provided.³⁴
- Screen planting adjacent to any **arterial road** must be frangible (breakable or fragile)³⁵.

- iv. Any fencing where located adjacent to a **road** must be erected internally to the **site** with landscape planting fronting the **road**.
- v. Any planting required by this Rule, must be maintained and if plants perish they must be replaced immediately by the landowner.
- vi. The landscaping along any **yard** referred to in iii) of this standard, must not be obscured by fencing.

c. Outdoor Storage Areas

Any outdoor storage areas must ~~not be visible be screened~~ from ~~view any adjacent non-industrial zoned land or arterial road~~ by either a closed board fence or wall of not less than 2m in **height** or dense planting capable of growing to 2m in **height**. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.³⁶

d. Glare³⁷

Compliance with Rule 3B.4.3.

e. Noise

Compliance with Rule 3C.4.1

f. Vibration

All activities must be managed so that vibration is not discernible beyond the site boundary.³⁸

g. Electrical Interference

All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural Zone.

~~h. Vehicle Movements~~

~~No movement of heavy vehicles onsite, between 8.00pm and 7.00am daily within 80 metres of any **dwelling**, that exists in the Rural, Residential and Village **Zone** prior to date PC52 rules take effect.³⁹~~

³⁴ S27/001 K & B Quigley, S26/001 D & C Waugh, S24/002 S Waugh, , S12/013 MDC, FS6/00 & FS6/005 NZTA

³⁵ S7/001 from NZ Transport Agency – No change

³⁶ S12/006 from Manawatu District Council

³⁷ S21/031, and S21/032 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd

³⁸ S21/033 from Z Energy Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd

³⁹ S4/006 from Feilding & District Promotion Inc

i. **Stormwater Neutrality**⁴⁰

Every site must include a stormwater system designed to achieve **stormwater neutrality**, appropriate for the activities, use and development of the site, including connection to a Council network, at the following scales:

- i) Over the area of land that is the subject of the proposed activity; and
- ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.

Note: Where stormwater detention areas cannot be accommodated within the Industrial Zone, an equivalent quantity of stormwater runoff mitigation is to be provided in a suitable location outside the zone.⁴¹

j. **Water Supply and Wastewater Disposal**

Any use or development of a **site** must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.

Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

k. **Parking**⁴²

Compliance with Rule 3B4.4

l. **Visibility at Railway Crossings**

Compliance with Rule 3B 4.2 and Appendix 3B.6

m. **Access:**

Compliance with Rule 3B 4.2

n. **Separation Distance**

Any activities involving the slaughtering of animals must be on sites, which are at least 100 metres from any Residential, Village or Business Zone.

o. **Visual Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of Residential Zone or Village Zone or a public place.

p. **Signs in the Industrial Zone**

Compliance with Rule 3E.4.2

q. **Earthworks**

Compliance with Rule 3D.4.2

⁴⁰ S5/032 Horizons – Support No Change

⁴¹ S5/002 Horizons, FS12/009 Oil Companies

⁴² S21/034, S21/035, S21/036, S21/037 and S21/038 the Oil Companies– Beyond Scope

Guidance Note: Stormwater Neutrality, Odour is and the 0.5% AEP (1:200) year modelled floodable land are regulated by the Manawatu-Wanganui Regional Council. Land included within the 0.5% AEP (1 in 200 year) modelled floodable land in Appendix 16.2 (Kawakawa Industrial Park Growth Area) is also subject to the Flood Channel 2 Zone Rules.⁴³

16.4.3 Restricted Discretionary Activities - Industrial Zone

The following are **restricted discretionary activities** in the Industrial **Zone**:

- a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rules 16.4.2.

For (a) above, the **Council** has restricted its discretion to considering the following matters insofar as they are relevant to the standard that will be infringed:

- building setback **yards**
- landscape, screen planting and **streetscape** design
- outdoor storage areas
- glare, noise, vibration, electrical interference and vehicle movements
- **stormwater neutrality**, water supply and wastewater disposal
- parking, visibility at railway crossings, access and separation distances
- historic⁴⁴ heritage and amenity values
- **signs**

In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the Industrial **Zone**, assess any application in terms of the following assessment criteria:

1. Whether the application will result in any adverse **effects** on historic⁴⁵ heritage values.
2. and Whether the application will maintain, or where possible enhance, the amenity values of the character of the Industrial **Zone** or properties beyond the Industrial **Zone**.
3. Whether the application will enhance amenity values on sites fronting arterial routes or key entry points to townships.⁴⁶
4. Whether the application remains consistent with the objective of the standard(s) it infringes.

⁴³ S5/006 Manawatu- Whanganui Regional Council

⁴⁴ S3/005 from Heritage New Zealand Pouhere Taonga

⁴⁵ S3/005 from Heritage New Zealand Pouhere Taonga

⁴⁶ S6/013, S6/014 H W Richardson Group, S21/040 and further submission FS12/012 the Oil Companies

5. Whether the landscaping, **streetscape** and **building** design will promote or enhance **amenity values** within the **Industrial Zone** and surrounding area.

⁴⁷

6. The extent to which there will be adverse **effects** on the **environment** where an application does not meet a performance standard.

16.4.4 Discretionary Activities - Industrial Zone

The following are **discretionary activities** in the **Industrial Zone**:

- a. Commercial services
- b. Motor vehicle sales and servicing
- c. Additions or alterations to existing **buildings** associated with any lawfully established activity operating on and prior to date (specific day this PC52 rule takes effect).⁴⁸

16.4.5 Non-Complying Activities - Industrial Zone (This rule replaces existing Rule A2 (2.1) for the Industrial Zone)

The following are non-complying activities in the **Industrial Zone**:

- a. Any **noise sensitive activity**.⁴⁹
- b. Any activity on land within the **Lateral Spread Overlay**, which is not provided for as a **permitted activity**.
- c. Any activity in the **Industrial Zone** that is not specifically provided for as a **permitted, restricted discretionary** or **discretionary activity**.

⁴⁷ S6/014 HWRG, S21/040 and FS12/012 the Oil Companies

⁴⁸ S21/024, S21/025 Oil Companies

⁴⁹ S21/040 the Oil Companies – Support No change

APPENDIX 16.1 – PREFERRED PLANTING SPECIES
LANDSCAPE STRIP

Tanika™ Lomandra	Mat Rush Lomandra tanika	
Rosa floribunda	Flower Carpet Rose	
Coprosma x kirkii 'kirkii'	Coprosma groundcover	
Libertia spp	NZ Iris	
Phormium cookianum Emerald Green	Dwarf Flax	

⁵⁰ S7/001, FS6/001 and FS6/003 NZTA, S12/007, S12/008 and S12/009, S12/004, S12/005 MDC, S6/012 HWRG, S26/002 D & C Waugh, S24/001 S Waugh, S25/001 A Waugh, S21/029, S21/030 the Oil Companies

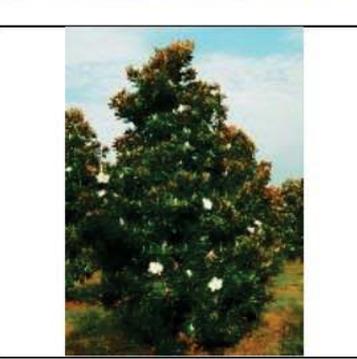
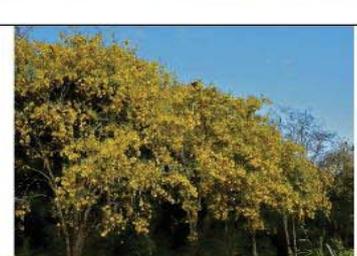
APPENDIX 16.1 – PREFERRED PLANTING SPECIES

LANDSCAPE STRIP

<p>Muehlenbeckia astonii</p>	<p>Shrubby Tororaro</p>	
<p>Rhynchospermum jasminoides</p>	<p>False jasmine</p>	
<p>Camellia sinensis spp</p>	<p>Camellia</p>	
<p>Daphne odora, burkwoodii</p>	<p>Daphne</p>	
<p>Choisya ternata</p>	<p>Mexican Orange Blossom</p>	

APPENDIX 16.1 – PREFERRED PLANTING SPECIES

SCREEN PLANTING

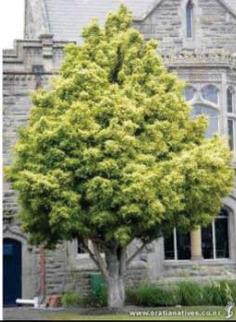
Pittosporum tenuifolium	Kohuhu	
Pittosporum eugenioides	Lemonwood	
Michelia figo	Port Wine Magnolia	
Myrtus communis	Myrtle	
Sophora microphylla	Kowhai	

APPENDIX 16.1 – PREFERRED PLANTING SPECIES
SCREEN PLANTING

<p>Griselinia littoralis</p>	<p>Broadleaf</p>	
<p>Lophomyrtus bullata</p>	<p>Rama rama</p>	
<p>Olearia Cheesemanii</p>	<p>Olearia</p>	
<p>Corokia virgate, cononeaster</p>	<p>Geenty's Green, korokio</p>	
<p>Myrsine australis</p>	<p>Mapou</p>	

APPENDIX 16.1 – PREFERRED PLANTING SPECIES

SCREEN PLANTING

<p>Magnolia grandiflora 'Blanchard'</p>	<p>Evergreen magnolia</p>	
<p>Podocarpus totara</p>	<p>Totara</p>	
<p>Cordyline australis</p>	<p>Cabbage Tree</p>	
<p>Pseudopanax crassifolius</p>	<p>Lance wood</p>	

APPENDIX 16.1 – PREFERRED PLANTING SPECIES

SPECIMEN TREES

<p>Magnolia grandiflora 'Blanchard'</p>	<p>Evergreen magnolia</p>	
<p>Cornus capitata</p>	<p>Strawberry tree</p>	
<p>Ulmus parvifolia</p>	<p>Chinese Elm</p>	
<p>Gingko biloba</p>	<p>Gingko</p>	

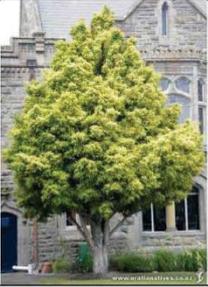
APPENDIX 16.1 – PREFERRED PLANTING SPECIES

SPECIMEN TREES

Fraxinus raywoodii	Claret ash	
Cornus florida	Dogwood	
Ulmus glabra 'Lutescens'	Golden Elm	
Alectryon excelsus	Titoki	
Sophora tetraptera	Kowhai	

APPENDIX 16.1 – PREFERRED PLANTING SPECIES

SPECIMEN TREES

Podocarpus totara	Totara	
Melia azedarach	Indian Bead tree	
Cordyline australis	Cabbage Tree	
Pseudopanax crassifolius	Lance wood	

Shrubs under 1.5m

Botanical Name	Common Name	Botanical Name	Common Name
Rosa floribunda	Carpetrose White	Choisya ternata	Orange Blossom
Rosa floribunda	Carpetrose Crimson	Camellia Quintesscent	Camellia
Daphne odorata	Daphne	Plumbago auriculata	Plumbago
Daphne burkwoodii	Daphne	Lomandra spp.	Mat Rush

Shrubs over 2m

Botanical	Common Name	Botanical	Common Name
Camellia sinensis sp	Camellia	Griselinia lucida	Akapuka
Pittosporum tenuifolium	Kohuhu	Lophomyrtus bullata	Rama rama
Michelia figo	Port Wine Magnolia	Olearia Cheesmanii	Olearia
Myrtus communis	Myrtal	Corokia virgata	Geenty's Green
Coprosma rhamnoides	Divaricating	Myrsine australis	Mapou
Corokia cotoneaster	Korokio		

Large Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Magnolia grandiflora</i>	Magnolia	<i>Acer pseudoplatanus</i>	Red Maple
<i>Comus capitata</i>	Himalayan Dogwood	<i>Alectryon excelsus</i>	Titoki
<i>Quercus coccinea</i>	Scarlet Oak	<i>Sophora tetraptera</i>	Kowhai
<i>Gingko biloba</i>	Gingko	<i>Nothofagus solandri</i>	Black beech
<i>Fraxinus raywoodii</i>	Claret ash	<i>Phyllocladus trichomanoides</i>	Celery Pine

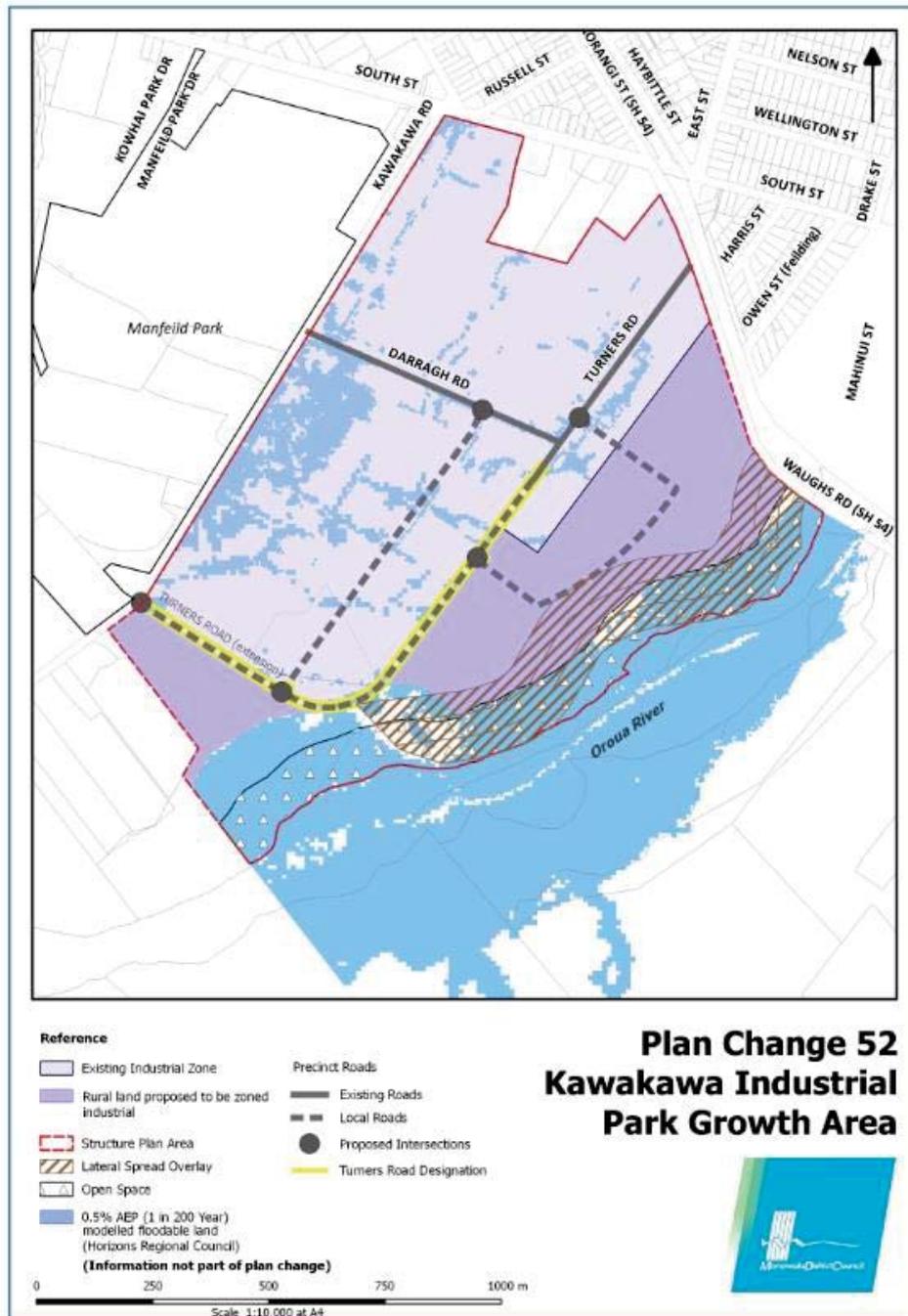
Taller Screen Planting

Botanical Name	Common Name	Botanical Name	Common Name
<i>Pittosporum tenuifolium</i>	Kohuhu	<i>Coprosma lucida</i>	Shining Karamu
<i>Pseudopanax crassifolium</i>	Lance wood	<i>Pittosporum eugenoides</i>	Tarata
<i>Sophora microphylla</i>	Kowhai	<i>Coprosma parviflora</i>	Leafy Coprosma

Specimen Trees

Botanical Name	Common Name	Botanical Name	Common Name
<i>Podocarpus totara</i>	Totara	<i>Nestegis Cunninghamii</i>	Maire
<i>Sophora microphylla</i>	Kowhai	<i>Cordyline australis</i>	Ti Kouka
<i>Dacrycarpus daeryioides</i>	Kahikatea	<i>Alectryon excelsus</i>	Titoki
<i>Prumnopitys taxifolia</i>	Matai		

APPENDIX 16.2 – KAWAKAWA INDUSTRIAL PARK GROWTH AREA



3. Rule C – Subdivision

1. Amend rules to refer to proposed new appendices; and
2. Insert a new rule for stormwater neutrality only.

RULE C – SUBDIVISION

RULE C1 – STATUS OF SUBDIVISIONS

(Refer Part 5, Page 45)

NB – Words outlined in bold type below have a specific definition contained in Rule E (Pages 165-173).

1.1 CONTROLLED ACTIVITIES

1.1.1 Specification of Activities

The following subdivisions shall be controlled activities:

- A)
- B) Any subdivision for utilities such as substations, transformers or pumping stations, provided that the balance of the site continues to comply with the provisions of this Plan, and that access to the utility is independent of the residual site.
- C) Any Residential zone, Village zone, Business zone, Industrial zone or Recreation zone subdivision which meets the relevant standards set out in Rules C2 2.1 to 2.3 and Rule 2.5
- D)....
- E) Any Industrial zone subdivision which meets the relevant standards set out in Rules C2.2.1 to 2.3 and the **Growth Precinct 5** Structure Plan.

1.1.2 Extent of Control

A The matters in respect of which Council has reserved its control over controlled activity subdivisions are set out in Rule A1 1.3.2 (Page 92).

1.2 RESTRICTED DISCRETIONARY ACTIVITIES

A) The following subdivisions shall be restricted discretionary activities:

- ...v) Any subdivision within a **Growth Precinct** (Appendix 9 A-C or Appendix 16.2) that does not comply with the stormwater neutrality standard in rules C2 2.1.1 E or 2.3.3
- vi) Any subdivision within a **Growth Precinct** (Appendix 9A-C or Appendix 16.2) that does not comply with the wastewater disposal standard in Rules C2 2.1.1 G or 2.5 D.

1.3 DISCRETIONARY ACTIVITIES

1.3.1 Specification of Activities

A) The following subdivisions shall be discretionary activities:

- ...vii) Any subdivision within a Growth Precinct that is not in accordance with the requirements specified in a relevant Structure Plan (Appendix 9A-C and Appendix 16.2).

1.3.2 Criteria for Assessment

A) The criteria set out in Rule A1 1.3.4 A), particularly xiv), xxiv) or xxvi), will be taken into account in assessing the above discretionary activities.

RULE C2 – ZONE STANDARDS – SUBDIVISION

NB – Words outlined in bold type below have a specific definition contained in Rule E

2.3 STANDARDS – BUSINESS, INDUSTRIAL, RECREATION, MANFEILD PARK AND SPECIAL DEVELOPMENT ZONES

(Refer Parts 5.3.3 to 5.3.11)

2.3.1 Suitability Of Lots

The applicant must demonstrate that all new allotments can be used for a permitted activity in a manner that conforms to this Plan. Development plans for the land being subdivided may be required, to prove compliance with the Plan’s standards.

2.3.2 Access To Rear Sites

Any **entrance strips** to rear **sites** shall be wide enough for heavy vehicle access.

⁵¹2.3.3 Stormwater Neutrality (Industrial Zone only)

Every subdivision must include a stormwater system designed to achieve **stormwater neutrality**, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:

- i) Over the area of land that is the subject of the subdivision proposal; and
- ii) Over the **Growth Precinct** in which the subdivision proposal is located.

2.5 FURTHER STANDARDS APPLYING IN ALL ZONES.....D) Services In Residential, Village, Business, Industrial, Manfeild Park and Special Development Zones

- i) Sites in these zones shall be connected to reticulated services, and shall not cause existing services to be overloaded.
- ii) All cables, including for power, telephone, and street lighting, shall be placed underground, except where existing services are above ground or where in Council’s opinion, underground services are economically unjustifiable due to problems associated with such issues as topography, geology, land stability or operational requirements.
- iii) Where **rear sites** are being created, or a multi-unit development is being subdivided, easements shall be created over all underground services.

E) Separation From Boundaries

All proposed boundaries shall be sited at a sufficient distance from buildings to comply with the **yard** and **height** requirements of this Plan, and to meet the fire rating requirements of the Building Act 1991.

1.3 ASSESSMENT OF APPLICATIONS

1.3.1 Reservation of Control - Controlled Activity Land Use Applications....

1.3.2 Reservation of Control – Controlled Activity Subdivision Applications

A) The matters in respect of which **Council** has reserved its control are:

⁵¹ S5/005 from Manawatu- Whanganui Regional Council – Support No change

- i) Provision of water supply and disposal of water, wastewater and stormwater, where the design and capacity of any reticulated system reflects the new and anticipated future demand and requirements.
- ii) The number, location and formation of vehicle crossings.
- iii) Provision of a connected street network, with appropriate use of street hierarchy and design type, including the width, length, drainage and formation of access.
- iv) The matters specified in Section 220 of the Act.
- v) The size, shape and arrangement of allotments, in relation to road frontages, and location of proposed boundaries.
- vi) The creation of appropriate easements.
- vii) Payment of financial contributions including reserves contribution.
 - i) Providing, forming, naming and signposting new roads.
 - ii) Preservation of existing vegetation.
 - iii) Provision of open space including the retirement of steep land, gully systems, connections/links with other areas, **esplanade reserves** and strips, and local reserves.
 - iv) Suitability of proposed allotments for subsequent buildings and future use, including the separation of proposed building sites from high voltage electricity transmission lines.
 - v) Impact of subdivision upon future management of **natural areas** and **heritage places**.
 - vi) Requiring a consent notice to be placed on the titles of newly-subdivided allotments which have no further subdivision potential under this Plan, to alert potential purchasers to that fact.
- viii) Accordance with any relevant Structure Plan and adherence to the principles set out in the Subdivision Design Guide.
- ix) Provision of a network of cycleways and walkways to the extent that these service the subdivision and connect with the surrounding environment.
- x) Provision of buffers or other measure to delineate the boundary between urban and rural environments and provide separation between potentially incompatible activities.
- xi) The extent to which connections to electricity, gas and telecommunication networks are available to service the needs of the development and/or subdivision.
- xii) Avoidance or mitigation of flood hazards, including the assessment of the level of flood hazard risk from the waterbody and what mitigation measures are required, such as setback distances, minimum floor levels or specified building platforms.

1.3.3 Reservation of Control - Restricted Discretionary Activities

A) In assessing applications for restricted discretionary activities **Council** has reserved its control over matters related to the effect of allowing noncompliance with the particular performance standard (or standards) which the proposal has failed to meet. Conditions may be imposed to avoid, remedy or mitigate the effects of non-compliance.

B) In assessing applications which have become restricted discretionary activities due to non-compliance with the Plan's performance standards, but which otherwise would have been controlled activities, **Council** has also reserved its control over the matters in Rules A1 1.3.1 or 1.3.2 3 which relate to that type of controlled activity.

C).....

D) In assessing applications for vehicle crossings onto **arterial routes** which do not meet the Plan’s standards, **Council** will take into account:

- i) Any adverse effect on the arterial route of the vehicle movements at any access or intersection.
- ii) The availability of reasonably practical legal access to a road other than the State highway.
- iii) Whether there is sufficient and appropriate off-road parking to meet the needs of the activity and avoid or minimise adverse effects on the safe and efficient operation of the arterial route.
- iv) The extent of non-compliance with the Plan standard concerned.

E)....L).....

M) In assessing applications for subdivisions within any of the Growth Precincts that do not comply with the stormwater neutrality standard (Rule C2 2.1.1 E or C2 2.3.3), Council has restricted its discretion to:

- i) The extent of post development run-off generated by the development;
- ii) The measures used to avoid, remedy and mitigate stormwater runoff from entering the overall Feilding stormwater network;
- iii) The availability of stormwater detention areas or conveyance opportunities on surrounding land.

N).....

1.3.4 Assessment of Discretionary Activity Applications

A) In assessing discretionary activities **Council** will have regard to matters including the following:

- i) Subject to Part II of the Act, the matters specified in Section 104 of the Act.
- ii) Compliance or otherwise with standards applying to similar permitted or controlled activities.
- iii) The environmental results sought by this Plan for the zones concerned.
- iv) Any potential detraction from the **amenities** of the area through odour, smoke, noise, or other noxiousness whether from the operation itself or any ancillary aspect.
- v) The degree to which proposed buildings would detract from the visual amenities of the area.
- vi) Parking needs will be assessed against staff numbers, likely numbers of patrons and their mode of travel. Regard will be had to how often it is used, the availability of on-street parking, and the impact of using onstreet parking upon other users of the road.

- vii) Vehicle crossings shall be assessed in terms of the sight distance and driveway spacing guidelines contained in Appendix 2C , and the seal widening and formation standards contained in Appendix 2E.
- viii) Whether there is sufficient and adequate provision for the collection or disposal of solid waste, including tailings.
- ix) The degree to which any waste treatment ponds are adequately separated from other activities, taking into account topography, type of waste to be treated, wind direction, tree planting and existing vegetation and the location and number of existing and future dwellings likely to be affected by such ponds.
- x) Compliance or otherwise with any relevant NZ Standards, regulations or Industry Guidelines.
- xi) Any danger to people from hazardous goods and natural hazards, including any risk assessments, contingency plans and proposals to mitigate such hazards.
- xii) The potential possibility of any animals escaping on to adjoining properties, roads, or public places.
- xiii) Whether any exterior lighting is to be used or installed which would tend to annoy people nearby.
- xiv) The effect of the proposal on the heritage values and preservation of any place or object listed in Appendices 1A to 1F or upon the heritage significance of any **natural area** in terms of the criteria in Appendix 1I .
- xv)
- xvi) Any detrimental effect of the proposal upon the operation or future development of any other existing permitted use in the vicinity. This includes whether the proposal requires a level of amenity which is incompatible with the operation and management of any such permitted use.
- xvii) Any potential adverse effects of the proposal upon the life supporting capacity of soils, or upon options for their future use, due for example to compaction, fragmentation of ownership, soil removal, coverage or risk of contamination.
- xviii)
- xix) The degree of separation proposed between any **building** or pen housing animals and any building, boundary or road. **Council** may increase or relax the separation distance where on the grounds of public health, amenity, intensity of use, odour, visibility, noxiousness or other reasons it is appropriate to do so. The separation distances proposed by the Pork Industry Board’s Code of Practice shall be used as a guideline for assessing the adequacy of separation around any proposed **pig farming** operation.
- xx) In relation to **service stations**:
- a) The extent to which the proposal will be screened from adjacent residential uses by landscaping or fencing.
 - b) The effect of any access points on traffic safety and efficiency.

- c) The extent to which lighting will be managed to avoid nuisance on residential properties.
- d) Whether vehicle parking and manoeuvring can be accommodated on site.
- e) The extent to which **signs** comply with general controls in the zone concerned.
- f) The adequacy of proposals to collect and deal with potentially contaminated stormwater.
- g) The extent to which the proposal is likely to have an effect on the amenities sought by the objective for the zone concerned.

xxv) In relation to **utilities**:

- a) Whether the proposed utility can be sited next to or share an existing utility site in order to minimise its effects.
- b) Whether the proposed location, site or route is better than the alternative locations, site or routes.
- c) Whether the proposed facility will affect the performance of other **utilities** nearby.
- d) The potential effect of the facility on the health and safety of nearby residents.
- e) The benefits of the facility to the community.....

xxviii) In relation to relocated buildings:

- a) The design and appearance of the building, and its compatibility with other buildings nearby and the neighbourhood generally.
- b) The need for structural repairs to the building, including borer treatment.
- c) The bulk and location of the building in relation to the usual requirements for the zone.
- d) Work associated with the reinstatement of the building. Unless **Council** dispenses otherwise, such work shall be completed within six months from the date of the issue of a building consent. **Council** will require a cash bond, which is sufficient to cover the cost of the works involved in bringing the exterior appearance of the building up to standard, to ensure that this work is done.
- e) The precise location of relocated heritage buildings within their new site and the retention of any architectural features or other important part of the building's fittings.



Proposed Plan Change 52: Industrial

Appendix 5 Section 32AA Re-evaluation

(Maps can be downloaded separately in the link below this document)

Appendix 5
Section 32AA Report
(Amended extracts of notified S32 Report)

2. REGULATORY FRAMEWORK/POLICY CONTEXT

.....

2.2 SUMMARY OF PROPOSED CHANGE

Areas to be zoned Industrial

.....

Lateral Spread Overlay

Manawatu-Wanganui Regional Council completed a Lifelines Project, which identified that at a very broad level the Kawakawa Industrial Park has a moderate susceptibility to liquefaction. The Manawatu District Council commissioned a high-level liquefaction risk assessment in December 2013¹. This study included site investigations to assess the geotechnical issues related to the hazard posed by liquefaction. The Feilding Liquefaction Study completed by Opus Consultants Ltd, found that the liquefaction hazard is generally low in the development areas, with localised pockets of silt, which have the potential to liquefy. However, this risk was not sufficient to preclude development. Rather planning controls were recommended to ensure foundations for new development could tolerate deflections imposed by liquefaction-induced ground subsidence. Areas subject to such controls are identified within the **Lateral Spread Overlay** on the planning maps.

Mapping of 1:200 Year Flood Event

Manawatu-Wanganui Regional Council's (Horizons) Operative One Plan includes specific requirements relating to the natural hazards. The natural hazards of relevance to PC52 are the risk of flooding and lateral spread in the Kawakawa Industrial Park area particularly adjacent to the Oroua River.

However, to give effect to the One Plan, PC52 has also identified on the planning maps those areas likely to be affected by a 1:200 year flood event and areas likely to be affected by lateral spread liquefaction. These areas overlap significantly. The 1:200 year flood event issues are managed in the District Plan via existing the Flood Channel Zone. Horizons have requested via submission that the proposed flood mapping information be updated using the 0.5% AEP (1 in 200 year) modelled flood information as provided by Horizons. This will be implemented as part of upcoming Plan Change 53 (Rural including natural hazards).

Policies and rules are included to guide development to avoid unnecessary risk, by limiting land use to those activities least likely to impact, or be impacted by, potential hazards and to require mitigation of effects where development is proposed.

Mapping of such information in the Plan will assist to raise public awareness. The potential hazard prone areas were defined using precautionary assessment methodologies and consideration of the potential effects of climate change.

Following consideration of submissions it is recommended that the latest modelled information from the Horizons replace the notified flood hazard mapping information, as requested in a submission from Horizons. This is sensible to ensure Plan users have the access to the best available data to inform their land use decisions.

¹ Feilding Liquefaction Study - Geotechnical Evaluation Interpretive Report, Opus International Consultants Ltd, 2013.

Purpose of the Zone

The objectives proposed for the Industrial Zone, enable industrial activities to operate with minimal limitations and without risk of compromise due to reverse sensitivity constraints within the Zone.

Following consideration of submissions, particularly the comprehensive submissions from HW Richardson Group and the Oil Companies, changes are recommended for Objective 16.2, as well as policies and methods, relating to amenity values to be achieved by industrial activities operating in the Industrial Zone. Amendments to achieve a more appropriate balance between matters in sections 7(b), (c) and (f) are necessary to best achieve sustainable management of resources. This strikes a reasonable balance between competing economic, social and environmental considerations. Essentially objectives, policies and methods have been refined to identify more targeted outcomes in relation to amenity values and articulate the desire to encourage industrial activities to establish and remain within the District Industrial zone. Rather than require enhanced amenity value as an objective for all sites in the Industrial Zone, amendments to the notified PC52 provisions recommend the targeting of highly visible and sensitive site boundaries in a hierarchy as follows:

Site location	Area of Amenity effect	Amenity Focus/ Threshold
Adjacent to key entrance routes to townships or arterial roads	Highly visible public spaces in vicinity of site.	Enhance amenity values through site layout, design, and landscaping.
Adjacent to non-industrial zoned sites.	Surrounding non-industrial sites, more sensitive zones.	Maintain (to similar quality – given development means view will change) and encourage improved amenity values for non-industrial sites.
Within the Industrial Zone		

At the same time, the focus remains on achieving a higher quality amenity within and beyond the Industrial Zone where possible, as well as avoiding adverse effects on the environment.

PC52 includes a shift to provide for all industry within the permitted activity class, subject to compliance with performance standards. The Plan Change acknowledges that the Industrial Zone is the only zone where heavy industry of whatever scale is provided for, and as such seeks to facilitate such development by limiting provision for non- industrial activities in the Zone. Rules are intended to enable industry, to manage the effects and minimise risks of reverse sensitivity within the Zone itself.

A key focus was to review the appropriateness of activities currently provided for within the Zone and consider the potential for future reverse sensitivity issues and the adequacy of existing performance standards to address potential effects which may constrain the operation of industrial activities. Activities compatible with the Industrial Zone objectives are provided for, along with performance standards to ensure sustainable development of our natural and physical resources.

Other significant changes include a requirement for a higher quality of visual amenity in the Industrial Zone. **In particular, the** Kawakawa Road /South Street/Turners Road industrial area is highly visible beyond the Zone, given its proximity to major transport routes. Provision and maintenance of both public and private infrastructure and landscaping has a significant impact on the visual amenity of the surrounding environment.

Structure plans are being introduced as part of the wider Plan review process and new development will need to be consistent with the intent of the Kawakawa Industrial Park Growth Area. Policies focus on encouraging appropriate activities and avoiding those too sensitive for an industrial environment, whilst achieving improved streetscape amenity and design outcomes including integration with existing services and development, to avoid, remedy or mitigate any potential adverse effects within and beyond the Zone.

Provisions and language have been simplified where possible. Landscaping and screen planting provisions generally consistent with those introduced in PC35 (Manfeild Park Zone) have been included. Such provisions have been adapted to reflect an industrial amenity and environment. Dwellings are not provided for in this Zone.

The Plan Change removes the controlled activity class, providing more certainty for developers of industry and clarifies the non-complying activity class as the default for activities not provided for elsewhere. This rule will replace existing Rule A2 (2.1), as it applied to the Industrial Zone only. Currently it applies District wide and will be retained until the end of the review process.

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3. EVALUATION OF ALTERNATIVES AND THE PREFERRED OPTION

3.4 APPROPRIATENESS OF PROPOSED OBJECTIVES

Existing objectives in Section 4.7 Industrial Zones have been reviewed and are to be deleted as part of this Plan Change and replaced by the following proposed objectives. The following assessment evaluates the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.

Objective 1

To promote the establishment, expansion and operation of a range of industrial activities within the Industrial Zone.

Objective 1 signals that the Industrial Zone is the place where industrial activity is to be enabled; and that priority be given to the protection and sustainability of such activities. The objective clearly articulates the positive priority to promote establishment of industrial activity and enable operation without undue constraint.

It addresses a key issue facing industrial operators within the District; namely risk of compromise of industrial operations by location of non-industrial activities sensitive to effects of industry within the Zone. The intent is to minimise and where possible avoid potential reverse sensitivity issues due to the potential of operational constraints for industry.

This objective is both efficient and effective in achieving the purpose of the Act in that it directs and enables Council to provide for the particular location requirements of industrial activities and addresses projected future demand for such land, contributing to

a safeguard of community well-being and is well-aligned to Council's wider strategic approach.

Objective 2

To manage adverse effects of industrial activities on the environment, to promote appropriate amenity values associated with the Industrial Zone including:

- maintaining, and where possible, enhancing amenity values within the Industrial Zone and for adjacent sites beyond the Industrial Zone; and
- enhancing amenity values on sites fronting arterial routes or key entry points to townships.

~~To promote and enhance amenity values within the Industrial Zone, whilst managing adverse effects of industrial activities on the environment beyond the Zone, particularly visual amenity of the surrounding environment.~~

Objective 2 gives greater priority to enhancement of amenity values within the Zone than existing objective LU19. A lower standard of amenity values has previously been accepted for activities conducted in the Industrial Zone. This objective addresses community concern about the resulting poor amenity values experienced within and adjacent to the Industrial Zone. Major areas zoned Industrial are also relatively visible to the public, being adjacent to key transport routes or public spaces such as Manfeild Park.

The Industrial Zone relates to sites other than those in the Kawakawa Industrial Park Growth Area and a broader objective is required for locations such as Rongotea and Riverside Industrial Area with residential zoned sites immediately adjacent.

The distinction between those amenity values to be achieved within the Industrial Zone and beyond the Zone, as noted by HWRG, is generally supported. The Industrial Zone is the only area where industrial activities are listed as permitted. The nature, scale and operational constraints of some industrial activities may make enhancement of visual amenity a difficult and unreasonable threshold to be achieved. Enhancement of amenity values within the Zone where possible, is to be encouraged however, including via non regulatory methods. Amenity values experienced by activities on sites in adjacent zones should not be diminished by activity in the Industrial Zone.

Council has a particular interest to achieve enhancement of amenity values at key entrances to Feilding and adjacent to other high traffic routes which are zoned Industrial.

Summary

As indicated above the objectives provide for continued operation and expansion of industrial activities, whilst achieving sustainable management of the environment by managing the effects generated by those activities and encouraging enhancement of the amenity both within the Industrial Zone and the surrounding environment in a permissive growth enabling manner.

On balance, revising and updating the existing Industrial Zone objectives and replacing them as proposed in PC52 subject to recommended amendments following consideration of submissions, is the most appropriate way to achieve the sustainable management of physical resources related to industrial activities in the District and achieve the purpose of the Act.

3.5 Evaluation of Policies

An evaluation of whether, having regard to their efficiency and effectiveness, the proposed policies are the most appropriate way to achieve the objectives is set out below:

<p>Proposed Policies to achieve Objective 1.</p> <p>1.1 <i>To enable a wide range of industrial and compatible ancillary activities to locate and operate within the Industrial Zone.</i></p> <p>1.2 <i>To protect the effectiveness and efficiency of the Industrial Zone for existing and potential future industrial activities by avoiding the establishment of activities within the Zone, that have the potential to constrain the establishment, ongoing operation or expansion of industrial activities. To manage the establishment of activities not provided for as permitted or restricted discretionary activities within the Industrial Zone, where the effects on existing and potential future industrial activities in the Zone will be more than minor.</i></p> <p>1.3 <i>To control the design of building foundations, new infrastructure and associated works on sites identified as susceptible to lateral spreading hazards on the planning maps.</i></p>
<p>Benefits</p>
<p>Environmental</p> <ul style="list-style-type: none">• Avoids reverse sensitivity issues as far as possible by carefully considering the effects of activities not provided for as permitted or restricted discretionary to ensure that they do not constrain existing or potential future industrial activities in the Industrial Zone.• Policies provide for a range of activities, while avoiding or controlling incompatible activities as appropriate.• Facilitates the clustering of industrial activities together and the containment of environmental effects within the Zone and safeguards the environment within other more sensitive zones.• Assists to discourage industry from seeking to establish beyond the Industrial Zone with the inherent risks to the amenity values of the receiving environment. This alternative would result in costly duplication and lack of integration infrastructure services, greater risk of adverse effects for sensitive activities in the surrounding environment, and less certainty for landowners and industrial operators about where industrial activities may or may not be permitted to establish. The policies assist to avoid this scenario.
<p>Economic</p> <ul style="list-style-type: none">• The Framework Plan confirmed the extent of land likely to be required over the next 30 years. It indicated areas best suited for industrial growth. One hundred and seventy hectares are presently zoned Industrial with much of it undeveloped. The Framework Plan estimates a further 15.6 hectares is required given growth scenarios and projections out to 2041. The Plan review process considered whether the existing industrial zoned land was appropriately located and configured to meet future demand. Council concluded that the existing and proposed new areas of industrial zoned land, on the periphery of Feilding are well located and of sufficient scale to meet likely future demand.• The District anticipates economic growth will require industrial growth and recognises the competition with neighbouring territorial authorities. Provision of industrially zoned land located within close proximity to key transport links, labour force and of sufficient scale and appropriate amenity, will facilitate industrial growth in Manawatu, along with likely employment opportunities.

<ul style="list-style-type: none"> • Provides greater certainty and detail that the zone is intended for industrial activities, and that operations will not be compromised by sensitive activities locating within the Zone. Likely reduced consenting costs, provided performance standards are achieved. • Provides for a range of activities likely to be compatible with the effects of industry. • Provides certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. 	
Social/Cultural	
<ul style="list-style-type: none"> • Avoids inappropriate location of sensitive activities within the Industrial Zone, and the resulting adverse social effects potentially caused by such activities encouraging people into the Zone for purposes other than those associated with industrial activities. • Discourages establishment of industrial activities in other zones, and the associated adverse effects this may cause, in more sensitive areas. 	
Costs	
Environmental	
<ul style="list-style-type: none"> • Fewer non-industrial activities will be permitted in the Zone, which may lead to the effects of industry becoming more concentrated with the potential for cumulative effects. Potentially greater need to monitor the environment in relation to effects such as noise, odour, water or air quality. 	
Economic	
<ul style="list-style-type: none"> • Depending on demand for industrial land, there may be a drop in land value as the options for using the land for non-industrial activities are reduced via these policies. It will depend on whether this encourages more industry to establish in its place. • Increase consent costs to establish non-industrial activities. This is particularly likely for the Zone at Rongotea, where the previously more flexible mixed uses approach to permitted activities provided for a range of commercial and industrial activities. 	
Social/ Cultural	
<ul style="list-style-type: none"> • Reduced options for location of non-industrial activities in the Zone may have some minor social or cultural costs, such as reduced access to employment. Alternatively, in smaller settlements additional consent processes may discourage development. • Although the Rongotea community specifically requested retention of the Industrial Zone, the narrowing of the range of permitted activities and inclusion of additional landscaping and screening performance standards may create additional consent costs and compliance issues in future. 	
Effectiveness: These policies are effective as they align closely with the focus of objective 1. They explicitly enable a range of industrial activities and make limited provision for non-industrial activities that are compatible, whilst discouraging the more sensitive activities, such as residential, from establishing in the Zone. The policies will assist to discourage industry seeking to establish beyond the Industrial Zone. The policies are clear and concise in the message that the Zone is principally to be available for industrial activities.	
Efficiency: Policies are clear and concise, which makes it efficient for Plan users.	
Appropriateness: They make some provision for non-industrial activities in limited scenarios, where they are likely to be compatible with the effects of industry, but otherwise are clear about the Zone being primarily for industry. This will provide certainty and clarity for businesses within the District and wider region looking to invest in new or to expand existing industrial facilities.	
Risk of acting or not acting if there is uncertain or	There is sufficient information to assess the options. A risk of not acting may be the potential for reverse sensitivity of non-

<p>insufficient information about the subject matter of the policies, rules, or other methods.</p>	<p>industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry who may be encouraged to locate beyond this Zone, which in turn may compromise the quality of that environment and costs to the community through lost development and economic opportunities.</p>
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Proposed Policies to achieve Objective 2

2.1 To require subdivision, use and development be consistent with any structure plan, including demonstrating safe integration with existing street layouts and infrastructure, to ensure a sustainable pattern of development including by:

- i. demonstrating safe integration with existing street layouts and infrastructure;
- ii. ensuring that alternative local road layouts in Appendix 16.2 for the Kawakawa Industrial Park Growth Area, achieve the following:

- a. provide at least one local road, parallel to the southern half of Turners Road and one local road to give access to the middle of the northern part of the Zone; and
- b. confirm that provision of key infrastructure to serve the Zone will not be compromised including consideration of potential adverse effects on development of other sites within the Zone; and
- c. retain similar provision of access to all sites within the Zone as proposed in Appendix 16.2 Structure Plan; and
- d. preserve options to develop the reserve area between the Zone and the Oroua River to provide for future stop banking, riparian planning and creation of a walking / cycling track.

2.2 To ensure that subdivision, use and development of land in the Industrial Zone is managed to avoid, remedy or mitigate adverse effects on significant historic heritage.

2.3 To ensure that activities located within the Industrial Zone, minimise, as far as practicable, adverse effects beyond the site boundary within the Industrial Zone, including any effects associated with noise, glare or night lighting, and ensure that any effects on adjacent non-industrial zones are consistent with the expected amenity values in that zone. ~~to protect the amenity values of the surrounding environment.~~

2.4 To require new industrial activities to locate within the Industrial Zone, ~~to ensure that effects of these activities~~ where the associated effects on the environment, particularly related to infrastructure, traffic, noise and amenity values are anticipated, provided for and, as far as practicable confined to the Zone.

2.5 To require subdivision, use and development in the Industrial Zone to be designed to:

- i. maintain or enhance an appropriate level of the visual amenity values and streetscape values within the Zone; and
- ii. maintain or enhance visual amenity values where possible, when viewed from other zones; and any public place; and.
- iii. enhance amenity values on sites fronting arterial routes or key entry points to townships.

Comment These policies focus on managing activities within the Zone to avoid adverse effects within and beyond the Industrial Zone boundary and to ensure that infrastructure is integrated.

The policies also focus on promoting and requiring development to improve amenity values, particularly to maintain or enhance visual amenity, by requiring that industry minimise adverse effects on amenity values through provision of appropriate and integrated infrastructure, streetscape design, on-site layout and landscaping. This approach will effectively manage new development to generally enhance the amenity within and beyond the Zone over a period.

Benefits

Environmental

- The amenity of the Industrial Zone and surrounding environment will improve with implementation of the intent of the structure plan and policies, and as new development achieves an enhanced quality of site layout and streetscape.
- Use of structure plan tools will enable better coordination of development and integration of infrastructure provision, which benefits the environment, Council and the developer with the achievement of better and more efficient planning outcomes.
- Minimises adverse effects on the environment beyond the Zone.
- Integrated provision of services may reduce adverse effects on the environment from multiple development processes.
- The amenity of the Industrial Zone and surrounding environment will be enhanced through implementation of structure plans, and with new development achieving an enhanced quality of site layout and streetscape.

Economic

- Provides clarity and certainty in relation to the standard of amenity required in the Industrial Zone and targets the most sensitive zone boundary interfaces. A consistent approach will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.
- The rules and performance standards are on balance generally more permissive.
- Use of structure plan tools will enable better coordination of development and integration of infrastructure provision, which benefits the environment, Council and the developer.
- Collectively the policies may encourage more investment particularly in the Kawakawa Industrial Park Growth area and this is expected to create a positive benefit for employment in the District, with some spin-off for the wider community.

Social/Cultural

- The policies will also enhance the amenity values of **key township entrances** and, **where possible**, areas surrounding or adjacent to land zoned Industrial.
- Improved amenity for those who work in the Zone.
- Provides for protection of heritage but recognises that Heritage New Zealand may authorise to damage to or modification of heritage items, options of avoid, remedy or mitigate are required within the policy frame of the Plan to be consistent.
- Amenity values within adjacent zones will be protected from the potential adverse effects of industry, as the policies recognise the need to extend consideration of effects to include visual amenity as well as retain existing management of effects such as infrastructure, traffic, noise, glare and night lighting.
- Collectively the policies may encourage more employment and the wider benefits that this may bring to the community would be significant.

Costs
<p>Environmental</p> <ul style="list-style-type: none"> • The policies cannot address lack of amenity or poor site layout for existing activities in the Zone. • The amenity values within the Industrial Zone will remain generally lower than for other zones, due to the operational requirements of industry, e.g. utilitarian building design and functional requirements to store materials.
<p>Economic</p> <ul style="list-style-type: none"> • Landowners may inflate land values as the policies require larger industrial activities to locate in the Zone, thus reducing their ability to negotiate with landowners outside the Zone. • The policies are more prescriptive than existing provisions. Potentially greater need for resource consents where proposals are not consistent with structure plan concepts or amenity performance standards. However, the types of activities enabled are generally more permissive than currently is the case. • Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. These policies indicate that amenity values are significant considerations for Manawatu. • On balance, minimal additional cost or loss of employment opportunities will result. In fact growth of employment is projected via the Framework Plan. These policies facilitate the realisation of that potential industrial employment growth.
<p>Social /Cultural</p> <ul style="list-style-type: none"> • Reduced location options for most non-industrial activities, who have previously had unrestrained access to the Industrial Zone. They will require resource consent to establish in the Zone. However, the Outer Business Zone is likely to cater for these also. • Existing non-industrial activities may incur additional costs if they seek to relocate out of the Zone over time, or consent fees if they seek to remain and expand within the Zone.
<p>Effectiveness: The policies are effective as they align closely with the focus of objective 2. They focus on promoting and requiring development to enhance amenity value and manage other adverse effects through managed provision of infrastructure, streetscape design, on-site layout and landscaping. These are effective ways to enhance the amenity of the Zone over a long period of time.</p> <p>The policies also recognise that visual amenity values within the vicinity of the Zone need to be protected from potential adverse effects generated within the Zone, given that the major areas zoned Industrial are also relatively visible to the public being located adjacent to key transport routes.</p> <p>Requiring industry especially larger scaled industry to establish within the Zone means the potential adverse effects can more easily be managed to achieve a sustainable outcome as anticipated by Objective 2.</p>

<p>Efficiency: The policies create significant benefit by enhancing amenity values within the Zone, protecting adjacent land beyond the Industrial Zone from adverse effects of locating near the Zone and ensuring that industry establishes in an appropriate area and facilitates certainty for landowners.</p> <p>This will generally enhance amenity values within the vicinity of the Industrial Zone, and facilitate certainty for adjacent landowners. The policies require developers to consider and plan for the integration of their development with infrastructure beyond their site and Zone.</p> <p>The costs associated with the policies are negligible in comparison. The policies are an efficient and effective way to achieve Objective 2.</p>	
<p>Appropriateness: The policies are effective and efficient and the risk of acting is low, as it largely confirms the existing Zone but emphasises the need to enhance amenity and manage the effects of industry to achieve sustainable development within and beyond the Zone. The policies are on balance, the most appropriate way to achieve Objective 2.</p>	
<p>Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods</p>	<p>There is sufficient information to assess the options to make changes as proposed. A risk of not acting may be the potential for amenity values within and beyond the Zone will continue to cause concern within the community. The highly visible nature of the location of key industrial land makes this a key focus for this Plan review topic. To do nothing would not address this issue.</p>

3.6 Evaluation of Method - Rules

An evaluation of whether, having regard to their efficiency and effectiveness, the proposed methods are the most appropriate way to achieve the objectives is set out below:

<p>Proposed District Plan Map Changes.....No Change</p> <ol style="list-style-type: none"> 1. <i>Identify the Lateral Spread Overlay area on the Planning map 35.</i> 2. <i>Retain existing Industrial Zone on Planning maps 25, 26 and 38.</i> 3. <i>Retain existing Industrial Zone on land to the south (Kawakawa Industrial Park) and east of SH54 (Mahinui/Awa Road area) on Planning maps 34 and 35.</i> 4. <i>Retain existing Industrial Zone on land to the east of Kawakawa Road (Kawakawa Industrial Park) on Planning map 33.</i> 5. <i>Rezone land to the south of SH54 between Turners Road and the banks of the Oroua River from Rural to Industrial on Planning map 35.</i> 6. <i>Identify the modelled 1:200 year Flood Event as it applies to the Industrial Zone and supplied by Manawatu-Wanganui Regional Council.</i>

Proposed Rule – Activity Status

16.4.1 Permitted Activities - Industrial Zone

The following are permitted activities in the Industrial Zone (excluding sites within the Lateral Spread Overlay except as specified in l below) provided that they comply with the standards in Rule 16.4.2 below:

- a. Industry
- b. Light industry
- c. Additions or alterations to, any existing building
- d. Agricultural vehicle sales and service
- e. Ancillary activities
- f. Standalone car parking activities and buildings
- g. Construction of any building associated with a permitted activity.
- h. Lunch bars and dairies
- i. Seismic strengthening
- j. Service stations
- k. Work skills training centres
- l. Outdoor storage areas, public open space, carparking and farming (excluding buildings) are the only activities permitted within the Lateral Spread Overlay.
- ~~m. Any lawfully established activity operating on and prior to date PC52 rules take effect including:
 - ~~i. additions or alterations to existing buildings associated with such activities; and~~
 - ~~ii. the expansion of such activities, including onto adjacent sites in the Industrial Zone.~~~~

New definition: for *INDUSTRY* means the use of land or buildings for the purpose of manufacturing, fabricating, processing, repair, packaging, storage, collection, distribution including the wholesale or retail sale of goods manufactured or processed onsite and includes, without limitation:

- a. Animal and animal-product processing
- b. Abrasive blasting
- c. Cool stores and pack houses
- d. Engineering works
- e. Fibre-glassing
- f. Firewood processing and storage
- g. Grain drying and processing
- h. Landscaping storage and supplies
- i. Panel beating and spray painting
- j. Timber processing and treatment
- k. Transport depots
- l. Vehicle wrecking and scrap yards
- m. Waste material collection, processing and disposal including refuse transfer stations and recycling depot/resource recovery centre activities (excluding the day-to-day removal of refuse, by Council or an authorised contracting agency).

Comment: This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and development enabled within this Zone, whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values, so it is important that constraints by inappropriate location of non-industrial activities within this Zone is minimised and avoided where possible.

A key focus was to review the appropriateness of activities currently provided for within the Zone and consider the potential for future reverse sensitivity issues and the adequacy of existing performance standards to address potential effects which may constrain the operation of industrial activities. Activities compatible with the Industrial Zone objectives are permitted.

The permitted activity list, in addition to permitting industry, identifies a range of low risk activities (subject to compliance with performance standards) which will have minimal effect on the ability for industry to establish, expand and operate in the Industrial Zone environment.

Following a survey of existing non-industrial activities affected by PC52 and consideration of submissions it is considered reasonable to rely on existing use rights as provided for under the RMA and discretionary consent status for development of existing buildings that do not qualify with existing use status under the RMA. Farming is a reasonable interim use for land not yet required for industrial purposes, and m) provides for this scenario. The market will determine when the best use for the land becomes industry.

Permitted activities are defined which will assist Plan users and avoid confusion.

The definition of Industry was amended as part of PC46 but has been further refined with the following underlined changes to capture all heavy industry, whilst recognising the existing definition for **Light Industry** is retained.

New definitions for Agricultural Vehicles, Sales and Service, Lateral Spread Overlay, Lunchbars and Dairies, PB40, Reverse Sensitivity, and Work Skills Training Centre, have been included to add clarify for Plan users generally, but specifically to clearly articulate the permitted activities and performance standards.

Benefits

Environmental

- Minimises adverse effects on the environment within and beyond the Zone, by encouraging industry to locate in the Industrial Zone and minimising the attraction for industry to locate outside this Zone through permissive regulatory approach.

Economic

- Provides certainty about the activities encouraged by the community, and those that are not. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.
- The risk of inappropriate non-industrial activities creating reverse sensitivity issues was identified through the Plan review process as a significant impediment to industrial growth. The hierarchical relationship between the proposed activities identified as permitted through to non-complying status, clearly signals that the Industrial Zone is intended for industry and activities compatible with the effects of industrial activities.
- The District anticipates economic growth will require industrial growth and recognises likely competition with neighbouring territorial authorities. A permissive approach to regulating industrial activities within the Industrial Zone and limiting activities likely to be incompatible are two ways that Council is facilitating growth, along with likely employment opportunities, to sustain the District for the future whilst achieving the purpose of the Act.

- Activity status is more permissive for industry so may reduce the need for resource consents and associated costs. Clear definitions will assist to avoid unnecessary consent processes and confusion for Plan users.
- Reduces long term risk of incompatible land use activities establishing on land previously zoned Rural or Residential.
- Land previously zoned Rural may increase in market value, with the change of zone, given the increased options for future use.

Social/Cultural

- Amenity values within more sensitive zones are better protected from the effects of industrial activities such as noise, glare and traffic, as these activities will be encouraged to locate in the Industrial Zone. This is the only Zone where industry is permitted and incompatible activities will require a consent which will be assessed against policies which signal that they must not compromise industrial operations.

Costs

Environmental

- No significant environmental costs are identified, as the performance standards associated with achieving permitted status will ensure that the purpose of the Act is achieved.

Economic

- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of permitted activities indicates a permissive approach to industry and a more restrictive approach to non-compatible activities. Minimal additional cost or loss of employment opportunities will result.
- Some opportunity costs for owners of land presently zoned rural and potential loss in value depending on individual long term plans for each site.

Social /Cultural

- Reduced location options for most non-industrial activities, as they will now require resource consent to establish in the Zone. Existing non-industrial activities may incur additional costs if they seek to relocate out of the Zone, or consent fees if they seek to remain and expand within the Zone.
- Reduced options for location of non-industrial activities in the Zone may have some minor social or cultural costs, such as reduced access to employment.
- Rongotea more restrictive non-industrial activities -additional consent processes may discourage development.
- Some reduced opportunity for participation in the process of establishment of new industry in the Zone, given permitted status. However, the Plan change process provides opportunity for the community to confirm areas appropriate for industry and those not, as well opportunities to ensure that the performance standards are appropriate to achieve sustainable development of industry.

	<p>Effectiveness This rule is effective as it aligns closely with the focus of Objectives 1 and 2. The permitted activities rule explicitly enables a range of industrial activities and makes limited provision for non-industrial activities that are compatible and associated with industrial activities, whilst actively discouraging the more sensitive activities, such as residential, from establishing in the Zone. Potential loss of sites to non-industrial activities that could locate in other zones will be avoided. The rule is clear and concise in the message that the Zone is principally available for industrial activities.</p>
	<p>Efficiency The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objectives 1 and 2. The potential costs are generally low and the potential benefits high.</p>
	<p>Appropriateness The rule reinforces the objective that the Zone be primarily for industry. This will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The permitted activity rule, together with the other activity class rules, are considered the most appropriate way to achieve the desired outcomes of Objectives 1 and 2.</p>
<p>Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods</p>	<p>There is sufficient information to assess the options. The risk of not acting would be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry and costs to the community through lost development opportunities and the potential that industry may prefer to locate beyond this Zone.</p>

<p>Proposed Rule – Activity Status</p>
<p>16.4.3 Restricted Discretionary Activities - Industrial Zone</p>
<p>The following are restricted discretionary activities in the Industrial Zone:</p>
<p>a. Any activity, specified in 16.4.1 above, that does not comply with one or more of the standards outlined in Rule 16.4.2.</p>
<p>For (a) above, the Council has restricted its discretion to considering the following matters, insofar as they are relevant to the standard that will be infringed:</p>
<ul style="list-style-type: none"> o building setback yards o landscape, screen planting and streetscape design o outdoor storage areas o glare, noise, vibration, electrical interference and vehicle movements o stormwater neutrality, water supply and wastewater disposal o parking, visibility at railway crossings, access and separation distances o historic heritage and amenity values o signs
<p>In determining whether to grant a resource consent and what conditions to impose, the Council will, in addition to the objectives and policies of the Industrial Zone, assess any application in terms of the following assessment criteria:</p>
<p>i. Whether the application will result in any adverse effects on historic heritage values</p>

- ii. And Whether the application will maintain, or where possible enhance, the amenity values of the character of the Industrial Zone or properties beyond the Industrial Zone.
- iii. Whether the application will enhance amenity values on sites fronting arterial routes or key entry points to townships
- iv. Whether the application remains consistent with the objective of the standard(s) it infringes.
- v. ~~Whether the landscaping, streetscape and building design will promote or enhance the amenity values within the Industrial Zone and surrounding area.~~
- vi. The extent to which there will be adverse effects on the environment where an application does not meet a performance standard.

Comment: This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and encouraged to establish within this Zone and this District, that whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values so it is important that constraints by inappropriate location of non-industrial activities within this Zone be minimised or avoided where possible.

The restricted discretionary activity list provides for permitted activities that contravene one or more of the performance standards. This is an effective method to assess the effect of the specific breach without unduly complicating the process.

Council has abandoned use of Controlled Activity status. Council felt that performance standards were more effective to address any issue that might previously have triggered this type of a consent process. This approach avoids the need for an automatic consent process for every industrial activity, given that consent must be granted. Instead, Council reserves the consent process for those activities where a performance standard is contravened.

The assessment criteria have been amended to better reflect the hierarchical approach of the objectives and policies in relation to targeted maintenance and enhancement of amenity values.

Benefits

Environmental

- Minimises adverse effects on the environment by ensuring appropriate consideration of any aspects of a development that do not comply with performance standards designed to protect the environment.
- A stakeholder sought that Council rely on 'maintain' amenity, however the wider community has clearly indicated a need for improvements to the very visible existing industrial zoned areas which exhibit a general have low visual amenity and this needs to be enhanced and Council needs to be proactive in promoting this change. This includes landscaping enhancement of public spaces. This will create additional costs for each development but also create benefits for the wider community and for each development as amenity values of the area will be enhanced.
- The Plan Change as amended via submissions better targets enhancing visual amenity to key entrances to townships and arterial routes, being the most highly visible locations. Amenity values within the Zone and as experienced by adjacent zones will be enhanced where possible, but otherwise be maintained. This strikes a reasonable balance between competing economic, social and environmental considerations.

Economic

- Provides certainty about the process if a permitted activity cannot comply with all the performance standards. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities.
- Restricted discretionary status for such activities is more cost effective and efficient than a full discretionary approach as it focuses the process to just those matters of non-compliance or site-specific consideration.
- The District anticipates economic growth will require industrial growth and recognises the competition with neighbouring territorial authorities. A permissive approach to regulating industrial activities and restricted discretionary status for non-compliance within the Industrial Zone are ways that Council is facilitating growth, along with likely employment opportunities, to sustain the District for the future whilst achieving the purpose of the Act.

Social/Cultural

- No significant social and cultural effects.

Costs

Environmental

- No significant environmental costs are identified as the performance standards associated with achieving permitted status will ensure that the purpose of the Act is achieved. Any activity that cannot comply with these standards will be assessed to ensure any potential adverse effects of that non-compliance can be avoided, remedied or mitigated, otherwise Council has the option to decline consent.
- A stakeholder sought that Council rely on 'maintain' amenity, however the wider community has clearly indicated a need for **improvements to** the very visible **existing** industrial zoned areas **which exhibit a general have** low visual amenity **and this needs to be enhanced** and Council needs to be proactive in promoting this change. This includes landscaping enhancement of public spaces. This will create additional costs for each development but also create benefits for the wider community and for each development as amenity values of the area will be enhanced.
- **The recommended changes may reduce costs of addressing effects on amenity values, versus the notified Plan Change, across the Industrial Zone, as the consideration of effects will be more targeted to the associated amenity values of the surrounding environment.**

Economic

- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of permitted activities indicates a permissive approach to industry and a more restrictive approach to non-compatible activities. Activities which are deemed restricted discretionary will be assessed only in relation to the effects of that non-compliance. This will minimise any additional cost or loss of employment opportunities that may otherwise result if the process was more wide ranging as for a full discretionary activity status.
- The consent process and risk of decline, may create uncertainty for some development proposals and consent process may add costs which were not present when a controlled activity status existed.
- Industrial zoned land at Rongotea may become subject to resource consent given the small scale of sites in relation to landscaping and screening performance standards and the removal of a number of non-industrial activities from permitted activity status.

Social /Cultural	
<ul style="list-style-type: none"> The approach is largely consistent with the existing Plan provisions. Community engagement did not highlight any particular issues with this method of regulation. 	
Effectiveness This rule is effective as it aligns closely with the focus of Objectives 1 and 2. The restricted discretionary activities rule explicitly enables consideration of the implication of enabling activities identified as permitted but which cannot comply with one or more of the performance standards. The rule is clear and concise in the message that the Zone is principally for industrial activities and that regulation and bureaucracy is to be targeted to effects.	
Efficiency The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objectives 1 and 2. It provides a mechanism to ensure the effects on the environment are assessed appropriately, without necessitating full review of an otherwise compliant permitted activity.	
Appropriateness This rule will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The restricted discretionary activity rule, together with the other activity class rules, is considered the most appropriate way to address non-compliance with performance standards by activities that are otherwise permitted within the Zone. This is the most appropriate way to achieve the desired outcomes of Objectives 1 and 2.	
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods	There is sufficient information to assess the options. The risk of not acting would be relatively minor for this rule as the provisions are largely unchanged from the existing Plan although they are simplified by the deletion of the Controlled Activity category.

<p>Proposed Rule - Activity Status</p> <p>16.4.4 Discretionary Activities - Industrial Zone</p> <p>The following are discretionary activities in the Industrial Zone:</p> <ol style="list-style-type: none"> Commercial services Motor vehicle sales and servicing Additions or alterations to existing buildings associated with any lawfully established activity operating on and prior to date (specific day this PC52 rule takes effect). <p>Comment: This rule is part of a set of activity class rules that focus on managing activities within the Zone to ensure industrial activities are relatively unrestricted and encouraged to establish within this Zone and this District, that whilst achieving the purpose of the Act. Industrial activities cannot readily locate in other zones with more sensitive amenity values so it is important that they not be unduly constrained by inappropriate location of non-industrial activities within this Zone.</p> <p>The discretionary activity list provides for activities that have the potential to be compatible in the Industrial Zone but equally may cause reverse sensitivity issues depending on the specific mix of activities in the immediate vicinity of a proposed site. This provides an effective method to assess the effect of a specific proposal in a specific location within the Zone.</p> <p>Council has abandoned use of the distinction of ‘High Impact Industries’ that were previously defined and provided for as discretionary activities, with all other industry having controlled activity status. Council believes that use of performance standards was a more effective method to address any issue that might previously have triggered these types of a consent processes. This approach avoids the need for an automatic consent process given that consent would be granted,</p>
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and instead reserves the consent process for those activities where a performance standard is contravened.

However, commercial service activities, which are permitted activities in the Business Zone, are deemed discretionary in the Industrial Zone, as they are potentially compatible with the effects of industry, but may compromise the availability of land for industry if established in the Zone. A more holistic consideration of the effects and a more restrictive approach may be required.

Following a survey of existing non-industrial activities affected by PC52 and consideration of submissions it is considered reasonable to rely on existing use rights as provided for under the RMA and discretionary consent status for development of existing buildings that do not qualify with existing use status under the RMA. It is recommended that provision be made for the alteration and addition to existing buildings to enable continued operation and potential limited expansion of the legally established activities. This will maintain consistency with the intent of the Zone whilst not unduly disadvantaging existing activities operating legally 'on and prior to the date' this proposed rule takes effect.

Benefits

Environmental

- Facilitates consideration of all aspects of a proposed development to minimise adverse effects on the environment by ensuring appropriate consideration of each aspect of a development where there is potential to either compromise the functioning of the Zone or adversely affect the environment.

Economic

- Provides some clarity around the purpose and function of the Zone. This will assist businesses within the wider region looking to invest in new or to expand existing industrial facilities and those who may consider establishing activities listed as discretionary.
- This rule adds to the picture of the Zone as one principally for industry. The rule together with the objectives and policies provide a clear indication of the threshold to be achieved. This will assist businesses to make informed decisions about the appropriateness of the Zone for any specified activity.
- Resource consent and associated costs will now apply to some non-industrial activities previously provided for as permitted (e.g commercial services now discretionary). This will likely encourage such activities to locate in other Zones where they are permitted (eg Outer Business Zone) ensuring greater future availability of land for industry within the Industrial Zone.

Social/Cultural

- No significant social and cultural effects.

Costs

Environmental

- No significant environmental costs were identified.

Economic

- Resource consent costs will be required for activities previously provided for as permitted. This will likely encourage some businesses to locate in other Zones where specified activities are permitted.
- Any change in implications for economic growth or employment opportunities will largely depend on the perception of the ease of doing business in Manawatu versus the wider region. The list of discretionary activities indicates a move away from permitting commercial and light commercial activities. Plan Change 46 introduced a Zone which

<p>provides specifically for such activities, so the wider implications may be minimal as businesses adjust their location behaviours and expectations over time.</p> <ul style="list-style-type: none"> • In Rongotea, additional consent processes for some activities may discourage development, which may affect the viability of the Village. 	
<p>Social /Cultural</p> <ul style="list-style-type: none"> • No significant social and cultural costs were identified. • Reduced location options for these specific activities, as they will require resource consent to establish or expand within the Zone. This may have some minor social or cultural costs, such as some reduced access to employment. • In Rongotea, additional consent processes for some activities may discourage development, which may affect the viability of the Village. 	
<p>Effectiveness This rule is effective as it aligns closely with the focus of Objectives 1 and 2. This discretionary activities rule explicitly enables consideration of the wider implications of enabling commercial activities and existing non-industrial activities to expand operations. The activities may be appropriate within the Zone, but the scale or particular effects of the development may require specific management to ensure the wider implications on availability of land for industry and the environment is not adversely affected.</p> <p>The rule is clear and concise in the message that the Zone is principally to be available for industrial activities and that the effects of other potentially compatible non-industrial activities will be assessed against the objectives and policies to determine appropriateness to establish in the Zone.</p>	
<p>Efficiency The rule is clear and concise, which makes it efficient for Plan users. The rule is an efficient and effective way to achieve Objective 1. It provides a mechanism to ensure the effects of other potentially compatible non-industrial activities will be assessed against the objectives and policies to determine appropriateness to establish in the Zone.</p>	
<p>Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods</p>	<p>There is sufficient information to assess the options. The risk of not acting would be the potential for reverse sensitivity of non-industrial activities in the Zone to compromise industrial operations. This may reduce investment in the industrial area by industry and costs to the community through lost development opportunities and the potential that industry may prefer to locate beyond this Zone.</p>
<p>Appropriateness This rule will provide certainty and clarity for businesses within the wider region looking to invest in new or to expand existing industrial facilities. The discretionary activity rule, together with the other activity class rules, is the most appropriate way to achieve the desired outcomes of Objective 1.</p>	

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Proposed Rules – Performance Standards

Note: Diagrams and appendices in the Plan are used to illustrate details of some of the performance standards below.

a. Building Setback Yards and Height

- i. All **buildings** ~~or storage of goods~~, excluding signs and service station canopies² must be set back at least 6 metres from any boundary with a road or rail corridor.³
- ii. ~~Any building~~ **Buildings** (excluding on boundaries where (i) above applies) ~~or storage of goods associated with industry (excluding light industry)~~ must be at least:
 - 15.10 metres from any boundary adjoining land zoned Residential or Village; and or Recreation.
 - 10.5 metres from any boundary adjoining land zoned Rural, Recreation or Flood Channel 2.
- iii. ~~Any new building or storage of goods associated with any other activity must be at least 10 metres from any boundary adjoining land zoned Residential, Village, Recreation or Rural.~~
- iv. Maximum height of any building must be is 12 metres.
- v. Any outdoor storage of goods must be setback at least:
 - 5 metres from any boundary adjoining land zoned Residential or Village; and
 - 2 metres from any boundary adjoining an arterial road or land zoned Rural, Recreation or Flood Channel 2.

Note: Side and rear boundaries much also comply with requirements of the Buiding Act.

b. Landscape, Screen Planting and Streetscape Design

i. New Road

Along any new **roads** constructed after date PC52 rules take effect, a tree must be planted every 26m with a minimum size at planting of **PB40**. It must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2m, in accordance with Diagram 1.

ii. Formed Carparking Areas

- a. Within any formed car parking area, 1 specimen tree must be planted for every 10 car park spaces Trees shall be evenly distributed amongst the parking area and planted in ~~must be separated by~~ a 2m x 2m landscaping box or similar feature and must include a landscape strip with planting established, in general accordance with Diagram 2.
- b. Where 20 or more car parking spaces are provided, all parks must be bound by a 1.5m wide landscape strip that must be planted and maintained with low growing shrubs and groundcover not exceeding 0.75m in **height**. Every 26m along the landscape strip a tree must be planted with a minimum size at planting of **PB40**. Trees must be capable of growing to a 4 metre **height** with a trunk that can be limbed up to 2m, in accordance with Diagram 3.

² S21/028 Oil Companies

³ S2/001 KiwiRail

⁴ S24/003, S24/004 Stacy Waugh, S26/003 D and C Waugh

- c. Where less than 10 car park spaces are required, a 2m x 2m landscaping box shall be provided at either edge of the parking area and a landscape strip must be provided along any road frontage, in general accordance with Diagram 2.

Note: – The preferred planting species for this **Zone** are listed in Appendix 16.1.

iii Screening of Interface Areas

a. Residential/Village and Rural zones

On sites boundaries which adjoin a **Rural, Residential or Village Zone** a 10 5m wide buffer screen planting area within the building setback yard must be established, planted and maintained with a variety of shrubs and trees (as specified (i) and (ii) of this standard). Planting must ensure a density to achieve solid landscape screening along the entire Rural, Residential or Village Zone boundary within two years of planting.

On sites boundaries which adjoin a Rural or Flood Channel 2 Zone a 2m wide screen planting area must be established, planted and maintained with a variety of shrubs and trees.

- i. Shrubs must be capable of growing to a minimum **height** at maturity of 4 metres; and
- ii. Trees must be capable of growing to a minimum **height** at maturity of 9 metres.

Note: – The preferred planting species for this **Zone** are listed in Appendix 16.1.

- b. Major or Minor **Arterial Roads** (excluding carpark frontage areas where 16.4.2.b.ii (Formed Carparking Areas) applies)

- On **sites** which adjoin any major or minor **arterial roads** (excluding Waughs Road) (Refer Appendix 3B.1) or which lie directly across the **road** from a Residential or Village **Zone**, a 2m landscaping strip must be provided, which must be planted and maintained with a variety of low shrubs and trees capable of that will grow- growing to a **height** of 1.5 between 0.5 - 1.0 metres. Planting must ensure a density to achieve solid landscape screening within two years of planting.

- On sites adjoining Waughs Road/SH 54 a 105m wide buffer screen must be provided with a 2m landscaping strip must be provided.

- Screen planting adjacent to any **arterial road** must be frangible (breakable or fragile).

c. Any fencing where located adjacent to a **road** must be erected internally to the **site** with landscape planting fronting the **road**.

d. Any planting required by this Rule, must be maintained and if plants perish they must be replaced immediately by the landowner.

e. The landscaping along any **yard** referred to in iii) of this standard, must not be obscured by fencing.

c **Outdoor Storage Areas**

Any outdoor storage areas must not be visible be screened from view any adjacent non-industrial zoned land or arterial road by either a closed board fence or wall of not less than 2m in height or dense planting capable of growing to 2m in height. Such planting must be regularly maintained. Any plants that perish must be replaced immediately.

Benefits

- Adjoining Residential and Rural non-industrial zoned sites are adequately screened and separated from industrial activities.
- Amenity is enhanced by the buffer building setback yards that create separation at the Zone and road boundaries, encouraging landscaping or similar amenity treatment.
- Greater flexibility for land users to develop sites fully according to operational requirements. Maximises flexibility and freedom from design, screening or location constraints where residential or rural boundaries are not affected.
- Enables optimum use of the site with provisions designed to protect against reverse sensitivity and amenity issues.
- Light industries are enabled to locate closer to adjoining zone boundaries as the effects are deemed likely to be less than those potentially generated by larger industry or noxious trades.
- Provides clear guidance on the priority to enhance amenity values and how this can be achieved, this may encourage more investment into the District.
- Requires landscaping on new road infrastructure, which will enhance the general amenity not just redeveloped sites.
- Ensures that parking and manoeuvring areas are appropriately landscaped and positioned on-site.
- The landscaping rules are consistent with the approach established for the Manfeild Park Zone and Special Development Zone, while also responding to specific amenity and operational constraints that apply to industrial activities.

Costs

- Costs involved with achieving compliance, for landscaping, reduced use of yard buffer areas. Consideration of exclusion of service stations canopies from the yard standard confirmed that these could generate significant visual effects if located adjacent to a non-industrial zoned boundary without restriction.
- Reduction of net area of land available for industrial activity/structures within each site and Zone itself, as a result of yard and landscaping standards.
- May limit development potential for smaller sites, particularly relevant for Rongotea, and sites adjacent to Residential or Rural Village zone boundaries.
- Options to use land on the edges of the Industrial Zone are reduced, as building setback yard buffers, landscape and screening planting area requirements are more onerous.

Effectiveness and Efficiency: These standards give effect to Objectives 1 and 2 to ensure an appropriate level of amenity is achieved in the Industrial and adjacent non-industrial Residential and Rural zones. Maximises flexibility and freedom from design or setback constraints where residential or rural non-industrial zone boundaries are not un-affected.

The screening requirements will ensure appropriate separation between Industrial and Residential or Rural non-industrial zone activities.

The performance standards only apply to new site development, and will take some time to achieve significant amenity enhancement across the Zone, although requirements to landscape new roads provides potential for early enhancement of public space within the Zone. The performance standards, on balance, will be relatively effective and efficient at achieving the objectives.

Appropriateness: The review process has identified some refinement of existing height and screening provisions was required. The screening rule has been refined to more clearly articulate

the intention that permanent screening is required in some locations (screen planting areas) while planting to enhance amenity is required for other areas (landscape strips), and to provide flexibility about what materials that screening might comprise. and the height rule deleted as the yard standards now achieve the desired outcome. Appendix 16.1 clearly specifies the types of plant species that will be appropriate for screen planting areas versus landscape strips.

Industrial buildings are typically of a utilitarian design, intended to maximise use of the site or to accommodate operational factors. Amenity is usually a secondary consideration. The provisions require greater consideration of the amenity values of the site and the surrounding area particularly where car parking areas or new roads are required. Developers are required to contribute directly to the ongoing enhancement of amenity within and beyond the Zone.

The performance standards are an appropriate way to optimise freedom for industrial development to best meet their business and operational requirements, while ensuring such activity does not compromise the amenity values of adjacent zones and landuse activities. These are appropriate ways to achieve the related objectives.

Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the rules, or other methods

The issues and risks are well understood. as the existing performance standards are largely unchanged as a result of the Review. Risk of not acting is to continue with an ad hoc approach to amenity. Landscape enhancement is likely to be achieved only by Council initiated public infrastructure landscaping.

Amendments proposed reflect a shift to ensure amenity value is maintained or enhanced as far as practicable on both private and public land, to achieve general improvements within and beyond the Zone.

Proposed Rules - Performance Standards

f. *Vibration*

All activities must be managed so that vibration is not discernible beyond the site boundary.

g. *Electrical Interference*

All activities must be managed so that no interference with television or radio reception is caused within the Residential or Rural zone.

h. Vehicle Movements

No movement of heavy vehicles onsite, between 8.00pm and 7.00am daily within 80 metres of any dwelling that exists in the Rural, Residential and Village Zone prior to date PC52 rules take effects

i. **Stormwater Neutrality**

*Every site must include a stormwater system designed to achieve **stormwater neutrality**, appropriate for the activities, use and development of the site, including any connection to Council network infrastructure, at the following scales:*

- i) Over the area of land that is the subject of the proposed activity; and*
- ii) Over the Kawakawa Industrial Park Growth Area in which the proposed activity is located.*

Note: Where stormwater detention areas cannot be accommodated within the Industrial Zone, an equivalent quantity of stormwater runoff mitigation is to be provided in a suitable location outside the zone.

j. **Water Supply and Wasterwater Disposal**

Any use or development of a **site** must be connected to reticulated water and wastewater services and must not cause existing services to be overloaded.

Note: Refer to the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 to establish the quantity of water required for firefighting purposes.

n **Separation Distance**

Any activities involving the slaughtering of animals must be on **sites**, which are at least 100 metres from any Residential, Village or Business zone.

o **Visual Amenities**

No activity shall involve keeping more than one **derelict vehicle** within view of Residential Zone or Village Zone or a public place.

Comment: The standard for Stormwater Neutrality is also ~~to be~~ inserted in the existing Subdivision Chapter as Rule C2. 2.3.3 as an interim measure. It will only apply to sites in the Industrial Zone. Wider application of the standard will be considered in a future review of the subdivision section.

Consideration of the proposed noise standards reviewed as part of PC55 (District Wide Rules), revealed that any issues of noise associated with vehicle movements near non-industrial zone boundaries, can be addressed via requirements to comply with noise performance standards for the relevant zone. It is not necessary to restrict movement of heavy vehicles in addition to the restrictions imposed via the existing noise standards.

Benefits

- Provides clear guidance on the performance standards to be achieved to avoid, remedy or mitigate adverse effects.
- Clear provisions and simple language may encourage more investment to the District.
- Essentially retains existing provisions, which are still considered the best method after review of options, this also provides some degree of consistency for landowners and Plan users.
- Specific performance standard for stormwater neutrality, water and wastewater requirement, provides clarify for landowners and ensures greater protection for the environment, as ad hoc management of the issues will be avoided.
- Coordinated and integrated provisions of infrastructure will be encouraged with the proposed performance standards and the structure plan implementation. This will have both economic and environmental benefits, as it provides assurances that environmental issues will be addressed, in a sustainable manner and a degree of clarity and consistency of approach will enable better financial planning for developers and landowners.

Costs

- Costs of achieving compliance where no such requirements existed previously.
- Costs to Council if it decides to provide stormwater management infrastructure ahead of development for the Kawakawa Industrial Park.

Effectiveness and Efficiency: These rules provide clear guidance on what is required in the Industrial Zone in relation to amenity values and stormwater management. For this reason they will in conjunction with the other proposed rules, be both effective and efficient in achieving Objectives 2 and 3.

Appropriateness: These rules provide clear guidance on what is required in the Industrial Zone in relation to amenity values and stormwater management. For this reason they are, in conjunction with the other rules, the most appropriate way to achieve Objectives 2 and 3.	
Risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the rules, or other methods	The issues and risks are well understood as the existing performance standards are largely unchanged as a result of the Review. Risk of not acting is to continue with an ad hoc approach to amenity and stormwater management.

Note: Rules pertaining to performance standards for glare, noise, parking, visibility at railway crossings, access to arterial routes and intersecting roads and signs are not being reviewed at this time. These are reviewed as part of PC55 of the sectional Plan review process.

3.7 Methods other than Rules

The Council could adopt a non-regulatory approach to achieve the stated objectives 1 and 2 for the Industrial Zone. This could include the use of information sharing, voluntary protection, advocacy and incentives.

Benefits
<ul style="list-style-type: none"> • Information reaches those not directly affected but interested in particular topics. • Can result in new and innovative ways of addressing issues, some of which can be voluntary. • Flexibility for activities. • A high level of certainty in the process in terms of voluntary compliance with various industry best practice guidelines. • High degree of flexibility in the layout of development sites and areas.
Costs
<ul style="list-style-type: none"> • On their own these methods would not be sufficient to comply with the Council functions under section 31(1)(a) of the Act to implement objectives, policies and methods to achieve integrated management of effects. • Resource cost to produce, provide and maintain information. • Council has no ability to use Plan controls to influence development outcomes that might be of public good. • No regulatory mechanisms to use for enforcement. • No ability to discuss development impacts if there is no requirement to assess applications against permitted activity performance standards through the building consent process or via the resource consent process. • Potential for poor quality social and environmental outcomes, resulting in fragmented development of industrial areas, shortages of appropriate land as taken up by non-industrial activities, layout of infrastructure is not integrated and quality of site design and general amenity of the Zone and surround area is likely to be low.
<p>Effectiveness and Efficiency: There is no evidence that reliance on non-regulatory methods would be an effective or efficient approach on its own. The approach relies on the willingness of property owners to voluntarily limit their property rights, in the interests of the wider community, and is therefore unlikely to achieve the objectives of the Plan nor the purpose of the Act.</p> <p>The costs associated with achieving this option in isolation outweigh the benefits, however it is recognised that some non-regulatory methods are beneficial for general understanding and information sharing. They are a valuable method when applied alongside a range of regulatory</p>

methods. In isolation, this option does not reflect, nor give effect to current Council strategies and would be inconsistent with achieving the integrated and efficient management of physical resources.

1.0 Summary and Conclusions

This evaluation has been undertaken in accordance with section 32AA of the Act. **Following careful consideration of matters raised by submission**, it identifies the necessity, benefits and costs arising from the District Plan review relating to the Industrial Zone provisions and the appropriateness of the current and proposed methods and rules, having regard to their effectiveness and efficiency, relative to other means in achieving the purpose of the Act.

The review of the Industrial Zone provisions has determined that expansion of the existing Zone boundary in Feilding, with retention of existing zoned areas beyond Feilding including at Rongotea, is the most appropriate way to provide for existing and projected future demand for industrial activities whilst protecting the amenity values of the surrounding area. Limiting the ability of non-industrial activities to establish in the Zone will further improve the ability of the Zone to function as the location where industrial activities both large and small cluster.

Reference to subdivision has been retained as the substantive chapter has not been reviewed yet and as such it is appropriate for the policies to consider the wider zone implications when considering to grant or decline a subdivision consent in the Industrial Zone. The word 'shall' has been replaced with 'must' to reflect the approach taken by earlier Plan review topics.

Controls on the development and activities within the Zone, together with the **protection maintenance, and where possible enhancement**, of amenity values within, and beyond the Zone will ensure that the provisions achieve the sustainable management of the natural and physical resources in the District and be a pleasant place for people to work.