

35. Industry Overview

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	General		
2.2 Bluff Community Board	General	There is a need to be more specific about which industries are allowed and which industries are not allowed in the medium industry and heavy industry zones.	Not stated. It is considered the submitter requests the following: Council reviews and amends the Schedule of Heavy Industries in Appendix IX and provides more specificity about what activities are permitted in each Industrial Zone.
34.5 Silver Fern Farms Ltd	General	Support. The submitter supports the provision of industrial zones as they identify anticipated amenity values to allow for efficient operation without undue restriction. They also provide a level of protection by discouraging the inappropriate location of incompatible activities within or neighbouring industrial zones.	Retain industry specific zoning. Retain policies to discourage inappropriate activities locating inside or neighbouring industrial zoned areas.
56.4 Jenny Campbell	General	The submitter agrees with the promotion of industrial outlets with limited retail and believes that this will reduce retail spread.	Not stated.
56.5 Jenny Campbell	General	The submitter considers that heavy and large scale industry should not be on good arable farmland with productive soils as this needs to be kept for food crops close to the city to save on food miles.	Not stated.
56.6 Jenny Campbell	General	The submitter believes there needs to be a clear, reasonable distance and screening with natives to cut down the effects of light industry adjacent to residential areas, but consultation needs to occur with local residents first.	Not stated.
SECTION 2.28 – ISSUES, OBJECTIVES POLICIES			
	Introduction		
65.70 ICC Environmental and Planning Services	Introduction	Support subject to amendment of drafting error	Amend Introduction as follows: “...1 Light Industry: There are several areas for <u>where</u> light industry will generally be acceptable...”

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90.12 H W Richardson Group Ltd	Introduction	<p>Oppose. The submitter opposes the proposed deletion of the Enterprise Sub-Area and the Industrial and Business Zoning regime introduced in the Proposed Plan.</p> <p>The submitter considers that the Industrial Zoning will fragment the industrial sector with the inclusion of the restrictions on operating hours and site size promoted within the urban areas.</p> <p>The submitter is considers that there has been inadequate consideration to the underlying activities which occur on existing sites, particularly in relation to the submitter's landholdings.</p>	<p>Retain the Enterprise Sub-Area zoning as it pertains to the submitter's landholdings OR Rezone the submitter's land</p>
	2.28.3 Policies		
15.4 Ballance Agri-Nutrients Ltd	Policy 1 – Inside Built-up Areas	<p>Oppose (in part).</p> <p>The submitter is concerned that the policy may be interpreted as applying more broadly than anticipated and that the zone to which the restricted hours of operation apply is unclear.</p> <p>The submitter can see no justification for limiting the scale of activities occurring within the various industrial 'precincts' throughout the district, particularly in circumstances where the character and land use pattern has already been lawfully established.</p> <p>The submitter considers that, at a minimum, the policy should acknowledge and enable the ongoing operation and expansion of existing activities located on sites exceeding one hectare in site area.</p> <p>The submitter considers that there is no real difference, from an environmental effects perspective, between a single industrial activity occupying a two hectare site and two industrial activities occupying adjoining sites of one hectare each, and therefore, that the proposed policy direction set by Policy 1 is unnecessarily restrictive.</p>	<p>i. Amend Policy 1 as follows:</p> <p>Policy 1 –Inside Built-Up <u>Urban</u> Areas</p> <p><u>“To restrict the range and scale of industrial activities located within the built-up area of Invercargill and to restrict the hours of operation of those industries located near to residential areas provide for a range of appropriate industrial activities within the District's built-up urban areas, whilst managing potential effects at the interface with residential areas and on the City's transportation and infrastructure networks.”</u></p> <p>ii. Any similar amendments to like effect.</p> <p>iii. Any consequential amendments that stem from the amendment set out above.</p>

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90.13 H W Richardson Group Ltd	Policy 1 - Inside Built-up Areas	<p>Oppose. The submitter considers that the development of Zones based on the protection of adjoining land uses does not take into account legally established businesses.</p> <p>The submitter states that there are existing activities within the Industrial 1 Zone that operate at levels beyond the proposed Industrial 1 parameters. The submitter acknowledges that these have existing use rights, but is concerned that any further development on these sites may need resource consent.</p> <p>The submitter is concerned that conflict will arise between those existing uses, operating at differing levels to new development which is subject to differing standards, and that this proposed zoning regime is less attractive to future investment in the City.</p>	<p>Retain the existing Enterprise Zone and associated provisions;</p> <p>OR</p> <p>Rezone the submitter's properties</p> <p>AND/OR</p> <p>Delete the proposed hours of operation within the Industrial 1 Zone if such zoning is to be applied to any of the submitter's properties.</p> <p>AND</p> <p>Amend Policy 1 as follows:</p> <p>"To restrict the range and scale of industrial activities located within the built-up area of Invercargill and to restrict the hours of operation of those industries located near to residential areas:</p> <p>Explanation: Very large industries which require extensive space are better located away from the built-up urban area where they would be of such a size as to dominate an area and where their presence is likely to result in inefficient use of urban services. Industries located near residential areas can create a nuisance if they operate during the night <u>and shall be designed and operated to that the noise limits at the boundary of the Residential zones are achieved.</u>"</p>

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15.5 Ballance Agri-Nutrients Ltd	Policy 2 – Outside Built-up Areas	<p>Supports (in part).</p> <p>The submitted considers that the balance struck within Policy 2 – Outside Built-Up Areas is, subject to minor wording changes, appropriate in terms of enabling industrial development outside of the District's urban areas to occur with few restrictions, whilst seeking to manage effects at the interface with other zones. However, the submitter considers that the term 'built-up areas' is ambiguous and creates uncertainty as to which zones the policy applies.</p>	<p>i. Amend Policy 2 as follows:</p> <p>“Policy 2 – Outside Built-Up <u>Urban</u> Areas</p> <p>To minimise restrictions on industrial activities located outside the <u>District's</u> built-up urban areas whilst having regard to the need to maintain the <u>amenities anticipated for activities within of the</u> neighbouring <u>urban</u> zones.”</p> <p>ii. Any similar amendments to like effect.</p> <p>iii. Any consequential amendments that stem from the amendment set out above.</p>
90.14 H W Richardson Group Ltd	Policy 2 – Outside Built-up Areas	Support in part. The submitter considers it appropriate to minimise restrictions on industrial activities to ensure that a critical mass is enabled, thereby providing the Invercargill community the ability to provide for its economic wellbeing	Retain Policy 2
34.6 Silver Fern Farms Ltd	Policy 3 – Zoning	Support in part. The submitter support the policy providing that provisions discouraging activities from locating in isolation outside their specifically zoned areas remain, and thus non-industrial activities are discouraged from locating within the industrial zone.	Retain intent of policy to discourage location outside of zoned areas providing that the same policy is retained for all other zones/activities thereby discouraging their location within the industrial zones, or within such close proximity to then potentially restrict those industrial activities.
53.47 NZ Transport Agency	Policy 3 – Zoning	Support. The submitter's task of planning infrastructure for the future is enhanced by development occurring as anticipated by the District Plan.	Retain Policy 3 as proposed
ZONING			
90.35 90.36 90.37	Rezoning	Rezone: 41 Bond St, 59C Bond St, 59D Bond St, 41 & 59C & D Bond St, 16 Bond Place, 40 Bond St, 44 Bond St, 48 Bond St, 54 Bond St, 40-54 Bond St,	In relation to 41 Bond St, 59C Bond St, 59D Bond St, 41 & 59C & D Bond St, 16 Bond Place, 40 Bond St, 44 Bond St, 48 Bond St, 54 Bond St, 40-54 Bond St, 8-10

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90.38 90.39 90.40 90.41 90.45 90.46 90.47 90.48 90.49 90.50 90.51 90.56 90.57 90.58 H W Richardson Group Ltd		<p>8-10 Spey St (66 Mersey St), 95 Bond St, 119 Bond St, 3 Spey St, 101 Bond St, 47 Liddel St, 55 Liddel St, 47-55 Liddel St, 60 Liddel St, (now 54 Liddel St), 227 Bond St, 240 Bond St, 272 Mersey St, 276 Mersey St, 280 Mersey St, 272 – 288 Mersey St, 292 Mersey St, 50 Crinan St, 4 Lake St, 6 Lake St, 5 Lake St, 41 Basstian St, 51 Basstian St, 40 Benmore St and 9 Kinloch St</p> <p>from Industrial 2 to Enterprise or change the provisions in the Industrial 2 Zone to enable the lot size to be larger than 1ha</p>	<p>Spey St (66 Mersey St), 95 Bond St, 119 Bond St, 3 Spey St, 101 Bond St, 47 Liddel St, 55 Liddel St, 47-55 Liddel St, 60 Liddel St, (now 54 Liddel St), 227 Bond St, 240 Bond St, 272 Mersey St, 276 Mersey St, 280 Mersey St, 272 – 288 Mersey St, 292 Mersey St, 50 Crinan St, 4 Lake St, 6 Lake St, 5 Lake St, 41 Basstian St, 51 Basstian St, 40 Benmore St and 9 Kinloch St:</p> <p>Retain the Enterprise Sub-Area zone;</p> <p>OR</p> <p>Rezone as Industrial 2 AND Amend Rule 3.30.1 by removing the restriction on the size of sites</p>
90.42 HW Richardson Group Ltd	Rezoning	Rezone 1/50 Clyde St, 50 Clyde St, and 47-50 Clyde Street from Business 3 to Enterprise Sub-Area zoning	<p>In relation to 1/50 Clyde St, 50 Clyde St, and 47-50 Clyde Street:</p> <p>Retain the Enterprise Sub-Area zone</p> <p>OR</p> <p>Rezone as Business 3</p>
90.43 90.44 90.52 90.53 H W Richardson Group Ltd	Rezoning	<p>Rezone: 43 Nith St, 51 Tyne St, 53 Tyne St, 59 Tyne St, 32 Eye St, 38 Eye St, 86 Otepuni Ave, 84 Otepuni Ave, and 92 Otepuni Ave</p> <p>From Industrial 1 to Enterprise, or alternatively to Industrial 2 and change the provisions in Industrial 2 to enable the lot size to be larger than 1ha</p>	<p>In relation to 43 Nith St, 51 Tyne St, 53 Tyne St, 59 Tyne St, 32 Eye St, 38 Eye St, 86 Otepuni Ave, 84 Otepuni Ave, and 92 Otepuni Ave:</p> <p>Retain the Enterprise Sub-Area zone;</p> <p>OR</p>

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			Rezone as Industrial 2 AND Amend Rule 3.30.1 by removing the restriction on the size of sites
90.54 90.55 H W Richardson Group Ltd	Rezoning	Rezone 35 Inglewood Rd, 3 Inglewood Rd, 24 Anglem St, 4* Anglem St, 11 Inglewood Rd, and 9 Inglewood Rd from Industrial 1 to either the Enterprise Sub-Area zoning or to either the Business 2 or 3 zone with subsequent amendments	In relation to 35 Inglewood Road, 3 Inglewood Rd, 24 Anglem St, 4* Anglem St, 11 Inglewood Rd, and 9 Inglewood Rd: Retain the Enterprise Sub-Area zone OR Rezone as Business 2, and amend Rule 3.24.1 by removing the proviso restricting the floor area of premises OR Rezone as Business 3, and amend 3.25.1 to include Communal Activity, Educational Activity and Restaurants, and Cafes as permitted activities.
90.59 H W Richardson Group Ltd	Rezoning	Rezone 16 Lake St and 2 Station Road from Rural 2 so as to be consistent with request made through Plan Change 11	Retain the Enterprise Sub-Area Zoning within the Proposed Plan and rezone the land as Enterprise Sub-Area 1 as requested under Plan Change 11 OR Insert new Industrial 5 Zone into the Proposed Plan and include the Objective, Policies, Rules and Concept Plan as provided by the submitter.

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			Together with any other alternative or consequential relief which better gives effect to the relief sought in this submission