

SECTION 42A REPORT

Report on submissions and further submissions

Topic: Chapter 47 - Industrial Zone

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Dated: 7 June 2024

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List of submitters and further submitters addressed in this report

Submission No	Submitter
16	Fire and Emergency New Zealand
17	Waka Kotahi
20	Ara Poutama- Department of Corrections
22	Z Energy
24	Ministry of Education
29	Aggregate and Quarry Association
43	Greymont Limited
FS02	Ara Poutama Aotearoa the Department of Corrections

1 Introduction

1.1 Qualifications and Experience

1. My name is Carolyn Wratt. I am a Principal Policy Planner and Director of the consultancy firm Wratt Resource Management Planning Ltd. I am contracted by Waitomo District Council (**WDC**) to assist with the Proposed Waitomo District Plan
2. I hold the degrees of Bachelor of Science (Geography and Resource Management) (1997) and Masters of Science (Hons) in Coastal Geomorphology and Resource Management (1999), both from the University of Auckland. I am a full member of the New Zealand Planning Institute and an accredited Resource Management Commissioner under the Ministry for the Environment programme Making Good Decisions.
3. I have over 25 years experience in planning – both regulatory and policy, including working primarily for local and regional authorities around New Zealand. In my capacity as both a consultant and council planner, I have provided policy advice to a number of clients. Of most relevance I have assisted various councils with their district plan reviews including Hamilton City Council, Auckland Council, Kapiti Coast District Council, Selwyn District Council, Taupo District Council, Kaipara District Council and Christchurch City Council. Most recently I have been involved in all of the processes associated with the Proposed Waikato District Council, which has now progressed to the stage of working through appeals.

1.2 Code of Conduct

4. I confirm that I have read the Code of Conduct for Expert Witness in the Environment Court Practice Note 2014 and that I have complied with it when preparing this report. Other than when I state that I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
5. I am authorised to give this evidence on the Council's behalf to the Proposed District Plan hearings commissioners.

1.3 Conflict of Interest

6. I confirm that I have no real or perceived conflict of interest.

1.4 Preparation of this report

7. I am the author of this report.

8. The data, information, facts, and assumptions I have considered in forming my opinions are set out in my evidence. Where I have set out opinions in my evidence, I have given reasons for those opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2 Scope of Report

2.1 Matters addressed by this report

9. The scope of this report is to consider the submissions and further submissions made in respect of the provisions in the Industrial zone (**INZ**) chapter of the Waitomo Proposed District Plan (**PDP**) and make recommendations.
10. This report is prepared in accordance with section 42A of the RMA. The purpose of a section 42A report such as this is to guide submitters and the independent hearings panel, but the contents are just the recommendations of the author. The decision ultimately lies with the independent hearings panel.
11. Provisions relating to management of the INZ include land use activities and buildings are addressed in this report. Activities may be addressed in other section 42A reports such as earthworks and subdivision.

2.2 Overview of the topic / chapter

12. This chapter identifies and manages the INZ in Piopio and Te Kuiti. These areas are largely located along, or within close proximity to State Highways 3 and 30. The strategic routes of SH3 and SH30 allow direct connectivity to adjoining districts and to significant infrastructure such as airports and ports.
13. In Te Kuiti these consist of areas bordering SH30 and SH3, King Street West and Seddon Street. The surrounding zones are either Residential, Rural lifestyle, Open space and General rural zones. In Piopio these consist of areas bordering SH3 and Huia Street, surrounded by either Residential or General rural zones.
14. Industrial activities have a different level of effect than other zones and the provisions in the INZ chapter allow for the continuing operation of the activities while minimising the potential for reverse sensitivity effects to arise. The activities established in the INZ generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. Industry is important for the economic viability of the area however this needs to be balanced where these areas provide gateways to townships, are adjacent to state highways or where they adjoin other zones. This issue is particularly relevant of the residential activities situated in close proximity to or within industrial zones in Te Kuiti. In these locations, a higher level

of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.

15. It is essential that industrially zoned land is retained for industrial activities. The rules in this plan direct non-industrial activities such as retail and commercial services into the commercial zone. It is anticipated that some ancillary retail activities could locate within the INZ providing they are established under the standards set out in the plan.

2.3 Statutory Requirements

16. The PDP has been prepared in accordance with the Council's functions under the Resource Management Act (**RMA**), specifically section 31, Part 2 and the requirements of sections 74 and 75, and its obligation to prepare, and have particular regard to, an evaluation report under section 32. The section 32 report which addresses this zone sets out how the relevant national policy statements, national environmental standards, provisions of the Waikato Regional Policy Statement, the Manawatū-Whanganui One Plan, the Maniapoto Environmental Management Plan, the Waikato Tainui Environment Management Plan 2018 and Te Ture Whaimana o Te Awa o Waikato - The Vision and Strategy for the Waikato River have been assessed and considered.
17. There are provisions in the Waikato Regional Policy Statement (**RPS**) which are particularly relevant to industrial activities. There are provisions such as UFD-O1 Built Environment which establish outcomes including (7) minimising land use conflicts, including minimising potential for reverse sensitivity; and (11) providing for a range of commercial development to support the social and economic wellbeing of the region.

2.4 Procedural matters

18. No submitter, prehearing or Clause 8AA meetings have been undertaken.
19. There has been no further consultation undertaken since notification.

3 Consideration of submissions received

3.1 Overview of submissions

20. Twenty primary submissions were received and there was a high degree of support for the provisions. The submissions that sought changes addressed the following matters:
 - a. Policies that support non-industrial activities;
 - b. Recognition of water supply requirements, including for firefighting;
 - c. Protection of the transport network;

- d. Enabling community corrections activities;
 - e. Application of standards to activities;
 - f. Inclusion of a rule for educational facilities; and
 - g. The amenity and character of new development or redevelopment.
21. Seven submission points were received relating to the objectives, and four of those supported the objectives as notified. Five submissions relating to policies, of which two submission points supported the policies as notified. Eight submissions addressed rules and standards.
22. Where there is only support for a provision with no contrary view expressed by any other submitters, that provision is not discussed further in this report.

3.2 Structure of this report

23. Given the number, nature and extent of the submissions and further submissions received, I have structured the Section 42A report based largely on topics as follows:

Topic 1: Objective and policy framework for the zone

Topic 2: Transport provisions

Topic 3: Servicing for water

Topic 4: Community corrections activities

Topic 5: Educational facilities

Topic 6: Application of standards

24. See Appendix 2 for the corresponding section 32AA evaluation for any recommended amendments to provisions.

4 Analysis and Recommendations

Topic 1: Objective and policy framework for the zone

Introduction

25. Industry is important for the economic viability of the District and this chapter provides for general industrial activities to occur in Piopio and Te Kuiti. There are seven objectives, of which three of them address appropriate activities within the zone, and nine policies. Amongst other things, the objectives and policies take a strong position against non-industrial activities, such as retail and commercial services establishing in the INZ. Due to limited land availability it is essential that industrial zoned

land is retained for industrial activities. The objectives and policies address the following matters:

- a. Enables development of industrial activities;
- b. Protects industrial activities from incompatible uses and reverse sensitivity effects;
- c. Directing non industrial activities to other locations;
- d. Addresses any adverse effects, especially those on community water sources and avoids natural hazards;
- e. Ensuring sites that adjoin residential and state highways create amenity that enhances the area; and
- f. Coordinates land use activities with infrastructure.

Analysis and recommendations

26. Ministry of Education (**MoE**) [24.63] seeks to amend INZ-O1 to provide an exemption for non-industrial activities to establish where there is a functional need for the activity to locate in the zone, or are supportive of, ancillary to, or complementary to, the industrial purpose of the zone. Similarly Fire and Emergency New Zealand (**FENZ**) [16.67] seeks amendments to INZ-O2 to enable non-industrial activities where that activity provides for the health, safety and well-being of the community and supports an identified local need. There is strong policy direction in the Plan to protect industrial zoned land for industrial uses, however some non-industrial activities are appropriate in the INZ. For example, work skills training particularly with heavy machinery such as forklifts and heavy vehicle driving, trade suppliers and service stations are appropriate in the INZ and indeed support industrial activities.
27. These submissions have enabled me to look more forensically at the two objectives in question. I believe they can be reframed to be more succinct and clear outcome statements. The outcome sought for the zone should be that the INZ is the primary location for industrial activities as well as activities which are supportive or ancillary to those industrial activities. Secondly, the objective needs to protect industrial activities from incompatible and reverse sensitivity effects. INZ-O2 establishes an outcome that is actually not delivered by the rules, and is more of an overarching strategic objective. I therefore recommend that both INZ-O1 and INZ-O2 be deleted and replaced with the following:

INZ-O1.

~~Ensure that the industrial zone is developed and functions in a way that restricts the establishment of non-industrial activities and protects industrial activities from incompatible land uses and reverse sensitivity effects.~~

The Industrial Zone is primarily for a range of industrial activities, as well as activities that support the functioning of industrial areas.

INZ-O2.

~~Ensure that non-industrial activities are directed to other zones to protect both the industrial and residential land supply, and the viability of the district's commercial zones.~~

Industrial activities are protected from incompatible land uses and reverse sensitivity effects.

28. I realise this may not entirely satisfy the submitters' requests, but it will result in clearer direction for the INZ. As a result, I recommend accepting in part the submissions from MoE [24.63], FENZ [16.67], Ara Poutama Aotearoa the Department of Corrections [FS02.01] and Graymont Limited [43.79] who seeks to retain INZ-O1 as notified.

29. Graymont (NZ) Limited [43.81] seeks amendments to INZ-O4 to focus on new activities rather than the objective applying to those activities which are lawfully established. The amendments sought also recognise that it may not always be feasible to improve amenity of industrial sites. The submission clarifies that while Graymont (NZ) Limited is not opposed to improvement of amenity within specific locations, that may not be practicable in every instance. I understand the concerns expressed by the submitter, as the nature of some industrial activities would make it difficult to satisfy this objective. I am also mindful that improvement of gateway entrances is a key move identified in the town concept plans. Balancing the practicality of an industrial site and the purpose of INZ with the aspirations expressed by the community in the town concept plans, I recommend the following amendment:

INZ-O4

Improve amenity, where practicable, where for sites ~~are~~ located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio.

30. Continuing the theme of practicability, Graymont (NZ) Limited [43.82] also seeks to amend clause 4 of INZ-P4 to insert the words "where practicable". INZ-P4 sets out ways in which development or redevelopment of a site must avoid or mitigate any actual or potential adverse effects. Clause 4 relates to building setbacks, and landscaping and screening from roads and public spaces. As above, I am mindful that the nature of industrial activities and topography does not always enable complete screening. In addition, maximising public exposure may increase the economic success of a company or activity, and therefore support the economic well-being of the community. I therefore recommend that INZ-P4 is amended as follows:

INZ-P4

The development or re-development of any site must avoid or mitigate any actual or potential adverse effects by:

...

4. Ensuring buildings are sufficiently setback, and sites are landscaped and screened where practicable, so that an appropriate buffer is provided to adjoining zones, roads and public spaces; and

31. I note that this policy is implemented by the following rules:

- a. INZ-R25 requires landscaping of road boundaries adjacent to a State Highway;
- b. INZ-R26 requires screening of outdoor storage; and
- c. INZ-R27 requires landscaping of boundaries with a site zoned residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space.

32. Therefore INZ-P4 will be engaged when there is a proposal which cannot comply with the standards for screening and landscaping.

Topic 2: Transport provisions

Introduction

33. Waka Kotahi [17.144] seeks inclusion of a new policy which protects the safety and efficiency of the transport network.

Analysis and recommendations

34. INZ-O5 is an objective that is replicated in other zones as a policy. The objective focuses on development not exceeding available capacities for servicing and infrastructure. Waka Kotahi considers that a new policy is required to ensure that development or re-development does not compromise the safe and efficient operation of the transport network. Industrial activities have the potential to significantly affect the safety and efficiency of the transport network. I am mindful that there is a Transport chapter in the PDP which manages the safety and efficiency of the transport network comprehensively across the District.

35. I note that there are policies in the INZ which speak to other forms of infrastructure such as the three waters, but not transport. I therefore recommend inclusion of a new policy:

INZ-PX

Ensure traffic generated by new development does not compromise the safety or efficiency of the transport network.

Topic 3: Servicing for water

36. FENZ [16.69] seeks amendments to INZ-P6 to include water. It also seeks to include a new standard for servicing to require water systems to be sufficient and accessible for firefighting. This would be a standard that applies to all land use activities in the zone and ensures all development is connected to Council's reticulated water network.

Analysis and recommendations

37. FENZ request that INZ-P6 be updated to include reference to the water supply network, consistent with similar policies within the PDP and I agree. The first part of the policy as written is about the coordination of reticulated services and infrastructure when undertaking development. The policy then references where reticulated water, wastewater and stormwater networks are not available that development is serviced by on-site non-reticulated wastewater and stormwater methods. The policy at this point fails to refer to non-reticulated water. Development is unable to occur without either reticulated or non-reticulated water and the policy should reference non-reticulated water. I recommend that the following amendment be made:

INZ-P6

Coordinate the provision of reticulated services and other infrastructure with the development of sites. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated water, wastewater and stormwater methods.

38. In the INZ, there currently is no standard requiring sites or development to have a viable water supply. FENZ is not confident that the Council can guarantee that Council's reticulated water network will have sufficient capacity and pressure to service developments in accordance with the Code of Practice (i.e. provide a level of service greater than FW2). Council's water services have advised that it can meet the standard, and they are currently undertaking testing for firefighting purposes. Those results will be available ahead of the hearings.
39. It seems to me that this is a check and balance sought by FENZ to cover the scenario where the water supply system is not compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. The standard would not impose additional demands on landowners if the reticulated system is sufficient. I therefore recommend including the following standard as this will ensure not only that each site / development is serviced for water, but also that the water supply is sufficient for firefighting.

INZ-R30 - Servicing

1. All sites/developments must be connected to the Council's reticulated water supply system.

2. Where a connection with Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008.

Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).

Activity status where compliance is not achieved: DIS

Topic 4: Community corrections activities

Introduction

40. Community corrections activities is not listed as an activity in the INZ and therefore is covered by INZ-R19 which classifies activities not otherwise listed as a non-complying activity. Ara Poutama Department of Corrections [20.13] seeks community corrections activity as a permitted activity, with the standards to be complied with set out in INZ – Table 2.

Analysis and recommendations

41. The submission considers that community corrections activities are essential social infrastructure and play a valuable role in reducing reoffending. They enable people and communities to provide for their social and cultural well-being and for their health and safety. It is important that provision is made to enable noncustodial community corrections sites to establish, operate and redevelop, within appropriate areas, as the demand for these services is likely to increase as a result of urban intensification. The submission considers that industrial areas provide suitable sites for community corrections activities; in particular community work components often require large sites for yard-based activities and large equipment and/or vehicle storage.
42. As per the National Planning Standards, Community corrections activity is defined as:

means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
43. I do not agree that such activities are appropriate as a permitted activity in the INZ, and consider that the INZ should be reserved primarily for industrial activities and other land uses that support industrial activities. I consider non-complying activity status to be appropriate and recommend rejecting the submission from Ara Poutama Department of Corrections [20.13].

Topic 5: Educational facilities

Introduction

44. MoE [24.65] seeks the inclusion of a new discretionary activity rule for educational facilities. Educational facilities is not listed as an activity in the INZ and therefore is covered by INZ-R19 which classifies activities not otherwise listed as a non-complying activity.

Analysis and recommendations

45. MoE consider that educational facilities such as work skills training centres and sports training establishments should be provided for in the Industrial Zone. These may have a functional need to be located in that zone (e.g. fork lift driver training) and are likely to have a similar level of effects to other industrial activities.

46. Educational Facilities are defined as:

means land or buildings used for teaching or training by childcare services, schools, or tertiary education services, including any ancillary activities.

47. I note that this is a very broad definition and not all activities that would fall under the definition are appropriate to be undertaken in an industrial zone. I accept that activities that are more vocational such as fork lift driver training, are entirely appropriate in the INZ, whereas childcare or schools may not be appropriate in the INZ. I am aware that childcare and schools may be convenient for workers in the industrial areas, however I am mindful that they are sensitive activities and can result in reverse sensitivity issues and potentially put children at risk. I therefore recommend that "Trade and industry training activities" is introduced to the INZ as a permitted activity as alternative relief. This will allow for activities such as those used in advancement of skills and experience in trades or industrial activities to establish. The use of this term takes away the emphasis of Educational Facilities as defined in the proposed plan and the national planning standards. I am aware that "Trade and Industry training activities" is not a defined term and suggest an accompanying new definition to provide clarity:

[INZ-RX Trade and industry training activities](#)

[Activity status: PER](#)

[Where:](#)

[All of the performance standards in INZ - Table 2 are complied with.](#)

[Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS](#)

[Activity status where compliance is not achieved with INZ-R29: DIS](#)

[Where the activity is RDIS, the matters over which discretion is restricted are:](#)

[The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.](#)

Insert the following new definition:

[Trade and industry training activities](#)

means land and/or buildings used for occupational training in the skills of engineering, building, aviation, construction, logistics, manufacturing and other industrial activities.

Topic 6: Application of standards

Introduction

48. Service stations are a permitted activity by INZ-R4 and while Z Energy [22.02] supports retaining this activity status, it has questioned whether performance standard INZ-R27 applies to new activities or full redevelopment of existing activities [22.03]. INZ-R27 is the standard which requires landscaping of boundaries with any sites zoned residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space.

Analysis and recommendations

49. The permitted activity status for service stations is conditional upon all of the performance standards in INZ –Table 2 being complied with (which would include INZ-R27).
50. In its submission, Z Energy considers that where there are existing and establish activities and minor changes, upgrades or maintenance is required or proposed for the site, these activities should not trigger the need to comply with all the standards of the zone such as landscaping. The submission provides the example of installation of an approximately 2m tall water or diesel emission tank, not within a yard, that does not change or increase the scale or intensity of the use of the site, and considers this should not trigger the need to comply with this standard. Z Energy provides the example of the Caltex truck stop in Te Kumi Road which adjoins the residential zone on one boundary and the open space zone on 2 other boundaries, where this standard could be applied.
51. Z Energy is correct in its interpretation that the drafting of the rule will apply to all future development onsite, even as innocuous as the example provided. Z Energy will be aware that section 10 of the RMA will apply and enables land to be used in a manner that contravenes a rule in a district plan or proposed district plan if:
- a. the use was lawfully established before the rule became operative or the proposed plan was notified; and
 - b. the effects of the use are the same or similar in character, intensity, and scale to those which existed before the rule became operative or the proposed plan was notified.
52. The standard would only be engaged if the new structure of building was proposed within that landscaping strip requirement; such a minor addition would not require retrospective compliance with all the standards in my opinion. The standards that apply would be the most relevant standards to the structure being proposed such as maximum height, height in

relation to boundary, minimum setbacks etc. I therefore consider no amendments are required.

5 Conclusion

53. For the reasons included in this report, I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of this plan and other relevant statutory documents.
54. Appendix 1 contains recommended amendments to the INZ chapter and Appendix 2 contains the s32AA evaluation.

APPENDIX 1 RECOMMENDED AMENDMENTS

Overview

This section provides for industrial zones in Piopio and Te Kūiti which support a range of general industrial activities that are largely located along, or within close proximity to State Highways. These strategic routes allow direct connectivity to adjoining districts and to significant infrastructure such as airports and ports.

Industrial activities have a different level of effect than other zones. They generally have higher levels of noise, site coverage, and a reduced amount of on-site amenity. While it is important to enable the development of industry, a balance is required where industrial activities are located at the gateways to townships, or adjoin State Highways and other zones. There is also a legacy in Te Kūiti particularly, of residential activities situated in close proximity to or within in industrial zones. In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.

It is critically important that industrially zoned land is retained for industrial activities. In this plan, retail and commercial service activities are expected to occur within the commercial zone. However, it is anticipated that some ancillary retail activities could locate within the industrial zone.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

- INZ-01.** ~~Ensure that the industrial zone is developed and functions in a way that restricts the establishment of non-industrial activities and protects industrial activities from incompatible land uses and reverse sensitivity effects.~~

The Industrial Zone is primarily for a range of industrial activities, as well as activities that support the functioning of industrial areas.¹

- INZ-02.** ~~Ensure that non-industrial activities are directed to other zones to protect both the industrial and residential land supply, and the viability of the district's commercial zones.~~

Industrial activities are protected from incompatible land uses and reverse sensitivity effects.²

- INZ-03.** Ensure that industrial activities are enabled to operate and expand within their respective sites while addressing adverse effects.

¹ Ministry of Education [24.63]

² Fire and Emergency New Zealand [16.67]

- INZ-O4.** Improve amenity, where practicable, where for sites are³ located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio.
- INZ-O5.** Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.
- INZ-O6.** Ensure new industrial development is designed and located to manage significant risks from natural hazards, particularly flooding.
- INZ-O7.** Municipal water resources are protected from the adverse effects of industrial development.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- INZ-P1.** Avoid office, retail and commercial activities that are not ancillary activities to the primary industrial activity so that the vitality of the district's commercial zones is not undermined.
- INZ-P2.** Only provide for retail activities, in limited situations where there is a direct operational need or functional need to locate within the industrial zone and no capacity available in the commercial zones.
- INZ-P3.** Avoid the establishment of residential activities, educational facilities, community facilities and visitor accommodation except where there is a functional need for an activity to locate in the zone.
- INZ-P4.** The development or re-development of any site must avoid or mitigate any actual or potential adverse effects by:
1. Maintaining a practical level of amenity; and
 2. Ensuring that road boundaries are landscaped and buildings on front and corner sites provide an active street frontage; and
 3. Providing for security and boundary fencing in a way that does not adversely affect the anticipated level of amenity as viewed from roads and public spaces; and
 4. Ensuring buildings are sufficiently setback, and sites are landscaped and screened where practicable⁴ so that an appropriate buffer is provided to adjoining zones, roads and public spaces; and
 5. Ensuring that industrial buildings do not overshadow buildings and/or activities on surrounding rural, residential and commercial properties; and
 6. Avoiding, remedying or mitigating adverse effects on lakes and water bodies.
- INZ-P5.** Where the site is located adjacent to a State Highway, any development or re-development including the location and design of buildings and landscaping, must contribute to a high level of visual amenity by:

³ Graymont [43.81]

⁴ Graymont [43.82]

1. Where practicable, avoiding large blank walls that will be visible from the State Highway and public spaces; and
2. Providing practical building forms that facilitate visual interest while meeting the purpose of the activity; and
3. Encouraging building design that is environmentally sensitive; and
4. Ensuring the boundary treatment adjacent to the State Highway contributes positively to the appearance of the streetscape and clearly delineates the public and private realms; and
5. Ensuring fencing provides adequate site security and coordinates with the design of the building and landscaping; and
6. Stepping any high retaining wall that is visible from the State Highway or public spaces and integrating planting and high quality materials into its design; and
7. Supporting the development of gateway areas into Te Kūiti and Piopio by providing landscape design that responds to the characteristics and qualities of the area; and
8. Minimising the visual impact of loading bays and service areas that are visible from the State Highway or public spaces; and
9. Providing an environment where parking is not perceived as the dominant element from the State Highway or public spaces.

INZ-P6. Coordinate the provision of reticulated services and other infrastructure with the development of sites. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated [water](#).⁵ wastewater and stormwater methods.

INZ-P7. Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of the Te Kūiti Aerodrome.

INZ-P8. Adequate assessment of the natural hazard risk must be undertaken prior to the establishment of new development. Some areas may not be appropriate for development if the natural hazard risk, particularly flooding issues, cannot be appropriately managed.

INZ-P9. Where an industrial development results in high-use allocation from the reticulated water supply system, evidence of satisfactory water supply must be provided.

INZ-PX [Ensure traffic generated by new development does not compromise the safety or efficiency of the transport network.](#)⁶

Rules

The rules that apply to the industrial zone are contained in the tables listed below. To undertake any activity, it must comply with all the rules listed in:

- INZ - Table 1 - Activities Rules; and
- INZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters;

⁵ Fire and Emergency New Zealand [16.69]

⁶ Waka Kotahi [17.144]

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: INZ-R29.

INZ - Table 1 - Activities Rules

INZ-R1.	Industrial activities
INZ-R2.	Trade suppliers and contractor’s yards
INZ-R3.	Warehouses , lock-up storage units and storage yards
INZ-R4.	Service stations and motor vehicle repair garages
INZ-R5.	Laboratories and research establishments
INZ-R6.	Veterinary clinics, boarding or breeding kennels or catteries
INZ-R7.	Emergency service facilities
INZ-R8.	Demolition yards and recycling depots
INZ-R9.	Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots and workshops ancillary to any permitted activity
INZ-R10.	Agricultural, pastoral and horticultural activities and stock underpasses
INZ-R11.	Accessory buildings ancillary to any permitted activity
INZ-R12.	Construction, additions and alteration of buildings for any permitted activity

<p>Activity status: PER</p> <p>Where:</p> <p>1. All of the performance standards in INZ –Table 2 are complied with.</p> <p><i>Note: Where the building is listed in SCHED1 - Heritage Buildings and Structures, also see the historic heritage chapter.</i></p>	<p>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</p> <p>Activity status where compliance is not achieved with INZ-R29: NC</p> <p><u>Activity status where compliance is not achieved with INZ-R30: DIS</u></p> <p>Where the activity is RDIS, the matters over which discretion is restricted are:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.</p>
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INZ-R13.	Cafes and takeaway food outlets	
Activity status: PER Where: 1. The maximum gross floor area of the café or takeaway outlet must be no more than 60 m ² ; and 2. The café or takeaway food outlet must not have a drive through facility; and 3. All of the performance standards in INZ - Table 2 are complied with.	Activity status where compliance is not achieved: DIS	
INZ-R14.	Residential units for caretakers or staff	
Activity status: PER Where: 1. One residential unit per site to provide accommodation for security staff or caretakers working on that site; and 2. All of the performance standards in INZ - Table 2 are complied with.	Activity status where compliance is not achieved: NC	
INZ-R15.	Retail activities ancillary to any permitted activity	
Activity status: PER Where: 1. The retail activity must be ancillary to a permitted activity; and 2. The maximum gross floor area of the retail activity must be no more than 60 m ² ; and 3. All of the performance standards in INZ - Table 2 are complied with.	Activity status where compliance is not achieved: NC	
INZ-R16.	Demolition and / or removal of buildings and structures	
Activity status: PER <i>Note: Where the building is listed in SCHED1 - Heritage Buildings and Structures, see the historic heritage chapter.</i>	Activity status where compliance is not achieved: N/A	
<u>INZ-RX</u>	<u>Trade and industry training activities⁷</u>	
<u>Activity status: PER</u> <u>Where:</u>	<u>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</u>	

⁷ Ministry of Education [24.65]

<p>1. <u>All of the performance standards in INZ - Table 2 are complied with.</u></p>	<p><u>Activity status where compliance is not achieved with INZ-R29: NC</u></p> <p><u>Activity status where compliance is not achieved with INZ-R30: DIS</u></p> <p><u>Where the activity is RDIS, the matters over which discretion is restricted are:</u></p> <p><u>(a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.</u></p>
<p>INZ-R17.</p> <p>INZ-R18.</p>	<p>Quarrying activities</p> <p>Industrial and trade waste and hazardous substances processing or disposal</p>
<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p>INZ-R19.</p>	<p>Activities not otherwise listed in INZ - Table 1</p>
<p>Activity status: NC</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p>INZ-R20.</p>	<p>Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps</p>
<p>Activity status: PR</p>	<p>Activity status where compliance is not achieved: N/A</p>

INZ - Table 2 - Performance Standards

<p>INZ-R21.</p>	<p>Minimum setback from road boundaries</p>
<p>1. The minimum setback from road boundaries for any building adjacent to any road must be at least 5 m.</p>	<p>Matters over which discretion is restricted:</p> <p>(a) Visual effects including bulk, scale and location of the building; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) Ability to soften the visual impact of the building from nearby residential properties, adjacent zones and adjoining road boundaries, including retention of any existing mature trees and landscaping; and</p>

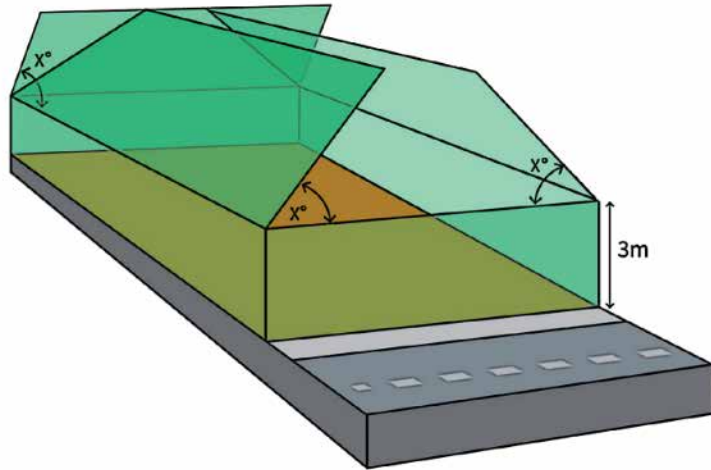
	<ul style="list-style-type: none"> (d) Effects on the provision of access around the site; and (e) Parking, manoeuvring and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and (f) Potential reverse sensitivity effects on any adjoining activities.
INZ-R22.	Minimum setback from internal boundaries
<p>1. The minimum setback for buildings from internal site boundaries as measured from the outer edge of the eave must be 5 m where:</p> <ul style="list-style-type: none"> (i) The site is adjacent to any other zone; and/or (ii) The site is adjacent to a building housing a residential activity in the industrial zone; and (iii) This rule does not apply where the site is adjacent to a residential unit for caretakers or staff provided for in INZ-R14; <p>AND</p> <p>2. In all other circumstances there is no minimum setback, provided that no building or eave shall encroach into any vehicle accessway, service lane, driveway, or other vehicle access point; and</p> <p>3. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding.</p> <p><i>Note: All buildings and structures, must also comply with NATC-R2.</i></p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the building; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Effects on surrounding properties, character and amenity; and (d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (e) The potential effects of the building or eave encroaching into any vehicle accessway, service lane, driveway, or other vehicle access point; and (f) Potential reverse sensitivity effects on any adjoining activities.
INZ-R23.	Height and height in relation to boundary
<ul style="list-style-type: none"> 1. Structures must not exceed 12 m in height as measured from ground level; and 2. Where an internal boundary of a site abuts any other zone or it is adjacent to a residential unit in the industrial zone, at that internal boundary(ies), no structure or stored materials shall project beyond a building recession plane from points 3 m above the ground level. See Figure - INZ 1; and 3. This rule does not apply to an internal boundary adjacent to a residential unit for caretakers or staff provided for in INZ-R14; and 4. In all other circumstances there is no building height in relation to boundary requirement. 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the structure or materials; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Ability to soften the visual impact of the structure or materials from nearby residential properties, adjacent zones and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (d) Potential reverse sensitivity effects on any adjoining activities; and

	(e) Effects on the provision of access around the site.
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Figure - INZ 1 – Height in relation to boundary

The angle of a recession plane (x° from horizontal) depends on the location of the boundary:

North boundary: 55°
 East boundary: 45°
 South boundary: 35°
 West boundary: 45°



INZ-R24.	Site layout
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1. Where the activity is adjacent to a State Highway, the main public entrance into a building must be orientated so that it is parallel to the road boundary of the site, except for emergency service facilities.

Note: For the avoidance of doubt this rule does not apply to rear sites

Matters over which discretion is restricted:

- (a) The ability to provide opportunities for landscaping; and
- (b) The extent to which the proposed landscaping is able to soften the visual impact of the building; and
- (c) The location of parking and loading areas; and
- (d) The location of outdoor storage areas; and
- (e) Visibility of the public entrance of the building from the road.

INZ-R25.	Landscaping of road boundaries adjacent to a State Highway
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1. Where a site is adjacent to a State Highway, the road boundary must be landscaped to a minimum depth of 2 m, except for the required access and egress points; and
2. The landscaping must consist of a combination of groundcovers, shrubs and trees, with at least one tree planted for every 10 m of road frontage at a grade of no less than PB95. For the avoidance of doubt, road frontages up to 10 m wide will require one tree at a grade no less than PB95. PB95 is

Matters over which discretion is restricted:

- (a) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and
- (b) The extent to which the non-compliance and any subsequent building or activities on the site adversely affects the character and amenity values of the streetscape or any adjacent zone; and

<p>equivalent to a tree that is 1.5 m to 2 m tall at the time of planting.</p>	<ul style="list-style-type: none"> (c) Effects on the safety and efficiency of traffic flow; and (d) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site; and (e) The extent to which the non-compliance adversely affects the gateway entrances into Te Kūiti or Piopio; and (f) The effect on the character and amenity values of the road.
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INZ-R26.	Screening outdoor storage
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<ol style="list-style-type: none"> 1. Any outdoor storage area visible from an adjacent (existing) building housing a residential activity must be screened by: <ul style="list-style-type: none"> (i) A solid wall or close boarded enclosed fence 2 m in height as measured from ground level or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from any shared internal boundary or road boundary; <p>AND</p> 2. Trade suppliers storing products for sale or hire outdoors must only screen outdoor storage areas from (existing) buildings housing a residential activity on any shared internal boundary; and 3. Where the adjacent (existing) building housing a residential activity is a residential unit for caretakers or staff provided for in INZ-R14, this rule does not apply. 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and (b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and (c) The extent to which the non-compliance adversely affects the gateway entrances into Te Kūiti or Piopio.
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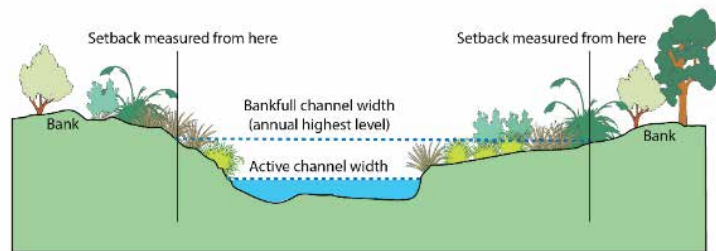
INZ-R27.	Landscaping of boundaries with adjacent zones
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<ol style="list-style-type: none"> 1. Any internal boundary of a site that is adjacent to a site zoned residential, rural lifestyle, settlement, commercial, Māori purpose, tourism, future urban or open space must either: <ul style="list-style-type: none"> (i) Be planted and/or landscaped with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the internal boundary; or (ii) Be fenced with a solid wall or close-boarded enclosed fence 2 m in height as measured from ground level. 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and (b) The extent to which the non-compliance and any subsequent building or activities on the site adversely affects the character and amenity values of the streetscape or any adjacent zone; and (c) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site; and
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	(d) The effect on the character and amenity values of the adjacent zone.
INZ-R28.	High-use water industry
1. Where an industrial activity requires more than 15 m ³ of water per day from the reticulated municipal water supply system for purposes other than human drinking and sanitation.	<p>Matters over which discretion is restricted:</p> <p>(a) Whether evidence of satisfactory water supply can be provided; and</p> <p>(b) The outcome of consultation with Council's Infrastructure Services Team.</p>

INZ-R29.	Minimum setback from water bodies – quarrying activities
<p>1. Quarrying activities including the deposition of overburden material or the extraction or deposition of aggregates must be setback at least 30 m from the edge of any water body as measured from the bankfull channel width (see Figure – INZ 2); and</p> <p>2. For the purposes of this rule a water body is:</p> <p>(i) A perennial watercourse with a bankfull channel width of 3 m or more; or</p> <p>(ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or</p> <p>(iii) A lake equal to or larger than 0.25 ha.</p> <p><i>Note: For land disturbance within 10 m of a natural wetland see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p>	<p>Activity status where compliance is not achieved: NC</p>

Figure - INZ 2



INZ-R30	Servicing
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1. All sites/developments must be connected to the Council's reticulated water supply system.
2. Where a connection with Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008.

Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).⁸

Activity status where compliance is not achieved: DIS

Advice notes

Accidental discovery protocol

In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:

- *Work must cease immediately at that place and within 20m around the site;*
- *Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;*
- *Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);*
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
- *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014

Contaminated land

If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2012

⁸ FENZ [16.72]

Regional Council consents

A resource consent for some earthworks may also be required from the Waikato Regional Council.

Works in close proximity to any electricity line

Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.

Landscaping

Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.

Insert the following new definition:

[Trade and industry training activities⁹](#)

[means land and/or buildings used for occupational training in the skills of engineering, building, aviation, construction, logistics, manufacturing and other industrial activities.](#)

⁹ Ministry of Education [26.45]

APPENDIX 2 SECTION 32AA EVALUATION

1 Introduction

This section 32AA evaluation relates to the recommended amendments to the Industrial zone and supports the discussion, analysis and recommendation in the section 42A report. A section 32AA evaluation is only required for changes recommended since notification; if there is no change to the notified version, a section 32AA evaluation is not required. The level of detail in this report needs to be at a level of detail that corresponds to the scale and significance of the changes recommended.

1.1 Format of the report

The section 32AA evaluation report is structured in a similar order to the topics in the s42A to enable the reports to be read together. In accordance with the requirements of section 32, the tests for objectives are different from provisions.

2 Objective and policy framework for the zone

This section 32AA evaluation relates to the objective and policy framework for the zone and supports the discussion, analysis and recommendation in section 4.

2.1 Appropriateness of Objectives

Below are the objectives that are recommended to be added, amended or deleted. Having considered a range of options including retaining unchanged the notified objectives of the PDP, these objectives are the most appropriate way to achieve the purpose of the RMA, as demonstrated in the table below.

Objective or group of objectives
INZ-O1 The Industrial Zone is primarily for a range of industrial activities, as well as activities that support the functioning of industrial areas.
INZ-O2 Industrial activities are protected from incompatible land uses and reverse sensitivity effects.
INZ-O4 Improve amenity, where practicable, where for sites are located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio

Evaluation of objectives	
Part 2 RMA	Comment
Section 5 Purpose	<p>Industrial land is an important resource in the District. The use and development of industrial land, and the activities enabled therein, provide economic activity. This in turn enables people and communities to provide for their economic and social well-being. The use of industrial land by activities other than industry can compromise legitimate industrial activities from establishing or continuing through reverse sensitivity. Industrial land must be protected as a valuable resource for industrial activities for future generations.</p> <p>Other incompatible activities and reverse sensitivity effects can constrain existing industrial activities and stifle further development. This has economic consequences.</p>
Section 7 Other matters	<p>The most relevant parts of section 7 are:</p> <p>Section 7(b) the efficient use and development of natural and physical resources; Industrial activities are not appropriate in all areas of the District, so the efficient use and development of the limited physical resource of industrial land is important.</p> <p>Section 7(c) the maintenance and enhancement of amenity value; and Section 7(f) maintenance and enhancement of the quality of the environment: Industrial activities by their very nature often result in a reduced amenity. The amendments in INZ-O4 recognise that the form of industrial activities may not enable amenity to be improved.</p>

2.2 Identification of Options to Achieve the Objectives

The following reasonably practicable options have been identified for the amendments to INZ-P4:

Option 1 – Retain the policy as notified

Option 2 – Amend the policy to recognise that not all activities in Industrial zoned sites can be effectively landscaped or screened.

Preferred Option

Option 2 is the preferred option. Industrial sites contain a range of activities, and because of the varied nature, not all can be effectively landscaped or screened. In addition, it is advantageous for some activities to have maximum public exposure to increase the company profile.

2.3 Evaluation of Preferred Option Against Objective

This section contains an evaluation of the preferred option identified above.

Evaluation of Preferred Option Against Objective(s)		
	Costs	Benefits
Environmental	Reduced amenity Lower levels of biodiversity and planting	No environmental benefits
Economic	No economic costs	Increases the public exposure and profile of the company of activity Reduces costs associated with screening and landscaping
Social	Suboptimal gateway to main towns and reduced attractiveness to visitors	No social benefits
Cultural	No cultural costs	No cultural benefits
Economic growth provided or reduced	No change in economic growth opportunities as a result of this amendment.	
Employment opportunities	No change in employment opportunities as a result of this amendment.	
Uncertain or insufficient info	There is sufficient information to support the proposed changes.	

Risk of acting or not acting	There is sufficient information to act.
Effectiveness	
The amendments to INZ-P4 will more readily achieve INZ-O4 which seeks to improve amenity where practicable.	
Efficiency	
The amendments to INZ-P4 still has a focus on improving the amenity, but more explicitly recognises the constraints to achieving this outcome. There will be no additional costs incurred as a result of the amendment.	
Summary	
<p>The proposed provisions are considered to be the most effective means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> • give effect to the RPS to enable business activities in appropriate locations, and to locate and design development so that it functions in a way that encourages sustainable economic development. • enables the Council to fulfil its statutory obligations, including ensuring the efficient use and development of the existing physical resources within the district's industrial areas. • ensure the efficient use of land, resources and infrastructure and which will contribute towards a prosperous economy. 	

3 Transport provisions

This section 32AA evaluation relates to the objective and policy framework for the zone and supports the discussion, analysis and recommendation in section 5.

3.1 Appropriateness of Objectives

Objective INZ-O5 is relevant to this topic. The appropriateness of this objective has been assessed previously, and no changes are proposed through the s42A recommendations.

3.2 Identification of Options to Achieve the Objectives

The following reasonably practicable options have been identified for INZ-PX:

Option 1 – Retain the policies as notified

Option 2 – Amend INZ-P6 which addresses infrastructure

Option 3 – Insert a new policy which manages impacts on the transport network

Preferred Option

Option 3 is the preferred option. There are policies in the INZ which speak to other forms of infrastructure such as the three waters, but not transport. Including a new policy will ensure traffic generated by new development does not compromise the safety or efficiency of the transport network.

3.3 Evaluation of Preferred Option Against Objective

This section contains an evaluation of the preferred option identified above.

Evaluation of Preferred Option Against Objective(s)		
	Costs	Benefits
Environmental	No environmental costs are identified for this option.	No environmental benefits are identified for this option.
Economic	The scale of new development may be constrained to manage traffic generation Costs to developers to undertake an integrated transport assessment	No economic benefits are identified for this option.
Social	Wear and tear on the roading network will increase.	The safety of the transport network is maintained. Commute and travel times are not significantly reduced. Enables alternative transport methods to be considered.
Cultural	No cultural costs are identified for this option.	No cultural benefits are identified for this option.
Economic growth provided or reduced	No change in economic growth opportunities as a result of this amendment.	

Employment opportunities	No change in employment opportunities as a result of this amendment.
Uncertain or insufficient info	There is sufficient information to support the proposed changes.
Risk of acting or not acting	There is sufficient information to act.
Effectiveness	
The new policy will more readily achieve INZ-O5 which ensures development can be appropriately serviced. The new policy ensures the safety and efficiency of the transport network is maintained.	
Efficiency	
The new policy explicitly addresses the generation of traffic movements as a result of new development. While there will be additional costs incurred as a result of the amendment to undertake an integrated transport assessment, the benefit to the wider community is greater.	
Summary	
<p>The proposed provisions are considered to be the most effective means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> • Give effect to higher order policy documents. • Enable the Council to fulfil its statutory obligations, including by promoting active modes of travel and access to public transport to promote environmental, economic, and social wellbeing and reduce adverse effects relating to carbon emissions and the inefficient use and development of natural and physical resources. • Support the sustainable transport and integrated development outcomes expressed in a range of regional and local plans and strategies. • Effectively manage the potentially significant adverse effects of High Trip Generating activities on the transport network. 	

4 Water supplies for firefighting

This section 32AA evaluation relates to the objective and policy framework for the zone and supports the discussion, analysis and recommendation in section 6.

4.1 Appropriateness of Objectives

Objective INZ-O5 is relevant to this topic. The appropriateness of this objective has been assessed previously, and no changes are proposed through the s42A recommendations.

4.2 Identification of Options to Achieve the Objectives

The following reasonably practicable options have been identified for the amendments to INZ-P6 and the standards for water supply

Option 1 – Retain INZ-P6 as notified

Option 2 – Amend INZ-P6 by including reference to non-reticulated water and thus completing consideration of the three waters

Option 3 – Do not include the additional standard

Option 4 – Add an additional rule requiring sites and developments to be serviced for water

Preferred Option

A combination of Option 2 and 4 are the preferred options.

The first part of the policy as written is about the coordination of reticulated services and infrastructure when undertaking development. The policy then references where reticulated water, wastewater and stormwater networks are not available that development is serviced by on-site non-reticulated wastewater and stormwater methods. The policy at this point fails to refer to non-reticulated water. Development is unable to occur without either reticulated or non-reticulated water and the policy should reference non-reticulated water. The inclusion of a new standard requiring site and development to be serviced for water. The new standard will ensure not only that each site / development is serviced for water, but also that the water supply is sufficient for firefighting.

4.3 Evaluation of Preferred Option Against Objective

This section contains an evaluation of the preferred option identified above.

Evaluation of Preferred Option Against Objective(s)		
	Costs	Benefits
Environmental	No environmental costs are identified for this option.	No environmental benefits are identified for this option.
Economic	Upgrading the water supply to this standard may cost. Chance that there is surplus water being stored in the unlikely event of a fire.	Decreases the risk to property through a sufficient water supply for firefighting.
Social	No social costs are identified for this option.	Ensures that development is appropriately serviced for water. Ensures the health and safety of people. Decreases the risk to people through a sufficient water supply for firefighting.
Cultural	No cultural costs are identified for this option.	No cultural benefits are identified for this option.
Economic growth provided or reduced	No change in economic growth opportunities as a result of this amendment.	
Employment opportunities	No change in employment opportunities as a result of this amendment.	
Uncertain or insufficient info	There is sufficient information to support the proposed changes.	
Risk of acting or not acting	There is sufficient information to act.	
Effectiveness		
The new policy will more readily achieve INZ-O5 which ensures development can be appropriately serviced. The new policy ensures the health and safety of people and property with sufficient water for firefighting.		

Efficiency
The new policy explicitly requires connection to Council's reticulated water network, or alternative servicing for water that achieves the standard appropriate for firefighting.
Summary
The proposed provisions are considered to be the most effective means of achieving the objectives as together they will: <ul style="list-style-type: none">• Give effect to higher order policy documents.• Enable the Council to fulfil its statutory obligations, including by supporting the health and safety of people.

5 Educational facilities

This section 32AA evaluation relates to the objective and policy framework for the zone and supports the discussion, analysis and recommendation in section 8.

5.1 Appropriateness of Objectives

Objective INZ-O1 is relevant to this topic. The appropriateness of this objective has been assessed previously, and further changes are proposed through the s42A recommendations. The evaluation of the recommended amendments to INZ-O1 are addressed above.

5.2 Identification of Options to Achieve the Objectives

The following reasonably practicable options have been identified for educational facilities:

Option 1 – Retain the provisions as notified. This classifies educational facilities as a non-complying activity

Option 2 – Amend the activity status of educational facilities to be discretionary activities

Option 3 – Include a new permitted activity rule for trade and industry training activities, and an associated definition

Preferred Option

Option 3 is the preferred option. Educational facilities is a very broad definition and not all activities that would fall under the definition are appropriate to be undertaken in an industrial zone. Activities that are more vocational such as fork lift driver training, are entirely appropriate in the INZ, whereas childcare or schools may not be appropriate in the INZ. They are sensitive activities and can result in reverse sensitivity issues and potentially put children at risk. "Trade and industry training activities" as a permitted activity will allow for activities such as those used in advancement of skills and experience in trades or industrial activities to establish.

5.3 Evaluation of Preferred Option Against Objective

This section contains an evaluation of the preferred option identified above.

Evaluation of Preferred Option Against Objective(s)		
	Costs	Benefits
Environmental	No environmental costs are identified for this option.	No environmental benefits are identified for this option.
Economic	No economic costs are identified for this option.	Enables vocational training opportunities in the Industrial zone Industrial land is preserved for industrial activities and those activities that support them
Social	No social costs are identified for this option.	Allows more seamless movement and integration between industrial training and employment Convenience of having training opportunities in close proximity to areas of employment.
Cultural	No cultural costs are identified for this option.	No cultural benefits are identified for this option.
Economic growth provided or reduced	Modest economic growth associated with additional trade and industry training activities establishing.	
Employment opportunities	Enables trade and industry training which increases opportunities for tutors, as well as enabling people to upskill.	
Uncertain or insufficient info	There is sufficient information to support the proposed changes.	

Risk of acting or not acting	There is sufficient information to act.
Effectiveness	
The effectiveness of the proposed provisions is high because they will provide a zone and enabling provisions for industrial activities to go about their business, providing employment and contributing to the District's economy.	
Efficiency	
The efficiency of the proposed provisions is high because the benefits outweigh the costs. There are a number of environmental and economic benefits associated with supporting industrial activities through training opportunities. The efficiency of the suite of provisions is high, with supporting training activities being provided for as a permitted activity with clear and reasonable standards.	
Summary	
<p>The proposed provisions are considered to be the most effective and efficient means of achieving the objectives as together they will:</p> <ul style="list-style-type: none"> • give effect to the RPS to enable training activities to support industrial activities; • enable the zone to functions in a way that encourages sustainable economic development. • enables the Council to fulfil its statutory obligations, including ensuring the efficient use and development of the existing physical resources within the district's industrial areas. • avoids reverse sensitivity effects on existing industrial activities and assists in ensuring that potential adverse effects on the function, viability and vitality of town centres are managed appropriately by restricting commercial activities within the industrial zone. • enables the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner. • assists in achieving the relevant Strategic Directions, through enabling industrial activities in appropriate locations that ensure the efficient use of land, resources and infrastructure and which will contribute towards a prosperous economy. 	

APPENDIX 3 : ACCEPT / REJECT RECOMMENDATIONS

Submission No	Submitter	Support / in part / oppose	Plan section	Plan Provision	Relief Sought	Accept, Accept in Part, Reject
16.67	FENZ	Oppose	47. Industrial zone	INZ-O2	Amend as follows: Ensure that non-industrial activities are directed to other zones to protect both the industrial and residential land supply, and the viability of the district's commercial zones, unless the non-industrial activity provides for the health, safety and well-being of the community and supports an identified local need.	Accept in part
FS02.01	Ara Poutama Aotearoa the Department of Corrections	Support			Amend Objective INZ-O2 as sought by FENZ	Accept in part
16.68	FENZ	Support	47. Industrial zone	INZ-O5	Retain as notified.	Accept
16.69	FENZ	Support in part	47. Industrial zone	INZ-P6	Amend as follows: INZ-P6. Coordinate the provision of reticulated services and other infrastructure with the development of sites. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated <u>water</u> , wastewater and stormwater methods.	Accept

Submission No	Submitter	Support / in part / oppose	Plan section	Plan Provision	Relief Sought	Accept, Accept in Part, Reject
16.70	FENZ	Support	47. Industrial zone	INZ - Table1 Activities Rules INZ-R7	Retain as notified.	Accept
16.71	FENZ	Support	47. Industrial zone	INZ-R24	Retain as notified.	Accept
16.72	FENZ	New	47. Industrial zone	New standard	<p>Add new standards as follows:</p> <p><u>IND-R30 Servicing:</u></p> <ol style="list-style-type: none"> <u>All sites/developments must be connected to the Council's reticulated water supply system.</u> <u>Where a connection with Council's reticulated water supply system compliant with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice is not available, or additional level of service is required, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water source provisions of SNZ PAS 4509:2008.</u> <p><u>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</u></p>	Accept
17.143	Waka Kotahi	Support	47. Industrial zone	INZ-O5	Retain as notified.	Accept
17.144	Waka Kotahi	New Policy	47. Industrial zone	<u>INZ-P10</u>	<p>Add a new policy as follows:</p> <p><u>INZ-P10 The development or re-development of any site must not compromise the safety and efficiency of the transport network.</u></p>	Accept

Submission No	Submitter	Support / in part / oppose	Plan section	Plan Provision	Relief Sought	Accept, Accept in Part, Reject						
20.13	Ara Poutama-Department of Corrections	Oppose	47. Industrial zone	Rule for “community corrections activities”	<p>Insert a new permitted activity rule for “community corrections activities” in the Industrial Zone, as follows:</p> <table border="1"> <tr> <td>INZ-R1.</td> <td>Industrial activities</td> </tr> <tr> <td>...</td> <td>...</td> </tr> <tr> <td>INZ-R13.</td> <td>Community corrections activities</td> </tr> </table> <p>Activity status: PER</p> <p>Where:</p> <p>1. All of the performance standards in INZ – Table 2 are complied with.</p> <p>Note: Where the building is listed in SCHED1 – Heritage Buildings and Structures, also see the historic heritage chapter.</p> <p>Activity status where compliance is not achieved with INZ-R21 to INZ-R28: RDIS</p> <p>Activity status where compliance is not achieved with INZ-R29: NC</p> <p>Where the activity is RDIS, the matters over which discretion is restricted are:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in INZ -Table 2.</p>	INZ-R1.	Industrial activities	INZ-R13.	Community corrections activities	Reject
INZ-R1.	Industrial activities											
...	...											
INZ-R13.	Community corrections activities											
22.02	Z Energy	Support	47. Industrial zone	INZ – Table 1 Activities Rules Rule INZ-R4	<p>Retain INZ-R4 (service stations as permitted activities) as notified.</p> <p>And</p> <p>Retain restricted discretionary activity status for service station activities in the Industrial Zone that do not meet the proposed performance standards in INZ – Table 2.</p> <p>And</p> <p>Any alternative or consequential relief as required to give effect to this submission.</p>	Accept						

Submission No	Submitter	Support / in part / oppose	Plan section	Plan Provision	Relief Sought	Accept, Accept in Part, Reject
22.03	Z Energy	Support with clarification	47. Industrial zone	INZ-R27	Amend INZ-R27 to clarify that the standard only relates to new activities in the Industrial Zone or full redevelopment of existing activities. And Any alternative or consequential relief as required to give effect to this submission.	Reject
24.63	MoE	Support with amendment	47. Industrial zone	INZ-O1	Amend INZ-O1 as follows: ... the establishment of non-industrial activities <u>except where there is a functional need for the activity to locate in the zone, or are supportive of, ancillary to, or complementary to, the industrial purpose of the zone</u> and protects industrial activities from incompatible land uses and reverse sensitivity effects. And Any consequential amendments required to give effect to the matters raised in this submission.	Accept in part
24.64	MoE	Support	47. Industrial zone	INZ-P3	Retain INZ-P3 as notified.	Accept

Submission No	Submitter	Support / in part / oppose	Plan section	Plan Provision	Relief Sought	Accept, Accept in Part, Reject
24.65	MoE	Amend	47. Industrial zone	New rule	Add the following new rule to the Industrial zone: <u>INZ – RX</u> <u>Educational Facilities</u> <u>Activity status: DIS</u> And Any consequential amendments required to give effect to the matters raised in this submission.	Accept in part
29.11	AQA	Support	47. Industrial Zone	INZ-R17	Retain Rule INZ-R17 as notified.	Accept
43.79	GL	Support	47. Industrial zone	INZ-O1	Retain INZ-O1 as notified.	Accept in part
43.80	GL	Support	47. Industrial zone	INZ-O3	Retain INZ-O3 as notified.	Accept
43.81	GL	Support with amendment	47. Industrial zone	INZ-O4	Amend INZ-O4 as follows: <u>New activities seek to improve amenity, where this is appropriate and practicable, where sites are located adjacent to a State Highway or in proximity to the gateway entrances of Te Kūiti and Piopio.</u>	Accept in part
43.82	GL	Support with amendment	47. Industrial zone	INZ-P4	Amend INZ-P4(4) as follows: ... 4. Ensuring buildings are sufficiently setback, and sites are landscaped and screened, <u>where practicable</u> , so that an appropriate buffer is provided to adjoining zones, roads and public spaces; and ...	Accept
43.83	GL	Support	47. Industrial zone	INZ-P5	Retain INZ-P5 as notified.	Accept