

37. Industrial 2 (Urban) Zone

Submitter Name/Submission No. and Point	Plan Provision	Summary of Submission	Decision Requested
SECTION 2.31 – ISSUES, OBJECTIVES AND POLICIES			
	Introduction		
90.16 H W Richardson Group Ltd	Introduction	<p>Oppose. The submitter considers that the requirement to restrict the site size is unnecessary. The submitter considers these restrictions are not effects based and have the potential to unduly restrict activities with effects that are potentially less than minor.</p> <p>The submitter owns a number of properties in this zone that are over 1ha and under the proposed provisions would require resource consent for any future growth on these sites.</p>	<p>Amend the introduction by deleting the following wording:</p> <p>“Such activities may require larger and higher buildings than are appropriate in the Industrial 1 Zone but industries that would require sites of greater than one hectare be out of scale with the urban character of Invercargill.</p> <p>These activities may need to operate up to 24 hours a day, seven days a week, and as such they need to be physically separated from residential areas.”</p>
	2.31.2 Objectives		
15.6 Ballance Agri-Nutrients Ltd	Objective 1	<p>Supports (in part).</p> <p>The submitter considers the term ‘built-up area’ to be ambiguous.</p>	<p>i. That Industrial 2 Zone - Objective 1 be amended and adopted as follows: “The ongoing maintenance and development of the areas zoned for industry within the <u>built-up area of the Invercargill city district’s urban areas</u> is provided for and encouraged.”</p> <p>ii. Any similar amendments to like effect.</p> <p>iii. Any consequential amendments that stem from the amendment set out above.</p>
15.7 Ballance Agri-Nutrients Ltd	Objective 2	<p>Supports (in part).</p> <p>The submitter supports the intent of the outcomes sought to be achieved by Objective 2, however, it considers the current wording of the objective does not provide appropriate focus on the purpose of the Industrial 2</p>	<p>i. That Industrial 2 Zone - Objective 2 be amended and adopted as follows: “<u>By providing for a range of industrial, wholesaling, warehousing and service activities in appropriate locations within the District’s urban areas, while</u></p>

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		Zone. In this regard, the submitter considers that the principle focus of the objective should be on providing the range of activities anticipated within the Industrial 2 Zone.	<p>ensuring that any adverse effects on the protection of the integrity and amenity of adjoining Residential, the Suburban Shopping and Business, the Central Business District, and the Industrial 1 and 1A Zones are avoided or mitigated by making specific provision for a range of industrial, warehousing and service activities in appropriate areas of the city.</p> <ul style="list-style-type: none"> ii. Any similar amendments to like effect. iii. Any consequential amendments that stem from the amendment set out above.
15.8 Ballance Agri-Nutrients Ltd	Objective 3	<p>Supports (in part).</p> <p>The submitter is concerned by the outcome sought by Objective 3 that amenity values be maintained <u>and</u> enhanced, which it considers to be inappropriate in areas where lawfully established industrial land use activities already contribute to and have set the character and amenity of the area. Further, given the nature of industrial activities, the submitter considers it may not be possible to provide for the enhancement of amenity values in all instances and therefore the objective should acknowledge this fact through the inclusion of the words 'where appropriate'.</p>	<ul style="list-style-type: none"> i. That Industrial 2 Zone - Objective 3 be amended and adopted as follows: "The identification, maintenance and <u>where appropriate</u> the enhancement of amenity values of the Industrial 2 Zone." ii. Any similar amendments to like effect. iii. Any consequential amendments that stem from the amendment set out above.
	2.31.3 Policies		
15.9 Ballance Agri-Nutrients Ltd	Policy 1 – Industrial 2 (Urban) Zone	<p>Supports (in part)</p> <p>The submitter supports the intent of the policy but does not support the limitation of sites to one hectare where these sites are occupied by existing lawfully established activities. In the case of the submitter's Invercargill Service Centre, an expansion of this activity to include additional 'permitted' activities would require resource consent as a discretionary activity under rule 3.30.2 due to the site exceeding one hectare.</p> <p>The submitter considers that much of the policy framework is aspirational in nature, in that it seeks to alter the amenity and land use</p>	<ul style="list-style-type: none"> i. That Policy 1 – Industrial 2 (Urban) Zone be amended and adopted as follows: "To provide for a range of industrial, wholesaling, warehousing and service activities requiring sites less than one hectare, with the ability to operate 24 hours a day seven days a week." ii. Any similar amendments to like effect. iii. Any consequential amendments that stem from the amendment set out above.

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		<p>patterns of the District's existing industrial precincts, and that if this change is to be principally driven by allotment size as currently proposed, then this needs to be recognised within the policy framework for subdivision and implemented by the subdivision rule framework.</p> <p>The submitter considers that the land use policy framework should, as a minimum, recognise and enable the limited expansion of existing lawfully established activities on sites within the Industrial 2 Zone.</p>	
90.17 H W Richardson Group Ltd	Policy 1 – Industrial 2 (Urban) Zone	<p>Oppose. The submitter considers that the requirement to restrict the site size is unnecessary. The submitter considers these restrictions are not effects based and have the potential to unduly restrict activities with effects that are potentially less than minor.</p> <p>The submitter owns a number of properties in this zone that are over 1ha and under the proposed provisions would require resource consent for any future growth on these sites.</p> <p>The submitter considers that there should be no limits on the operating hours of industrial activities.</p>	Amend Policy 1 as follows: “To provide for a range of industrial, wholesaling, warehousing and service activities requiring sites of less than one hectare, with the ability to operate 24 hours a day seven days a week. ”
15.10 Ballance Agri-Nutrients Ltd	Policy 8 – Hazardous Substances	<p>Supports.</p> <p>The submitter notes that Policy 8 essentially repeats the policy direction set by Hazardous Substances Policy 2 – Public Health and does not appear to relate to any of the three objectives for the Industrial 2 Zone.</p>	That Policy 8 – Hazardous Substances, be adopted as notified.
53.51 NZ Transport Agency	Policy 12 – Connectivity and Circulation	<p>Support. The submitter suggests that if sites are well connected there will be a reduced requirement for vehicles to make short trips on the State highway. This will help maintain the functionality and efficiency of the State highways.</p>	Retain Policy 12 as proposed.
53.52 NZ Transport Agency	Policy 13 Connectivity and Circulation car parking and vehicle manoeuvring	<p>Support.</p>	Retain Policy 13 as proposed.
65.71 ICC Environmental	Policy 13 Connectivity and	<p>Support subject to amendment of the title, which the submitter considers should be consistent throughout the Plan to ensure the document is user</p>	Amend the Title to Policy 13: Connectivity and Circulation car parking and vehicle

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and Planning Services	Circulation car parking and vehicle manoeuvring	friendly.	manoeuvring
SECTION 3.30 - RULES			
15.28 Ballance Agri-Nutrients Ltd	3.30.1	<p>Support (in part).</p> <p>The submitter is supportive of the range of activities prescribed a permitted activity status within Rule 3.30.1.</p> <p>The submitter is, however, concerned by the 'proviso' included at point '(A)' of Rule 3.30.1 that sites be limited to a 'site area' of no greater than one hectare, with non-compliance requiring resource consent as a discretionary activity under Rule 3.30.2 (A). The submitter's site has a site area of approximately 1.4 hectares and as such any future development on the site would require resource consent as a discretionary activity.</p> <p>The submitter can find no resource management justification or basis for this rule, with the one hectare figure reflective of the minimum allotment size provided for by the Plan within the Industrial 2 Zone. The submitter considers that the Plan does not take appropriate account for those existing Industrial 2 zoned properties that may be larger than the minimum allotment size promoted under the Plan. The submitter considers that there is no effects-based reason why two identical industrial activities occurring on adjoining allotments (one which complies with the one hectare site area and one that does not), being treated any differently. Additionally, there are instances where a number of 'separate' industrial activities occupy a single freehold site. The plan rules, as proposed, fail to recognise this.</p> <p>If the rule is aimed at setting the character and amenity for the Industrial 2 Zone, the submitter considers that it is inappropriate to apply it to areas where the existing land use pattern and associated activities have already set both the character and amenity of that industrial precinct.</p>	<p>i. That Rule 3.30.1 – Industrial 2 Zone – Permitted Activity Rules be amended and adopted as follows: 'Permitted Activities: The following are permitted activities in the Industrial 2 Zone: (A) Essential services (B) Heavy industry (C) Land transport facility (D) Light industry (E) Motor vehicle sales (F) Service station (G) Veterinary clinic Provided that: (A) The total site area shall not exceed one hectare.</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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		The submitter also notes that the term 'site area' has not been defined within Section Four – Definitions, creating additional uncertainty.	
74.6 Bunnings Ltd	3.30.1	The submitter considers that "Building Improvement Centres" should be permitted in this Zone. The submitter considers that the scale and nature of these activities would fit the expected amenity values of industrial areas and that the location of these activities within Industrial areas will not have adverse effects on the vibrancy of town centres.	Amend to include "Building Improvement Centres"
75.4 McDonalds Restaurants (NZ) Ltd	3.30.1	The submitter considers that "drive-through restaurants" should be permitted activities in the zones which have a low expectation of amenity and generally do not generate reverse sensitivity issues due to their separation from residential areas.	Amend to include "Drive-through restaurants"
90.28 H W Richardson Group Ltd	3.30.1	Oppose. The submitter objects to the restriction on the size of sites. The submitter believes the other performance standards will protect the amenity of the surrounding areas and that the limitation on lot size is inefficient and does not promote sustainable development. The submitter considers that existing activities operating on larger sites do not create adverse effects on the surrounding areas	Amend Rule 3.30.1 by removing the proviso restricting the size of lots
101.20 NZ Fire Service Commission	3.30.1	The submitter supports this provision given that it provides for the establishment of NZFS fire stations	Retain 3.30.1
117.47 Southern District Health Board	3.30.1	The submitter supports the provision in part subject to amendment. The submitter believes that caretaker / custodian accommodation should be a permitted activity, subject to acoustic insulation rules	Amend 3.30.1 by adding a new item: "(M) Caretaker/custodian accommodation complying with Rule 3.13.7"
75.11 McDonalds Restaurants (NZ) Ltd	3.30.2	The submitter supports the default discretionary activity status for activities not otherwise provided for	Retain 3.30.2
15.29 Ballance Agri-Nutrients Ltd	3.30.3	Support. The submitter considers that the ongoing operation and development of the Industrial 2 Zone should be protected from inappropriate activities that generate reverse sensitivity effects locating within the Industrial 2 Zone.	Retain Rule 3.30.3 – Non Complying Activities as notified.
101.21 NZ Fire Service	3.30.4	Support. The submitter believes that the height provision allows for the establishment of NZFS fire stations.	Retain 3.30.4

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Commission			
ZONING			
22.2 Rockgas Limited	Zoning	The submitter supports that proposed changes so long as they can continue to operate as it they currently do without any need for further compliance, and that the zoning provides for minor alterations to their activities. The submitter considers that its activities are appropriately located in the Industrial 2 Zone and that they are compatible with surrounding activities.	Not stated. It is considered the submitter wishes to retain the proposed zoning.
67.8 ICC Drainage Manager	Zoning	The submitter believes it would be more appropriate to rezone the site designated for the Clifton Wastewater Treatment Plant as Industrial 2, rather than the split zoning between Rural 2 and Industrial 2.	Amend Map 17 to show the whole of the Clifton Wastewater Treatment Plan as within the Industrial 2 Zone.