

**SUBMISSION ON**  
**HUTT CITY COUNCIL - PROPOSED DISTRICT PLAN**

**To:** Chief Executive, Hutt City Council  
Via email to: [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

**Submission on:** Proposed Lower Hutt District Plan 2025

**Name of Submitter:** **Seaview Marina Ltd**

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- This is a submission made by Seaview Marina Ltd concerning the Proposed District Plan as notified by Hutt City Council on 6 February 2025.
- The specific provision of the Proposed District Plan that this submission relates to are the provisions of the Special Purpose Zone – Seaview Marina (Seaview Marina Zone, SMZ).
- Seaview Marina Ltd could not gain an advantage in trade competition through this submission
- Seaview Marina Ltd wishes to be heard in support of this submission and will consider presenting a joint case if others make a similar submission
- **Seaview Marina Ltd seeks the changes to the Seaview Marina Zone provisions that are outlined in this submission.**

## BACKGROUND

This submission relates to the site of the Seaview Marina Ltd at 100 Port Road and the proposed Seaview Marina Zone provisions.



**Figure 1:** Seaview Marina, 100 Port Road (Source: GRIP)

The site can be described as follows:

<b>Address</b>	100 Port Road, Seaview
<b>Size</b>	5.02ha
<b>Title</b>	145207
<b>Parcel ID</b>	6697255
<b>Legal description</b>	Lot 2 DP 335431
<b>Operative DP Zoning</b>	Special Recreation Activity Area – Seaview Marina (Marina & Breakwaters)
<b>Operative DP Overlays</b>	<ul style="list-style-type: none"> <li>▪ High Tsunami Hazard Overlay</li> <li>▪ Medium and High Coastal Inundation Hazard Overlay</li> <li>▪ Flood Hazard Overlay - Flood Inundation Area</li> </ul>
<b>Draft DP Zoning</b>	Marina: General Industrial Zone - Seaview Marina Precinct Breakwaters: Open Space Zone
<b>Draft DP Overlays</b>	<ul style="list-style-type: none"> <li>▪ Medium and High Coastal Inundation Hazard Overlay</li> <li>▪ Medium and High Coastal Tsunami Hazard Overlay</li> </ul>

	<ul style="list-style-type: none"> <li>Wellington Fault Induced Subsidence Area</li> <li>Flood Hazard Overlay - Overland Flowpath</li> <li>Flood Hazard Overlay - Flood Inundation Area</li> <li>Liquefaction Hazard Overlay</li> <li>Coastal Environment Overlay</li> </ul>
<b>Proposed DP Zoning</b>	<p>Marina: Seaview Marina Zone (Special Purpose Zone – Seaview Marina)</p> <p>Breakwaters: Open Space Zone</p>
<b>Proposed DP Overlays</b>	<ul style="list-style-type: none"> <li>Medium Coastal Inundation Hazard Overlay</li> <li>High Coastal Inundation Hazard Overlay</li> <li>Low Flood Hazard Overlay</li> <li>Medium Flood Hazard Overlay</li> <li>High Flood Hazard Overlay</li> <li>Liquefaction Hazard Overlay</li> <li>Medium Tsunami Hazard Overlay</li> <li>High Tsunami Hazard Overlay</li> <li>Hazardous Substances Risk Management Overlay</li> <li>Coastal Environment Overlay</li> <li>Industrial Main Through Route Frontage Overlay</li> <li>Coastal Margin (Informational)</li> </ul>
<b>Current Use and Development</b>	<p>The site is owned and used by Seaview Marina Ltd. Established activities include, but are not limited to:</p> <ul style="list-style-type: none"> <li>Boat storage (375 berths [plus a further 50 consented berths] &amp; 250 trailer boat parks)</li> <li>Hardstand area (vessel dry storage, maintenance)</li> <li>Two 'inside' boat services spaces (Unit 3 and the Tunnel House)</li> <li>Wellington Marine Centre (marine trade and retail, fully tenanted)</li> <li>Lowry Bay Yacht Club</li> <li>Compass Coffee Café</li> </ul>
<b>Surrounding Area</b>	<ul style="list-style-type: none"> <li>Seaview industrial area (including fuel storage) to the north</li> <li>Point Howard residential suburb to the south east</li> <li>Wellington Harbour to the south</li> <li>Breakwaters/groynes and small recreation area/beach to the west</li> <li>Tupua Horo Nuku - Eastern Bays Shared Path</li> </ul> <p><b>Current Zoning and Overlays</b></p>

	<ul style="list-style-type: none"> <li>▪ Special Business to the north</li> <li>▪ Hill Residential to the south east</li> <li>▪ Special recreation to the west</li> </ul> <p><b>Proposed Zoning and Overlays</b></p> <ul style="list-style-type: none"> <li>▪ Heavy Industrial to the north</li> <li>▪ Large Lot Residential to the south east</li> <li>▪ Open Space to the west and south (incl. breakwaters/groynes)</li> </ul>
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## PLANNING CONTEXT

### Operative District Plan

Under the Operative District Plan (ODP) the site of the Seaview Marina is zoned Special Recreation Zone – Seaview Marina. The Special Recreation Zone – Seaview Marina specifically provides for:

- Activities that are an integral part of the Seaview Marina complex; and
- Activities that support, enhance or complement the marina complex.

It controls the size, scale, location and external appearance of buildings and structures to ensure they do not adversely affect public access to and along the coastal marine area or the area of land available to the public.

The zone allows for:

- Recreation activities;
- Boat building, repairs, sail making and other associated activities;
- Parks and reserves;
- Amenity and conservation planting;
- The erection, variation and removal of light houses, navigational aids and beacons;
- Pipelines within the 5.0m pipeline corridor; and
- Restaurants and cafes.

Retail is limited to the sale of food and beverages for the consumption on site and to equipment directly associated with marina related activities with a maximum gross floor area of 100m<sup>2</sup>.

All new buildings and structures and car parking areas are restricted discretionary activities and all activities not otherwise provided for are non-complying activities.

Under the ODP the Seaview Marina is subject to a number of natural and coastal hazard overlays that were introduced as part of Plan Change 56. No other overlays apply to the site.



**Figure 2: Operative District Plan - Zones (Source: HCC GIS Viewer)**

### Draft District Plan

The Draft District Plan (DDP) zoned the Seaview Marina site as General Industrial Zone with a site specific Seaview Marina Precinct. The precinct provisions included specific objectives, policies and rules that either replaced or applied in addition to the underlying General Industrial Zone provisions.

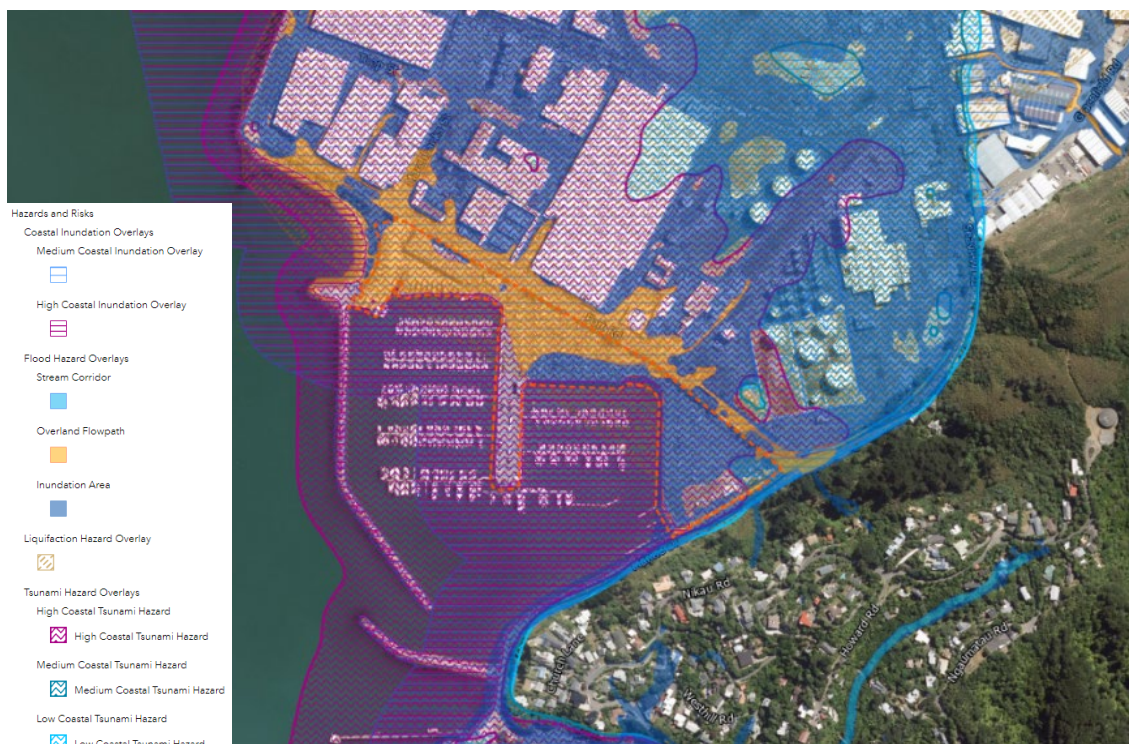
The breakwaters that are associated with the Seaview Marina, but held in separate titles and owned by Hutt City Council, were zoned as Open Space Zone in the DDP.



**Figure 3: Draft District Plan - Zones and Precincts (Source: HCC GIS Viewer)**

The General Industrial Zone in combination with the Seaview Marina Precinct allowed for a range of industrial and commercial activities while generally not providing for residential and other sensitive activities. The proposed rules and standards for buildings and structures generally allowed for new buildings up to 22m where they are for permitted activities and do not exceed 500m<sup>2</sup> GFA.

The provisions for Natural Hazard and Coastal Hazard overlays introduced further restriction to manage the risk from these hazards.



**Figure 4:** Draft District Plan - Overlays (Source: HCC GIS Viewer)

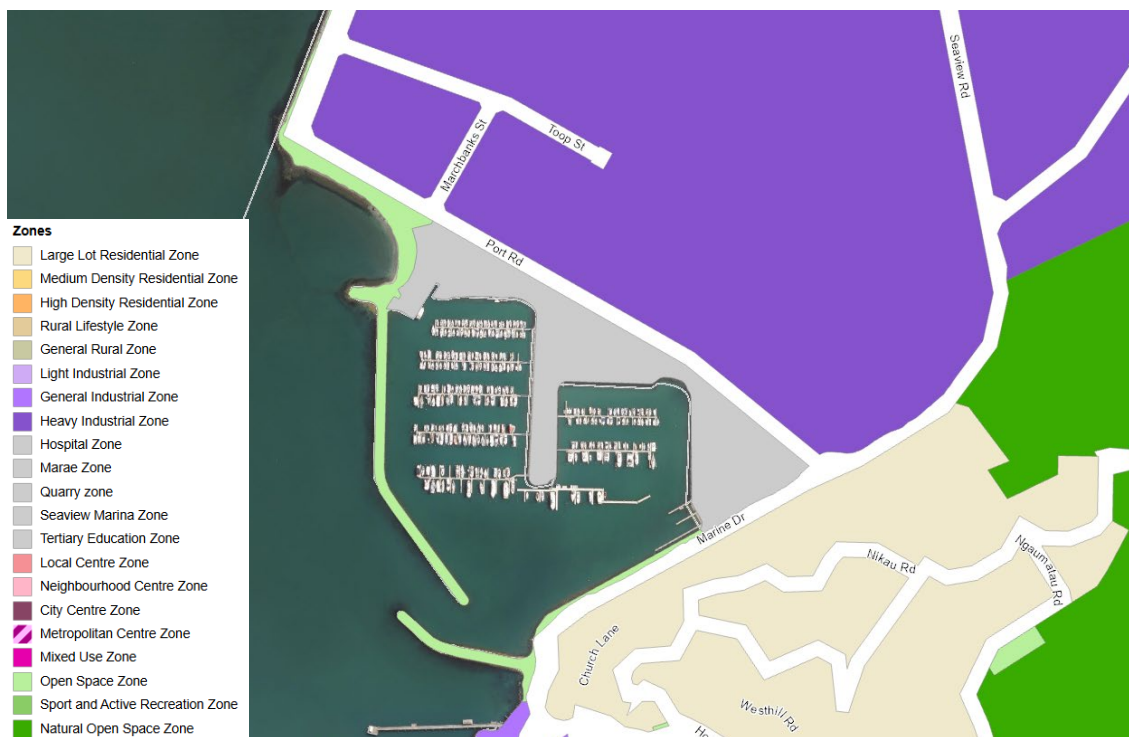
## Proposed District Plan

### Seaview Marina Zone

Under the Proposed District Plan (PDP) the Seaview Marina is proposed to be zoned as Seaview Marina Zone. The Seaview Marina Zone (SMZ) is a Special Purpose Zone that has been specifically drafted for the Seaview Marina site and does not apply anywhere else.

The breakwaters that are associated with the Seaview Marina, but held in separate titles and owned by Hutt City Council, are proposed to be separately zoned as being within the Open Space Zone.

In summary, the proposed provisions of the SMZ are intended to provide for marina activities, marine related activities and a range of industrial and commercial activities while generally not providing for residential and other sensitive activities. The proposed rules and standards for buildings and structures generally allow for new buildings up to 22m where they are for permitted activities and do not exceed 500m<sup>2</sup> GFA.



**Figure 5: Proposed District Plan - Zones (Source: HCC GIS Viewer)**

### Proposed District Plan Overlays

A large number of overlays apply to the site, including the following:

- Hazards and Risks
  - Coastal Inundation (Medium Coastal Inundation Hazard Overlay and High Coastal Hazard Inundation Overlay)
  - Flood Hazard Overlays (Low Flood Hazard Overlay, Medium Flood Hazard Overlay, High Flood Hazard Overlay)
  - Liquefaction Hazard Overlay
  - Tsunami Hazard Overlay (Medium Tsunami Hazard Overlay and High Tsunami Hazard Overlay)
  - Hazardous Substances Risk Management Overlay – BP and Mobil Terminals
- Coastal Environment
- Industrial Main Through Route Frontage Overlay



**Figure 6: Proposed District Plan – Overlays (Source: HCC GIS Viewer)**

## SUBMISSION

### Submission

The Seaview Marina supports the introduction of a Special Purpose Zone for the Seaview Marina but seeks changes to the provisions of the PDP to enable SML to achieve its vision while providing for existing and future activities of the Seaview Marina.

The vision of the Marina is to be:

*“renowned as a New Zealand leading Marina that embraces the whole spectrum of services that boaties and water enthusiasts desire”.*

### Existing activities at Seaview Marina

The core business of the Seaview Marina is focused on the storage and maintenance of boats and the promotion of marine recreation. At present the Seaview Marina has 375 recreational marina berths and 250 trailer boat parks, with another 50 berths planned and consented. The marina operates the only concrete paved marina hardstand in the region, a boat haul-out lift also enables the use of inside project spaces where maintenance work is not weather affected.

Beyond this, the Seaview Marina site contains the Wellington Marine Centre, a purpose-built marine trade and retail hub that is commercially leased and fully tenanted with a waitlist and is the only facility of its kind in the region.

There are currently 60 boats (the limit allowed) occupied night and day with 80 people living aboard. The Marina provides onshore facilities such as showers and washing facilities. The Compass Cafe on site serves local boaties as well as the wider public who walk and cycle through the marina (as part of the Great Harbour Way/Te Aranui Poneke) or who specifically come to visit the marina.

### Future Activities at Seaview Marina

Marinas worldwide are no longer just for boat storage. Customers require all types of lifestyle choices at their fingertips and expect a marina to be able to provide those services. Modern thinking on 'marina activities' is crucial to the success of Seaview Marina Limited (SML). SML is striving to provide industry-leading marina services and facilities and become a thriving community hub built around the marina.

The Seaview Marina is included in the Council adopted 'Vision Seaview Gracefield 2030' plan (2010). SML has been investigating options for the development of the Marina site to include a wider range of multi-scale uses, effective and functional use of existing spaces and beautifying and enhancing the area as well as its incorporation into the larger harbour context.

Future plans include the extension of existing piers to provide additional berths especially for larger vessels, the construction of a floating fuel and service dock and the establishment of a ferry landing option to increase accessibility. SML is also investigating the construction of a dry stack to replace the existing trailer boat parks and provide additional covered and secure boat storage. Medium to longer term aspirations include the development of new retail and commercial facilities, including those that are not necessarily marine related (e.g. harbourside markets, galleries, retail or offices). This would address an increasing demand for additional commercial facilities and spaces in this unique location. It would also contribute to the development of a thriving community hub and establish the Seaview Marina and surrounding public space as a destination.

SML is interested in exploring the option of establishing additional residential development opportunities in general, including the concept of floating homes.

SML is acutely aware of the challenges and risks presented by natural hazards, climate change and sea level rise and acknowledges the increasing need to respond to and manage these risks. However, the marina does not have the ability to relocate – marine based recreation and activities will always rely on proximity to the coast and be subject to associated risks. SML also considers that there are existing and emerging engineering solutions to address some of these risks.

### **Proposed District Plan**

The Seaview Marina supports the introduction of a Special Purpose Zone for the Seaview Marina as it introduces a distinct framework for the site and, to some degree, responds to the goals and aspirations outlined above. However, the chapter provisions rely heavily on, and sometimes simply copy, the provisions for commercial and industrial zones. Often, transferred provisions are not sufficiently tailored for the unique site and activities at the Seaview Marina.

The main issues with the PDP as it relates to the Seaview Marina can be summarised as follows:

- A separate zone for the breakwaters (Open Space) from the rest of the Seaview Marina (SMZ) overcomplicates the planning provisions. These breakwaters are intended for either sale or long term lease (99 years) to Seaview Marina Limited.
- The SMZ provisions do not appropriately reflect that this is single site with a unique context that requires bespoke provisions.
- Key definitions, in particular of 'marina activities' and 'marina facilities' have not been included in the PDP provisions. These are required in order to understand the purpose of the SMZ and the nature of activities that are provided for in the SMZ.

- The objectives are overly complex and do not articulate the desired outcome for the zone. The objectives should be reduced to a maximum of 2-3 objectives focused on the purpose, activities and built character of the SMZ.
- Policies should be simplified, reduced in number and more specific to the SMZ. Policies should articulate the course of action to achieve or articulate the objective.
- There are inconsistencies within the chapter for example in relation to community activities and facilities and the size of permitted retail activities such as supermarkets when compared to other retail.
- District Wide chapters to not always include reference to the SMZ.
- The Industrial Main Through Route Frontage Overlay should not apply to the Seaview Marina Zone as the landscaping required by this overlay conflict with the existing above ground fuel pipelines.
- The nature and extent of the Hazardous Substance Risk Management Overlay is too restrictive on marina activities.

This submission is primarily focused on changes to the provisions of the Seaview Marina Zone, but changes to other chapters of the PDP are required to enable SML to achieve its vision. It is noted that the site is also subject to Natural and Coastal Hazard Overlays but this submission does intend to comment on these other than to acknowledge that they are relevant and should enable for the Seaview Marina to achieve its vision.

These changes sought through this submission are outlined in more detail in Appendix 1.

## Conclusion

Seaview Marina Limited seek the following decision from Council:

- **The Seaview Marina Zone (SMZ) is retained as a Special Purpose Zone but the breakwaters (proposed to be zoned Open Space) are also included in the SMZ.**
- **The SMZ provisions are clarified and simplified by:**
  - including definitions of marina activities and facilities,
  - reflecting the unique site context and not simply repeat provisions of other zones.;
  - reducing the number of objectives and policies in the SMZ,
  - simplifying matters of discretion
- **Changes to the SMZ to provide for future aspirations of Seaview Marina.**
- **Changes to District Wide rules to reference the SMZ**
- **The Main Through Route Frontage Overlay does not apply to the Seaview Marina.**
- **The Hazardous Substance Risk Management Overlay is reduced in size or the provisions are modified to provide a reasonable consenting pathway for activities to locate within the Seaview Marina Zone where the risk from being located in proximity to an existing hazardous facility are appropriately mitigated.**

Seaview Marina Limited request any consequential changes or alternative relief required to achieve the intended outcomes sought within this submission.

Tim Lidgard  
Seaview Marina Limited  
1 May 2025

## Appendix 1 – Decisions Requested

**SMZ PDP Review – Requested Changes**

Where specific wording changes to the proposed provisions are requested by this submission they are shown as ~~red strikethrough~~ for deletion and red underlined for proposed additional text.

No.	Provision	Position	Reasons	Relief Sought
	<b>Map / Zoning</b>			
001	SMZ zoning applies to Marina site at 100 Port Road.  Breakwaters are zoned Open Space.	Support with amendment	SML is currently negotiating an agreement with HCC to either purchase or permanently lease the breakwaters. Zoning as SMZ would better reflect the nature and function of the breakwaters. In addition, any policies and rules relating to zone interfaces with Open Space zones should not apply to the breakwaters.	Include breakwaters in SMZ
	<b>Part 1 Interpretation - Definitions</b>			
002	Definitions	Support with Amendment	In general support of definitions, but seek additional definitions for 'Marina Activities' and 'Marina Facilities'.	Add new definitions for 'Marina Activities' and 'Marina Facilities' as detailed below
003	New definition – Marina Activities	Amend	The proposed provisions for the Seaview Marina Zone are open to interpretation and create uncertainty without the proposed definition.	<p>Include the following definition of Marina Activities:</p> <p><b><u>Marina Activities - means any marina related activities including activities associated with:</u></b></p> <ul style="list-style-type: none"> <li><b><u>the navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels;</u></b></li> </ul>

No.	Provision	Position	Reasons	Relief Sought
				<ul style="list-style-type: none"> <li>• <u>vehicle and boat trailer parking;</u></li> <li>• <u>supply of marine related goods and services;</u></li> <li>• <u>educational activities associated with these activities;</u></li> <li>• <u>the use of buildings and structures associated with these activities, including accessory offices, seafood processing and parking;</u></li> <li>• <u>Local markets;</u></li> <li>• <u>Marine recreation and water sports</u></li> </ul>
004	Marina Facilities	Amend	The proposed provisions for the Seaview Marina Zone are open to interpretation and create uncertainty without the proposed definition.	<p>Include the following definition of Marina Facilities:</p> <p><b><u>Marina Facilities</u></b> - <u>means any marina related facility including but not limited to</u></p> <ul style="list-style-type: none"> <li>• <u>Docks, moorings, berths, gangways, piers, piles and pontoons;</u></li> <li>• <u>associated facilities and servicing structures;</u></li> <li>• <u>hardstands;</u></li> <li>• <u>wash-down facilities;</u></li> <li>• <u>ramps and other boat launching facilities;</u></li> </ul>

No.	Provision	Position	Reasons	Relief Sought
				<ul style="list-style-type: none"> <li><u>accessory offices, training and research facilities.</u></li> </ul>
	<b>Part 3 – Area Specific Matters</b>			
	<b>Introduction</b>			
005	<p><i>The purpose of the Seaview Marina Zone is to enable the continued operation of the Marina, and a compatible range of other activities subject to adequate management of reverse sensitivity risks, natural hazard risks, hazardous substances risks, and supporting the purpose of the commercial centres hierarchy. The Seaview Marina Zone, like the General Industrial Zone, also forms part of a buffer around the core of the Seaview industrial area (part of the Heavy Industrial Zone) from residential areas, to separate incompatible activities.</i></p> <p><i>The planned urban environment for the Seaview Marina Zone is one that meets the operational needs of the marina while still providing a safe, functional, and attractive environment for workers and visitors. It is managed to protect amenity values in nearby residential areas and avoid unreasonable reverse sensitivity effects on the Heavy Industrial Zone.</i></p> <p><i>Built development is provided for in the Seaview Marina Zone through a range of</i></p>	Support in part	<p>The introductory text should be amended to reflect:</p> <ul style="list-style-type: none"> <li>The Seaview Marina does not form a buffer to residential areas, the SML is separated from properties in residential zones by coastal cliffs.</li> <li>Reverse sensitivity effects can be mitigated (not only avoided).</li> <li>Residential areas to the south east are separated from SMZ by the coastal cliffs.</li> <li>In order to understand the ‘core purpose’ of the zone, a definition of marina activities and facilities is required.</li> </ul>	<p>Amend the introductory text to reflect the purpose of the SMZ:</p> <p><i>The purpose of the Seaview Marina Zone is to enable the continued operation of the Marina, and a compatible range of other activities <u>and development</u> subject to adequate management of reverse sensitivity risks, natural hazard risks, hazardous substances risks, and supporting the purpose of the commercial centres hierarchy. The Seaview Marina Zone, like the General Industrial Zone, also forms part of a buffer around the core of the Seaview industrial area (part of the Heavy Industrial Zone) from residential areas, to separate incompatible activities.</i></p> <p><del><i>The Seaview Marina Zone, like the General Industrial Zone, also forms part of a buffer around the core of the Seaview industrial area (part of the Heavy Industrial Zone) from residential areas, to separate incompatible activities.</i></del></p>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:</i></p> <ul style="list-style-type: none"> <li><i>a. The impacts of built development on adjoining sites and public space, including the street, and</i></li> <li><i>b. Amenity and safety in public spaces.</i></li> </ul> <p><i>If a proposed development does not meet one or more development or performance standard for the zone, or is for a land use that is not part of the core purpose of the zone, resource consent is required in order to:</i></p> <ul style="list-style-type: none"> <li><i>a. Achieve a high-quality built environment,</i></li> <li><i>b. Manage the effects of development on neighbouring sites and the street,</i></li> <li><i>c. Avoid reverse sensitivity effects, and</i></li> <li><i>d. Achieve attractive, safe, and comfortable streets and public spaces.</i></li> </ul> <p><i>Developments that require resource consent will be assessed against the policy framework set out by the relevant zone and district-wide chapters. The resource consent process enables the design and layout of</i></p>			<p><i>The planned urban environment for the Seaview Marina Zone is one that meets the operational needs of the marina while still providing a safe, functional, and attractive environment for workers and visitors. It is managed to <del>protect amenity values in nearby residential areas and</del> avoid <u>or appropriately mitigate</u> unreasonable reverse sensitivity effects on the Heavy Industrial Zone.</i></p> <p>...</p>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>development to be assessed, recognising that quality design is necessary to meet the purpose of the zone. Council provides design guidance for developments through design guides that sit outside the plan.</i></p> <p><i>While this chapter includes the core objectives, policies, and rules that apply to the Seaview Marina Zone, other chapters of the District Plan, including those that apply overlays across specified areas, may modify the type and form of development permitted in some areas of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan.</i></p>			
	<b>Objectives</b>			
006	General	Support with amendments	<p>Considering the relatively narrow focus and small area of the SMZ it seems excessive to have 5 separate objectives.</p> <p>Objectives should describe the desired and anticipated end state and outcome. The policies then describe how this can be achieved. The proposed objectives are repetitive and drafted as a mixture of objectives and policies.</p> <p>Ideally reduce to 2 Objectives (Purpose, Built Character) or 3 Objectives to align with</p>	<p>Reduce number of objectives.</p> <p>Rewrite and shorten objectives.</p> <p>Provide definitions for 'Marina Activities' and 'Marina Facilities'</p>

No.	Provision	Position	Reasons	Relief Sought
			<p>other Zone chapters (Purpose, Activities, Built Character).</p> <p>‘Marina Activities’ and ‘Marina Facilities’ should be defined.</p>	
007	<p><b>SMZ-O1 Purpose of the zone</b></p> <p><i>The Seaview Marina area is used primarily to provide for the needs of marina activities. The area also provides for other compatible activities that support this role, or do not interfere with the primary purpose, including industrial activities, commercial activities, or community activities, that:</i></p> <ol style="list-style-type: none"> <li><i>Do not undermine the purpose of the Local Centre Zone, Metropolitan Centre Zone, or City Centre Zone, and</i></li> <li><i>Do not present significant reverse sensitivity effects on industrial activities, including heavy industrial activities, in the Heavy Industrial Zone and General Industrial Zone .</i></li> </ol>	Oppose	<p>The objective is not clear and is opposed for the following reasons:</p> <ul style="list-style-type: none"> <li>There currently is no definition of ‘Marina Activities’.</li> <li>It is unclear what is meant by ‘compatible activities’.</li> <li>It is unnecessary to list individual activities in objectives (e.g. industrial, commercial, ...).</li> <li>Centres hierarchy and reverse sensitivity are not the main issues that define the purpose of the SMZ and should instead be located in a policy.</li> </ul> <p>Other comments re community activities and facilities:</p> <ul style="list-style-type: none"> <li>Objective SMZ-O1 refers to community activities as being provided for where they are compatible. Policies SMZ-P2 and SMZ-P3 require the avoidance of sensitive activities (which include community facilities).</li> </ul>	<p>Replace with new SMZ-O1:</p> <p><b>SMZ -O1 Purpose of the zone</b></p> <p><u><i>The Seaview Marina Zone supports the needs of the Seaview Marina and creates a focal point for marina related activities and facilities.</i></u></p> <p><del><i>The Seaview Marina area is used primarily to provide for the needs of marina activities. The area also provides for other compatible activities that support this role, or do not interfere with the primary purpose, including industrial activities, commercial activities, or community activities, that:</i></del></p> <ol style="list-style-type: none"> <li><del><i>Do not undermine the purpose of the Local Centre Zone, Metropolitan Centre Zone, or City Centre Zone, and</i></del></li> <li><del><i>Do not present significant reverse sensitivity effects on industrial activities, including heavy industrial activities, in the Heavy Industrial Zone and General Industrial Zone .</i></del></li> </ol>

No.	Provision	Position	Reasons	Relief Sought
			<ul style="list-style-type: none"> <li>▪ Rule SMZ-R18 lists community facilities as permitted with no standards or conditions.</li> <li>▪ Rule SMZ-R23 lists activities sensitive to industry, other than community facilities and residential activities as non-complying activities.</li> <li>▪ Community Facility is defined as <i>land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</i></li> </ul>	
008	<p><b>SMZ-O2 Activities in the zone</b></p> <p><i>The Seaview Marina Zone:</i></p> <ol style="list-style-type: none"> <li>1. <i>Primarily provides for marina activities,</i></li> <li>2. <i>Provides for other activities provided for in industrial zones, such as industrial activities, research activities, emergency facilities and trade and industrial training activities,</i></li> <li>3. <i>Is supported by other activities that:</i> <ol style="list-style-type: none"> <li>a. <i>Are compatible with the purpose, the planned character, and the</i></li> </ol> </li> </ol>	Support in part	<p>SMZ-O2 is a more detailed version of SMZ-O1 and written like a policy. Key concerns with the objective as drafted are:</p> <ul style="list-style-type: none"> <li>▪ SMZ-O2-4 does not describe a desired end state but lists unintended activities.</li> <li>▪ It is unclear why residential activities that support industrial, research or emergency activities and facilities are potentially compatible but not those supporting marina activities.</li> <li>▪ It is unclear why <i>activities (other than marina activities) that would be a city-wide or regional destination</i> are</li> </ul>	<p>Replace with new SMZ-O2:</p> <p><b>SMZ-O2 Activities in the zone</b></p> <p><i>The Seaview Marina Zone:</i></p> <ol style="list-style-type: none"> <li><u>1. <i>Meets the needs of the Seaview Marina;</i></u></li> <li><u>2. <i>Provides primarily for marina related activities and facilities; and</i></u></li> <li><u>3. <i>Supports compatible activities and facilities that do not interfere with the primary purpose of the zone.</i></u></li> </ol> <p><del>1. <i>Primarily provides for marina activities,</i></del></p>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>planned urban environment of the zone,</i></p> <p><i>b. Do not undermine the role of commercial centres, and</i></p> <p><i>c. Do not create unreasonable or excessive reverse sensitivity issues for industry in the Heavy Industrial Zone, and</i></p> <p><i>4. Is not intended to provide for:</i></p> <p><i>a. Standalone residential activities that do not support an industrial activity, research activity, or emergency facility,</i></p> <p><i>b. Activities (other than marina activities) that would be a city-wide or regional destination for significant numbers of visitors , or</i></p> <p><i>c. Heavy industrial activities.</i></p>		<p>specifically identified and what the effect is that this is trying to manage; if it is centres hierarchy than that's already covered (twice), if it's transport effects then that is managed through the transport chapter (e.g. high trip generators).</p>	<p><del>2.—Provides for other activities provided for in industrial zones, such as industrial activities, research activities, emergency facilities and trade and industrial training activities,</del></p> <p><del>3.—Is supported by other activities that:</del></p> <p><del>a.—Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</del></p> <p><del>b.—Do not undermine the role of commercial centres, and</del></p> <p><del>c.—Do not create unreasonable or excessive reverse sensitivity issues for industry in the Heavy Industrial Zone, and</del></p> <p><del>4.—Is not intended to provide for:</del></p> <p><del>a.—Standalone residential activities that do not support an industrial activity, research activity, or emergency facility,</del></p> <p><del>b.—Activities (other than marina activities) that would be a city-wide or regional destination for significant numbers of visitors , or</del></p> <p><del>c.—Heavy industrial activities.</del></p>

No.	Provision	Position	Reasons	Relief Sought
009	<p><b>SMZ-03 Provision of activity spaces</b></p> <p><i>The Seaview Marina Zone provides for a variety of types and sizes of spaces that respond to the needs of activities provided for in the zone.</i></p>	Oppose	It is unclear what this objective is trying to achieve in the context of the Seaview Marina. What are activity spaces and what does 'a variety of types and sizes of spaces' refer to?	Delete SMZ-03 in its entirety.
010	<p><b>SMZ-04 Planned character and planned urban built environment of the zone</b></p> <p><i>The built character of the Seaview Marina Zone balances the functional needs and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to a part of the urban environment that:</i></p> <ol style="list-style-type: none"> <li><i>1. Appropriately balances its industrial, open space, and coastal marine area surroundings,</i></li> <li><i>2. Positively contributes to the Seaview Marina, which is a public place and destination in its own right,</i></li> <li><i>3. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,</i></li> <li><i>4. Has an urban built environment that is characterised by flexibility of building densities and forms,</i></li> </ol>	Oppose in part	<p>SMZ-04 is overly detailed for an objective.</p> <p>Rather than describing the desired end state and outcome it lists issues and ways to address these issues, which is more appropriate in a policy setting.</p> <ul style="list-style-type: none"> <li>It is asking a lot of a small, site specific zone to require the balancing of industrial, open space and coastal marine area surroundings.</li> <li>Statement that the Seaview Marina is a public place is partially incorrect – parts are not accessible for the public.</li> <li>There are no streets and neighbourhoods within the zones</li> <li>Unsure what flexibility of densities means.</li> <li>Healthy, safe and accessible may not be achievable on a site with marina activities (including repair and maintenance of boats).</li> </ul>	<p>Delete SMZ-04 in its entirety.</p> <p>Alternatively replace SMZ-04 with a new SMZ-03 :</p> <p><b><u>SMZ-03 Planned urban built environment of the zone</u></b></p> <p><b><u>The built character of the Seaview Marina Zone reflects the functional and operational needs of the primary activities in the zone while also providing appropriate amenities for visitors and employees.</u></b></p>

No.	Provision	Position	Reasons	Relief Sought
	<p>5. <i>Is healthy, safe, attractive, and accessible,</i></p> <p>6. <i>Has good access within the Seaview Marina Zone, to and from surrounding neighbourhoods, and to and from other industrial and commercial areas, through active and public transport modes, providing for well-connected and low emission communities,</i></p> <p>7. <i>Is integrated with existing and planned infrastructure, and</i></p> <p>8. <i>Enhances co-location benefits.</i></p>			
011	<p><b>SMZ-O5 Character — Main through routes</b></p> <p>Identified main through routes that pass through the Seaview Marina Zone are attractive and assist the city's sense of place and identity.</p>	Oppose	<p>There are no main through routes passing through the Seaview Marina Zone.</p> <p>The adjoining Port Road is not an identified as a main through route.</p> <p>Marine Drive to the south is identified as a main through route but the related landscaping and planting requirement would be in conflict with the main pipelines running through the site (connecting the wharf with the tank farm)</p>	Delete SMZ-O5 in its entirety.
	<b>Policies</b>			
012	<p><b>SMZ-P1 Enabled activities</b></p> <p><i>Enable:</i></p>	Oppose	Marina Activities are not defined and should be.	<p>Replace SMZ-P1 with the following:</p> <p><b>SMZ-P1 Enabled Activities</b></p>

No.	Provision	Position	Reasons	Relief Sought
	<ol style="list-style-type: none"> <li>1. Marina activities,</li> <li>2. Activities that support marina activities,</li> <li>3. Industrial activities,</li> <li>4. Research activities,</li> <li>5. Emergency facilities,</li> <li>6. Trade and industrial training facilities, and</li> <li>7. Commercial activities that do not undermine the purpose, vitality, vibrancy, and co-location benefits, while managing the reverse sensitivity effects of those on existing and potential activities in the General Industrial Zone and Heavy Industrial Zone.</li> </ol>		<p>Supporting/ancillary activities should ideally be defined as well</p> <p>The policy should describe the underlying intentions rather than listing individual activities.</p> <p>SMZ-P1-7. is unclear - “do not undermine the purpose, vitality, vibrancy, and co-location benefits” - of what? where?</p> <p>It is difficult to understand how reverse sensitivity could occur on a potential activity.</p>	<ol style="list-style-type: none"> <li>1. <u>Enable the operation and development of marina activities and facilities within the Seaview Marina Zone.</u></li> <li>2. <u>Provide for ancillary activities and other activities that either support marina activities or are compatible activities, including commercial activities, where they:</u> <ol style="list-style-type: none"> <li>a. <u>Do not undermine the purpose of the zone;</u></li> <li>b. <u>Benefit the vitality and vibrancy of the Seaview Marina;</u></li> <li>c. <u>Provide co-location benefits; and</u></li> <li>d. <u>Manage reverse sensitivity effects on activities in the adjoining General Industrial Zone and Heavy Industrial Zone.</u></li> </ol> </li> </ol>
013	<p><b>SMZ-P2 Residential activities and sensitive activities not related to the Seaview Marina</b></p> <p><i>Avoid residential activities and other new sensitive activities not associated with the Seaview Marina unless they are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Ancillary to and support an industrial activity, research activity, or emergency facility,</i></li> </ol>	Oppose	<p>SMZ-P2 and SMZ-P3 are opposed for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The use of “avoid” is not supported. It is considered that “only allow” is a more appropriate starting point.</li> <li>▪ SMZ-P2-2 confuses activities with building design. Building design is sufficiently covered in the Urban Design policies.</li> </ul>	<p><b><u>SMZ-P2 Residential Activities and Sensitive Activities not related to the Seaview Marina</u></b></p> <p><del>Avoid</del> <u>Only allow for</u> residential activities and <del>other new</del> sensitive activities <del>not associated with the Seaview Marina unless they are where:</del></p>

No.	Provision	Position	Reasons	Relief Sought
	<p>2. <i>Managed so that they do not adversely impact the long-term development capacity of the zone for marina development, including through managing the design of new buildings, and</i></p> <p>3. <i>Managed to minimise reverse sensitivity effects for industry, including existing and enabled heavy industry.</i></p>		<ul style="list-style-type: none"> <li>It is unclear why policies differentiate between related and not related residential activities.</li> <li>The distinction of “related to the Marina” and “not related to the Marina” does not appear to flow through to the rules so it is not clear why there is a distinction in the policies. This makes the policies unnecessarily complex.</li> </ul>	<p>1. <del>They are Ancillary to and support a marina activity industrial activity, research activity, or emergency facility,</del></p> <p>2. <del>Managed so that t</del>They do not adversely impact the long-term development capacity of the <u>Seaview Marina</u> <del>z</del>Zone for marina development, including through managing the design of new buildings, and</p> <p>3. <del>They are M</del>Managed to minimise reverse sensitivity effects for industry, including existing <del>and enabled</del> heavy industry.</p>
014	<p><b>SMZ-P3 Residential activities and sensitive activities related to the Seaview Marina</b></p> <p>Avoid:</p> <p>1. <i>Residential activities and other new sensitive activities associated with the Seaview Marina, and</i></p> <p>2. <i>Activities that primarily support or are ancillary to residential activities or other sensitive activities in the coastal marine area,</i></p> <p>unless they are:</p> <p>3. <i>Managed so that they do not adversely impact the long-term development capacity of the zone for marina development, including through managing the design of new buildings, and</i></p>		<p>P3 is very similar to SMZ-P2 - Only difference is P2 - “minimise reverse sensitivity” and P3 - “avoid significant reverse sensitivity”. These provisions could easily be combined and simplified.</p> <p>There are sufficient provisions in overlays to manage effects from natural and coastal hazards and hazardous substances residential/sensitive activities.</p>	

No.	Provision	Position	Reasons	Relief Sought
	4. <i>Managed to avoid significant reverse sensitivity effects for industry, including existing and enabled heavy industry.</i>			
015	<p><b>SMZ-P4 Role in network of commercial and industrial areas</b></p> <p><i>Manage the location and scale of commercial activities which could result in cumulative adverse effects on:</i></p> <ol style="list-style-type: none"> <li><i>The viability, vibrancy, and co-location benefits of the City Centre, Metropolitan Centre, and Local Centre Zones, and</i></li> <li><i>The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations.</i></li> </ol>	Oppose	<p>This policy is not needed.</p> <p>This is a site specific zone for the Seaview Marina. The location and scale of commercial activities within the zone will not have cumulative adverse effects on transport. Or does this refer to the ability for public transport to serve Seaview Marina as a destination?</p> <p>It is not clear why the policy refers to role in network rather than commercial/centres hierarchy?</p>	Delete SMZ-P4 in its entirety.
016	<p><b>SMZ-P5 Reverse sensitivity</b></p> <p><i>Avoid any other activities that present significant and inadequately managed reverse sensitivity issues for industry, including existing and enabled heavy industry.</i></p>	Oppose	<p>Reverse sensitivity is already covered in several policies and another stand alone policy is not required.</p> <p>Either this policy should be deleted or references to reverse sensitivity should be removed from other policies.</p> <p>What are “significant and inadequately managed reverse sensitivity issues”?</p> <p>It is unclear how effects on an enabled activity can be managed.</p>	<p>Delete SMZ-P5 in its entirety.</p> <p>Alternatively remove references to reverse sensitivity from other policies.</p>

No.	Provision	Position	Reasons	Relief Sought
017	<b>SMZ-P6 Existing activities</b> <i>Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.</i>	Oppose	Not needed – covered by existing use rights	Delete SMZ-P6 in its entirety.
018	<b>SMZ-P7 Development capacity</b> <i>Provide for the flexible use of the Seaview Marina area to respond to changing and unpredictable needs, and provide for activities that support the viability of the Seaview Marina.</i>	Support in part	The intent of this policy to provide flexibility is supported. Although the policy as worded is not about development capacity but flexibility.	Replace SMZ-P7 with the following: <b><u>SMZ-P75 Development Capacity</u></b> <i>Provide <u>sufficient development capacity within the Seaview Marina Zone for the flexible use of the Seaview Marina area</u> to respond to changing <u>needs</u> and <u>unpredictable needs</u>, and provide for <u>accommodate</u> activities that support the viability of the Seaview Marina.</i>
019	<b>SMZ-P8 Urban design outcomes (by meeting standard or assessment)</b> <i>Built development is managed to achieve the outcomes in this policy through either meeting the relevant performance standards, or an alternative approach demonstrated in a resource consent when the relevant performance standards are not met.</i> <i>Where specific existing site constraints (such as topography) or other unusual factors affect the ability for built development to achieve these outcomes, the development</i>	Oppose	Given this is a Special Purpose Zone, there should be bespoke provisions that are unique and appropriate for the Seaview Marina. Three urban design policies for one site seems excessive, particularly noting that the policies are not specific to the marina but repeat the UD policies for commercial zones.  If the performance standard is met then resource consent would not be required.	Replace SMZ-P8 with the following: <b><u>SMZ-P6 Urban Form and Scale</u></b> <i><u>Manage the urban form and scale of built development to:</u></i> <i><u>1. Achieve the efficient use of the limited land resource of the Seaview Marina Zone;</u></i> <i><u>2. Provide for marine related activities and facilities;</u></i> <i><u>3. Enhance spaces that are accessible to the public; and</u></i>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>shall meet the outcomes to the greatest degree practical.</i></p> <p><i>The outcomes are:</i></p> <ol style="list-style-type: none"> <li><i>1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.</i></li> <li><i>2. The form and scale of development contributes to visual amenity in public space.</i></li> <li><i>3. The form and scale of development protects access to sunlight and daylight in well-used streets and public spaces.</i></li> <li><i>4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.</i></li> <li><i>5. Ensure adequate access to daylight for residential activities on adjacent residential zone sites.</i></li> <li><i>6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.</i></li> </ol> <p><i>Note:</i></p> <p><i>The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form</i></p>		<p>The site is flat and therefore no obvious site constraints or unusual factors come to mind, including topographical factors.</p> <p>In relation to SMZ-P8-1 safety in relation to vehicle parking and loading should be provided in the Transport chapter. It is not clear what about how vehicle parking and loading areas provide 'comfort'. Oppose including 'dignity' as an outcome with respect to vehicle parking and loading. It is not clear what issue is being managed here or how this would be achieved. What would be the design response to provide for pedestrian "dignity" in the design of parking and accessways? Furthermore, parking is a permitted activity.</p> <p>In relation to SMZ-P8-3 and SMZ-P8-4 there are no well-used streets or adjacent sites sensitive to privacy intrusion.</p>	<p><u>4. Manage reverse sensitivity effects on existing and anticipated use and development.</u></p>

No.	Provision	Position	Reasons	Relief Sought
	<i>part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.</i>			
020	<p><b>SMZ-P9 Urban design outcomes (other than small-scale primary activities in the zone)</b></p> <p><i>Built development for activities other than marina activities, industrial activities, and research activities, or over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.</i></p> <p><i>Where specific existing site constraints or other unusual factors affect the ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical.</i></p> <p><i>The outcomes are:</i></p> <ol style="list-style-type: none"> <li>1. <i>Create a safe and legible urban environment by:</i> <ol style="list-style-type: none"> <li>a. <i>Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),</i></li> </ol> </li> </ol>	Oppose	<p>Unsure why built development for these activities needs to be treated differently and requires a separate policy to SMZ-p8 (above) which covers the same or very similar issues. The preference is for these policies to be combined.</p> <p>Are primary activities the same as marina activities? What does small scale mean?</p> <p>Dignity - as above</p> <p>Replace “4. Ensure that on-site landscaping, if any is proposed, or required by SMZ-S5: Landscaping and screening” with: “4. Any on-site landscaping: ...”</p>	<p>Delete SMZ-P9 in its entirety and replace SMZ-P9 with the following:</p> <p><b><u>SMZ-P7 Urban design outcomes</u></b></p> <p><b><u>Built development in the Seaview Marina Zone is managed to achieve the following outcomes:</u></b></p> <ol style="list-style-type: none"> <li><b><u>1. Public and communal outdoor spaces are designed to be comfortable for users in different climatic conditions.</u></b></li> <li><b><u>3. Public and communal spaces are designed, demarcated, and lit to protect people’s real and perceived personal safety and security, such as through the use of Crime Prevention Through Environmental Design principles.</u></b></li> <li><b><u>4. Buildings have clear identifiable pedestrian entrances through wayfinding, built form and architectural elements.</u></b></li> <li><b><u>5. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.</u></b></li> </ol>

No.	Provision	Position	Reasons	Relief Sought
	<p>b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,</p> <p>c. Avoiding wasted space or space of unclear function, and</p> <p>d. Integrating other CPTED measures at a scale appropriate for the site.</p> <p>2. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.</p> <p>3. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.</p> <p>4. Ensure that on-site landscaping, if any is proposed, or required by SMZ-S5: Landscaping and screening:</p> <p>a. Retains healthy and mature vegetation,</p> <p>b. Uses planting that is appropriate for the climate and environment within the site, and</p> <p>c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.</p>			<p><u>5. Buildings provide passive surveillance over public and communal spaces.</u></p> <p><u>6. Landscaping, where required or provided, is integrated with development. and provides one or more of aesthetic benefits, stormwater management benefits, or ecological benefits.</u></p> <p><u>7. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces.</u></p> <p><u>8. Storage and service areas are appropriately located to address the functional and operational needs of the Seaview Marina (including refuse storage), are of an appropriate size and are integrated into development in a way that does not obscure passive surveillance or detract from engagement with the street</u></p>

No.	Provision	Position	Reasons	Relief Sought
	<p>5. <i>Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.</i></p> <p>6. <i>Ensure adequate privacy and access to daylight for residential activities on the site.</i></p> <p>7. <i>Ensure residential units have access to adequate outlook.</i></p> <p><i>Note:</i></p> <p><i>The council will publish design guidance with examples of ways these outcomes can be achieved. This guidance does not form part of the District Plan and applicants can also demonstrate how these outcomes have been met in other ways.</i></p>			
021	<p><b>SMZ-P10 Urban design outcomes (exclusions)</b></p> <p><i>For the avoidance of doubt, when applying the standards and urban design policies of this chapter, the following are not controlled, encouraged, anticipated as mitigation, or otherwise provided for by the plan:</i></p> <p>a. <i>The protection of scenic views from private property,</i></p>	Oppose	<p>Oppose having a ‘negative’ policy ‘that only identify what can’t be considered. This unnecessarily complicates the provisions.</p> <p>Further comments on the specifics of SMZ-P10 are:</p> <p>b. “where pedestrians cannot stop” - what does that mean? How do you stop pedestrians from stopping?</p>	Delete SMZ-P10 in its entirety.

No.	Provision	Position	Reasons	Relief Sought
	<p>b. <i>The protection of scenic views from any part of a road where pedestrians cannot stop,</i></p> <p>c. <i>The protection of the visibility of commercial signage or advertising,</i></p> <p>d. <i>The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,</i></p> <p>e. <i>Limiting the height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and</i></p> <p>f. <i>The use of techniques such as modulation of building form or variation of building materials to reduce the perceived scale of buildings, where the height, setback, and height in relation to boundary standards are met.</i></p>		<p>d. Solar panels - This may not be the main focus of the UD standards and policies but why is it not encouraged?</p> <p>e. Even if standards are met there may be situations where reduction of height or density may achieve better outcomes, for example in relation to urban design.</p> <p>f. Modulation and variation - Again even if standards are met these techniques may achieve better outcomes, so it is not clear why these design aspects cannot be considered as part of a proposal.</p>	
022	<p><b>SMZ-P11 Managing adverse effects at zone interfaces</b></p> <p><i>Manage activities to mitigate adverse effects on other zones by:</i></p> <p>1. <i>Ensuring outdoor work, storage, loading, and parking areas are</i></p>	Oppose	<p>The only adjacent zones at the same ground level as the SMZ are Heavy Industrial to the north and Open Space to the west. Although there is residential to the east, there is large vertical separation due to the coastal cliffs.</p>	Delete SMZ-P11 in its entirety.

No.	Provision	Position	Reasons	Relief Sought
	<p><i>screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and</i></p> <p>2. <i>Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</i></p>		<p>SMZ-P11-1.- There are no level views from these zones. Only Open Space Zone to the west has level views.</p> <p>SMZ-P11-2. - None of the zones listed in 2. are relevant.</p>	
	<b>Rules – Buildings and Structures</b>			
023	<p><b>SMZ-R1 Repair and maintenance of buildings and structures</b></p> <p>1. <i>Activity status: Permitted</i></p>	Support in part	<p>This should include alterations - would be useful to include a definition (or policy) for ‘alterations’ to clarify the context:</p> <p>Alteration of existing buildings - means work that does not change the external building form (footprint, floor area and height) of the existing building.</p>	<p>Amend and introduce definition of alteration.</p> <p><b>SMZ-R1 Repair, <del>and</del> maintenance and <u>alteration</u> of buildings and structures</b></p> <p>1. <i>Activity status: Permitted</i></p>
024	<p><b>SMZ-R2 Demolition or removal of buildings and structures</b></p> <p>1. <i>Activity status: Permitted</i></p>	Support	Providing for the demolition and removal of buildings and structures is supported.	Retain as notified.
025	<p><b>SMZ-R3 Construction of new buildings and structures and alterations and additions to existing buildings and structures</b></p> <p>1. <i>Activity status: Permitted</i></p>	Support in part	<p>SMZ-R3 is supported with amendments for the following reasons:</p> <ul style="list-style-type: none"> <li>Support for there being a rule in relation to the construction of buildings and additions to existing buildings.</li> </ul>	<p><b>SMZ-R3 Construction of new buildings and structures <del>and alterations</del> and additions to existing buildings and structures</b></p> <p>1. <i>Activity status: Permitted</i></p>

No.	Provision	Position	Reasons	Relief Sought
	<p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. SMZ-S1: Height,</p> <p>ii. SMZ-S2: Height in relation to boundary — Seaview Beach Reserve,</p> <p>iii. SMZ-S3: Setbacks — Seaview Beach Reserve, and</p> <p>iv. SMZ-S4: Landscaping and screening,</p> <p>b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules SMZ-R4 through SMZ-R22, and</p> <p>c. The new building, or resulting building after additions and alterations, has a gross floor area of no more than 500m<sup>2</sup>, or the gross floor area is not increased.</p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R3.1.</p> <p>Matters of discretion are restricted to:</p>		<ul style="list-style-type: none"> <li>Alterations should be deleted from the rule, this – overly restrictive if alterations do not change footprint or building form.</li> <li>SMZ-R3-1b. – is not necessary. Buildings and activities should be considered separately. Any new activity will also need to comply with the applicable rules.</li> <li>SMZ-R3-1c. – the 500m<sup>2</sup> GFA requirement should be included as a standard rather than part of the rule.</li> <li>The matters of discretion are overly complicated. Matter of discretion 2. And 3. Should refer back to the relevant policies.</li> <li>Notification – support public and limited notification precluded for 1.c (500m<sup>2</sup>) but consider public and limited notification preclusion should also apply to a.iv SMZ-S4 Landscaping and screening.</li> <li>Public notification should be precluded for SMZ-S2 and SMZ23.</li> </ul>	<p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. SMZ-S1: Height,</p> <p>ii. SMZ-S2: <u>Gross Floor Area Height in relation to boundary — Seaview Beach Reserve,</u></p> <p>iii. <u>SMZ S3: Height in relation to boundary — Seaview Beach Reserve,</u></p> <p>iv. <u>SMZ-S34: Setbacks — Seaview Beach Reserve, and</u></p> <p><u>iv. SMZ S4: Landscaping and screening, SMZ S</u></p> <p><u>b. The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules SMZ-R4 through SMZ-R22, and</u></p> <p><u>c. The new building, or resulting building after additions and alterations, has a gross floor area of no more than 500m<sup>2</sup>, or the gross floor area is not increased.</u></p> <p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

No.	Provision	Position	Reasons	Relief Sought
	<ol style="list-style-type: none"> <li>1. The matters of discretion in any standards not met.</li> <li>2. If SMZ-R3.1b or c are not met: the urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</li> <li>3. If SMZ-R3.1b is not met: the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for marina, industrial, research, and supporting purposes, including the expected lifespan of the building and the ability of the building to be converted to marina or industrial use.</li> </ol> <p>Notification:</p> <p>Public notification and limited notification are precluded where the only non-compliance is SMZ-R3c.</p>			<p>a. Compliance is not achieved with SMZ-R3.1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters of discretion in any standards not met.</li> <li>2. <u>The relevant matters in SMZ-P5, SMZ-P6 and SMZ-P7. If SMZ-R3.1b or c are not met: the urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</u></li> <li>3. <del>If SMZ-R3.1b is not met: the impact of the design of the building and any associated subdivision on the long-term development capacity of the zone for marina, industrial, research, and supporting purposes, including the expected lifespan of the building and the ability of the building to be converted to marina or industrial use.</del></li> </ol> <p>Notification:</p> <p>Public notification and limited notification are precluded <del>where the only non-</del></p>

No.	Provision	Position	Reasons	Relief Sought
				<i>compliance is where resource consent is required under SMZ-R3.c or SMZ-R3.a-iv. Public notification is precluded where resource consent is required under SMZ-R3.a-ii or R3.a-iii.</i>
	<b>Rules – Land Use Activities</b>			
026	<b>SMZ-R4 Marina activities</b> 1. Activity status: Permitted	Support in part	Support that marina activities are permitted, but this should be supported with a definition.	Retain as notified provided there is an appropriate definition of ‘marina activities’.
027	<b>SMZ-R5 Industrial activities, other than heavy industrial activities</b> 1. Activity status: Permitted	Support	Providing for industrial activities is supported.	Retain as notified.
028	<b>SMZ-R6 Research activities</b> 1. Activity status: Permitted	Support in part	The rule should also include training either in rule title or in definition.	Amend the rule to include ‘training’ either in the definition of ‘research activities’ or in the title of the rule: <b>SMZ-R6 Research <i>and Training</i> activities</b> 1. Activity status: Permitted
029	<b>SMZ-R7 Emergency facilities</b> 1. Activity status: Permitted	Support	This rule is supported.	Retain as notified.
030	<b>SMZ-R8 Motor vehicle servicing activities</b> 1. Activity status: Permitted	Support	This rule is supported.	Retain as notified.
031	<b>SMZ-R9 Marine servicing activities</b> 1. Activity status: Permitted	Support in part	The principle of providing for marine servicing activities is supported, but this should be supported with an appropriate	This should be supported by an appropriate definition.

No.	Provision	Position	Reasons	Relief Sought
			definition. This could be included in the definition of marina activities.	
032	<b>SMZ-R10 Carparking activities</b> <i>1. Activity status: Permitted</i>	Support	Agree that carparking should be permitted. This reinforces the question why the proposed Urban Design policies require parking to be assessed if it is a permitted activity.	Retain as notified.
033	<b>SMZ-R11 Grocery stores and supermarkets</b> <i>1. Activity status: Permitted</i> <i>Where:</i> <i>a. The activity has a gross floor area of no more than 500m<sup>2</sup>.</i> <i>2. Activity status: Restricted discretionary</i> <i>Where:</i> <i>a. Compliance is not achieved with SMZ-R13.1.</i> <i>Matters of discretion are restricted to:</i> <i>1. The matters in:</i> <i>a. SMZ-P4: Role in network of commercial and industrial areas,</i> <i>b. SMZ-P5: Reverse sensitivity,</i> <i>c. SMZ-P6: Existing activities, and</i>	Support in part	Providing for grocery stores and supermarkets is supported.  SMZ-R11 Matters of discretion - The matters of discretion are overly restrictive and it is unclear what would need to be included in an application to address the matters of discretion. In particular: <ul style="list-style-type: none"><li>▪ 1a.-c. these policies are recommended for deletion for the reasons outlined in table above;</li><li>▪ The rule is about the size of an activity, not the building so urban design should not be relevant here;</li><li>▪ and 6. It is unclear how this would be considered? What would be required under these matters of discretion? There seems to be no consideration of the small size and scale of this site specific Special Purpose Zone.</li></ul>	Aimed SMZ-R11 to simplify the matters of discretion:  <b>SMZ-R11 Grocery stores and supermarkets</b> <i>1. Activity status: Permitted</i> <i>Where:</i> <i>a. The activity has a gross floor area of no more than 500m<sup>2</sup>.</i> <i>2. Activity status: Restricted discretionary</i> <i>Where:</i> <i>a. Compliance is not achieved with SMZ-R13.1.</i> <i>Matters of discretion are restricted to:</i> <i>1. The matters in:</i> <i><del>a. SMZ-P4: Role in network of commercial and industrial areas,</del></i> <i><del>b. SMZ-P5: Reverse sensitivity,</del></i>

No.	Provision	Position	Reasons	Relief Sought
	<p>d. SMZ-P7: Development capacity.</p> <p>2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</p> <p>3. Co-location benefits from locating in the Seaview Marina Zone.</p> <p>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</p> <p>5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.</p> <p>6. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>			<p><del>c. SMZ-P6: Existing activities, and</del></p> <p>d. SMZ-P<del>7</del><u>5</u>: Development capacity.</p> <p><del>2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</del></p> <p>3. Co-location benefits from locating in the Seaview Marina Zone.</p> <p>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</p> <p><del>5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.</del></p> <p><del>6. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</del></p> <p>Notification:</p> <p>Public notification is precluded for applications under this rule.</p>

No.	Provision	Position	Reasons	Relief Sought
034	<b>SMZ-R12 Food and beverage activities</b> <i>1. Activity status: Permitted</i>	Support	Providing for food and beverage in the SMZ is supported.	Retain as notified.
035	<b>SMZ-R13 Service stations, including ancillary retail activities</b> <i>1. Activity status: Permitted</i> <i>Where:</i> <i>a. The ancillary retail activities have a gross floor area of no more than 200m<sup>2</sup>.</i> <i>2. Activity status: Restricted discretionary</i> <i>Where:</i> <i>a. Compliance is not achieved with SMZ-R13.1.</i> <i>Matters of discretion are restricted to:</i> <i>1. The matters in:</i> <i>a. SMZ-P4: Role in network of commercial and industrial areas,</i> <i>b. SMZ-P5: Reverse sensitivity,</i> <i>c. SMZ-P6: Existing activities, and</i> <i>d. SMZ-P7: Development capacity.</i>	Oppose in part	Boat fuelling needs to be specifically included and service stations should be a RDIS Activity.  Retailing size should align to R11 for grocery stores (i.e. 500m <sup>2</sup> ).  As in relation to R11 (above) the urban design matters should be considered under rules related to buildings and structures rules, noting that there is a 500m <sup>2</sup> GFA threshold for consent. As above (R11) the matters of discretion are out of proportion with the effects they are trying to manage.  There are other aspects that may require consideration, such as access, amenity, safety and proximity to coastal marine area.	Amend SMZ-R13 as follows:  <b><i>SMZ-R13 Service stations, including <u>boat fuelling and</u> ancillary retail activities</i></b> <i>1. <del>Activity status: Permitted</del></i> <i><del>Where:</del></i> <i><del>a. The ancillary retail activities have a gross floor area of no more than 200m<sup>2</sup>.</del></i> <i><del>2. Activity status: Restricted discretionary</del></i> <i><del>Where:</del></i> <i><del>a. Compliance is not achieved with SMZ-R13.1.</del></i> <i>Matters of discretion are restricted to:</i> <i>1. The matters in:</i> <i>a. <del>SMZ-P4: Role in network of commercial and industrial areas,</del></i> <i><del>b. SMZ-P5: Reverse sensitivity,</del></i> <i><del>c. SMZ-P6: Existing activities, and</del></i> <i><del>d. SMZ-P7: Development capacity.</del></i>

No.	Provision	Position	Reasons	Relief Sought
	<p>2. <i>The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</i></p> <p>3. <i>Co-location benefits from locating in the Seaview Marina Zone.</i></p> <p>4. <i>Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</i></p> <p>5. <i>Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.</i></p> <p>6. <i>Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</i></p> <p><i>Notification:</i></p> <p><i>Public notification is precluded for applications under this rule.</i></p>			<p><del>2. The urban design matters in SMZ-P9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions).</del></p> <p><del>3. Co-location benefits from locating in the Seaview Marina Zone.</del></p> <p><del>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</del></p> <p><del>5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.</del></p> <p><del>6. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</del></p> <p><u>2. Location with respect to the Coastal Marine Area, boat and vehicle access and other potentially incompatible activities.</u></p> <p><i>Notification:</i></p> <p><i>Public notification is precluded for applications under this rule.</i></p>
036	<b>SMZ-R14 Recreation activities</b>	Support		Retain as notified.

No.	Provision	Position	Reasons	Relief Sought
	1. Activity status: Permitted			
037	<b>SMZ-R15 Yard-based retailing</b> 1. Activity status: Permitted	Support		Retain as notified.
038	<b>SMZ-R16 Trade supply retail activities</b> 1. Activity status: Permitted	Support		Retain as notified.
039	<b>SMZ-R17 Marine supply commercial activities</b> 1. Activity status: Permitted	Support		Retain as notified.
040	<b>SMZ-R18 Community facilities</b> 1. Activity status: Permitted	Support		Retain as notified.
041	<b>SMZ-R19 Commercial activities not otherwise provided for</b> 1. Activity status: Permitted Where: a. The commercial activity has a gross floor area of no more than 100m <sup>2</sup> . 2. Activity status: Discretionary Where: a. Compliance is not achieved with SMZ-R21.1, but	Support in part	Agree with permitted starting point but 100m <sup>2</sup> is very small in a commercial context.  It is unclear why commercial activities over 100m <sup>2</sup> elevate to discretionary while other activities go to RDIS.  Would expect it to be the other way round since commercial activities are more anticipated and aligned with the SMZ.  As above - NC seems overly restrictive for commercial activities over 500m <sup>2</sup>	Amend SMZ-R19 as follows <b>SMZ-R19 Commercial activities not otherwise provided for</b> 1. Activity status: Permitted Where: a. The commercial activity has a gross floor area of no more than <del>100</del> 500m <sup>2</sup> . 2. Activity status: <del>Discretionary</del> <b>Restricted</b> Discretionary Where: a. Compliance is not achieved with SMZ-R <del>21</del> <b>19</b> .1, <del>but and</del>

No.	Provision	Position	Reasons	Relief Sought
	<p>b. The commercial activity has a gross floor area of no more than 500m<sup>2</sup>, or</p> <p>c. The commercial activity is ancillary to marina activities.</p> <p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with SMZ-R21.1 or SMZ-R21.2 is not achieved.</p>			<p>b. <del>The commercial activity has a gross floor area of no more than 500m<sup>2</sup>, or</del></p> <p><del>c.</del>—The commercial activity is ancillary to marina activities.</p> <p>3. Activity status: <del>Non-complying</del> Discretionary</p> <p>Where:</p> <p>a. Compliance with SMZ-R<del>21.1</del><u>19.1</u> or <del>SMZ-R21.2</del> is not achieved.</p>
042	<p><b>SMZ-R20 Other activities not otherwise provided for</b></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is ancillary to a permitted activity, or</p> <p>b. The activity has a gross floor area of no more than 100m<sup>2</sup>.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R22.1.</p>	Support in part	100m <sup>2</sup> is very small in a commercial context. A GFA of 500m <sup>2</sup> is considered appropriate in the context of the SMZ.	<p>Amend SMZ-R20 as follows</p> <p><b>SMZ-R20 Other activities not otherwise provided for</b></p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is ancillary to a permitted activity, or</p> <p>b. The activity has a gross floor area of no more than <del>1500</del>100m<sup>2</sup>.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R2<del>20</del><u>20</u>.1.</p>

No.	Provision	Position	Reasons	Relief Sought
043	<b>SMZ-R21 Heavy industrial activities</b> <i>1. Activity status: Non-complying</i>	Support in part	It is not clear whether this covers boat fuelling facilities? These should be provided for as RDIS Activity.	Seek that boat fuelling facilities is provided for as a Restricted Discretionary activity.
044	<b>SMZ-R22 Residential activities</b> <i>1. Activity status: Non-complying</i> <i>Notification:</i> <i>Public notification is required for any application under this rule.</i>	Oppose	Limited levels of residential activities form part of the longer term aspirations of the marina, assuming underlying risks and restrictions can be addressed.  A Discretionary Activity starting point with a supporting policy sends a clear signal that residential is not generally anticipated and may not be appropriate while allowing for a pathway if effects can be managed.  Furthermore, this rule does not differentiate between residential related to the marina and other residential - which the policies do.  Coastal hazards, natural hazards and hazardous facilities are managed within the specific overlays.  The public notification is opposed, this is a very onerous requirement.	Provide for residential activities as a discretionary activity with a clear supporting policy.  Delete the public notification requirement.  <b>SMZ-R22 Residential activities</b> <i>1. Activity status: <del>Non-complying</del></i> <i><u>Discretionary</u></i> <i><u>Notification:</u></i> <i><u>Public notification is required for any application under this rule.</u></i>
045	<b>SMZ-R23 Activities sensitive to industry, other than community facilities and residential activities</b> <i>1. Activity status: Non-complying</i> <i>Notification:</i>	Oppose	Very restrictive starting point - does not allow for an assessment of effects  Could a daycare or a physio be appropriate?  The public notification is opposed, this is a very onerous requirement.	Provide for activities sensitive to industry as a discretionary activity with a clear supporting policy.  Delete the public notification requirement.

No.	Provision	Position	Reasons	Relief Sought
	<i>Public notification is required for any application under this rule.</i>			<b>SMZ-R23 Activities sensitive to industry, other than community facilities and residential activities</b>  1. Activity status: <del>Non-complying</del> <u>Discretionary</u>  <del>Notification:</del>  <del>Public notification is required for any application under this rule.</del>
	<b>General Rules</b>			
046	<b>SMZ-R24 Outdoor storage and work areas</b>  1. Activity status: Permitted  Where:  a. The outdoor storage and work areas are screened from the Seaview Beach Reserve (excluding the groyne) by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level, and  b. Standard SMZ-S4 is met.  2. Activity status: Restricted discretionary  Where:  a. Compliance is not achieved with SMZ-R26.1.	Oppose	1.a. and b. There is overlap as well as contradiction between these requirements  Does this apply to all outdoor storage and work areas on the marina site or only those closest to the boundary with the reserve?  Suggest this rule can be simplified to refer to SMZ-S4 and the matters of discretion listed in this standard.	Amend SMZ-R24 as follows  <b>SMZ-R24 Outdoor storage and work areas</b>  1. Activity status: Permitted  Where:  a. <del>The outdoor storage and work areas are screened from the Seaview Beach Reserve (excluding the groyne) by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height above ground level, and</del>  <del>b. —</del> Standard SMZ-S4 is met.  2. Activity status: Restricted discretionary  Where:

No.	Provision	Position	Reasons	Relief Sought
	<p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li><i>Visual amenity from the Seaview Beach Reserve (excluding the groyne), and</i></li> <li><i>Any positive effects that can only be achieved through non-compliance with SMZ-R26.1 or SMZ-S4.</i></li> </ol>			<p><i>a. Compliance is not achieved with SMZ-R26.1.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <ol style="list-style-type: none"> <li><i><del>Matters in SMZ-S4 Visual amenity from the Seaview Beach Reserve (excluding the groyne), and</del></i></li> <li><i><del>Any positive effects that can only be achieved through non-compliance with SMZ-R26.1 or SMZ-S4.</del></i></li> </ol>
047	<p><b>SMZ-R25 Servicing</b></p> <ol style="list-style-type: none"> <li><i>Activity status: Permitted</i></li> </ol> <p><i>Where:</i></p> <ol style="list-style-type: none"> <li><i>The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or within 40 metres of the notional boundary of a sensitive activity in a Rural Zone, or</i></li> <li><i>The servicing occurs only between 7:00am and 10:00pm.</i></li> </ol> <p><i>In applying condition a, any part of a site in a Residential Zone, Mixed Use Zone, Marae Zone, or Rural Zone, that is within a risk management overlay</i></p>	Oppose	<p>This rule is not needed - there are no Mixed Use or Marae Zones within 40m of the SMZ. While the separation between the Marina and Residential zone across Marine Drive is about 30m, the closest houses are about 60m away and elevated.</p>	Delete SMZ-R25 in its entirety.

No.	Provision	Position	Reasons	Relief Sought
	<p><i>(see Hazardous Substances chapter) may be disregarded.</i></p> <p>2. <i>Activity status: Restricted discretionary</i></p> <p><i>Where:</i></p> <p><i>a. Compliance is not achieved with SMZ-R27.1.</i></p> <p><i>Matters of discretion are restricted to:</i></p> <p>1. <i>The night-time amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, the Marae Zone, and Rural Zones.</i></p> <p><i>Notification:</i></p> <p><i>Public notification is precluded for applications under this rule.</i></p>			
	<b>Standards</b>			
048	<p><b>SMZ-S1 Height</b></p> <p>1. <i>Buildings and structures must not exceed a maximum height above ground level of 22m.</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <p>1. <i>Urban design outcomes 2, 3, 5, and 6 in SMZ-P8: Urban design outcomes (by</i></p>	Support in part	<p>The height of 22m is supported, but the matters of discretion should be simplified.</p> <p>SMA-P8-5 is not relevant as there are no residential sites that could be affected by daylight, given they are located on the top of coastal cliffs.</p>	<p>Amend SMZ-S1 as follows</p> <p><b>SMZ-S1 Height</b></p> <p>1. <i>Buildings and structures must not exceed a maximum height above ground level of 22m.</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <p>1. <del>Urban design outcomes 2, 3, 5, and 6 in SMZ-P8: Urban design outcomes (by</del></p>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>meeting standard or assessment), and the exclusions in SMZ-P10.</i></p> <p>2. <i>Any positive effects that can only be achieved through non-compliance with the standard.</i></p>			<p><i><u>meeting standard or assessment), and the exclusions in SMZ-P10. Visual amenity and access to sunlight and daylight in public spaces, and</u></i></p> <p><i><u>2. Visual dominance, and</u></i></p> <p><i><u>3. The urban design outcomes in SMZ-P6 – Urban Form and Scale and SMZ-P7- Design Outcomes, and</u></i></p> <p><i><u>24.</u> Any positive effects that can only be achieved through non-compliance with the standard.</i></p>
049	New Standard	N/A	An additional standard should be included in relation to the GFA of any new building.	<p><b><u>Add new standard SMZ-S2</u></b></p> <p><b><u>SMZ-S2 – Gross Floor Area</u></b></p> <p><i><u>1. The gross floor area of any new building must not exceed 500m<sup>2</sup>; or</u></i></p> <p><i><u>2. The total gross floor area after an addition must not exceed 500m<sup>2</sup>; or</u></i></p> <p><i><u>3. The total gross floor area after an addition must not increase when compared to the existing GFA.</u></i></p>
050	<p><b><i>SMZ-S2 Height in relation to boundary - Seaview Beach Reserve</i></b></p> <p>1. <i>Buildings and structures must meet a height in relation to boundary limit of 4m + 60° on any boundary with the</i></p>	Support in part	Support the HIRB to provide some building controls with respect to the Seaview Beach reserve, but seek changes to matters of discretion.	<p>Amend SMZ-S2 as follows</p> <p><b><i>SMZ-S23 Height in relation to boundary - Seaview Beach Reserve</i></b></p> <p>1. <i>Buildings and structures must meet a height in relation to boundary limit of</i></p>

No.	Provision	Position	Reasons	Relief Sought
	<p><i>Seaview Beach Reserve (excluding the groyne).</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <ol style="list-style-type: none"> <li><i>Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</i></li> <li><i>Any positive effects that can only be achieved through non-compliance with the standard.</i></li> </ol>			<p><i>4m + 60° on any boundary with the Seaview Beach Reserve (excluding the groyne).</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <ol style="list-style-type: none"> <li><i><u>The relevant matters in SMZ-P6 and SMZ P7. Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</u></i></li> <li><i>Any positive effects that can only be achieved through non-compliance with the standard.</i></li> </ol>
051	<p><b>SMZ-S3 Setback - Seaview Beach Reserve</b></p> <ol style="list-style-type: none"> <li><i>Buildings and structures must be set back 3 metres from any boundary with the Seaview Beach Reserve (excluding the groyne).</i></li> </ol> <p><i>This standard does not apply to boundary fences of no more than 2 metres in height above ground level.</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <ol style="list-style-type: none"> <li><i>Access for repairs and maintenance to buildings and structures on the site.</i></li> </ol>	Support in part	A setback of 1 metre is considered more appropriate.	<p>Amend SMZ-S3 as follows</p> <p><b>SMZ-S<del>3</del>4 Setback - Seaview Beach Reserve</b></p> <ol style="list-style-type: none"> <li><i>Buildings and structures must be set back <del>3</del> 1 metres from any boundary with the Seaview Beach Reserve (excluding the groyne).</i></li> </ol> <p><i>This standard does not apply to boundary fences of no more than 2 metres in height above ground level.</i></p> <p><i>Matters of discretion if the standard is breached:</i></p>

No.	Provision	Position	Reasons	Relief Sought
	<p>2. <i>Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</i></p> <p>3. <i>Any positive effects that can only be achieved through non-compliance with the standard.</i></p>			<p>1. <i>Access for repairs and maintenance to buildings and structures on the site.</i></p> <p>2. <i>Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</i></p> <p>3. <i>Any positive effects that can only be achieved through non-compliance with the standard.</i></p>
052	<p><b>SMZ-S4 Landscaping and screening</b></p> <p>1. <i>Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage overlay.</i></p> <p>2. <i>Landscaping is required on a 3 metre buffer on any boundary with the Seaview Beach Reserve (excluding the groyne), except on portions of the boundary that provide pedestrian access across the boundary or are screened with a solid or close-boarded fully opaque fence on the boundary of at least 1.8 metres in height above ground level.</i></p> <p>3. <i>Landscaping required by this standard must:</i></p>	Oppose	<p>The Industrial Main Through Route Frontage overlay applies on Marina Parade. This requirement is not supported due to the location of the wharfline. The wharfline is a pipe that transfers petroleum products from the Seaview wharf to the four terminals in Seaview. An upgrade to the wharfline pipe is currently underway and was consented in September 2024 (see HCC resource consent RM240245). This pipe sits above ground in places and will be in conflict with the landscaping requirement.</p> <p>This submission opposes the landscaping requirements applying to the adjoining Open Space Zone, the requirement to provide a close boarded fence will lead to a poor connection with this public space. The requirement to provide a tree every 15</p>	Delete SMZ-S4.

No.	Provision	Position	Reasons	Relief Sought
	<p><i>a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,</i></p> <p><i>b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and</i></p> <p><i>c. Those trees must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height of at least 5 metres at maturity.</i></p> <p><i>Matters of discretion if the standard is breached:</i></p> <p><i>1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the Seaview Beach Reserve (excluding the groyne), as relevant.</i></p> <p><i>2. Urban design outcomes 1 and 2 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</i></p> <p><i>3. Any positive effects that can only be achieved through non-compliance with the standard.</i></p>		<p>metres is not necessary. There is Consent Notice registered on the Record of Title for the Seaview Marina (CONO 6141299.1) which states that <i>“the owners of Lot 2 note that the line of pohutukawa trees along the western boundary of Lot 2 are not to be removed without the prior consent of the Hutt City Council”</i>. There is already sufficient controls on the western boundary requiring the retention of the existing landscaping.</p>	

## District Wide Provisions

	Provision	Position	Reason	Relief Sought
<b>SIGNS</b>				
	<b>Rules</b>			
053	SIGN-R2	Oppose	Rule does not include SMZ in list of zones	Include SMZ in list of zones for permitted third-party advertising
054	SIGN-R3	Oppose	Rule does not include SMZ in list of zones	Include SMZ in list of zones for restricted discretionary digital signs
<b>EARTHWORKS</b>				
	<b>Standards</b>			
055	EW-S1	Oppose	Rule does not include SMZ in list of zones	Include SMZ in list of zones for up to 500m <sup>2</sup>
056	EW-S4	Oppose	Rule does not include SMZ in list of zones	Include SMZ in list of zones for not exceeding 400m <sup>3</sup>

## Overlays

### Hazardous Substance Risk Management Overlay

	Provision	Position	Reason	Relief Sought
	<b>Whole Chapter / overall approach</b>			
057	The Hazardous Substance Risk Management Overlay – overall approach as it applies to the SMZ	Oppose in part	<p>The Hazardous Substance Risk Management Overlay (HSRMO) applies to approximately 50-60% of the SMZ. It is not clear how the extent of the HSRMO has been determined except that it was informed by assessments supplied by fuel companies.</p> <p>The Council report prepared in accordance with s32 of the RMA states that it is only the</p>	Reduction in size of the Hazardous Substance Risk Management Overlay so it does not apply to the SMZ or an alternative rule framework that provides a consenting pathway for marina activities, marina facilities and other activities provided for in the in the SMZ to operate in the HSRMO.

	Provision	Position	Reason	Relief Sought
			<p>Heavy Industrial zone impacted by the proposed overlay. However, more than half of the SMZ is within the proposed overlay and therefore the s32 report understates the costs of the provisions.</p> <p>This submission seeks amendments to the HSRMO provisions to provide a more enabling consent pathway in order to achieve the aspirations of the SML, in particular, a more enabling consent pathway for office, commercial and residential activities in the HSRMO.</p>	The reduction in the size of the Overlay or alternative rule framework providing for activities anticipated in the SMZ, including office, commercial research and residential activities.