

48. Seaport Zone

Submission No. and Point / Submitter Name/	Plan Provision	Summary of Submission	Decision Requested
SECTION 2.42 ISSUES, OBJECTIVES AND POLICIES			
	Introduction		
24.44 South Port NZ Ltd	Introduction	<p>Oppose in part. The submitter does not consider this be an accurate description of the port activities and sufficient recognition of the significant contribution the port activities and facilities provide to the social, economic and cultural wellbeing of the surrounding community.</p> <p>The submitter believes it is inappropriate to focus this description on coastal hazards – ports by design and nature are located in such environments and are managed to ensure there are appropriate risk management strategies in place to manage such effects. The reference to hazards should be deleted.</p> <p>The submitter also suggests that there should be recognition that the Bluff area has been influenced by the presence of the Port.</p>	<p>Amend the introduction as follows:</p> <p>“The Seaport Zone is located adjacent to and within the Bluff Harbour adjacent to the township of Bluff. It provides the opportunity for a variety of land use activities including seaport activities, fish processing, engineering industries, slipway facilities, cool stores, boat charters and commercial offices. The zone provides for high frequency of visitation from vehicles, ocean going and coastal ships and boats.</p> <p><u>The Port of Bluff has served the sea transport needs of the District and the region for over a century. It is a major gateway to the Southland region for goods transported by sea. Economic activity which is directly or indirectly dependent on trade through the Port makes a significant contribution to the local, regional and national economy.</u></p> <p>Although much of the zone is at risk from multiple hazards, there is nowhere else in the Invercargill city district or the Southland region where a general commercial port could be located and the seaport has a functional need to locate in the coastal environment. An area of higher, less hazard-prone land is included within this zone.</p> <p>The zone is a working environment where activities may need to operate 24 hours a day, seven days a week. This can create a number of environmental effects, which may extend into the township of Bluff.</p> <p><u>Therefore the establishment of sensitive land use activities near the Port has the potential to generate</u></p>

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			conflicts, which must be carefully managed. Traditionally Bluff has been tolerant of port related effects, reflecting the strong links between the port and the Bluff community. Bluff is a port town and a moderate level of port related environmental effects is acceptable and generally accepted. However, experience elsewhere in the country indicates that some port related effects, such as noise, can become a vexed issue."
	2.42.1 Issues		
24.45 South Port NZ Ltd	Issues	Support in part. The submitter agrees that a balance between the requirements of the seaport with achieving an acceptable level of amenity for those residing within adjacent zones needs to be achieved and that this should be reflected in the drafting of the issue.	Amend Issue 2. as follows: <u>"Activities within the Seaport Zone must balance the operational requirements of the port with achieving an acceptable level of amenity for those residing within neighbouring zones."</u>
	2.42.2 Objectives		
24.46 South Port NZ Ltd	Objective 1	Support. The submitter supports this objective as it adequately provides and protects the activities and operations undertaken within the port.	Retain.
53.69 NZ Transport Agency	Objective 1(B)	Support.	Retain Objective 1(B) as proposed.
24.47 South Port NZ Ltd	Objective 2	Oppose. The submitter believe there to be an error in the drafting of this objective in that it does not seem complete. The submitter considers that this objective should be complementary to the amendments being sought with respect to the issue identified above and that the objective should seek that the requirements of the Port is balanced with achieving an acceptable level of amenity for those residing on adjacent land.	The objective should be amended as follows: <u>"Provision for the operational requirements of the Port is appropriately balanced with achieving an acceptable level of amenity for those residing on neighbouring land."</u>
	2.42.3 Policies		
24.48 South Port NZ Ltd	Policy 1 – Seaport Zone	Support. The submitter considers this policy to be an accurate description of the activities that are undertaken within the Seaport Zone.	Retain.
24.49 South Port NZ Ltd	Policy 2 – Noise	Support. The submitter considers this policy to be appropriate in that it recognises that the port activities are by nature noisy activities, but that a balance needs to be struck in accordance with managing the effects on amenity values on adjacent land.	Retain.

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24.50 South Port NZ Ltd	Policy 3 – Odour	Support in part. The submitter considers that this policy should be clear in that it seeks that nuisance odour is not received on adjacent or neighbouring land uses.	Amend the policy as follows: “To accept moderate levels of odour emissions associated with port operations whilst also ensuring the absence of nuisance from objectionable odour <u>within sensitive neighbouring zones.</u> ”
24.51 South Port NZ Ltd	Policy 4 - Glare	The submitter believes it will not always be possible to ensure freedom from nuisance from glare for nearby residential areas.	Amend the policy to read: To accept glare within the Seaport Zone associated with large structures , whilst ensuring freedom from that nuisance from glare for nearby residential areas <u>is appropriately managed.</u>
24.52 South Port NZ Ltd	Policy 5 – Electrical Interference	Support.	Retain.
24.53 South Port NZ Ltd	Policy 6 – Lightspill	Support.	Retain.
24.54 South Port NZ Ltd	Policy 7 – Signage	Support.	Retain.
24.55 South Port NZ Ltd	Policy 8 – Hazardous Substances	Support.	Retain.
24.56 South Port NZ Ltd	Policy 9 – Dilapidated structures and ill-maintained lands	Support. The submitter accepts that the Port is a gateway into the Southland Region and therefore a reasonable level of amenity needs to be upheld.	Retain.
24.57 South Port NZ Ltd	Policy 10 – Demolition or removal activities	Support.	Retain.
24.58 South Port NZ Ltd	Policy 11 – Connectivity	Support.	Retain.
24.59 South Port NZ Ltd	New Policy	The submitter considers that an additional policy is needed to ensure that reverse sensitivity effects are avoided or minimised as far as is practicable. This would give effect to the Proposed Objective which seeks	Insert an additional policy which seeks: <u>“To enable the efficient and effective operation, use and development of the Port of Bluff by:</u>

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		that this be achieved. The submitter states that such a policy is necessary to also provide for the existing and future growth of the Port facilities.	<p>(a) <u>Ensuring that any adverse effects arising from noise sensitive activities located in the adjoining zones are appropriately avoided or mitigated;</u></p> <p>(b) <u>Ensuring that areas which can be used to buffer the Port from activities that may result in reverse sensitivity effects on the Port are utilised;</u></p> <p>(c) <u>Providing for the future expansion of the Port by zoning an appropriate area of land for such purposes."</u></p>
SECTION 3.40 RULES			
24.66 South Port NZ Ltd	Rule 3.40.1	Oppose. The submitter notes that this list of permitted activities has been reduced from what is within the operative District Plan for activities permitted within the existing Seaport Zone. The submitter considers that certain activities including infrastructure, commercial and industrial activities also need to be provided for within the zone. Such activities currently exist in the zone and are likely to expand in the future. Putting undue constraints on the activities that can be undertaken within the Seaport Zone is likely to severely compromise the operational viability of the Port.	Amend the list of permitted activities as follows: <p>(A) Seaport activities (B) <u>Infrastructure</u> (C) <u>Commercial Activities</u> (D) <u>Commercial Recreational Activities</u> (E) <u>Industrial Activities – Both Heavy and Light Industry</u> (F) <u>Reserves</u></p>
24.67 South Port NZ Ltd	Rule 3.40.2	Support. The submitter the default activity status for activities not otherwise provided for in the zone should be discretionary.	Retain.
24.68 South Port NZ Ltd	Rule 3.40.3	Support. The submitter considers that noise sensitive activities should be strongly dissuaded in this zone. A non complying activity status is appropriate. This would ensure that the adverse effects from Port noise operations are appropriately avoided in such areas.	Retain.
ZONING			
24.1 South Port NZ Ltd	Zoning	Support (in part). The Submitter supports the retention of the Seaport Zone and Inner Control Boundary (Port Noise) as shown on Maps 28 and 30, but considers that the large section of the Foreshore Road land (east of Shannon Street) that has been allocated the Industrial 1A (Marine)	Not stated. It is considered that the submitter requests the following: That the large section of the Foreshore Road land (east of Shannon Street) that has been allocated the

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		<p>Zoning as shown on Planning Map 30 should remain in the Seaport Zone. The submitter owns the majority of this land and it is earmarked for future cargo related business. The submitter considers that the Industrial 1A Zoning places undue uncertainties and restrictions on such activities and compromises the Port's current and future forward planning with respect to its existing landholdings. As an example the submitter refers to Rule 3.29.1(A) which seeks to impose a limit of operational hours for activities in this zone to between 7am and 10pm. The submitter considers that this is inappropriate as there are existing engineering industries in this area which do at times require a 24 hour operation. The proposed height limit of 12m for this zone is also considered unduly onerous and should be at least 25m, which is more characteristic of the type of activities that are likely to occupy this area.</p>	<p>Industrial 1A (Marine) Zoning as shown on Planning Map 30 be retained in the Seaport Zone.</p>