

# **Appendix 1: Recommended amendments to the Proposed District Plan**

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## LIZ — Light Industrial Zone

The Light Industrial Zone covers smaller and more fragmented industrial areas than the General Industrial Zone and Heavy Industrial Zone. These areas often have smaller lot sizes than the General Industrial Zone or Heavy Industrial Zone. The zone recognises the need for industrial areas throughout the urban area of Lower Hutt while acknowledging that these areas are usually located close to residential areas or commercial centres and the management of amenity values is more important.

The Light Industrial Zone also provides for commercial activities that are not suitable for commercial centres due to incompatibility with the amenity values of centres, less efficient use of land, or co-location benefits with industrial and research activities.

The demand for industrial activities is likely to fluctuate over time. However, retaining industrial land capacity is a long-term interest of the city. Accordingly, while other land uses may be suitable in the zone, this is managed to avoid significant permanent losses of industrial land capacity to uses that do not have co-location benefits in the zone, or creating substantial sunk investments in buildings and facilities not suitable for industrial and research activities. Accordingly, the Light Industrial Zone can provide for sensitive activities where this has co-location benefits, but in general purely residential developments should be avoided to preserve development capacity for industrial activities in the long term.

The planned urban environment for the Light Industrial Zone is one that meets the operational needs of industrial activities and research activities while still providing a safe, functional, and attractive environment for workers and visitors. It is also managed to protect amenity values in nearby residential, commercial, and other areas, which are likely to be close to most Light Industrial Zone sites.

Built development is provided for in the Light Industrial Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

- a. The impacts of built development on adjoining sites and public space, including the street, and
- b. Amenity and safety in public spaces.

If a proposed development does not meet one or more development or performance standards 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:

- a. Achieve a high-quality built environment,
- b. Manage the effects of development on neighbouring sites and the street,
- c. Avoid significant adverse impacts on long-term industrial land capacity,
- d. Avoid reverse sensitivity ~~effects~~, and
- e. Achieve attractive, safe, and comfortable streets and public spaces.

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 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.

While this chapter includes the core objectives, policies, and rules that apply to the Light Industrial 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

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chapter should be read alongside the district-wide chapters of the District Plan.

## Objectives

LIZ-O1	Purpose of the zone
<p>The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that are not appropriately located in commercial centres. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this.</p>	
LIZ-O2	Activities in the zone
<p>The Light Industrial Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for industrial activities and research activities,</li> <li>2. Provides for emergency <a href="#">service</a> facilities and trade and industrial training activities,</li> <li>3. Is supported by other activities that:               <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Do not undermine the role of commercial centres, and</li> <li>c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.</li> </ol> </li> <li>4. Provides for other activities that:               <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Do not undermine the role of commercial centres, and</li> <li>c. One or more of the following:                   <ol style="list-style-type: none"> <li>i. Have a functional need or operational need to locate in an Industrial Zone, or</li> <li>ii. Have significant co-location benefits when located in the area, or</li> <li>iii. Are a commercial activity that is not suited to being in a commercial centre, or</li> <li>iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or</li> <li>v. Are otherwise better located in an Industrial Zone than in any other type of zone, or</li> <li>vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future.</li> </ol> </li> </ol> </li> <li>5. Is not intended to provide for:               <ol style="list-style-type: none"> <li>a. Standalone residential activities that do not support an industrial activity, research activity, or emergency facility, or</li> <li>b. Activities that would be a city-wide or regional destination for significant numbers of visitors.</li> </ol> </li> </ol>	
LIZ-O3	Provision of industrial spaces
<p>The Light Industrial Zone provides for a variety of types and sizes of tenancies that respond to industrial business needs and demand.</p>	
LIZ-O4	Planned character and planned urban built environment of the zone
<p>The built character of the Light Industrial Zone balances the functional and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to a light-industrial part of the urban environment that:</p> <ol style="list-style-type: none"> <li>1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,</li> <li>2. Has an urban built environment that is characterised by flexibility of building densities and forms,</li> <li>3. Is healthy, safe, attractive, and accessible,</li> </ol>	

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**Light Industrial Zone**

- 4. Has good access within the Light Industrial 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,
- 5. Is integrated with existing and planned infrastructure, and
- 6. Enhances co-location benefits.

**LIZ-O5 Character — main through routes**

Identified main through routes that pass through the Light Industrial Zone are attractive and assist the city's sense of place and identity.

**LIZ-O6 Adverse effects**

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

**Policies**

**LIZ-P1 Enabled activities**

Enable industrial activities, research activities, emergency [service](#) facilities, and trade and industrial training activities.

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**LIZ-P2 Residential activities and other activities sensitive to industry**

- 1. Provide for new residential activities where they are:
  - a. Ancillary to or associated with an industrial activity, research activity, or emergency facility, or
  - b. Create a more efficient use of an existing residential activity, and
- 2. Provide for other new activities sensitive to industry where they:
  - a. Primarily serve the immediate area within the zone, or
  - b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or
  - c. Have appreciable co-location benefits in the Light Industrial Zone in particular.
- 3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs.
- 4. Manage residential activities and other activities sensitive to industry to mitigate reverse sensitivity [effects](#) for industry.

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**LIZ-P3 Heavy industrial activities**

- Avoid heavy industrial activities unless they:
- 1. Have an operational [need or](#) functional need to operate at the specific site proposed, or
  - 2. Are managed to have no significant adverse effects different in scale or character to those from activities primarily provided for in the zone.

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**LIZ-P4 Other potentially incompatible activities**

- Avoid commercial and community activities unless they:
- 1. Are ancillary to a permitted activity and support the purpose of the zone, or
  - 2. Primarily serve the immediate area within the zone, or
  - 3. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre (for example, vehicle-oriented businesses, trade supply retail activities and yard-based retail activities), or
  - 4. Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets), or
  - 5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone.

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When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry.	
<b>LIZ-P5</b>	<b>Existing activities</b>
Provide for the ongoing operation <u>and maintenance</u> of existing activities while managing their development to support the intended purpose and character of the zone.	
<b>LIZ-P6</b>	<b>Role in network of commercial and industrial areas</b>
Recognise Light Industrial areas as providing for commercial activities that are not well suited in commercial centres because of their adverse effects, co-location benefits with industrial or research activities, or inherent less efficient use of land.	
<b>LIZ-P7</b>	<b>Support of centres hierarchy</b>
Manage the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of commercial centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone.	
<b>LIZ-P8</b>	<b>Development capacity</b>
Protect the long-term capability of the Light Industrial Zone to serve the needs of the city for industrial development, provide for a diversity of industrial and research activities, and provide for commercial activities not well located in centres, by managing other activities to ensure significant development capacity is not permanently lost to other land uses.	
<b>LIZ-P9</b>	<b>Urban design outcomes (by meeting standard or assessment)</b>
<p>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.</p> <p>Where specific existing site constraints (such as topography) 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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> <li>1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, <u>comfort, dignity, and amenity</u>.</li> <li>2. The form and scale of development contributes to visual amenity in public space.</li> <li>3. The form and scale of development protects access to sunlight <u>and daylight</u> in well-used streets and public spaces.</li> <li>4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.</li> <li>5. <del>Ensure adequate access to daylight for residential activities on adjacent residential zone sites.</del></li> <li>6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.</li> </ol> <p><b>Note:</b> 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.</p>	
<b>LIZ-P10</b>	<b>Urban design outcomes (other than industrial activities and research activities)</b>
<p>Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.</p> <p>Where specific existing site constraints (such as topography) 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.</p>	

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The outcomes are:

1. Create a safe and legible urban environment by:
  - a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
  - b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
  - c. Avoiding wasted space or space of unclear function, and
  - d. Integrating other CPTED measures at a scale appropriate for the site.
2. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenities support and promote the pedestrian circulation provided for in clause (3).
3. There is quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site.
4. Ensure that on-site landscaping, if any is proposed, or required by LIZ-S5: Landscaping:
  - a. Retains healthy and mature vegetation, where appropriate,
  - b. Uses planting that is appropriate for the climate and environment within the site, and
  - c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
7. Ensure adequate privacy and access to daylight for residential activities on the site.
8. Ensure residential units have access to outdoor living spaces that:
  - a. Ensure on-site landscaping, where it is required by a standard or proposed as a mitigation of other effects,
  - b. Retains healthy and mature vegetation, where appropriate,
  - c. Are located and oriented to ensure good access to sunlight,
  - d. Are of a functional size and configuration,
  - e. Provide screening or landscaping to contribute to privacy, or
  - f. Alternatively, public open space is located nearby that is accessible and functional for residents.
9. Ensure residential units have access to adequate outlook.

**Note:**

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.

**LIZ-P11 Urban design outcomes (exclusions)**

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:

- a. The protection of scenic views from private property,
- b. The protection of scenic views from any part of a road where pedestrians cannot stop,
- c. The protection of the visibility of commercial signage or advertising,
- d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
- e. Limiting the actual or perceived height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
- f. 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.

**LIZ-P12 Managing adverse effects at zone interfaces**

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Manage activities to mitigate adverse effects on other zones by:

1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

## Rules

### Note:

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

The rules in the "Land use activities" section are structured so that all activities will fall under at least one rule, but an activity may be covered by multiple rules.

## Buildings and structures

<b>LIZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
	1. <b>Activity status:</b> Permitted  Where: <ol style="list-style-type: none"><li>a. Compliance is achieved with:<ol style="list-style-type: none"><li>i. LIZ-S1: Height,</li><li>ii. LIZ-S2: Height in relation to boundary — Adjoining zones,</li><li>iii. LIZ-S3: Setbacks — Adjoining zones,</li><li>iv. LIZ-S4: Overlooking — Adjoining zones, and</li><li>v. LIZ-S5: Landscaping and screening, and</li></ol></li><li>b. The new buildings, new structures, <del>the alterations,</del> or the additions, are for the purpose of an activity permitted by one or more of rules LIZ-R4 through LIZ-R17. <u>This condition does not apply to alterations.</u></li></ol>
	2. <b>Activity status:</b> Restricted discretionary  Where: <ol style="list-style-type: none"><li>a. Compliance is not achieved with LIZ-R3.1.</li></ol> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"><li>1. The matters of discretion in any standards not met.</li><li>2. If LIZ-R3.1.b is not met: the urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li><li>3. If LIZ-R3.1.b 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 industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.</li><li>4. If the site adjoins a site in a Residential Zone, Marae Zone, Mixed Use Zone, Open Space</li></ol>

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and Recreation Zone, or Rural Zone: privacy and visual amenity on the relevant adjoining site.  
**Notification:**  
 Public notification ~~and limited notification are~~ precluded for applications under this rule where the only non-compliances are LIZ-S2, LIZ-S3, and LIZ-S4.

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Land use activities

<b>LIZ-R4</b>	<b>Industrial activities, other than heavy industrial activities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R5</b>	<b>Research activities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R6</b>	<b>Trade and industrial training facilities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R7</b>	<b>Emergency <del>service</del> facilities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R8</b>	<b>Motor vehicle servicing activities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R9</b>	<b>Carparking activities</b>
	1. <b>Activity status:</b> Permitted
<b>LIZ-R10</b>	<b>Grocery stores and supermarkets</b>
	1. <b>Activity status:</b> Permitted  Where: a. The activity has a gross floor area of no more than 1500m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with LIZ-R10.1. <b>Matters of discretion are restricted to:</b> 1. The matters in: a. LIZ-P4: Other potentially incompatible activities, b. LIZ-P5: Existing activities, c. LIZ-P6: Role in network of commercial and industrial areas, d. LIZ-P7: Support of centres hierarchy, and e. LIZ-P8: Development capacity. 2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions). 3. Co-location benefits from locating in the Light Industrial Zone. 4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone. 5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones. 6. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future. <b>Notification:</b> Public notification and limited notification are precluded for applications under this rule.

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<b>LIZ-R11</b>	<b>Food and beverage activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m<sup>2</sup>.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LIZ-R11.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in:</p> <p>a. LIZ-P4: Other potentially incompatible activities,</p> <p>b. LIZ-P5: Existing activities,</p> <p>c. LIZ-P6: Role in network of commercial and industrial areas,</p> <p>d. LIZ-P7: Support of centres hierarchy, and</p> <p>e. LIZ-P8: Development capacity.</p> <p>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</p> <p>3. Co-location benefits from locating in the Light Industrial Zone.</p> <p>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</p> <p>5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</p> <p><b>Notification:</b></p> <p>Public notification and limited notification are precluded for applications under this rule.</p>
<b>LIZ-R12</b>	<b>Service stations, including ancillary retail activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The activity has a gross floor area of no more than 200m<sup>2</sup>.</p>
	<p>1. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with LIZ-R12.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in:</p> <p>a. LIZ-P4: Other potentially incompatible activities,</p> <p>b. LIZ-P5: Existing activities,</p> <p>c. LIZ-P6: Role in network of commercial and industrial areas,</p> <p>d. LIZ-P7: Support of centres hierarchy, and</p> <p>e. LIZ-P8: Development capacity.</p> <p>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</p> <p>3. Co-location benefits from locating in the Light Industrial Zone, but only as they relate to ancillary retail activities.</p> <p>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone, but only as they relate to ancillary retail activities.</p> <p>5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</p>
<b>LIZ-R13</b>	<b>Recreation activities (including cCommercial recreation activities)</b>
	<p>1. <b>Activity status:</b> Permitted</p>

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	<p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> <li>b. The activity takes place outside, or within an existing building, or a combination of both.</li> </ol>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R13.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. LIZ-P4: Other potentially incompatible activities,</li> <li>b. LIZ-P5: Existing activities,</li> <li>c. LIZ-P6: Role in network of commercial and industrial areas,</li> <li>d. LIZ-P7: Support of centres hierarchy, and</li> <li>e. LIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<b>LIZ-R14</b>	<b>Yard-based retailing</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to an industrial activity, or</li> <li>b. The indoor part of the activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> <li>c. The indoor part of the activity takes place in an existing building.</li> </ol>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R14.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. LIZ-P4: Other potentially incompatible activities,</li> <li>b. LIZ-P5: Existing activities,</li> <li>c. LIZ-P6: Role in network of commercial and industrial areas,</li> <li>d. LIZ-P7: Support of centres hierarchy, and</li> <li>e. LIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<b>LIZ-R15</b>	<b>Trade supply retail activities</b>
	<p><b>1. Activity status:</b> Permitted</p>

	<p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to an industrial activity, or</li> <li>b. The indoor part of the activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> <li>c. The indoor part of the activity takes place in an existing building.</li> </ol>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R15.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. LIZ-P4: Other potentially incompatible activities,</li> <li>b. LIZ-P5: Existing activities,</li> <li>c. LIZ-P6: Role in network of commercial and industrial areas,</li> <li>d. LIZ-P7: Support of centres hierarchy, and</li> <li>e. LIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the Light Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<b>LIZ-R16</b>	<b>Commercial activities not otherwise provided for</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The commercial activity is ancillary to an industrial activity or research activity and no more than 20% of the gross floor area of buildings on the site are used for retailing or otherwise open to customers, or</li> <li>b. The commercial activity has a gross floor area of no more than 200m<sup>2</sup>.</li> </ol>
	<p><b>2. Activity status:</b> Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R16.1, but</li> <li>b. The commercial activity has a gross floor area of no more than 1,000m<sup>2</sup>.</li> </ol>
	<p><b>3. Activity status:</b> Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R16.1 or LIZ-R16.2 is not achieved.</li> </ol>
<b>LIZ-R17</b>	<b>Other activities not otherwise provided for</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to a permitted activity.</li> </ol>
	<p><b>2. Activity status:</b> Discretionary</p> <p>Where</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R17.1.</li> </ol>

<b>LIZ-R18</b>	<b>Residential activities</b>
<p>1. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</li> <li>b. Residential activities and other sensitive activities account for no more than 50% of the gross floor area of all buildings on site.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in: <ul style="list-style-type: none"> <li>a. LIZ-P2: Residential activities and other activities sensitive to industry,</li> <li>b. LIZ-P5: Existing activities, and</li> <li>c. LIZ-P8: Development capacity.</li> </ul> </li> <li>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The co-location benefits of the residential activity with the industrial activity, research activity, or emergency facility which the residential activity is ancillary to.</li> <li>4. The co-location benefits of the residential activity with other activities on the site or elsewhere in the Light Industrial Zone.</li> </ul>	
<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R18.1.</li> </ul>	
<b>LIZ-R19</b>	<b>Activities sensitive to industry, other than residential activities</b>
<p>1. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</li> <li>b. Residential activities and other activities sensitive to industry account for no more than 50% of the gross floor area of all buildings on site.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters in: <ul style="list-style-type: none"> <li>a. LIZ-P2: Residential activities and other activities sensitive to industry,</li> <li>b. LIZ-P5: Existing activities,</li> <li>c. LIZ-P6: Role in network of commercial and industrial areas,</li> <li>d. LIZ-P7: Support of centres hierarchy, and</li> <li>e. LIZ-P8: Development capacity.</li> </ul> </li> <li>2. The urban design matters in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The co-location benefits of the residential activity with the industrial activity, research activity, or emergency facility which the residential activity is ancillary to.</li> <li>4. The co-location benefits of the residential activity with other activities on the site or elsewhere in the Light Industrial Zone.</li> </ul>	
<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R19.1.</li> </ul>	
<b>LIZ-R20</b>	<b>Heavy industrial activities</b>

Commented [SD19]: Minor error

Light Industrial Zone

1. <b>Activity status:</b> Discretionary	
LIZ-R21	<b>Standalone office activities</b>
1. <b>Activity status:</b> Non-complying	
LIZ-R22	<b>Integrated retail activities</b>
1. <b>Activity status:</b> Non-complying	
Notification: Public notification is required for any application under this rule.	

General rules

LIZ-R23	<b>Outdoor storage and work areas</b>
1. <b>Activity status:</b> Permitted	
Where:	
<ul style="list-style-type: none"> <li>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</li> <li>b. Compliance is achieved with LIZ-S5: Landscaping and screening.</li> </ul>	

Commented [NG20]: Z Energy (468.46), The Fuel Companies (471.250)

2. <b>Activity status:</b> Restricted discretionary	
Where:	
<ul style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R23.1.</li> </ul>	
<b>Matters of discretion are restricted to:</b>	
<ul style="list-style-type: none"> <li>1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition LIZ-R23.1 or LIZ-S5: Landscaping and screening but are not.</li> <li>2. The urban design outcomes in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11.</li> <li>3. Any positive effects that can only be achieved through non-compliance with LIZ-R23.1 or LIZ-S5: Landscaping and screening.</li> <li>3-4. <u>Special constraints on achieving LIZ-R23.1, for example topography or traffic safety</u></li> </ul>	

Commented [NG21]: The Fuel Companies (471.250)

LIZ-R24	<b>Servicing</b>
1. <b>Activity status:</b> Permitted	
Where:	
<ul style="list-style-type: none"> <li>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</li> <li>b. The servicing occurs only between 7:00am and 10:00pm.</li> </ul>	
2. <b>Activity status:</b> Restricted discretionary	
Where:	
<ul style="list-style-type: none"> <li>a. Compliance is not achieved with LIZ-R24.1.</li> </ul>	
<b>Matters of discretion are restricted to:</b>	
<ul style="list-style-type: none"> <li>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</li> <li>4-2. <u>The functional needs and operational needs of the activity.</u></li> </ul>	

Commented [NG22]: Z Energy (468.47), The Fuel Companies (471.251)

Notification:  
Public notification is precluded for applications under this rule.

## Standards

LIZ-S1	Height
	<p>1. Buildings and structures must not exceed a maximum height above ground level of:</p> <ol style="list-style-type: none"> <li>The height shown in the Specific Height Control Overlay applying to the site, if any, or</li> <li>In any other case, 22 metres.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Urban design outcomes 2, 3, 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
LIZ-S2	Height in relation to boundary - Adjoining zones
	<p>1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Mixed Use Zone, or Marae Zone.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Urban design outcomes 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
LIZ-S3	Setbacks - Adjoining zones
	<p>1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.</p> <p>2. This standard does not apply to boundary fences of no more than 2m in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Access for repairs and maintenance to buildings and structures on the site.</li> <li>Urban design outcomes 4, 5, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
LIZ-S4	Overlooking - Adjoining zones
	<p>1. Windows in buildings that overlook an adjoining site in a Residential Zone, <del>Rural Zone, Mixed Use Zone, or Marae Zone, or Open Space and Recreation Zone</del>, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>Urban design outcome 4 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.</li> <li>Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
LIZ-S5	Landscaping and screening
	<p>1. <del>For new buildings only,</del> Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay.</p> <p>2. Landscaping is required on a 3 metre buffer on any boundary with an adjoining site in the Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, unless the site is screened with a solid or close-boarded fully opaque fence on the boundary of at least 1.8m in height above ground level.</p>

Commented [SD23]: 393.95 (consequential)

Commented [NG24]: Z Energy (468.42), The Fuel Companies (471.246)

3. Landscaping required by this standard must:
  - a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,
  - b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and
  - 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.

**Matters of discretion if the standard is breached:**

1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the adjoining site, as relevant.
2. Urban design outcomes 1, 2, and 6 in LIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in LIZ-P11.
3. Any positive effects that can only be achieved through non-compliance with the standard.

## GIZ — General Industrial Zone

The General Industrial Zone is the city's main zone for its large contiguous industrial areas, in Gracefield, Moera, Korokoro, Manor Park, Naenae, Petone East, Petone North, Taitā, and Wainuiomata. It also provides a buffer around the core of the Seaview industrial area (which is in the Heavy Industrial Zone) from residential areas in Moera, Petone and Waiwhetū. This zone protects the scarce land dedicated to those industries that need to be separated from sensitive activities.

The General Industrial Zone also provides for a range of other activities that may not be appropriate in non-industrial zones due to their incompatibility with the amenity values of other zones, their less efficient use of land than expected in commercial centres, or co-location benefits with industrial and research activities.

The demand for industrial activities is likely to fluctuate over time. However, retaining industrial land capacity is a long-term interest of the city. Accordingly, while other land uses may be suitable in the zone, this is managed to avoid permanent losses of industrial land capacity, or creating substantial sunk investments in buildings and facilities not suitable for industrial and research activities.

The planned urban environment for the General Industrial Zone is one that meets the operational needs of industrial activities and research activities while still providing a safe, functional, and attractive environment for workers and visitors.

Built development is provided for in the General Industrial Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

- a. The impacts of built development on adjoining sites and public space, including the street, and
- b. Amenity and safety in public spaces.

If a proposed development does not meet one or more development or performance standards 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:

- a. Achieve a high-quality built environment,
- b. Manage the effects of development on neighbouring sites and the street,
- c. Avoid adverse impacts on long-term industrial land capacity,
- d. Avoid reverse sensitivity ~~effects~~, and
- e. Achieve attractive, safe, and comfortable streets and public spaces.

Commented [SD1]: 440.3

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 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.

While this chapter includes the core objectives, policies, and rules that apply to the General Industrial 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.

### Objectives

GIZ-O1	Purpose of the zone
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**General Industrial Zone**

The General Industrial Zone is used primarily to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry.  
 The Zone also provides for other compatible activities that support this role or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or co-location benefits with industrial and research activities.

**GIZ-O2      Activities in the zone**

The General Industrial Zone:

1. Primarily provides for industrial activities and research activities,
2. Provides for emergency service facilities and trade and industrial training activities,
3. Is supported by other activities that:
  - a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
  - b. Do not create unreasonable reverse sensitivity effects that constrains the use of the General Industrial Zone for industrial activities and research activities,
  - c. Do not create unreasonable reverse sensitivity effects that constrains the use of the Heavy Industrial Zone for heavy industrial activities,
  - d. Do not undermine the role of commercial centres, and
  - e. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.
4. Provides for other activities that:
  - a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
  - b. Do not create unreasonable reverse sensitivity effects that constrains the use of the General Industrial Zone for industrial activities and research activities,
  - c. Do not create unreasonable reverse sensitivity effects that constrains the use of the Heavy Industrial Zone for heavy industrial activities,
  - d. Do not undermine the role of commercial centres, and
  - e. One or more of the following:
    - i. Have a functional need or operational need to locate in the General Industrial Zone, or
    - ii. Have significant co-location benefits when located in the area, or
    - iii. Are better located in an Industrial Zone than in any other zone, or
    - iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or
    - v. Are an interim use and do not create obstacles to re-using their site for industrial activities or research activities in future.
5. Is not intended to provide for:
  - a. Residential activities,
  - b. Other activities sensitive to industry, and
  - c. Activities that would be a city-wide or regional destination for significant numbers of visitors.

Commented [SD2]: 374.126

Commented [SD3]: 440.3

Commented [SD4]: 440.3

Commented [SD5]: 440.3

Commented [SD6]: 440.3

**GIZ-O3      Provision of industrial spaces**

The General Industrial Zone provides for a variety of types and sizes of tenancies that respond to industrial business needs and demand.

**GIZ-O4      Planned character and planned urban built environment of the zone**

The built character of the General Industrial Zone balances the functional and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to an industrial part of the urban environment that:

1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,

**General Industrial Zone**

- 2. Is healthy, safe, attractive, and accessible,
- 3. Has good access within the General Industrial 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,
- 4. Is integrated with existing and planned infrastructure, and
- 5. Enhances co-location benefits.

**GIZ-O5 Character — main through routes**

Identified main through routes that pass through the General Industrial Zone are attractive and assist the city's sense of place and identity.

**GIZ-O6 Adverse effects**

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

**Policies**

**GIZ-P1 Enabled activities**

Enable industrial activities, research activities, emergency service facilities, and trade and industrial training activities.

**Commented [SD7]:** 374.127

**GIZ-P2 Residential activities and other activities sensitive to industry**

- Avoid new residential activities and other activities sensitive to industry unless they are:
- 1. Ancillary to and support an industrial activity, research activity, or emergency service facility,
  - 2. Managed so that they do not adversely impact the long-term development capacity of the zone for industrial development, including through managing the design of new buildings, and
  - 3. Managed to minimise reverse sensitivity effects for industry/industrial activities, including existing heavy industry.

**Commented [SD8]:** 374.128

**Commented [SD9]:** 440.3

**Commented [SD10]:** Minor correction

**GIZ-P3 Heavy industrial activities**

- Avoid heavy industrial activities unless they:
- 1. Have an operational need or functional need to operate at the specific site proposed, or
  - 2. Are managed to have no significant adverse effects different in scale or character to those from activities primarily provided for in the zone.

**Commented [SD11]:** 311.11 - Telecommunication Companies, 323.16 - Enviro NZ, 341.3 - Pork Industry Board, 385.17 - NZTA, 404.7 - NZDF, 442.18 - KiwiRail, 468.19 - Z Energy, 471.77 - Fuel Companies, 474.7 - Clarus, 504.10 - Transpower

**Commented [CN12]:** Policy Planning team of Hutt City Council (440.4)

**GIZ-P4 Other potentially incompatible activities**

- Avoid commercial and community activities unless they:
- 1. Are ancillary to ~~a permitted activity~~ an industrial activity, research activity, or emergency service facility and support the purpose of the zone, or
  - 2. Primarily serve the immediate area within the zone, or
  - 3. Have similar adverse effects and requirements to industrial activities that mean they are better located in an Industrial Zone than anywhere else (for example, trade supply retail activities and yard-based retail activities), or
  - 4. Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets), or
  - 5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone.

**Commented [SD13]:** 323.78

When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry/industrial activities, including heavy industry that is an existing activity.

**Commented [SD14]:** Minor correction

**GIZ-P5 Existing activities**

Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone.

**Commented [SD15]:** 311.11 - Telecommunication Companies, 323.16 - Enviro NZ, 341.3 - Pork Industry Board, 385.17 - NZTA, 404.7 - NZDF, 442.18 - KiwiRail, 468.19 - Z Energy, 471.77 - Fuel Companies, 474.7 - Clarus, 504.10 - Transpower

General Industrial Zone

<b>GIZ-P6</b>	<b>Role in network of commercial and industrial areas</b>
Recognise General Industrial areas as providing for commercial activities that can only effectively locate in Industrial areas because of their adverse effects, or co-location benefits with industrial and research activities.	
<b>GIZ-P7</b>	<b>Support of centres hierarchy</b>
Manage the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of commercial centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone.	
<b>GIZ-P8</b>	<b>Development capacity</b>
Protect the long-term capability of the General Industrial Zone to serve the needs of the city for industrial development, and provide for a diversity of industrial and research activities, by managing activities other than industrial activities and research activities to ensure significant development capacity is not permanently lost to other land uses.	
<b>GIZ-P9</b>	<b>Urban design outcomes (by meeting standard or assessment)</b>
<p>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.</p> <p>Where specific existing site constraints (such as topography) 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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> <li>1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, <del>comfort, dignity, and amenity.</del></li> <li>2. The form and scale of development contributes to visual amenity in public space.</li> <li>3. The form and scale of development protects access to sunlight <del>and daylight</del> in well-used streets and public spaces.</li> <li>4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.</li> <li>5. <del>Ensure adequate access to daylight for residential activities on adjacent residential zone sites.</del></li> <li>6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.</li> </ol> <p><b>Note:</b> 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.</p>	
<b>GIZ-P10</b>	<b>Urban design outcomes (other than industrial activities and research activities)</b>
<p>Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.</p> <p>Where specific existing site constraints (such as topography) 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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> <li>1. Create a safe and legible urban environment by: <ol style="list-style-type: none"> <li>a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),</li> </ol> </li> </ol>	

Commented [SD16]: 449.37, 323.82

Commented [SD17]: 449.40

Commented [SD18]: 449.40

General Industrial Zone

- b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
- c. Avoiding wasted space or space of unclear function, and
- d. Integrating other CPTED measures at a scale appropriate for the site.
- 2. Vehicle parking and loading areas, accessways, and garages are designed to support and promote the pedestrian circulation provided for in clause (3) provide for pedestrian safety, comfort, dignity, and amenity.
- 3. There is quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site.
- 4. Ensure that on-site landscaping, if any is proposed, or required by GIZ-S5: Landscaping:
  - a. Retains healthy and mature vegetation, where appropriate.
  - b. Uses planting that is appropriate for the climate and environment within the site, and
  - c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
- 5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
- 6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
- 7. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.

**Note:**

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.

**GIZ-P11 Urban design outcomes (exclusions)**

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:

- a. The protection of scenic views from private property,
- b. The protection of scenic views from any part of a road where pedestrians cannot stop,
- c. The protection of the visibility of commercial signage or advertising,
- d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
- e. Limiting the actual or perceived height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
- f. 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.

**GIZ-P12 Managing adverse effects at zone interfaces**

Manage activities to mitigate adverse effects on other zones by:

- 1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
- 2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

**Rules**

**Note:**

Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the

Commented [SD19]: Urban Edge Planning (449.37), consequential

Commented [SD20]: Urban Edge Planning (449.47)

Commented [SD21]: Urban Edge Planning (449.51)

General Industrial Zone

relevant rules and activity status of an activity are set out in the General Approach chapter.

The rules in the "Land use activities" section are structured so that all activities will fall under at least one rule, but an activity may be covered by multiple rules.

**Buildings and structures**

<b>GIZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is achieved with: <ul style="list-style-type: none"> <li>i. GIZ-S1: Height,</li> <li>ii. GIZ-S2: Height in relation to boundary — Adjoining zones,</li> <li>iii. GIZ-S3: Setbacks — Adjoining zones,</li> <li>iv. GIZ-S4: Overlooking — Adjoining zones, and</li> <li>v. GIZ-S5: Landscaping and screening, and</li> </ul> </li> <li>b. The new buildings, the new structures, <del>the alterations,</del> or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity. <u>This condition does not apply to alterations.</u></li> </ul>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R3.1.</li> </ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>1. The matters of discretion in any standards not met.</li> <li>2. If GIZ-R3.1b is not met, the urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. If GIZ-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 industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.</li> <li>4. If the site adjoins a site in a Residential Zone, Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, or Rural Zone: privacy and visual amenity on the relevant adjoining site.</li> </ul> <p>Notification:</p> <p>Public notification <del>and limited notification are</del> precluded for applications under this rule where the only non-compliances are GIZ-S2, GIZ-S3, and GIZ-S4.</p>

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**Land use activities**

<b>GIZ-R4</b>	<b>Industrial activities, other than heavy industrial activities</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R5</b>	<b>Research activities</b>

General Industrial Zone

	1. <b>Activity status:</b> Permitted
<b>GIZ-R6</b>	<b>Trade and industrial training facilities</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R7</b>	<b>Emergency service facilities</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R8</b>	<b>Motor vehicle servicing activities</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R9</b>	<b>Carparking activities</b>
	1. <b>Activity status:</b> Permitted
<b>GIZ-R10</b>	<b>Grocery stores and supermarkets</b>
	1. <b>Activity status:</b> Permitted  Where: a. The activity has a gross floor area of no more than 200m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with GIZ-R10.1. <b>Matters of discretion are restricted to:</b> 1. The matters in: a. GIZ-P4: Other potentially incompatible activities, b. GIZ-P6: Role in network of commercial and industrial areas, c. GIZ-P7: Support of centres hierarchy, and d. GIZ-P8: Development capacity. 2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions). 3. Co-location benefits from locating in the General Industrial Zone. 4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone. 5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones. 6. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.  <b>Notification:</b> Public notification is precluded for applications under this rule. Limited notification is precluded for applications under this rule except for owners and occupiers of land in the Industrial Zones.
<b>GIZ-R11</b>	<b>Food and beverage activities</b>
	1. <b>Activity status:</b> Permitted  Where: a. The activity has a gross floor area of no more than 200m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary

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General Industrial Zone

<p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R11.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. GIZ-P4: Other potentially incompatible activities,</li> <li>b. GIZ-P6: Role in network of commercial and industrial areas,</li> <li>c. GIZ-P7: Support of centres hierarchy, and</li> <li>d. GIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. Co-location benefits from locating in the General Industrial Zone.</li> <li>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</li> <li>5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule. Limited notification is precluded for applications under this rule except for owners and occupiers of land in the Industrial Zones.</p>
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<b>GIZ-R12</b>	<b>Service stations, including ancillary retail activities</b>
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<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The ancillary retail activities have a gross floor area of no more than 200m<sup>2</sup>.</li> </ol>
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<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R12.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. GIZ-P4: Other potentially incompatible activities,</li> <li>b. GIZ-P6: Role in network of commercial and industrial areas,</li> <li>c. GIZ-P7: Support of centres hierarchy, and</li> <li>d. GIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. Co-location benefits from locating in the General Industrial Zone, but only as they relate to ancillary retail activities.</li> <li>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone, but only as they relate to ancillary retail activities.</li> <li>5. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
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<b>GIZ-R13</b>	<del>Commercial recreation activities</del> <b>Recreation activities (including commercial recreation activities)</b>
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<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> </ol>
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<p>b. The activity takes place outside, or within an existing building, or a combination of both.</p>
<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R13.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. GIZ-P4: Other potentially incompatible activities,</li> <li>b. GIZ-P6: Role in network of commercial and industrial areas,</li> <li>c. GIZ-P7: Support of centres hierarchy, and</li> <li>d. GIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the General Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<p><b>GIZ-R14</b>      <b>Yard-based retailing</b></p>
<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to an industrial activity, or</li> <li>b. The indoor part of the activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> <li>c. The indoor part of the activity takes place in an existing building.</li> </ol>
<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R14.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. GIZ-P4: Other potentially incompatible activities,</li> <li>b. GIZ-P6: Role in network of commercial and industrial areas,</li> <li>c. GIZ-P7: Support of centres hierarchy, and</li> <li>d. GIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the General Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<p><b>GIZ-R15</b>      <b>Trade supply retail activities</b></p>
<p><b>1. Activity status:</b> Permitted</p>

General Industrial Zone

	<p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to an industrial activity, or</li> <li>b. The indoor part of the activity has a gross floor area of no more than 200m<sup>2</sup>, or</li> <li>c. The indoor part of the activity takes place in an existing building.</li> </ol>
	<p><b>2. Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R15.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The matters in:             <ol style="list-style-type: none"> <li>a. GIZ-P4: Other potentially incompatible activities,</li> <li>b. GIZ-P6: Role in network of commercial and industrial areas,</li> <li>c. GIZ-P7: Support of centres hierarchy, and</li> <li>d. GIZ-P8: Development capacity.</li> </ol> </li> <li>2. The urban design matters in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11: Urban design outcomes (exclusions).</li> <li>3. The compatibility of the activity with the purpose and character of the General Industrial Zone as compared to with the purpose and character of Commercial and Mixed Use Zones.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for industrial activity in the future.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
<b>GIZ-R16</b>	<b>Commercial activities not otherwise provided for</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The commercial activity is ancillary to an industrial activity or research activity and no more than 20% of the gross floor area of buildings on the site are used for retailing or otherwise open to customers, or</li> <li>b. The commercial activity:             <ol style="list-style-type: none"> <li>i. Has a gross floor area of no more than 100m<sup>2</sup>, and</li> <li>ii. Is not a drive-through activity.</li> </ol> </li> </ol>
	<p><b>2. Activity status:</b> Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R16.1, but</li> <li>b. The commercial activity has a gross floor area of no more than 500m<sup>2</sup>.</li> </ol>
	<p><b>3. Activity status:</b> Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is not achieved with GIZ-R16.1 or GIZ-R16.2.</li> </ol>
<b>GIZ-R17</b>	<b>Other activities not otherwise provided for</b>
	<p><b>1. Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The activity is ancillary to a permitted activity.</li> </ol>
	<p><b>2. Activity status:</b> Discretionary</p>

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	Where: a. Compliance is not achieved with GIZ-R17.1.
<b>GIZ-R18</b>	<b>Heavy industrial activities</b>
	1. <b>Activity status:</b> Discretionary
<b>GIZ-R19</b>	<b>Residential activities</b>
	1. <b>Activity status:</b> Discretionary  Where: a. There is no more than 1 residential unit on the site, and b. The residential unit is ancillary to an industrial activity, research activity, or emergency facility.
	2. <b>Activity status:</b> Non-complying  Where: a. Compliance is not achieved with GIZ-R19.1. <b>Notification:</b> Public notification is required for any application under this rule.
<b>GIZ-R20</b>	<b>Activities sensitive to industry, other than residential activities</b>
	1. <b>Activity status:</b> Discretionary  Where: a. The activity is ancillary to an industrial activity, research activity, or emergency facility.
	2. <b>Activity status:</b> Non-complying  Where: a. Compliance is not achieved with GIZ-R20.1. <b>Notification:</b> Public notification is required for any application under this rule.
<b>GIZ-R21</b>	<b>Standalone office activities</b>
	1. <b>Activity status:</b> Non-complying
<b>GIZ-R22</b>	<b>Integrated retail activities</b>
	1. <b>Activity status:</b> Non-complying  <b>Notification:</b> Public notification is required for any application under this rule.

General rules

<b>GIZ-R23</b>	<b>Outdoor storage and work areas</b>
	1. <b>Activity status:</b> Permitted  Where: a. The outdoor storage and work areas are screened from <a href="#">level view of</a> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and

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General Industrial Zone

	<p>b. Compliance is achieved with GIZ-S5: Landscaping.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R23.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition GIZ-R23.1 or GIZ-S5: Landscaping but are not.</li> <li>2. The urban design outcomes in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11.</li> <li>3. Any positive effects that can only be achieved through non-compliance with GIZ-R23.1 or GIZ-S5: Landscaping.</li> <li>3-4. <u>Special constraints on achieving GIZ-R23.1, for example topography or traffic safety.</u></li> </ol>
<b>GIZ-R24</b>	<b>Servicing</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with GIZ-R24.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The night-time amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> </ol> <p><b>Notification:</b></p> <p>Public notification is precluded for applications under this rule.</p>

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Standards

<b>GIZ-S1</b>	<b>Height</b>
	<p>1. Buildings and structures must not exceed a maximum height above ground level of 22m.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 4, 5, and 6 in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11.</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
<b>GIZ-S2</b>	<b>Height in relation to boundary - Adjoining zones</b>
	<p>1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Mixed Use Zone, or Marae Zone.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 4, 5, and 6 in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11.</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>

General Industrial Zone

GIZ-S3	Setbacks - Adjoining zones
<p>1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.</p> <p>2. This standard does not apply to boundary fences of no more than 2m in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Access for repairs and maintenance to buildings and structures on the site.</p> <p>2. Urban design outcomes 4, 5, and 6 in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11.</p> <p>3. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
GIZ-S4	Overlooking - Adjoining zones
<p>1. Windows in buildings that overlook an adjoining site in a Residential Zone, <del>Rural Zone, Mixed Use Zone, or Marae Zone, or Open Space and Recreation Zone</del>, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Urban design outcome 4 in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11.</p> <p>2. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
GIZ-S5	Landscaping and screening
<p>1. <del>For new buildings only, landscaping is</del> required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay.</p> <p>2. Landscaping is required on a 3 metre buffer on any boundary with an adjoining site in the Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, unless the site is screened with a solid or close-boarded fully opaque fence on the boundary of at least 1.8m in height above ground level.</p> <p>3. Landscaping required by this standard must:</p> <ol style="list-style-type: none"> <li>Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,</li> <li>Include at least one tree per 15 metres of frontage or boundary (as relevant), and</li> <li>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.</li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <p>1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the adjoining site, as relevant.</p> <p>2. Urban design outcomes 1, 2, and 6 in GIZ-P9: Urban design outcomes (by meeting standard or assessment), and the exclusions in GIZ-P11.</p> <p>3. Any positive effects that can only be achieved through non-compliance with the standard.</p>	

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## HIZ — Heavy Industrial Zone

The Heavy Industrial Zone covers the core of the long-established industrial area in Seaview, and provides an environment dedicated to industrial activities and other compatible activities. This includes being a dedicated area that allows for industrial activities with potentially significant adverse effects on sensitive activities, such as noise, light spill, odour, visual impacts, and elevated risks to health and safety. Dedicating this area means these industrial activities can locate in an environment where they will minimise the number of people exposed to those effects.

The Heavy Industrial Zone is also largely surrounded by the coastal marine area and the General Industrial Zone, which provides a further buffer from most sensitive activities. However, Owhiti Urupā (in the Open Space Zone) and Kokiri Marae (in the Marae Zone), and an area in the residential zones in Point Howard are next to the Heavy Industrial Zone. Managing effects on these non-industrial areas is an important consideration when planning and undertaking land use and development in the zone.

The demand for industrial activities is likely to fluctuate over time. However, retaining industrial land capacity is a long-term interest of the city. Accordingly, while other land uses may be suitable in the zone, this is managed to avoid permanent losses of industrial land capacity, or creating substantial sunk investments in buildings and facilities not suitable for industrial and research activities.

The planned urban environment for the Heavy Industrial Zone is one that meets the operational needs of industrial activities and research activities while still providing a safe, functional, and attractive environment for workers and visitors.

Built development is provided for in the Heavy Industrial Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

- a. The impacts of built development on adjoining sites and public space, including the street, and
- b. Amenity and safety in public spaces.

If a proposed development does not meet one or more development or performance standards 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:

- a. Achieve a high-quality built environment,
- b. Manage the effects of development on neighbouring sites and the street,
- c. Avoid adverse impacts on long-term industrial land capacity,
- d. ~~Avoid reverse sensitivity effects,~~ and
- e. Achieve attractive, safe, and comfortable streets and public spaces.

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Developments that require resource consent will be assessed against the policy framework set out by the relevant zone and overlay chapters. The resource consent process enables the design and layout of 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.

While this chapter includes the core objectives, policies, and rules that apply to the Heavy Industrial 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.

## Objectives

<b>HIZ-O1</b>	<b>Purpose of the zone</b>
The Heavy Industrial Zone is dedicated to meeting the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects need to be separated from residential activities and other activities sensitive to industry. The Heavy Industrial Zone is recognised for its regionally significant role in providing for heavy industry.	
<b>HIZ-O2</b>	<b>Activities in the zone</b>
<p>The Heavy Industrial Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for industrial activities and research activities,</li> <li>2. Is supported by other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Support the industrial activities and research activities in the zone, including the needs of workers at those activities, and</li> <li>c. Do not create unreasonable reverse sensitivity effects that constrains the use of the Heavy Industrial Zone for heavy industrial activities, and</li> </ol> </li> <li>3. Provides for other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Have a functional or operational need to locate in the Heavy Industrial Zone, and</li> <li>c. Do not create unreasonable reverse sensitivity effects that constrains the use of the Heavy Industrial Zone for heavy industrial activities.</li> </ol> </li> </ol>	
<b>HIZ-O3</b>	<b>Provision of industrial spaces</b>
The Heavy Industrial Zone provides for a variety of types and sizes of tenancies that respond to industrial business needs and demand.	
<b>HIZ-O4</b>	<b>Planned character and planned urban built environment of the zone</b>
<p>The built character of the Heavy Industrial Zone balances the functional and operational needs of the primary activities in the zone, and the needs of visitors and employees, by contributing to an industrial part of the urban environment that:</p> <ol style="list-style-type: none"> <li>1. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,</li> <li>2. Is healthy, safe, attractive, and accessible,</li> <li>3. Has good access within the Heavy Industrial Zone, to and from surrounding neighbourhoods, and to and other industrial and commercial areas, through active and public transport modes, providing for well-connected and low emission communities,</li> <li>4. Is integrated with existing and planned infrastructure, and</li> <li>5. Enhances co-location benefits.</li> </ol>	
<b>HIZ-O5</b>	<b>Planned character — main through routes</b>
Identified main through routes that pass through the Heavy Industrial Zone are attractive and assist the city's sense of place and identity.	
<b>HIZ-O6</b>	<b>Adverse effects</b>
Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.	

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## Policies

<b>HIZ-P1</b>	<b>Enabled activities</b>
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**Heavy Industrial Zone**

Enable industrial activities and research activities.	
<b>HIZ-P2</b>	<b>Residential activities and other activities sensitive to industry</b>
Do not allow residential activities and other activities sensitive to industry unless: <ol style="list-style-type: none"> <li>1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional or operational need to be located in the Heavy Industrial Zone, and</li> <li>2. They are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.</li> </ol>	
<b>HIZ-P3</b>	<b>Other incompatible or potentially incompatible activities</b>
Avoid activities other than industrial activities or research activities unless they: <ol style="list-style-type: none"> <li>1. Are ancillary to an industrial or research activity and support the purpose of the zone, or</li> <li>2. Primarily serve the immediate area within the zone and support industrial activities or research activities (including by providing services useful for workers and visitors), or</li> <li>3. Have similar effects and requirements to industrial activities, or</li> <li>4. Have significant co-location benefits with existing industrial activities or research activities in the Heavy Industrial Zone, or</li> <li>5. Have a functional need or operational need to locate in the Heavy Industrial Zone.</li> </ol> When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.	
<b>HIZ-P4</b>	<b>Existing activities</b>
Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone.	
<b>HIZ-P5</b>	<b>Role in network of commercial and industrial areas</b>
<u>Recognise special circumstances where land uses may not be suitable in any other zone but are compatible with the intended purpose and character of the Heavy Industrial Zone.</u>	
<b>HIZ-P6</b>	<b>Support of centres hierarchy</b>
Manage the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and co-location benefits of centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone.	
<b>HIZ-P7</b>	<b>Development capacity</b>
Protect the long-term capability of the Heavy Industrial Zone to serve the needs of the region for industrial activities with potentially significant adverse effects, and the needs of the city for industrial development, by managing activities other than industrial and research activities to ensure significant development capacity is not permanently lost to other land uses.	
<b>HIZ-P8</b>	<b>Urban design outcomes (by meeting standard or assessment)</b>
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. Where specific existing site constraints (such as topography) 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. The outcomes are: <ol style="list-style-type: none"> <li>1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, <u>comfort, dignity, and amenity.</u></li> <li>2. The form and scale of development contributes to visual amenity in public space.</li> <li>3. The form and scale of development protects access to sunlight <u>and daylight</u> in well-used streets and public spaces.</li> </ol>	

Commented [SD4]: 323.104, 468.72, 471.279

Commented [SD5]: Consequential

Commented [SD6]: 449.44

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4. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.
5. ~~Ensure adequate access to daylight for residential activities on adjacent residential zone sites.~~
6. Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.

Commented [SD7]: 449.44

**Note:**

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.

**HIZ-P9 Urban design outcomes (other than industrial activities and research activities)**

Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent.

Where specific existing site constraints (such as topography) 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.

The outcomes are:

1. Create a safe and legible urban environment by:
  - a. Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),
  - b. Appropriately designing, demarcating, and lighting public, communal, and private spaces,
  - c. Avoiding wasted space or space of unclear function, and
  - d. Integrating other CPTED measures at a scale appropriate for the site.
2. Vehicle parking and loading areas, accessways, and garages are designed to ~~provide for pedestrian safety, comfort, dignity, and amenity~~ support and promote the pedestrian circulation provided for in clause (3).
3. There is quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site.
4. Ensure that on-site landscaping, if any is proposed, or required by HIZ-S7: Landscaping:
  - a. Retains healthy and mature vegetation, where appropriate,
  - b. Uses planting that is appropriate for the climate and environment within the site, and
  - c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.
7. Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.

Commented [SD8]: Urban Edge Planning (449.38), consequential

Commented [SD9]: Urban Edge Planning (449.48)

**Note:**

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.

**HIZ-P10 Urban design outcomes (exclusions)**

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:

- a. The protection of scenic views from private property,
- b. The protection of scenic views from any part of a road where pedestrians cannot stop,
- c. The protection of the visibility of commercial signage or advertising,

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- d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,
- e. Limiting the actual or perceived height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and
- f. 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.

Commented [SD10]: Urban Edge Planning (449.51)

<b>HIZ-P11</b>	<b>Managing adverse effects at zone interfaces</b>
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Manage activities to mitigate adverse effects on other zones by:

1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and
2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.

**Rules**

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status for an activity are set out in the General Approach chapter.

The rules in the "Land use activities" section are structured so that all activities will fall under at least one rule, but an activity may be covered by multiple rules.

**Buildings and structures**

<b>HIZ-R1</b>	<b>Repair and maintenance of buildings and structures</b>
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1. <b>Activity status:</b> Permitted
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<b>HIZ-R2</b>	<b>Demolition or removal of buildings and structures</b>
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1. <b>Activity status:</b> Permitted
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<b>HIZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
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<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. Compliance is achieved with:             <ol style="list-style-type: none"> <li>i. HIZ-S1: Height,</li> <li>ii. HIZ-S2: Height in relation to boundary - Adjoining zones,</li> <li>iii. HIZ-S3: Height in relation to boundary - Owhiti Urupā,</li> <li>iv. HIZ-S4: Setbacks - Adjoining zones,</li> <li>v. HIZ-S5: Setbacks - Owhiti Urupā,</li> <li>vi. HIZ-S6: Overlooking - Adjoining zones, and</li> <li>vii. HIZ-S7: Landscaping - Main through routes,</li> </ol> </li> <li>b. The new building, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and</li> <li>c. <u>Either if the site is adjacent to a site in the Marae Zone, Mixed Use Zone, an Open Space and Recreation Zone, a Residential Zone, or a Rural Zone, then the new buildings, additions, and alterations are all screened from that adjacent site by existing buildings and structures.;</u></li> </ol>
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- ~~d. The site is not adjacent to a site in the Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, Residential Zone, or Rural Zone, or~~  
~~e-c. The new buildings, additions, and alterations are all screened from that adjacent site by existing buildings and structures.~~

Commented [SD11]: 471.285

**2. Activity status:** Restricted discretionary

Where:

- a. Compliance is not achieved with HIZ-R3.1.

**Matters of discretion are restricted to:**

1. The matters of discretion in any standards not met.
2. If HIZ-R3.1.b is not met, the urban design matters in HIZ-P9: Urban design outcomes (other than industrial activities and research activities).
3. If HIZ-R3.1.b 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 industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.
4. If HIZ-R3.1.c is not met, privacy and visual amenity on the relevant adjoining site.

**Notification:**

Public notification is precluded for applications under this rule where HIZ-R3.1.a is met.

Limited notification is precluded for applications under this rule where HIZ-R3.1.a and HIZ-R3.1.c are met.

**Land use activities**

<b>HIZ-R4</b>	<b>Industrial activities, other than heavy industrial activities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R5</b>	<b>Research activities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R6</b>	<b>Trade and industrial training facilities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R7</b>	<b>Emergency <u>service</u> facilities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R8</b>	<b>Motor vehicle servicing activities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R9</b>	<b>Carparking activities</b>
	1. <b>Activity status:</b> Permitted
<b>HIZ-R10</b>	<b>Grocery stores and supermarkets</b>
	1. <b>Activity status:</b> Permitted
	Where:
	a. The activity has a gross floor area of no more than 100m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary

Commented [SD12]: 374.132

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	<p>Where:</p> <ul style="list-style-type: none"><li>a. Compliance is not achieved with HIZ-R10.1, but</li><li>b. The activity has a gross floor area of no more than 200m<sup>2</sup>, and</li><li>c. The activity is not a drive through activity.</li></ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"><li>1. The test for activities in HIZ-P3.</li></ul> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
	<p>3. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. Compliance is not achieved with HIZ-R10.1 or HIZ-R10.2.</li></ul>
<b>HIZ-R11</b>	<b>Food and beverage activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. The activity has a gross floor area of no more than 100m<sup>2</sup>, and</li><li>b. The activity is not a drive-through activity.</li></ul>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. Compliance is not achieved with HIZ-R11.1.a, but</li><li>b. The commercial activity has a gross floor area of no more than 200m<sup>2</sup>, and</li><li>c. The commercial activity is not a drive through activity.</li></ul> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"><li>1. The test for activities in HIZ-P3.</li></ul> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>
	<p>3. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. Compliance is not achieved with HIZ-R11.1 or HIZ-R11.2.</li></ul>
<b>HIZ-R12</b>	<b>Service stations, including ancillary retail</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. The ancillary retail has a gross floor area of no more than 100m<sup>2</sup>.</li></ul>
	<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"><li>a. Compliance is not achieved with HIZ-R12.1.</li></ul>
<b>HIZ-R13</b>	<b>Yard-based retailing activities</b>
	<p>1. <b>Activity status:</b> Permitted</p>

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	<p>Where:</p> <p>a. The activity is ancillary to an industrial activity.</p>
	<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R13.1.</p>
<b>HIZ-R14</b>	<b>Trade supply retail activities</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The activity is ancillary to an industrial activity.</p>
	<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R14.1.</p>
<b>HIZ-R15</b>	<b>Commercial activities not otherwise provided for</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The commercial activity is ancillary to an industrial activity or research activity and no more than 10% of the gross floor area of buildings on the site are used for retailing or otherwise open to customers, and</p> <p>b. The commercial activity has a gross floor area of no more than 100m<sup>2</sup>.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R15.1, but</p> <p>b. The commercial activity has a gross floor area of no more than 200m<sup>2</sup>, and</p> <p>c. The commercial activity is not a drive through activity.</p> <p><b>Matters of discretion are restricted to:</b></p> <p>1. The matters in HIZ-P3.</p> <p><b>Notification:</b></p> <p>Public notification is precluded for applications under this rule.</p>
	<p>3. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R15.1.</p>
<b>HIZ-R16</b>	<b>Other activities not otherwise provided for</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <p>a. The activity is ancillary to a permitted activity.</p>
	<p>2. <b>Activity status:</b> Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R16.1.</p>
<b>HIZ-R17</b>	<b>Heavy industrial activities</b>

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<p>1. <b>Activity status:</b> Restricted discretionary</p> <p><b>Matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. Amenity values outside the Industrial Zones.</li> <li>b. Health and safety beyond the site.</li> <li>c. The management of dust and odour.</li> </ul>
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<b>HIZ-R18</b>	<b>Commercial recreation activities</b>
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<p>1. <b>Activity status:</b> Discretionary</p>
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<b>HIZ-R19</b>	<b>Early childhood education activities</b>
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<p>1. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The early childhood education activity is ancillary to an industrial activity, research activity, or emergency facility.</li> </ul>
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<p>2. <b>Activity status:</b> Prohibited</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HIZ-R19.1.</li> </ul>
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<b>HIZ-R20</b>	<b>Residential activities</b>
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<p>1. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. There is no more than 1 residential unit on the site, and</li> <li>b. The residential activity is ancillary to an industrial activity, research activity, or emergency facility.</li> </ul>
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<p>1. <b>Activity status:</b> Prohibited</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HIZ-R20.1.</li> </ul>
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<b>HIZ-R21</b>	<b>Activities sensitive to industry, other than residential activities</b>
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<p>1. <b>Activity status:</b> Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The sensitive activity is ancillary to an industrial activity, research activity, or emergency facility.</li> </ul>
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<p>2. <b>Activity status:</b> Prohibited</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. Compliance is not achieved with HIZ-R21.1.</li> </ul>
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**General rules**

<b>HIZ-R22</b>	<b>Outdoor storage and work areas</b>
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<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> <li>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level, and</li> </ul>
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Commented [SD13]: 468.83, 471.294

Heavy Industrial Zone

	<p>b. Compliance is achieved with HIZ-S7: Landscaping.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R22.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition HIZ-R22.1 or HIZ-S7: Landscaping but are not.</li> <li>2. The urban design outcomes in HIZ-P9: Urban design outcomes (other than industrial activities and research activities).</li> <li>3. Any positive effects that can only be achieved through non-compliance with HIZ-R21.1 or HIZ-S7: Landscaping.</li> <li>3-4. <u>Special constraints on achieving HIZ-R22.1, for example topography or traffic safety.</u></li> </ol>
<b>HIZ-R23</b>	<b>Servicing</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, or</li> <li>b. The servicing occurs only between 7:00am and 10:00pm.</li> </ol>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with HIZ-R23.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The night-time amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, and the Marae Zone.</li> </ol> <p><b>Notification:</b></p> <p>Public notification is precluded for applications under this rule.</p>

Commented [SD14]: 468.83, 471.294

Standards

<b>HIZ-S1</b>	<b>Height</b>
	<p>1. Buildings and structures must not exceed a maximum height above ground level of 22m.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
<b>HIZ-S2</b>	<b>Height in relation to boundary - Adjoining zones</b>
	<p>1. Buildings and structures must meet the height in relation to boundary standard of the adjoining zone on any boundary with a site in a Residential Zone, Rural Zone, Mixed Use Zone, or Marae Zone.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>

Heavy Industrial Zone

<b>HIZ-S3</b>	<b>Height in relation to boundary - Owhiti Urupā</b>
<p>1. Buildings and structures must not project above a 45° recession plane measured from a point 2.5 metres vertically above ground level along any boundary with the Owhiti Urupā.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 4, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>2. Visual amenity from the Owhiti Urupā.</li> <li>3. Privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā.</li> <li>4. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.</li> <li>5. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>HIZ-S4</b>	<b>Setbacks - Adjoining zones</b>
<p>1. Buildings and structures must be set back 5 metres from any boundary with an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.</p> <p>2. This standard does not apply to boundary fences of no more than 2 metres in height.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Access for repairs and maintenance to buildings and structures on the site,</li> <li>2. Urban design outcomes 4, 5, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>3. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>HIZ-S5</b>	<b>Setbacks - Owhiti Urupā</b>
<p>1. Buildings and structures must be set back 10m from any boundary with the Owhiti Urupā.</p> <p>2. This standard does not apply to boundary fences of no more than 2m in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 4, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>2. Visual amenity from the Owhiti Urupā.</li> <li>3. Privacy, visual dominance, and noise impacts on the tikanga, cultural safety, and dignity of activities that occur at the urupā.</li> <li>4. The outcomes of any engagement undertaken with tangata whenua responsible for the urupā, relevant to the effects of the standard not met.</li> <li>5. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>HIZ-S6</b>	<b>Overlooking - Adjoining zones</b>
<p>1. Windows in buildings that overlook an adjoining site in a Residential Zone, <del>Rural Zone, Mixed Use Zone, or Marae Zone, or Open Space and Recreation Zone,</del> where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcome 4 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>HIZ-S7</b>	<b>Landscaping</b>
<p>1. <del>For new buildings only, l</del>andscaping is required on:</p> <ol style="list-style-type: none"> <li>a. The front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay, and</li> <li>b. A 3 metre buffer on any boundary with an adjoining site in the Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone.</li> </ol>	

Commented [SD15]: 393.95 (consequential)

Commented [SD16]: 468.81

2. This required landscaping must:
  - a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,
  - b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and
  - 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.

**Matters of discretion if the standard is breached:**

1. Visual amenity from the road subject to the Industrial Main Through Route Frontage Overlay or the adjoining site, as relevant.
2. Urban design outcomes 1, 2, and 6 in HIZ-P8: Urban design outcomes (by meeting standard or assessment).
3. Any positive effects that can only be achieved through non-compliance with the standard.

## SMZ — Seaview Marina Zone

The purpose of the Seaview Marina Zone is to enable the continued operation of the Marina, and a compatible range of other activities **and development** 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.

**Commented [SD1]:** 343.5 - Seaview Marina Ltd

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 **or mitigate** unreasonable reverse sensitivity **effects-issues** on the Heavy Industrial Zone.

**Commented [SD2]:** 343.5 - Seaview Marina Ltd

**Commented [SD3]:** 440.3 - Policy Planning Team

Built development is provided for in the Seaview Marina Zone through a range of permitted activities and development standards that, with some exceptions, permit buildings designed for permitted land uses. Development standards also address:

- a. The impacts of built development on adjoining sites and public space, including the street, and
- b. Amenity and safety in public spaces.

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:

- a. Achieve a high-quality built environment,
- b. Manage the effects of development on neighbouring sites and the street,
- c. Avoid **or mitigate unreasonable** reverse sensitivity **effects**, and
- d. Achieve attractive, safe, and comfortable streets and public spaces.

**Commented [SD4]:** 343.5 - Seaview Marina Ltd, minor correction

**Commented [SD5]:** 440.3 - Policy Planning Team

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 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.

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.

### Objectives

SMZ-O1	Purpose of the zone
	<p>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:</p> <ol style="list-style-type: none"> <li>1. Do not undermine the purpose of the Local Centre Zone, Metropolitan Centre Zone, or City Centre Zone, and</li> <li>2. Do not present significant reverse sensitivity <b>effects-issues</b> on industrial activities, including heavy industrial activities, in the Heavy Industrial Zone and General Industrial Zone.</li> </ol>
SMZ-O2	Activities in the zone

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## Seaview Marina Zone

The Seaview Marina Zone:

1. Primarily provides for marina activities,
2. Provides for other activities provided for in industrial zones, such as industrial activities, research activities, emergency service facilities and trade and industrial training activities,
3. Is supported by other activities that:
  - a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,
  - b. Do not undermine the role of commercial centres, and
  - c. Do not create unreasonable or excessive reverse sensitivity issues for industry industrial activities in the Heavy Industrial Zone, and
4. Is not intended to provide for:
  - a. Standalone residential activities that do not support an industrial activity, research activity, or emergency service facility, or
  - b. Activities (other than marina activities) that would be a city-wide or regional destination for significant numbers of visitors, or
  - c. Heavy industrial activities.

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### SMZ-O3 Provision of activity spaces

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.

### SMZ-O4 Planned character and planned urban built environment of the zone

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:

1. Appropriately balances its industrial, open space, and coastal marine area surroundings,
2. Positively contributes to the Seaview Marina, which is a public place and destination in its own right,
3. Comprises buildings and spaces surrounding buildings, sites, streets, and neighbourhoods that are designed to achieve the desired urban design outcomes for the zone,
4. Has an urban built environment that is characterised by flexibility of building densities and forms,
5. Is healthy, safe, attractive, and accessible,
6. 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,
7. Is integrated with existing and planned infrastructure, and
8. Enhances co-location benefits.

### SMZ-O5 Character — Main through routes

~~Identified main through routes that pass through the Seaview Marina Zone are attractive and assist the city's sense of place and identity.~~

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### SMZ-O6 Adverse effects

Adverse effects of activities and development are effectively managed within the zone, and at interfaces with other zones.

## Policies

### SMZ-P1 Enabled activities

Enable:

1. Marina activities,
2. Activities that support marina activities,

**Seaview Marina Zone**

3. Industrial activities,  
 4. Research activities,  
 5. Emergency facilities,  
 6. Trade and industrial training facilities, and  
 7. Commercial activities that do not undermine the purpose, vitality, vibrancy, and co-location benefits of the City Centre, Metropolitan Centre, and Local Centre Zones,  
 while managing the reverse sensitivity effects-issues of those on existing and potential activities in the General Industrial Zone and Heavy Industrial Zone.

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**SMZ-P2 Residential activities and sensitive activities not related to the Seaview Marina**

~~Avoid residential activities and other new sensitive activities not associated with the Seaview Marina unless they are:~~  
~~1. Ancillary to and support an industrial activity, research activity, or emergency facility,~~  
~~2. 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~~  
~~3.1. Managed to minimise reverse sensitivity effects for industry, including existing and enabled heavy industry.~~

**SMZ-P3 Residential activities and sensitive activities related to the Seaview Marina**

~~Avoid:~~  
~~1. Residential activities and other new sensitive activities associated with the Seaview Marina, and~~  
~~2. Activities that primarily support or are ancillary to residential activities or other sensitive activities in the coastal marine area,~~  
~~unless they are:~~  
~~3. 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~~  
~~4.3. Managed to avoid significant reverse sensitivity effects for industry, including existing and enabled heavy industry.~~

**SMZ-P2 Residential activities and sensitive activities**

Only allow for residential activities and other sensitive activities, and activities that primarily support or are ancillary to residential activities or other sensitive activities in the coastal marine area, where:  
1. They are ancillary to and support a marina activity, an industrial activity, a research activity, or an emergency service facility,  
2. They do not adversely impact the long-term development capacity of the Seaview Marina Zone for marina development, including through managing the design of new buildings, and  
3. They are managed to minimise reverse sensitivity issues for industry, including existing and enabled heavy industrial activities.

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**SMZ-P4 Role in network of commercial and industrial areas**

Manage the location and scale of commercial activities which could result in cumulative adverse effects on:  
 1. The viability, vibrancy, and co-location benefits of the City Centre, Metropolitan Centre, and Local Centre Zones, and  
 2. The function of the transport network, particularly the ability of the public transport and active transport network to efficiently serve destinations.

Seaview Marina Zone

<b>SMZ-P5</b>	<b>Reverse sensitivity</b>
Avoid any other activities that present significant and inadequately managed reverse sensitivity issues for industry, including existing and enabled heavy <del>industry</del> industrial activities.	
<b>SMZ-P6</b>	<b>Existing activities</b>
Provide for the ongoing operation of existing activities while managing their development to support the intended purpose and character of the zone.	
<b>SMZ-P7</b>	<b>Development capacity</b>
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.	
<b>SMZ-P8</b>	<b>Urban design outcomes (by meeting standard or assessment)</b>
<p>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.</p> <p>Where specific existing site constraints (such as topography) 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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> <li><del>Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, comfort, dignity, and amenity.</del></li> <li>The form and scale of development contributes to visual amenity in public space.</li> <li>The form and scale of development protects access to sunlight <del>and daylight</del> in well-used streets and public spaces.</li> <li>Ensure adequate privacy for activities sensitive to privacy intrusion, on the site and on adjacent sites.</li> <li><del>Ensure adequate access to daylight for residential activities on adjacent residential zone sites.</del></li> <li>Ensure adequate access to sunlight for existing outdoor living spaces on adjacent residential zone sites, and public open space.</li> </ol> <p><b>Note:</b> 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.</p>	
<b>SMZ-P9</b>	<b>Urban design outcomes (other than small-scale primary activities in the zone)</b>
<p>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.</p> <p>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.</p> <p>The outcomes are:</p> <ol style="list-style-type: none"> <li>Create a safe and legible urban environment by: <ol style="list-style-type: none"> <li>Providing easily visible, accessible, and sheltered main entrances to buildings (other than accessory buildings),</li> <li>Appropriately designing, demarcating, and lighting public, communal, and private spaces,</li> <li>Avoiding wasted space or space of unclear function, and</li> <li>Integrating other CPTED measures at a scale appropriate for the site.</li> </ol> </li> <li><del>Vehicle parking and loading areas, accessways, and garages are designed to provide for</del></li> </ol>	

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Commented [SD14]: 449.46 - Urban Edge Planning

~~pedestrian safety, comfort, dignity, and amenity~~ support and promote the pedestrian circulation provided for in clause (3).

3. There is quality, legible, safe, convenient, and efficient circulation for pedestrians accessing the site and people within the site.
4. Ensure that on-site landscaping, if any is proposed, or required by SMZ-S5: Landscaping and screening:
  - a. Retains healthy and mature vegetation, where appropriate.
  - b. Uses planting that is appropriate for the climate and environment within the site, and
  - c. Provides one or more of functional, aesthetic, stormwater management, ecological, or urban heat mitigation benefits.
5. Public and communal outdoor spaces are designed and landscaped to be comfortable for users in different climatic conditions.
6. Ensure adequate privacy and access to daylight for residential activities on the site.
7. Ensure residential units have access to adequate outlook.

**Note:**  
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.

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SMZ-P10	Urban design outcomes (exclusions)
<p>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:</p> <ol style="list-style-type: none"> <li>a. The protection of scenic views from private property,</li> <li>b. The protection of scenic views from any part of a road where pedestrians cannot stop,</li> <li>c. The protection of the visibility of commercial signage or advertising,</li> <li>d. The protection of sunlight access to solar panels, where the height standard is met, even if other standards are not met,</li> <li>e. Limiting the <u>actual or perceived</u> height, scale, or density of developments where the height, setback, site coverage, height in relation to boundary, and density standards are met, and</li> <li>f. <u>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.</u></li> </ol>	

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SMZ-P11	Managing adverse effects at zone interfaces
<p>Manage activities to mitigate adverse effects on other zones by:</p> <ol style="list-style-type: none"> <li>1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones, Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and</li> <li>2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones, Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</li> </ol>	

## Rules

**Note:**  
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

### Buildings and structures

SMZ-R1	Repair and maintenance of buildings and structures
	1. <b>Activity status:</b> Permitted
SMZ-R2	Demolition or removal of buildings and structures

1. <b>Activity status:</b> Permitted	
<b>SMZ-R3</b>	<b>Construction of new buildings and structures and alterations and additions to existing buildings and structures</b>
<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is achieved with: <ol style="list-style-type: none"> <li>SMZ-S1: Height,</li> <li>SMZ-S2: Height in relation to boundary — Seaview Beach Reserve,</li> <li>SMZ-S3: Setbacks — Seaview Beach Reserve, and</li> <li>SMZ-S4: Landscaping and screening,</li> </ol> </li> <li>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</li> <li>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.</li> </ol>	
<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Compliance is not achieved with SMZ-R3.1.</li> </ol> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>The matters of discretion in any standards not met.</li> <li>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>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><b>Notification:</b> Public notification and limited notification are precluded where the only non-compliance is SMZ-R3c.</p>	

**Land use activities**

<b>SMZ-R4</b>	<b>Marina activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R5</b>	<b>Industrial activities, other than heavy industrial activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R6</b>	<b>Research activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-Rxxx</b>	<b>Trade and industrial training facilities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R7</b>	<b>Emergency service facilities</b>
1. <b>Activity status:</b> Permitted	

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Seaview Marina Zone

<b>SMZ-R8</b>	<b>Motor vehicle servicing activities</b>
	1. <b>Activity status:</b> Permitted
<b>SMZ-R9</b>	<b>Marine servicing activities</b>
	1. <b>Activity status:</b> Permitted
<b>SMZ-R10</b>	<b>Carparking activities</b>
	1. <b>Activity status:</b> Permitted
<b>SMZ-R11</b>	<b>Grocery stores and supermarkets</b>
	1. <b>Activity status:</b> Permitted  Where: a. The activity has a gross floor area of no more than 500m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with SMZ-R13.1.  <b>Matters of discretion are restricted to:</b> 1. The matters in: a. SMZ-P4: Role in network of commercial and industrial areas, b. SMZ-P5: Reverse sensitivity, c. SMZ-P6: Existing activities, and d. SMZ-P7: Development capacity. 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). 3. Co-location benefits from locating in the Seaview Marina Zone. 4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone. 5. Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones. 6. <del>Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</del>  <b>Notification:</b> Public notification is precluded for applications under this rule.
<b>SMZ-R12</b>	<b>Food and beverage activities</b>
	1. <b>Activity status:</b> Permitted
<b>SMZ-R13</b>	<b>Service stations, including ancillary retail activities</b>
	1. <b>Activity status:</b> Permitted  Where: a. The ancillary retail activities have a gross floor area of no more than 200m <sup>2</sup> .
	2. <b>Activity status:</b> Restricted discretionary  Where: a. Compliance is not achieved with SMZ-R13.1.

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**Matters of discretion are restricted to:**

1. The matters in:
  - a. SMZ-P4: Role in network of commercial and industrial areas,
  - b. SMZ-P5: Reverse sensitivity,
  - c. SMZ-P6: Existing activities, and
  - d. SMZ-P7: Development capacity.
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).
3. Co-location benefits from locating in the Seaview Marina Zone.
4. ~~Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.~~
5. ~~Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.~~
6. ~~Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.~~

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**Notification:**

Public notification is precluded for applications under this rule.

<b>SMZ-R14</b>	<b>Recreation activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R15</b>	<b>Yard-based retailing</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R16</b>	<b>Trade supply retail activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R17</b>	<b>Marine supply commercial activities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R18</b>	<b>Community facilities</b>
1. <b>Activity status:</b> Permitted	
<b>SMZ-R19</b>	<b>Commercial activities not otherwise provided for</b>
1. <b>Activity status:</b> Permitted	
Where:	
<del>a. The commercial activity has a gross floor area of no more than 200+00m<sup>2</sup>, or</del> <del>a.b. The commercial activity has a gross floor area of no more than 500m<sup>2</sup> and is ancillary to marina activities.</del>	
2. <b>Activity status:</b> Discretionary	
Where:	
<del>a. Compliance is not achieved with SMZ-R21.1, but</del> <del>b. The commercial activity has a gross floor area of no more than 500m<sup>2</sup>, or</del> <del>c.a. The commercial activity is ancillary to marina activities.</del>	
3. <del>Activity status:</del> Non-complying	
Where:	

Seaview Marina Zone

a. <del>Compliance with SMZ-R21.1 or SMZ-R21.2 is not achieved.</del>	
<b>SMZ-R20</b>	<b>Other activities not otherwise provided for</b>
1. <b>Activity status:</b> Permitted	
Where:	
a. The activity is ancillary to a permitted activity, or	
b. The activity has a gross floor area of no more than <u>200400</u> m <sup>2</sup> .	
2. <b>Activity status:</b> Discretionary	
Where:	
a. Compliance is not achieved with SMZ-R22.1.	
<b>SMZ-R21</b>	<b>Heavy industrial activities</b>
1. <b>Activity status:</b> Non-complying	
<b>SMZ-R22</b>	<b>Residential activities</b>
1. <b>Activity status:</b> <del>Discretionary</del>	
Where:	
a. <del>There is no more than 1 residential unit on the site, and</del>	
b. <del>The residential unit is ancillary to a marina activity, industrial activity, research activity, or emergency service facility.</del>	
2. <b>Activity status:</b> Non-complying	
Where:	
a. <del>Compliance is not achieved with SMZ-R22.1</del>	
<b>Notification:</b>	
Public notification is required for any application under this rule.	
<b>SMZ-R23</b>	<b>Activities sensitive to industry, other than <del>community facilities and residential activities</del></b>
1. <b>Activity status:</b> <del>Discretionary</del>	
Where:	
a. <del>The residential unit is ancillary to a marina activity, industrial activity, research activity, or emergency service facility.</del>	
2. <b>Activity status:</b> Non-complying	
Where:	
a. <del>Compliance is not achieved with SMZ-R23.1</del>	
<b>Notification:</b>	
Public notification is required for any application under this rule.	
<b>General rules</b>	
<b>SMZ-R24</b>	<b>Outdoor storage and work areas</b>
1. <b>Activity status:</b> Permitted	
Where:	
a. The outdoor storage and work areas are screened from the Seaview Beach Reserve	

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	(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.
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R246.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. Visual amenity from the Seaview Beach Reserve (excluding the groyne), and</li> <li>2. Any positive effects that can only be achieved through non-compliance with SMZ-R246.1 or SMZ-S4.</li> </ol>
<b>SMZ-R25</b>	<b>Servicing</b>
	<p>1. <b>Activity status:</b> Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>a. 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</li> <li>b. The servicing occurs only between 7:00am and 10:00pm.</li> </ol> <p>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 (see Hazardous Substances chapter) may be disregarded.</p>
	<p>2. <b>Activity status:</b> Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R27.1.</p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>1. The night-time amenity of sensitive activities in the surrounding area in Residential Zones, the Mixed Use Zone, the Marae Zone, and Rural Zones.</li> </ol> <p><b>Notification:</b> Public notification is precluded for applications under this rule.</p>

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Standards

<b>SMZ-S1</b>	<b>Height</b>
	<p>1. Buildings and structures must not exceed a maximum height above ground level of 22m.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 5, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</li> <li>2. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>
<b>SMZ-S2</b>	<b>Height in relation to boundary - Seaview Beach Reserve</b>
	<p>1. Buildings and structures must meet a height in relation to boundary limit of 4m + 60° on any boundary with the Seaview Beach Reserve <del>(excluding the groyne).</del></p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Urban design outcomes 2, 3, 4, and 6 in SMZ-P8: Urban design outcomes (by meeting</li> </ol>

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<p>standard or assessment), and the exclusions in SMZ-P10.                  2. Any positive effects that can only be achieved through non-compliance with the standard.</p>	
<b>SMZ-S3</b>	<b>Setback - Seaview Beach Reserve</b>
<p>1. Buildings and structures must be set back 3 metres from any boundary with the Seaview Beach Reserve <del>(excluding the groyne).</del>                  This standard does not apply to boundary fences of no more than 2 metres in height above ground level.</p> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Access for repairs and maintenance to buildings and structures on the site.</li> <li>2. 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.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	
<b>SMZ-S4</b>	<b>Landscaping and screening</b>
<ol style="list-style-type: none"> <li>1. <del>Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage overlay.</del></li> <li>2. Landscaping is required on a 3 metre buffer on any boundary with the Seaview Beach Reserve <del>(excluding the groyne)</del>, 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.</li> <li>3. Landscaping required by this standard must:                         <ol style="list-style-type: none"> <li>a. Extend across the full width, except for vehicle accesses connecting to a legal vehicle crossing, and pedestrian walkways,</li> <li>b. Include at least one tree per 15 metres of frontage or boundary (as relevant), and</li> <li>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.</li> </ol> </li> </ol> <p><b>Matters of discretion if the standard is breached:</b></p> <ol style="list-style-type: none"> <li>1. Visual amenity from <del>the road subject to the Industrial Main Through Route Frontage Overlay of the Seaview Beach Reserve (excluding the groyne), as relevant.</del></li> <li>2. Urban design outcomes <del>1 and 2</del> in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10.</li> <li>3. Any positive effects that can only be achieved through non-compliance with the standard.</li> </ol>	

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## Definitions

Term	Definition
activity sensitive to industry	means a: <ol style="list-style-type: none"> <li>1. residential activity, or</li> <li>2. retirement village, or</li> <li>3. supported residential care facility, or</li> <li>4. marae, or</li> <li>5. healthcare activity, or</li> <li><del>6. community facility, or</del></li> <li>7. custodial corrections facility, or</li> <li>8. visitor accommodation activity, or</li> <li>9. <del>place of assembly</del> <u>child care service.</u></li> </ol>
Marina activities	Means activities associated with: <ol style="list-style-type: none"> <li>a. <u>The navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance, and repair of vessels;</u></li> <li>b. <u>Boat trailer parking;</u></li> <li>c. <u>Supply of marina related goods and services;</u></li> <li>d. <u>Embarking and disembarking of passengers;</u></li> <li>e. <u>Loading, unloading, and storage of ancillary cargo and containers on primarily passenger and recreational vessels;</u></li> <li>f. <u>Operation, maintenance, repair, cleaning, and refuelling of associated plan and equipment;</u></li> <li>g. <u>Educational activities associated with these activities; and</u></li> <li>h. <u>Ancillary offices.</u></li> </ol>
Outdoor storage and work areas	Means any outdoor area used for the storage or working of goods, waste, or other materials, and does not include carparking or areas intended to be open to the public
reverse sensitivity	Activity A causes reverse sensitivity to Activity B when: <ol style="list-style-type: none"> <li><del>1. Activity A is a sensitive activity, or a potential activity that would be a sensitive activity, in relation to the effects of Activity B, and</del></li> <li><del>2. Activity B is:                             <ol style="list-style-type: none"> <li>a. <del>An existing activity provided for by a designation, and the effects are the same or similar in character, intensity, and scale to those that existed on 6 February 2025, or</del></li> <li>b. <del>An activity provided for by a designation whose notice of requirement was lodged on or after 6 February 2025, or</del></li> <li>c. <del>An activity or potential activity that the zone in which it is located provides for as a predominant activity, or</del></li> <li>d. <del>An activity with a functional need or operational need to locate where it is located, and</del></li> </ol> </del></li> <li><del>3. Activity A is not provided for by a designation, and</del></li> <li><del>4. Activity A:                             <ol style="list-style-type: none"> <li>a. <del>Is not an activity that the zone in which it is located provides for as a predominant activity, or</del></li> <li>b. <del>Was or would be established after Activity B, or</del></li> <li>c. <del>Was not or would not be lawfully established, and</del></li> </ol> </del></li> <li><del>5. The establishing, upgrading, operating, or maintaining of Activity B would have more than minor adverse effects on Activity A (including effects of a type not managed under the Resource Management Act), and</del></li> <li><del>6. The person carrying out Activity B takes the best practicable option to avoid, remedy, or mitigate those effects on Activity A, and</del></li> </ol>

**Commented [SD1]:** 468.11 - Z Energy, 471.60 - Fuel Companies

**Commented [SD2]:** 323.2 - Enviro NZ

**Commented [SD3]:** 343.3 - Seaview Marina and 471.83 - Fuel Companies (see Industrial report)

**Commented [SD4]:** Z Energy - 468.20 (see Industrial report)

**Commented [SD5]:** 311.11 - Telecommunication Companies, 323.16 - Enviro NZ, 341.3 - Pork Industry Board, 385.17 - NZTA, 404.7 - NZDF, 442.18 - KiwiRail, 468.19 - Z Energy, 471.77 - Fuel Companies, 474.7 - Clarus, 504.10 - Transpower

Definitions

	<p><del>7. The person carrying out Activity B has not contributed to either the establishment or the sensitivity of Activity A (for example through selling the person conducting Activity A the land on which that activity occurs), and</del></p> <p><del>8. The person carrying out Activity B has used all other lawful and reasonable powers available to them to manage or avoid the reverse sensitivity issue, and</del></p> <p><del>9. Despite (6), (7) and (8), Activity B has a significant potential to be constrained in its establishment, upgrading, operation, or maintenance because of regulation under the Resource Management Act 1991, the Health and Safety at Work Act 2015, the Hazardous Substances and New Organisms Act 1996, or other comparable legislation or bylaws that relate to management of the effects of Activity B on Activity A, and</del></p> <p><del>10. That constraint could be avoided, remedied, or mitigated through preventing the establishment of Activity A in that location, or placing conditions on Activity A, and</del></p> <p><del>11. Considering the factors above, and all other relevant matters, it is reasonable to do so.</del></p> <p><u>A sensitive activity causes reverse sensitivity to another, established activity when:</u></p> <p><u>1. The established activity generates adverse environmental effects, which may be effects of a type not managed under the Resource Management Act, and</u></p> <p><u>2. The sensitive activity is sensitive in relation to those adverse environmental effects, and</u></p> <p><u>3. Managing those adverse environmental effects in accordance with the Resource Management Act, Health and Safety at Work Act, Hazardous Substances and New Organisms Act, or other comparable regulations and bylaws would lead to significant unreasonable constraints on the established activity, and</u></p> <p><u>4. Those constraints could be avoided by avoiding the establishment of that sensitive activity, or managing the operation or design of the sensitive activity so that it is less sensitive to the adverse environmental effects.</u></p> <p>For the avoidance of doubt, nothing in this plan requires or authorises any rule or condition that would in the guise of managing reverse sensitivity limit any person's right to freedom of expression and association as protected by the New Zealand Bill of Rights Act 1990, including their right to submit on any matter to which they would otherwise be entitled to submit.</p>
<p>yard-based retailing</p>	<p>means any commercial activity which supplies or receives goods or services primarily from an open or semi-covered yard, and where the area of the yard is greater than all indoor gross floor area used for the activity, <u>but does not include a service station.</u></p> <p>Examples include:</p> <ol style="list-style-type: none"> <li>1. Garden centres</li> <li>2. Automotive and marine supplies</li> <li>3. Agricultural supplies</li> <li>4. Motor vehicle sales</li> </ol> <p>However, the area of the yard does not include visitor or employee carparking, cycle parking, or micromobility parking, or manoeuvring areas for that parking.</p>

**Commented [SD6]:** Fuel Companies - 471.82 (see Industrial report)

# **Appendix 2: Recommended decisions on submissions on Industrial Zones, the Seaview Marina Zone and associated definitions**

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## Appendix 2 – S42A Officer Recommended Decisions on Submissions

Submitter	Sub #	SP #	Support/oppose	Requested Relief	Recommendation
Winstone Wallboards Limited	31	01	Support	Retain Heavy Industrial Zone for 147 Gracefield Road	Accept
Winstone Wallboards Limited	31	02	Support	Retain objective as notified	Accept
Winstone Wallboards Limited	31	03	Support	Retain as notified [inferred]	Accept
Winstone Wallboards Limited	31	04	Support	Retain as notified [inferred]	Accept
Winstone Wallboards Limited	31	05	Support	Retain as notified [inferred]	Accept
Winstone Wallboards Limited	31	06	Support	Retain as notified [inferred]	Accept
Winstone Wallboards Limited	31	07	Support	Retain as notified [inferred]	Accept
Winstone Wallboards Limited	31	08	Support	Retain policy HIZ-P1 as notified	Accept
Winstone Wallboards Limited	31	09	Support	Retain policy HIZ-P2 as notified	Accept
Winstone Wallboards Limited	31	10	Support	Retain policy HIZ-P3 as notified	Accept
Winstone Wallboards Limited	31	11	Support	Retain policy HIZ-P4 as notified	Accept
Winstone Wallboards Limited	31	12	Support	Retain policy HIZ-P5 as notified	Accept

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Winstone Wallboards Limited	31	13	Support	Retain policy HIZ-P6 as notified	Accept
Winstone Wallboards Limited	31	14	Support	Retain policy HIZ-P7 as notified	Accept
Winstone Wallboards Limited	31	15	Support	Retain policy HIZ-P8 as notified	Accept in part
Winstone Wallboards Limited	31	16	Support	Retain policy HIZ-P9 as notified	Accept
Winstone Wallboards Limited	31	17	Support	Retain policy HIZ-P10 as notified	Accept
Winstone Wallboards Limited	31	18	Support	Retain policy HIZ-P11 as notified	Accept
Winstone Wallboards Limited	31	19	Support	Retain policy HIZ-P12 as notified [HCC note - no such policy in the plan]	Other
Winstone Wallboards Limited	31	20	Oppose in part	Amend rule to a controlled activity with matters of control " i. Amenity values outside the Industrial Zones, ii. Health and safety beyond the site, iii. The management of dust and odour."	Reject
Winstone Wallboards Limited	31	21	Support	Retain standard as notified	Accept
Winstone Wallboards Limited	31	22	Support	Retain standard as notified	Accept
Winstone Wallboards Limited	31	23	Support	Retain standard as notified	Accept
Winstone Wallboards Limited	31	24	Support	Retain standard as notified	Accept
Winstone Wallboards Limited	31	25	Support	Retain standard as notified	Accept
Winstone Wallboards Limited	31	26	Support	Retain standard as notified	Accept

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Winstone Wallboards Limited	31	27	Support	Retain standard as notified	Accept in part
Winstone Wallboards Limited	31	28	Support	Retain standard as notified [HCC note - no such standard in plan]	Other
A Investment Company Ltd	35	5	Oppose	Rezone the area identified in the ODP as Avalon Business Activity Area to Mixed Use Zone	Other
Delarente Corporation Limited	100	2	Support	Retain General Industrial Zone for 41 Hautonga Street, Petone (inferred - refer to original submission)	Accept
Waione Property Management Ltd	109	2	Support	Retain General Industrial Zone for 34 Waione Street, Petone (inferred - refer to original submission)	Accept
J H Legacy Ltd	169	2	Support	Retain General Industrial Zone for 14 Waione Street, Petone (inferred - refer to original submission)	Accept
Bunnings Ltd	173	10	Oppose in part	Amend GIZ-R15 as follows:  <del>1. <b>Activity status:</b> Permitted</del> <del>Where:</del> <del>a. The activity is ancillary to an industrial activity, or</del> <del>b. The indoor part of the activity has a gross floor area of no more than 200m<sup>2</sup>, or</del> <del>c. The indoor part of the activity takes place in an existing building.</del>	Reject
Bunnings Ltd	173	11	Oppose in part	Amend GIZ-S5 as follows:  <del>1. On any site subject to an Industrial Main Through Route Frontage Overlay, any new buildings shall provide the following: Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay.</del> <del>...</del>	Accept in part
Bunnings Ltd	173	12	Oppose in part	No specific relief requested, refer to original submission.	Accept in part
Andrew Cromie	184	2	Support	Retain General Industrial Zone for 1 Hautonga Street, Petone (inferred - refer to original submission)	Accept

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Chris Turnbull	187	2	Support	Retain General Industrial Zone for 56 Waione Street, Petone (inferred - refer to original submission)	Accept
Baldwin Asphalts Limited	197	2	Support	Retain General Industrial Zone for 14 Hautonga Street, Petone (inferred - refer to original submission)	Accept
Robert Thomas Barton	212	2	Support	Retain General Industrial Zone for 58 Waione Street, Petone (inferred - refer to original submission)	Accept
Timothy Milo Boyd	234	2	Support	Retain General Industrial Zone for 6 Waione Street, Petone (inferred - refer to original submission)	Accept
Argosy Property No.1 Limited	237	03	Support	Retain definition	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	1	Support	Allow submission point 237.3	
Argosy Property No.1 Limited	237	38	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	39	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	40	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	41	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	42	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	43	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	44	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	45	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	46	Support	Retain as notified	Accept

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Argosy Property No.1 Limited	237	47	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	48	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	49	Oppose	Amend the planning maps to place the following lots within the General Industrial zone: Lot 1 DP 31128, Lot 2, 3, and 4 DP 41086, Lot 1 and 2 DP 11120, Lot 2 DP 11955, Lot 2 DP 11064 (see original submission for map)	Reject
Argosy Property No.1 Limited	237	50	Oppose	Amend the planning maps to place the following lots within the General Industrial zone: Part Section 2 Block LIX Hutt Valley SETT, Section 3 Block LIX Hutt Valley SETT, Section 4 Block LIX Hutt Valley SETT, Lot 1 and 2 DP 20334, Section 6 Block LIX Hutt Valley SETT, Part Section 7 Block LIX Hutt Valley SETT, Lot 1 and 3 DP 79240, Lot 1 and 2 DP 475643, Lot 1 and 2 DP 469642, Lot 2, 3, 4, 5, and 6 DP 51612 (see original submission for map)	Reject
Argosy Property No.1 Limited	237	51	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	52	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	53	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	54	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	55	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	56	Support	Retain as notified	Accept in part
Argosy Property No.1 Limited	237	57	Support	Retain as notified	Accept
Argosy Property No.1 Limited	237	58	Support	Retain as notified	Accept in part

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Foodstuffs North Island	239	04	Oppose (requesting new provision)	Include a definition for wholesale activities: <u>means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.</u>	Reject
Foodstuffs North Island	239	14	Oppose in part	GIZ-S5.1 is amended by adding:  "On any site subject to an Industrial Main Through Route Frontage Overlay, any new buildings shall provide the following: Landscaping is required on the front 3 metres of any site fronting on to a street with the Industrial Main Through Route Frontage Overlay."	Accept in part
Bunnings Ltd	F18	19	Support	Allow original submission point 239.14	Accept in part
Foodstuffs North Island	239	15	Oppose in part	GIZ-R3.1.b is amended by adding:  "The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity, or for an existing activity on the site."	Accept in part
Bunnings Ltd	F18	20	Support	Allow original submission point 239.15	Accept in part
Foodstuffs North Island	239	16	Oppose (requesting new provision)	"seeks that Wholesale Activities is provided for as a permitted activity in the General Industrial Zone."	Reject
Foodstuffs North Island	239	42	Support	Support zoning of 33 Bouverie Street, Petone as GIZ	Accept
Oyster Management Limited	272	2	Support	Retain as notified	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	2	Support	Allow submission point 272.2	Accept
Oyster Management Limited	272	71	Support	Retain General Industrial Zone for 75 Wainui Road, Waiwhetū	Accept
Oyster Management Limited	272	72	Support	Retain as notified	Accept

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Oyster Management Limited	272	73	Support	Retain as notified	Accept
Oyster Management Limited	272	74	Support	Retain as notified	Accept in part
Oyster Management Limited	272	75	Support	Retain as notified	Accept
Oyster Management Limited	272	76	Support	Retain as notified	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	6	Support	Allow original submission point 272.76	Accept
Creative Insight Limited	274	4	Support	Retain General Industrial Zone for 10 Waione Street, Petone (inferred - refer to original submission)	Accept
Mark Hardy	294	2	Support	Retain General Industrial Zone for 50-54 Waione Street, Petone (inferred - refer to original submission)	Accept
Ron Beernink and Glenda McCallum	303	22	Support in part	Amend objective to state that high-density housing development can be allowed where this does not impact or is impacted by the primary commercial activities; e.g. parking, noise, water services.	Accept in part
Ron Beernink and Glenda McCallum	303	23	Support	Retain objective as notified (inferred)	Accept
Ron Beernink and Glenda McCallum	303	24	Support in part	Amend objective to state that the industrial area should be accessible from arterial routes and not use access roads from residential areas.	Reject
Ron Beernink and Glenda McCallum	303	25	Oppose in part	Amend the policy to allow for cafes where this helps to serve local industrial businesses and adjacent residential and shopping areas.	Accept in part
Ron Beernink and Glenda McCallum	303	26	Oppose in part	Amend the policy to allow for residential development above industrial premises where this does not impact on water / wastewater / stormwater services, safety, car parking, noise	Reject
Ron Beernink and Glenda McCallum	303	27	Support in part	Amend the policy to include that pedestrians can safely use footpaths and that measures are in place to ensure that vehicles do not obstruct footpaths	Reject

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Ron Beernink and Glenda McCallum	303	28	Support in part	Amend policy such that it seeks that space is provided for the Council to provide landscaping including for example micro-forest sections that can act as water sumps in the case of flooding.	Reject
Connexa, Chorus, FortySouth and Spark	311	11	Oppose in part	Amend to replace the definition with the following:  "means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."	Accept in part
New Zealand Pork Industry Board	F02	1	Support in part	Allow in part original submission point 311.11	Accept in part
New Zealand Transport Agency Waka Kotahi	F20	1	Support	Allow original submission point 311.11	Accept in part
Kāinga Ora - Homes and Communities	F26	12	Oppose in part	Disallow original submission point 311.11	Reject in part
Adrian Palmer Family Trust	315	30	Oppose (requesting new provision)	Seeks that the General Industrial Zone and the Light Industrial Zone are combined into a single General Industrial Zone	Reject
Adrian Palmer Family Trust	315	1a	Support	Retain Heavy Industrial Zone for 9 Toop St, Seaview	Accept
Adrian Palmer Family Trust	315	1b	Support	Retain Heavy Industrial Zone for 6 Wareham Place, Seaview	Accept
Adrian Palmer Family Trust	315	1c	Support	Retain Heavy Industrial Zone for 10 Wareham Place, Seaview	Accept
Adrian Palmer Family Trust	315	1d	Support	Retain Heavy Industrial Zone for 127 Gracefield Road, Gracefield	Accept
Adrian Palmer Family Trust	315	1e	Support	Retain Heavy Industrial Zone for 21 Meachen Street, Seaview	Accept
Adrian Palmer Family Trust	315	28a	Oppose	Rezone 105 Victoria Street to Light Industrial Zone	Reject

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Adrian Palmer Family Trust	315	28b	Oppose	Rezone 107 Victoria Street to Light Industrial Zone	Reject
Adrian Palmer Family Trust	315	4a	Support	Retain Light Industrial Zone for 1/65 Marsden Street, Melling	Accept
Adrian Palmer Family Trust	315	4b	Support	Retain Light Industrial Zone for 411-413 Cuba Street, Alicetown	Accept
Adrian Palmer Family Trust	315	5a	Support	Retain General Industrial Zone for 6 Regent Street and 85 Fitzgerald Street, Petone	Accept
Adrian Palmer Family Trust	315	5b	Support	Retain General Industrial Zone for 29 Udy Street, Petone	Accept
Adrian Palmer Family Trust	315	5c	Support	Retain General Industrial Zone for 140 Hutt Road, Petone	Accept
Enviro NZ	323	002	Amend	Add " <u>early childhood education activity</u> " to list of activities	Accept in part
Enviro NZ	323	009	Amend	Amend as follows: "means:  <ul style="list-style-type: none"> <li>• an offensive trade,</li> <li>• a significant hazardous facility,</li> <li>• an abattoir,</li> <li>• a refinery,</li> <li>• the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and</li> <li>• the composting of organic materials <u>or organic waste</u>, excluding composting undertaken on the site from which the material is sourced, of up to 10m<sup>3</sup> in volume.</li> </ul> or any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety."	Reject
Waste Management NZ Limited	F39	1	Oppose	Disallow original submission point 323.9	Accept
Enviro NZ	323	016	Oppose	Not explicitly stated, but inferred as either delete definition or replace with " <u>means the effect on existing lawful activities from the introduction</u> "	Accept in part

				<u>of new activities, or the intensification of existing activities in the same environment, that may lead to restrictions on existing lawful activities as a consequence of complaints."</u>	
New Zealand Pork Industry Board	F02	2	Support in part	Allow in part original submission point 323.16	Accept in part
Kāinga Ora - Homes and Communities	F26	51	Oppose in part	Disallow original submission point 323.16	Reject in part
Enviro NZ	323	071	Oppose	Amend "... 4. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. One or more of the following: i. Have a functional need or operational need to locate in an Industrial Zone, or ii. Have significant co-location benefits when located in the area, or iii. Are a commercial activity that is not suited to being in a commercial centre, or iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or v. Are otherwise better located in an Industrial Zone than in any other type of zone, or vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future."	Reject
Enviro NZ	323	072	Oppose	Delete provision [inferred]	Reject
Enviro NZ	323	073	Oppose	Amend "The General Industrial Zone is used primarily to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry. The Zone also provides for other compatible activities that support this role or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside	Reject

				industrial areas because of their effects on amenity values or co-location benefits with industrial and research activities."	
Enviro NZ	323	074	Oppose	Amend "The General Industrial Zone: 1. <del>Primarily</del> provides for industrial activities and research activities, ... 3. Is supported by other activities that: ... b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, ... 4. <del>Only allow</del> Provides for other activities that: ... b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities, c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, ... e. One or more of the following: ... iii. Are better located in an Industrial Zone than in any other zone, or iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or ..."	Reject
Enviro NZ	323	075	Support	Retain as notified	Accept
Enviro NZ	323	076	Oppose	Amend "Avoid new residential activities and other activities sensitive to industry unless they are: 1. Ancillary to and support an industrial activity, research activity or	Reject

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				emergency facility (such as a caretaker residence), 2. Managed so that they do not adversely impact the long-term development capacity of the zone for industrial development, including through managing the design of new buildings, and 3. Require no complaints covenants to Managed to minimise reverse sensitivity effects for industry, including existing heavy industry"	
Enviro NZ	323	077	Oppose	Amend " <del>Avoid</del> Allow heavy industrial activities if <del>unless</del> they: ...."	Reject
The Fuel Companies (BP, Mobil and Z Energy)	F32	14	Support	Allow original submission point 323.77	Reject
Enviro NZ	323	078	Oppose	Amend "Avoid commercial and community activities unless they: 1. Are ancillary to an <u>industrial or research permitted</u> activity and support the purpose of the zone, or 2. Primarily serve the immediate area within the zone, or 3. Have similar adverse effects and requirements to industrial activities that mean they are better located in an Industrial Zone than anywhere else (for example, <u>small-scale</u> trade supply retail activities and yard-based retail activities), or 4. <del>Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets), or</del> 5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone. When these activities are not avoided, they are <u>designed managed</u> to avoid <del>significant</del> reverse sensitivity issues for industry, including heavy industry that is an existing activity."	Accept in part
Bunnings Ltd	F18	23	Oppose	Disallow original submission point 323.78	Reject in part
Enviro NZ	323	079	Oppose	Delete provision	Reject
Enviro NZ	323	080	Support in part	Amend " <del>Manage</del> Restrict the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy,	Reject

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				and co-location benefits of commercial centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone."	
Enviro NZ	323	081	Support	Retain provision as notified [inferred]	Accept
Enviro NZ	323	082	Support in part	Amend "...The outcomes are: 1. Vehicle parking and loading areas, accessways, and garages are designed to provide for pedestrian safety, <del>and accessibility comfort, dignity, and amenity.</del> ... 4. Ensure adequate privacy for activities sensitive to privacy intrusion, <del>on adjacent zones the site and on adjacent sites. ...</del> "	Accept in part
Enviro NZ	323	083	Oppose	Delete provision, apart from clause (6)	Reject
Enviro NZ	323	084	Oppose	Amend the activity status of GIZ-R10.2 from Restricted Discretionary to Discretionary	Reject
Enviro NZ	323	085	Oppose	Amend the activity status of GIZ-R11.2 from Restricted Discretionary to Discretionary	Reject
Enviro NZ	323	086	Support in part	Amend GIZ-R14.1.a "...The activity is ancillary to an industrial activity <u>on the same site, and or...</u> "	Reject
Enviro NZ	323	087	Support in part	Amend the activity status of GIZ-R14.2 from Restricted Discretionary to Discretionary	Reject
Enviro NZ	323	088	Support in part	Amend GIZ-R15.1.a "...The activity is ancillary to an industrial activity <u>on the same site, and or...</u> "	Reject
Bunnings Ltd	F18	24	Oppose	Disallow original submission point 323.88	Accept
Enviro NZ	323	089	Support in part	Delete clause GIZ-R15.1.c [inferred] - "... <del>The indoor part of the activity takes place in an existing building ...</del> "	Reject
Bunnings Ltd	F18	25	Oppose	Disallow original submission point 323.89	Accept
Enviro NZ	323	090	Support in part	Amend the activity status of GIZ-R15.2 from Restricted Discretionary to Discretionary	Reject
Bunnings Ltd	F18	26	Oppose	Disallow original submission point 323.90	Accept
Enviro NZ	323	091	Oppose	Amend rule to remove the permitted activity arm of the rule and make it discretionary in all circumstances	Reject

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Enviro NZ	323	092	Oppose	Amend rule "Activity status: <del>Discretionary</del> Restricted Discretionary Matters of discretion: GIZ-P3"	Reject
The Fuel Companies (BP, Mobil and Z Energy)	F32	15	Support	Allow original submission point 323.92	Reject
Enviro NZ	323	093	Support	Retain provision as notified [inferred]	Accept
Enviro NZ	323	094	Multiple	Submission seeks the literal relief of amending "1. Activity status: Permitted Where: a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or b. The servicing occurs only between 7:00am and 10:00pm."  However, the submission reasoning implies that the relief requested is "There should be no restrictions within the zone on the timing of heavy truck movement in the zone"	Reject
Enviro NZ	323	095	Amend	Amend "... 1. Windows in buildings that overlook an adjoining site in a Residential Zone, Rural Zone, Mixed Use Zone, Marae Zone, or Open Space and Recreation Zone, where the top of the window is more than 2 metres above ground level and the window is within 10 metres of the boundary, must use opaque privacy glazing. ..."	Accept in part
Enviro NZ	323	096	Support	Retain as notified	Accept
Enviro NZ	323	097	Support in part	Amend "... 3. Provides for other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Have a functional or operational need to locate in the Heavy Industrial Zone, and c. Do not create unreasonable reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities"	Accept in part

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Enviro NZ	323	098	Support	Retain as notified	Accept
Enviro NZ	323	099	Support	Retain as notified	Accept
Enviro NZ	323	100	Support	Retain as notified	Accept
Enviro NZ	323	101	Support in part	Amend "... 2. They are <del>managed</del> <u>designed</u> to avoid significant reverse sensitivity issues for industry, including heavy industry."	Reject
Enviro NZ	323	102	Support in part	Amend "... 2. They are <del>managed</del> <u>designed</u> to avoid significant reverse sensitivity issues for industry, including heavy industry."	Reject
Enviro NZ	323	103	Support	Retain as notified	Accept
Enviro NZ	323	104	Oppose	Delete provision	Accept
Enviro NZ	323	105	Support in part	Amend " <del>Manage</del> <u>Restrict</u> the scale and location of commercial activities to avoid negative impacts on the intended purpose, viability, vibrancy, and colocation benefits of centres in the City Centre Zone, Metropolitan Centre Zone, and Local Centre Zone."	Reject
Enviro NZ	323	106	Support	Retain as notified	Reject
New Zealand Pork Industry Board	341	3	Oppose	Replace definition of reverse sensitivity:  " <u>Reverse sensitivity:</u>  <u>means the potential for the operation of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an existing activity.</u> "	Accept in part
Federated Farmers of New Zealand	F22	3	Support	Allow original submission point 341.3	Accept in part
Kāinga Ora - Homes and Communities	F26	53	Oppose	Disallow original submission point 341.3	Reject in part
Seaview Marina Ltd	343	3	Oppose (requesting new provision)	Add new definition of " <u>Marina Activities</u> " as follows:  " <u>means any marina related activities including activities associated with:</u>	Accept in part

				<ul style="list-style-type: none"> <li>• <u>the navigation, anchoring, mooring, berthing, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels;</u></li> <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>	
Seaview Marina Ltd	343	004	Oppose (requesting new provision)	<p>Add new definition of "<u>Marina Facilities</u>" as follows:</p> <p><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> <li>• <u>accessory offices, training and research facilities."</u></li> </ul>	Reject
Seaview Marina Ltd	343	005	Support in part	<p>Amend introductory text as follows:</p> <p><u>"The purpose of the Seaview Marina Zone is to enable the continued operation of the Marina, and a compatible range of other activities and development subject to ..."</u></p> <p>...</p> <p><u>"...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."</u></p> <p>"The planned urban environment for the Seaview Marina Zone is one that meets the operational needs of the marina while still providing a</p>	Accept in part

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				safe, functional, and attractive environment for workers and visitors. It is managed to <del>protect amenity values in nearby residential areas and</del> avoid or <del>appropriately mitigate</del> unreasonable reverse sensitivity effects on the Heavy Industrial Zone ...."	
Seaview Marina Ltd	343	006	Support in part	Seeks to "Reduce number of objectives. Rewrite and shorten objectives."	Accept in part
Seaview Marina Ltd	343	007	Oppose	Amend to replace the objective with the following:  "SMZ-O1: Purpose of the Zone  <u>The Seaview Marina Zone supports the needs of the Seaview Marina and creates a focal point for marina related activities and facilities.</u> "	Reject
Seaview Marina Ltd	343	008	Support in part	Amend to replace clauses (1) to (4) of the objective with the following:  <u>"1. Meets the needs of the Seaview Marina; 2. Provides primarily for marina related activities and facilities; and 3. Supports compatible activities and facilities that do not interfere with the primary purpose of the zone."</u>	Reject
Seaview Marina Ltd	343	009	Oppose	Delete objective	Reject
Seaview Marina Ltd	343	010	Oppose in part	Delete objective  OR - alternative relief, replace the objective with the following:  "SMZ-O3 Planned urban built environment of the zone  <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> "	Reject
Seaview Marina Ltd	343	11	Oppose	Delete objective	Accept
Seaview Marina Ltd	343	12	Oppose	Amend to replace policy with the following:	Reject

				<p>"SMZ-P1 Enabled Activities</p> <p><u>1. Enable the operation and development of marina activities and facilities within the Seaview Marina Zone.</u></p> <p><u>2. Provide for ancillary activities and other activities that either support marina activities or are compatible activities, including commercial activities, where they:</u></p> <p><u>a. Do not undermine the purpose of the zone;</u></p> <p><u>b. Benefit the vitality and vibrancy of the Seaview Marina;</u></p> <p><u>c. Provide co-location benefits; and</u></p> <p><u>d. Manage reverse sensitivity effects on activities in the adjoining General Industrial Zone and Heavy Industrial Zone."</u></p>	
Seaview Marina Ltd	343	13	Oppose	<p>Seeks that SMZ-P2 is combined with SMZ-P3 as follows:</p> <p>"SMZ-P2: Residential Activities and Sensitive Activities <del>not related to the Seaview Marina</del></p> <p><del>Avoid</del> <u>Only allow for residential activities and other new sensitive activities not associated with the Seaview Marina unless they are where:</u></p> <p><u>1. They are Ancillary to and support an marina activity industrial activity, research activity, or emergency facility,</u></p> <p><u>2. Managed so that</u> <del>They do not adversely impact the long-term development capacity of the Seaview Marina zZone for marina development, including through managing the design of new buildings, and</del></p> <p><u>3. They are Mmanaged to minimise reverse sensitivity effects for industry, including existing and enabled heavy industry. "</u></p>	Accept in part
Seaview Marina Ltd	343	14	Oppose	<p>Seeks that SMZ-P3 is deleted, with the content combined in SMZ-P2 (refer to relief requested in submission point 343.13)</p>	Accept in part
Seaview Marina Ltd	343	15	Oppose	Delete policy	Reject

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Seaview Marina Ltd	343	16	Oppose	Delete policy  OR - alternative relief, amend other policies to remove references to reverse sensitivity	Accept in part
Seaview Marina Ltd	343	17	Oppose	Delete policy	Reject
Seaview Marina Ltd	343	18	Support in part	Amend policy as follows:  "SMZ-P75: Development Capacity Provide sufficient development capacity within the Seaview Marina Zone for the flexible use of the Seaview Marina area to respond to changing needs and unpredictable needs, and provide for accommodate activities that support the viability of the Seaview Marina."	Reject
Seaview Marina Ltd	343	19	Multiple	Delete SMZ-P9 and replace with the following:  "SMZ-P6: Urban Form and Scale Manage the urban form and scale of built development to: <u>1. Achieve the efficient use of the limited land resource of the Seaview Marina Zone;</u> <u>2. Provide for marine related activities and facilities;</u> <u>3. Enhance spaces that are accessible to the public; and</u> <u>4. Manage reverse sensitivity effects on existing and anticipated use and development. "</u>	Reject
Seaview Marina Ltd	343	20	Oppose	Delete SMZ-P9 and replace with the following:  "SMZ-P7 Urban design outcomes Built development in the Seaview Marina Zone is managed to achieve the following outcomes: <u>1. Public and communal outdoor spaces are designed to be comfortable for users in different climatic conditions.</u> <u>3. Public and communal spaces are designed, demarcated, and lit to</u>	Reject

				<p>protect people’s real and perceived personal safety and security, such as through the use of Crime Prevention Through Environmental Design principles.</p> <p>4. Buildings have clear identifiable pedestrian entrances through wayfinding, built form and architectural elements. 5. There is quality, legible, safe, and efficient circulation for pedestrians accessing the site and people within the site.</p> <p>5. Buildings provide passive surveillance over public and communal spaces.</p> <p>6. Landscaping, where required or provided, is integrated with development, and provides one or more of aesthetic benefits, stormwater management benefits, or ecological benefits.</p> <p>7. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces.</p> <p>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"</p>	
Seaview Marina Ltd	343	21	Oppose	Delete policy	Reject
Seaview Marina Ltd	343	22	Oppose	Delete policy	Reject
Seaview Marina Ltd	343	24	Support	Retain rule as notified	Accept
Seaview Marina Ltd	343	25	Support in part	<p>Amend rule as follows:</p> <p>"SMZ-R3 Construction of new buildings and structures <del>and alterations</del> and additions to existing buildings and structures</p> <p>1. Activity status: Permitted Where: a. Compliance is achieved with: i. SMZ-S1: Height,</p>	Reject

			<p>ii. SMZ-S2: <u>Gross Floor Area Height in relation to boundary — Seaview Beach Reserve,</u>          iii. SMZ S3: <u>Height in relation to boundary — Seaview Beach Reserve,</u>          iv. SMZ-S34: <u>Setbacks — Seaview Beach Reserve,</u> and          iv. SMZ-S4: <u>Landscaping and screening, SMZ S</u>          b. <u>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>          c. <u>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 Where:          a. Compliance is not achieved with SMZ-R3.1.          Matters of discretion are restricted to:          1. The matters of discretion in any standards not met.          2. The relevant matters in SMZ-P5, SMZ-P6 and SMZ-P7. <del>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).</del>          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></p> <p>Notification:          Public notification and limited notification are precluded <del>where the only non-compliance is where resource consent is required under SMZ-R3.c or SMZ-R3.a-iv.</del>  <u>Public notification is precluded where resource consent is required under SMZR3.a-ii or R3.a-iii.</u></p>	
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Seaview Marina Ltd	343	26	Support in part	Retain as notified, provided there is an appropriate definition of ‘marina activities’ (refer submission point 343.3).	Accept in part
Seaview Marina Ltd	343	27	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	29	Support	Retain as notified.	Accept in part
Seaview Marina Ltd	343	30	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	32	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	33	Support in part	<p>Amend to simplify the matters of discretion:</p> <p>"Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in: <ol style="list-style-type: none"> <li>a. <del>SMZ-P4: Role in network of commercial and industrial areas;</del></li> <li>b. <del>SMZ-P5: Reverse sensitivity;</del></li> <li>c. <del>SMZ-P6: Existing activities; and</del></li> <li>d. <del>SMZ-P75: Development capacity.</del></li> </ol> </li> <li>2. <del>The urban design matters in SMZP9: Urban design outcomes (other than small-scale primary activities in the zone), and exclusions in SMZ-P10: Urban design outcomes (exclusions);</del></li> <li>3. Co-location benefits from locating in the Seaview Marina Zone.</li> <li>4. Foregone co-location benefits from not locating in a Commercial and Mixed Use Zone.</li> <li>5. <del>Development capacity for business uses across Commercial and Mixed Use Zones and Industrial Zones.</del></li> <li>6. <del>Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future."</del></li> </ol>	Accept in part
Seaview Marina Ltd	343	34	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	35	Support in part	<p>Amend rule as follows:</p> <p>"SMZ-R13: Service stations, including <u>boat fuelling</u> and ancillary retail activities</p> <ol style="list-style-type: none"> <li>1. Activity status: Permitted</li> </ol> <p>Where:</p>	Accept in part

				<p>a. The ancillary retail activities have a gross floor area of no more than 200m<sup>2</sup>:-</p> <p>2-Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with SMZ-R13.1:</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in:</p> <p>a. SMZ-P4: Role in network of commercial and industrial areas;</p> <p>b. SMZ-P5: Reverse sensitivity;</p> <p>c. SMZ-P6: Existing activities, and</p> <p>d. SMZ-P75: 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>2. Location with respect to the Coastal Marine Area, boat and vehicle access and other potentially incompatible activities."</p>	
Seaview Marina Ltd	343	36	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	37	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	38	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	39	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	40	Support	Retain as notified.	Accept
Seaview Marina Ltd	343	41	Support in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted</p>	Accept in part

				<p>Where:</p> <p>a. The commercial activity has a gross floor area of no more than <del>1500m<sup>2</sup></del>.</p> <p>2. Activity status: <u>Restricted</u> Discretionary where: Compliance is not achieved with SMZ-R<del>21</del>19.1, <del>but and</del></p> <p>b. The commercial activity has a gross floor area of no more than <del>500m<sup>2</sup></del>, or</p> <p>e. The commercial activity is ancillary to marina activities.</p> <p>3. Activity status: <del>Non-complying</del> Discretionary Where: a. Compliance with SMZ-R<del>21</del>19.1 or SMZ-R<del>21</del>2 is not achieved."</p>	
Seaview Marina Ltd	343	42	Support in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted Where: a. The activity is ancillary to a permitted activity, or b. The activity has a gross floor area of no more than <del>1500m<sup>2</sup></del>.</p> <p>2. Activity status: Discretionary Where: a. Compliance is not achieved with SMZ-R<del>22</del>0.1."</p>	Accept in part
Seaview Marina Ltd	343	43	Support in part	<p>Seek that boat fuelling facilities is provided for as a Restricted Discretionary activity.</p>	Accept in part
Seaview Marina Ltd	343	44	Oppose	<p>Amend rule as follows:</p> <p>"1. Activity status: <del>Non-complying</del> Discretionary <del>Notification:</del> Public notification is required for any application under this rule."</p>	Accept in part
Seaview Marina Ltd	343	45	Oppose	<p>Delete the public notification requirement. <b>SMZ-R23 Activities sensitive to industry, other than community</b></p>	Accept in part

				<p><b>facilities and residential activities</b></p> <p>1. Activity status: <del>Non-complying</del> Discretionary</p> <p>Notification:</p> <p>Public notification is required for any application under this rule.</p>	
Seaview Marina Ltd	343	46	Oppose	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted Where:</p> <p>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></p> <p><del>b. Standard SMZ-S4 is met.</del></p> <p>2. Activity status: Restricted discretionary Where:</p> <p>a. Compliance is not achieved with SMZ-R264.1.</p> <p>Matters of discretion are restricted to:</p> <p>1. <del>Matters in SMZ-S4</del> Visual amenity from the Seaview Beach Reserve (excluding the groyne), and</p> <p>2. <del>Any positive effects that can only be achieved through noncompliance with SMZ-R246.1 or SMZ-S4.</del></p>	Reject
Seaview Marina Ltd	343	47	Oppose	Delete rule	Reject
Seaview Marina Ltd	343	48	Support in part	<p>Amend matters of discretion in standard as follows:</p> <p>"Matters of discretion if the standard is breached:</p> <p>1. <del>Urban design outcomes 2, 3, 5, and 6 in SMZ-P8: Urban design outcomes (by meeting standard or assessment), and the exclusions in SMZ-P10: Visual amenity and access to sunlight and daylight in public spaces, and</del></p> <p>2. Visual dominance, and</p> <p>3. The urban design outcomes in SMZ-P6 – Urban Form and Scale and SMZ-P7- Design Outcomes, and</p>	Reject

				24. Any positive effects that can only be achieved through non-compliance with the standard."	
Seaview Marina Ltd	343	49	Oppose (requesting new provision)	Add new standard as follows:  "SMZ-S2: Gross Floor Area 1. The gross floor area of any new building must not exceed 500m <sup>2</sup> ; or 2. The total gross floor area after an addition must not exceed 500m <sup>2</sup> ; or 3. The total gross floor area after an addition must not increase when compared to the existing GFA. "	Reject
Seaview Marina Ltd	343	50	Support in part	Amend SMZ-S2 as follows:  "SMZ-S23: Height in relation to boundary - Seaview Beach Reserve 1. Buildings and structures must meet a height in relation to boundary limit of 4m + 60° on any boundary with the Seaview Beach Reserve (excluding the groyne). Matters of discretion if the standard is breached: 1. The relevant matters in SMZ-P6 and SMZ P7. <del>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.</del> 2. Any positive effects that can only be achieved through non-compliance with the standard.	Reject
Seaview Marina Ltd	343	51	Support in part	Amend SMZ-S3 as follows:  "SMZ-S34 Setback - Seaview Beach Reserve 1. Buildings and structures must be set back <del>3</del> 1metres from any boundary with the Seaview Beach Reserve (excluding the groyne). ..."	Reject
Seaview Marina Ltd	343	52	Oppose	Delete standard	Accept in part
Seaview Marina Ltd	343	1c	Other/Not stated	Seeks that, in addition to submission point 343.1b, that any policies and rules relating to zone interfaces with Open Space zones, should not apply to breakwaters.	Accept in part

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Seaview Marina Ltd	343	23a	Support in part	Amend rule as follows:  "SMZ-R1: Repair, <del>and</del> maintenance <u>and alteration</u> of buildings and structures"	Reject
Seaview Marina Ltd	343	28a	Support in part	Amend the rule to include 'training' in the title of the rule:  "SMZ-R6 Research <u>and Training</u> activities"	Accept in part
Seaview Marina Ltd	343	28b	Support in part	Seeks that, as alternative relief to submission point 343.28a, the definition is amended to include "training"	Reject
Seaview Marina Ltd	343	31a	Support in part	Seeks that the rule for Marine servicing activities is supported by an appropriate definition	Accept in part
Seaview Marina Ltd	343	57b	Oppose in part	Seeks, as alternative relief to submission point 343.57a, that there is an alternative rule framework providing a consenting pathway for marina activities, marina facilities and other activities provided for in the in the SMZ to operate in the HSRMO	Reject
Fire and Emergency New Zealand	374	122	Support in part	Amend objective as follows:  "... 2. Provides for emergency <b>service</b> facilities and trade and industrial training activities, ..."	Accept
Fire and Emergency New Zealand	374	123	Support in part	Amend policy as follows:  "Enable industrial activities, research activities, emergency <b>service</b> facilities, and trade and industrial training activities."	Accept
Fire and Emergency New Zealand	374	124	Support in part	Amend rule title as follows:  "LIZ-R7: Emergency <b>service</b> facilities"	Accept
Fire and Emergency New Zealand	374	125	Support in part	Amend standard to add a new matter of discretion as follows:  "x. The ability for emergency services to safely and efficient access the <u>site.</u> "	Reject

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Fire and Emergency New Zealand	374	126	Support in part	Amend objective as follows:  "The General Industrial Zone:  2. Provides for emergency <b>service</b> facilities and trade and industrial training activities, ..."	Accept
Fire and Emergency New Zealand	374	127	Support in part	Amend policy as follows:  "Enable industrial activities, research activities, emergency <b>service</b> facilities, and trade and industrial training activities."	Accept
Fire and Emergency New Zealand	374	128	Support in part	Amend rule title as follows:  "GIZ-R7: Emergency <b>service</b> facilities"	Accept
Fire and Emergency New Zealand	374	129	Support in part	Amend standard to add a new matter of discretion as follows:  "x. <u>The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	130	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	131	Support	Retain as notified	Accept
Fire and Emergency New Zealand	374	132	Support in part	Amend rule title as follows:  "HIZ-R7: Emergency <b>service</b> facilities"	Accept
Fire and Emergency New Zealand	374	133	Support in part	Amend standard to add a new matter of discretion as follows:  "x. <u>The ability for emergency services to safely and efficiently access the site.</u> "	Reject
Fire and Emergency New Zealand	374	69l	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes:  "LIZ-Sx: <u>Firefighting water supply...</u> "	Reject

				Refer to original submission for full details of requested relief	
Fire and Emergency New Zealand	374	69m	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>GIZ-Sx: Firefighting water supply...</u> "  Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	69n	Oppose (requesting new provision)	Add a new standard for water supply for firefighting purposes: " <u>HIZ-Sx: Firefighting water supply...</u> "  Refer to original submission for full details of requested relief	Reject
Fire and Emergency New Zealand	374	70l	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
Fire and Emergency New Zealand	374	70m	Amend	Seeks that the erection or installation of an emergency service tower or communication pole, up to a height of 15m, associated with an emergency services facility, are exempt from zone standards for: -building height -height in relation to boundary, and - setbacks.	Reject
NZ Transport Agency Waka Kotahi	385	17	Support in part	Amend to replace the definition with the following:  " <u>means the potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive</u> "	Accept in part

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				<u>to the actual, potential or perceived environmental effects generated by an existing activity."</u>	
New Zealand Pork Industry Board	F02	3	Support	Allow original submission point 385.17	Accept in part
Kāinga Ora - Homes and Communities	F26	58	Oppose in part	Disallow original submission point 385.17	Reject in part
Ministry of Education	399	114	Support	Retain objective as notified	Accept
Ministry of Education	399	115	Support	Retain policy as notified	Accept
Ministry of Education	399	116	Support	Retain policy as notified	Accept
Ministry of Education	399	117	Support	Retain rule as notified	Accept
Ministry of Education	399	118	Support	Retain rule as notified	Accept
Ministry of Education	399	119	Support	Retain objective as notified	Accept
Ministry of Education	399	120	Support	Retain policy as notified	Accept
Ministry of Education	399	121	Support	Retain policy as notified	Accept in part
Ministry of Education	399	122	Support	Retain rule as notified	Accept in part
Ministry of Education	399	123	Support	Retain rule as notified	Accept
New Zealand Defence Force	404	07	Multiple	<u>Clarify definition in general or specifically amend to "... The potential for an existing lawful activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by the lawfully established existing activity"</u>	Accept in part
New Zealand Pork Industry Board	F02	4	Support	Allow original submission point 404.7	Accept in part
Waione Street Properties Ltd	417	2	Support	Retain General Industrial Zone for 38-44 Waione Street, Petone (inferred - refer to original submission)	Accept
Wellington Water Limited	422	17	Support	Retain as notified	Accept in part
NRG Holdings Limited	436	3	Support	Retain General Industrial Zone for 6 Waione Street, Petone (inferred - refer to original submission)	Accept

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Policy Planning team of the Hutt City Council	440	69	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	Accept
Policy Planning team of the Hutt City Council	440	70	Support in part	Amend the rule title as follows:  "Recreation activities (including c€Commercial recreation activities)"	Accept
Policy Planning team of the Hutt City Council	440	71	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	Accept
Policy Planning team of the Hutt City Council	440	72	Support in part	Amend the rule title as follows:  "Recreation activities (including c€Commercial recreation activities)"	Accept
Policy Planning team of the Hutt City Council	440	73	Oppose in part	Amend the notification preclusion to preclude only public notification, not limited notification.	Reject
KiwiRail Holdings Ltd	442	18	Support in part	Delete definition and replace with " <u>means the vulnerable potential for the development, upgrading, operation and maintenance of an existing lawfully established activity to be compromised, constrained, or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential, or perceived adverse environmental effects generated by the existing activity or structure.</u> "	Accept in part
New Zealand Pork Industry Board	F02	5	Support	Allow original submission point 442.18	Accept in part
Wellington Regional Council	F38	59	Support	Allow original submission point 442.18	Accept in part
Winstone Aggregates	444	6	Amend	Amend defintiion as follows: Industrial activities means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. <u>Industrial activity excludes quarrying activities.</u>	Reject
Horokiwi Quarries Ltd	F05	4	Support	Allow original submission point 444.6	Reject

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Te Kārearea Ltd and Rosco Ice Cream Ltd	447	9	Support	Retain definition as notified	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	3	Oppose	Disallow submission point 447.9	Reject
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	10a	Neutral	Seeks to clarify whether "trade and industrial training facilities" are two types of activity, of if trade is a separate activity.	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	4	Oppose	Disallow original submission point 447.10a	Accept
Te Kārearea Ltd and Rosco Ice Cream Ltd	447	10b	Support	Retain standard as notified	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	5	Oppose	Disallow original submission point 447.10b	Reject
Urban Edge Planning Ltd	449	33	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	34	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	35	Amend	Seeks to change wording in title to <u>built form outcomes or character and amenity.</u>	Reject
Urban Edge Planning Ltd	449	36	Amend	Amend LIZ-P9.2 as follows: ... 2.Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, <del>comfort,</del> <u>dignity, and amenity and accessibility.</u> ...	Accept in part

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Urban Edge Planning Ltd	449	37	Amend	Amend GIZ-P9.2 as follows: ... 2. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, <del>comfort, dignity, and amenity</del> and accessibility. ...	Accept in part
Urban Edge Planning Ltd	449	38	Amend	Amend HIZ-P9.2 as follows: ... 2. Vehicle parking and loading areas, accessways, and garages do not visually or physically dominate public and communal spaces or access to buildings and are designed to provide for pedestrian safety, <del>comfort, dignity, and amenity</del> and accessibility. ...	Accept in part
Urban Edge Planning Ltd	449	39	Oppose in part	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Accept in part
Urban Edge Planning Ltd	449	40	Amend	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Accept in part
Urban Edge Planning Ltd	449	41	Amend	Seeks to remove any reference to ensuring adequate daylight and allow assessments to determine sunlight levels.	Accept
Urban Edge Planning Ltd	449	42	Amend	Seeks to remove references to daylight and change to <u>sunlight</u> .	Accept in part
Urban Edge Planning Ltd	449	43	Amend	Seeks to remove references to daylight and change to <u>sunlight</u> .	Accept in part
Urban Edge Planning Ltd	449	44	Amend	Seeks to remove references to daylight and change to <u>sunlight</u> .	Accept in part
Urban Edge Planning Ltd	449	45	Oppose in part	Amend LIZ-P10 as follows (note LIZ-P9 has been referenced in submission in error): ... 8. Ensure residential units have access to outdoor living spaces that: a. Ensure on-site landscaping, where it is required by a standard or	Reject

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				proposed as a mitigation of other effects, b. Retains healthy and mature vegetation, c. Are located and oriented to ensure good access to sunlight, d. Are of a functional size and configuration, e. Provide screening or landscaping to contribute to privacy, or f. <del>Alternatively, public open space is located nearby that is accessible and functional for residents.</del>	
Urban Edge Planning Ltd	449	46	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Reject
Urban Edge Planning Ltd	449	47	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Accept
Urban Edge Planning Ltd	449	48	Oppose in part	Seeks to change wording from 'retains healthy and mature vegetation' to 'retains healthy and mature vegetation, where appropriate'	Accept
Urban Edge Planning Ltd	449	49	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Reject
Urban Edge Planning Ltd	449	50	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Accept in part
Urban Edge Planning Ltd	449	51	Oppose in part	Seeks that these exclusions should form a note to the urban design policies, not be a policy.	Reject
Urban Edge Planning Ltd	449	52	Amend	Seeks to include one urban design design policy - possibly called 'character and amenity' for the Hospital Zone, Marae Zone, Seaview Marina Zone and Tertiary Education Zone.	Reject
Seaview Marina Ltd	F14	6	Support	Allow original submission point 449.52	Reject
Urban Edge Planning Ltd	449	56	Amend	Seeks to remove reference to ensuring adequate daylight	Accept in part
Seaview Marina Ltd	F14	7	Support	Allow original submission point 449.56	Accept in part
Urban Edge Planning Ltd	449	60	Amend	Seeks to remove the reference to the comfort and dignity for vehicle areas and changing to pedestrian safety and accessibility	Accept in part
Seaview Marina Ltd	F14	8	Support	Allow original submission point 449.60	Accept in part
Urban Edge Planning Ltd	449	64	Amend	Seeks to remove exclusions for building form, materiality, size and scale, etc	Accept in part

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Seaview Marina Ltd	F14	9	Support in part	Allow original submission point 449.64	Accept in part
Urban Edge Planning Ltd	449	68	Amend	Seeks to remove all other exclusions from the policy and adding these as a note instead	Reject
Seaview Marina Ltd	F14	10	Support	Allow original submission point 449.68	Reject
Urban Edge Planning Ltd	449	72	Amend	Seeks to add 'where appropriate' or 'where possible' to the retention of healthy and mature vegetation and if this only relates to trees, then it should be defined as such to avoid confusion.	Accept
Wellington Regional Council	452	30	Support	Retain as notified.	Accept
Waste Management NZ Limited	461	4	Support in part	Retain Heavy Industrial Zone at 57-59 Port Road, subject to amendments on definition and activity status for heavy industrial activities being made (inferred, see original submission)	Accept
Waste Management NZ Limited	461	5	Support in part	Retain Heavy Industrial Zone at 27 Seaview Road, subject to amendments on definition and activity status for heavy industrial activities being made (inferred, see original submission)	Accept
Waste Management NZ Limited	461	7	Oppose	Amend definition of Heavy Industrial Activity as follows: means: <ul style="list-style-type: none"> <li>• an offensive trade,</li> <li>• a significant hazardous facility,</li> <li>• an abattoir,</li> <li>• a refinery,</li> <li>• the storage, treatment, or disposal of waste materials, including any waste transfer station or resource recovery park, and</li> <li>• the composting of organic materials, excluding composting undertaken on the site from which the material is sourced, of up to 10m<sup>3</sup> in volume. or</li> </ul> any other industrial activity that creates offensive and objectionable noise, dust, or odour, or elevated risks to people's health and safety. and excludes waste management facilities.	Other

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				Seeks that if second half of the definition is not deleted, this should at least be clarified.	
Manor Park and Haywards Residents Community Incorporated Society	F10	34	Oppose	Disallow original submission point 461.7	Other
Enviro NZ Services Ltd	F43	2	Support	Allow original submission point 461.7	Other
Waste Management NZ Limited	461	10	Support in part	Amend definition of Industrial Activity as follows:  means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.  <u>This includes waste management facilities.</u>	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	37	Oppose	Disallow original submission point 461.10	Accept
Te Karearea Ltd / Rosco Ice Cream Ltd	F40	4	Support	Allow original submission point 461.10	Reject
Enviro NZ Services Ltd	F43	3	Support	Allow original submission point 461.10	Reject
Waste Management NZ Limited	461	17	Support	Retain provision as notified.	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	44	Disallow original submission point 461.17	Disallow	Reject
Waste Management NZ Limited	461	18	Support	Retain provision as notified.	Reject

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Manor Park and Haywards Residents Community Incorporated Society	F10	45	Oppose	Disallow original submission point 461.18	
Waste Management NZ Limited	461	19	Support	Retain provision as notified.	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	46	Oppose	Disallow original submission point 461.19	Reject
Waste Management NZ Limited	461	20	Support	Retain provision as notified.	Accept
Manor Park and Haywards Residents Community Incorporated Society	F10	47	Oppose	Disallow original submission point 461.20	Reject
Waste Management NZ Limited	461	21	Oppose	Seeks that heavy industrial activities and ancillary activities are permitted in the Heavy Industrial Zone, rather than restricted discretionary.	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	48	Oppose	Disallow original submission point 461.21	Accept
Waste Management NZ Limited	461	22a	Support in part	Amend notification clause as follows: Public notification is required for any application under this rule, <u>unless the applicant can demonstrate exceptional circumstances that mean notification will not provide any benefit to the decision maker and that effects are no more than minor.</u>	Reject
Manor Park and Haywards Residents	F10	49	Oppose	Disallow original submission point 461.22a	Accept

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Community Incorporated Society					
Waste Management NZ Limited	461	22b	Support in part	Amend Notification clause as follows: Public notification is required for any application under this rule, <u>unless the applicant can demonstrate exceptional circumstances that mean notification will not provide any benefit to the decision maker and that effects are no more than minor.</u>	Reject
Manor Park and Haywards Residents Community Incorporated Society	F10	50	Oppose	Disallow original submission point 461.22b	Accept
Z Energy Limited	468	11	Oppose in part	Amend definitinon as follows:  "means a: 1. residential activity, or 2. retirement village, or 3. supported residential care facility, or 4. marae, or 5. healthcare activity, or <del>6. community facility, or</del> 7. custodial corrections facility, or 8. visitor accommodation activity, <del>or</del> <del>9. place of assembly.</del>  or, Delete if definition unused in PDP	Accept
Z Energy Limited	468	19	Oppose in part	Amend to replace the definition with the following:  "means the potential for the development, upgrading, operation and <u>maintenance of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive</u>	Accept in part

				to the actual, potential or perceived environmental effects generated by the existing activity. ‘Development’ and ‘upgrading’ of an existing activity in this definition are limited to where the effects are the same or similar in character, intensity, and scale to those which existed before the development or upgrade."	
New Zealand Pork Industry Board	F02	6	Support in part	Allow in part original submission point 468.19	Accept in part
Z Energy Limited	468	20	Oppose (requesting new provision)	Add a definition for "Outdoor storage areas", and Amend all existing references in the remainder of the PDP from “outdoor storage and works areas” to refer to “outdoor storage areas” instead	Accept in part
Z Energy Limited	468	22	Oppose in part	Amend definition as follows:  "means deliveries to and collections from a site, including of products, supplies, raw materials, refuse, mail, and packages, <del>and includes any movements of heavy motor vehicles.</del> "	Reject
Z Energy Limited	468	27	Support in part	Amend objective as follows:  "The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as commercial, community, or government activities that <u>do not compromise the efficiency and functionality of the zone for light industrial activities</u> <del>are not appropriately located in commercial centres</del> . The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this."	Accept in part
Z Energy Limited	468	28	Support in part	Amend objective as follows:  "The Light Industrial Zone:	Reject

				<p>...</p> <p>3. Is supported by other activities that:</p> <p>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</p> <p>b. Do not undermine the role of <u>the light industrial zone commercial centres</u>, and</p> <p>c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.</p> <p>4. Provides for other activities that:</p> <p>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, <u>and</u></p> <p>b. Do not <u>result in reverse sensitivity effects that may constrain the establishment and operation of light industrial and research activities. undermine the role of commercial centres</u>, and</p> <p>c. <u>Are of a nature and scale that does not undermine the hierarchy of centres. One or more of the following:</u></p> <p>i. <u>Have a functional need or operational need to locate in an Industrial Zone, or</u></p> <p>ii. <u>Have significant co-location benefits when located in the area, or</u></p> <p>iii. <u>Are a commercial activity that is compatible with the light industrial zone not suited to being in a commercial centre, or</u></p> <p>iv. <u>Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or</u></p> <p>v. <u>Are otherwise better located in an Industrial Zone than in any other type of zone, or</u></p> <p>vi. <u>Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future.</u></p> <p>..."</p>	
Z Energy Limited	468	29	Support	Retain objective as notified	Accept
Z Energy Limited	468	30	Support	Retain objective as notified	Accept
Z Energy Limited	468	31	Support	Retain objective as notified	Accept

Z Energy Limited	468	32	Support in part	<p>Amend policy as follows:</p> <p><del>"1. Provide for Avoid</del> new residential activities <del>unless where they are:</del></p> <p>a. <del>Are</del> Ancillary to or associated with an industrial activity, research activity, or emergency facility, or</p> <p>b. Create a more efficient use of an existing residential activity, and</p> <p><del>2. Provide for Avoid</del> other new activities sensitive to industry <del>unless where they are:</del></p> <p>a. Primarily serve the immediate area within the zone, or</p> <p>b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or</p> <p>c. Have appreciable co-location benefits in the Light Industrial Zone in particular.</p> <p>3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs.</p> <p><del>4. Where these activities are not avoided they are M</del>managed residential activities and other activities sensitive to industry to mitigate avoid reverse sensitivity effects for industry."</p>	Reject
Z Energy Limited	468	33	Support in part	<p>Amend policy as follows:</p> <p><del>"Avoid</del> Provide for commercial and community activities <del>where unless</del> they:</p> <p>1. Are ancillary to a permitted activity and support the purpose of the zone, or</p> <p><del>2. Primarily serve the immediate area within the zone, or</del></p> <p>3. Have <del>similar</del> adverse effects and requirements <del>of a nature and scale that is compatible with the to industrial activities that mean they are located in a Light Industrial Zone than in a commercial centre</del> (for example, vehicle-oriented businesses, trade supply retail activities and</p>	Reject

				<p>yard-based retail activities), or</p> <p>4. <del>Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)</del> Are of a nature and scale that does not undermine the hierarchy of Centres, or</p> <p>5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone; and.</p> <p>6. <del>When these activities are not avoided, they are</del> Are managed to avoid significant reverse sensitivity issues for industry.</p>	
Z Energy Limited	468	34	Support in part	<p>Amend policy as follows:</p> <p>"Provide for the ongoing operation and maintenance of existing activities while managing their development to support the intended purpose and character of the zone."</p>	Accept
Z Energy Limited	468	35	Support in part	<p>Amend policy as follows:</p> <p>"Recognise Light Industrial areas as providing for commercial activities that are ancillary to industrial activities or are of a nature and scale that does not undermine the hierarchy of Centres not well suited in commercial centres because of their adverse effects, or co-location benefits with industrial or research activities, or inherent less efficient use of land."</p>	Reject
Z Energy Limited	468	36	Support in part	<p>Amend policy as follows:</p> <p>"... Where functional and operational needs, specific existing site constraints (such as topography) 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. ..."</p>	Reject
Z Energy Limited	468	37	Support in part	<p>Amend policy as follows:</p>	Reject

				<p>"... Where functional and operational needs, specific existing site constraints (such as topography) 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. ..."</p> <p>"The outcomes are: .... 6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas."</p>	
Z Energy Limited	468	38	Support	Retain policy as notified	Accept
Z Energy Limited	468	39	Support in part	<p>Amend policy as follows:</p> <p>"Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</p>	Reject
Z Energy Limited	468	40	Support	Retain rule as notified	Accept
Z Energy Limited	468	41	Support	Retain rule as notified	Accept
Z Energy Limited	468	42	Oppose in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted</p>	Accept in part

				<p>Where:</p> <p>a. Compliance is achieved with:</p> <p>...</p> <p>iv. LIZ-S4: Overlooking – Adjoining zones, and</p> <p>v. LIZ-S5: Landscaping and screening, and</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 LIZ-R4 through LIZ-R17.</p> <p>Except that:</p> <p>a. LIZ-S1, LIZ-S2, LIZ-S3 and LIZ-S5 do not apply to alterations to existing buildings and structures.</p> <p>b. LIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m<sup>2</sup>."</p> <p>OR</p> <p>Amend the rule so that clause (1) does not apply to service stations.</p>	
Z Energy Limited	468	43	Support in part	Retain rule as notified	Accept
Z Energy Limited	468	44	Support in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</p> <p>b. Residential activities and other sensitive activities account for no more than <del>15%</del> 50% of the gross floor area of all buildings on site."</p>	Reject
Z Energy Limited	468	45	Support in part	<p>Amend rule as follows:</p> <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</p> <p>b. Residential activities and other activities sensitive to industry</p>	Reject

				account for no more than <del>15%</del> 50% of the gross floor area of all buildings on site."	
Z Energy Limited	468	46	Oppose in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted Where:</p> <p>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to industry</u>) by landscaping, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>b. Compliance is achieved with <del>HZ-S5: Landscaping</del> LIZ-S5.1 and LIZ-S5.3.</p> <p>...</p> <p>Matters of discretion are restricted to:</p> <p>...</p> <p><u>4. The functional and operational needs of the activity.</u>"</p>	Accept in part
Z Energy Limited	468	47	Oppose in part	<p>Amend clause (1) so that it does not apply to service stations OR Amend policy as follows:</p> <p>"1. Activity status: Permitted Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (<u>where a site used for an activity sensitive to noise</u>), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p> <p>...</p> <p>Matters of discretion are restricted to:</p>	Accept in part

				<p>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</p> <p>2. The functional and operational needs of the activity.</p> <p>3. Site constraints that affect the activity’s ability to comply with LIZ-R24.1.</p> <p>..."</p>	
Z Energy Limited	468	48	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	Reject
Z Energy Limited	468	49	Support in part	<p>Amend the objective as follows:</p> <p>"...The Zone also provides for other compatible activities that that support this role <u>and do not compromise the efficiency and functionality of the zone for general industrial activities. or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or colocation benefits with industrial and research activities.</u>"</p>	Accept in part
Z Energy Limited	468	50	Support in part	<p>Amend objective as follows:</p> <p>"...</p> <p>3. Is supported by other activities that:</p> <p>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</p> <p>b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities,</p> <p>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities,</p> <p>d. Do not undermine the role of the <u>general industrial zone commercial centres</u>, and</p>	Reject

				<p>e. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.</p> <p>4. Provides for other activities that:</p> <p>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</p> <p>b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities,</p> <p>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities,</p> <p>d. <del>Are of a nature and scale that does</del> Do not undermine the <del>role of</del> commercial centres hierarchy, and</p> <p>e. One or more of the following:</p> <p>i. Have a functional need or operational need to locate in the General Industrial Zone, or</p> <p>ii. Have significant co-location benefits when located in the area, or</p> <p>iii. Are better located in an Industrial Zone than in any other zone, or</p> <p>iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or</p> <p>v. Are an interim use and do not create obstacles to re-using their site for industrial activities or research activities in future...."</p>	
Z Energy Limited	468	51	Support	Retain objective as notified	Accept
Z Energy Limited	468	52	Support	Retain objective as notified	Accept
Z Energy Limited	468	53	Support	Retain objective as notified	Accept
Z Energy Limited	468	54	Support in part	<p>Amend policy as follows:</p> <p>"Avoid new residential activities and other activities sensitive to industry unless they are:</p> <p>...</p> <p>3. Managed to <del>avoid minimise</del> reverse sensitivity effects for industry, including existing heavy industry."</p>	Reject

Z Energy Limited	468	55	Support in part	<p>Amend policy as follows:</p> <p>Avoid commercial and community activities unless they:</p> <ol style="list-style-type: none"> <li>1. Are ancillary to a permitted activity and support the purpose of the zone, or</li> <li>2. <del>Primarily serve the immediate area within the zone, or</del></li> <li>3. Have <del>similar</del> adverse effects and requirements <u>of a nature and scale that is compatible with the General to industrial activities that mean they are better located in an Industrial Zone than anywhere else</u> (for example, trade supply retail activities and yard-based retail activities), or</li> <li>4. <del>Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)</del> <u>Are of a nature and scale that does not undermine the hierarchy of Centres</u>, or</li> <li>5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone.</li> </ol> <p>When these activities are not avoided, they are managed to avoid <del>significant</del> reverse sensitivity issues for industry, including heavy industry that is an existing activity."</p>	Reject
Bunnings Ltd	F18	21	Support	Allow original submission point 468.55	Reject
Z Energy Limited	468	56	Support in part	<p>Amend policy as follows:</p> <p>"Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone <u>in a manner that minimises land use compatibility and reverse sensitivity effects.</u>"</p>	Accept in part
Z Energy Limited	468	57	Support in part	<p>Amend policy as follows:</p> <p>"Recognise General Industrial areas as providing for commercial activities that <u>are ancillary to industrial activities or are of a nature an scale that does compromise the role and purpose of the General</u></p>	Reject

				<u>Industrial Zone can only effectively locate in Industrial areas because of their adverse effects, or co-location benefits with industrial and research activities."</u>	
Z Energy Limited	468	58	Support in part	Amend policy as follows:  "...Where <u>functional and operational needs</u> , specific existing site constraints (such as topography) 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. ..."	Reject
Z Energy Limited	468	59	Support in part	Amend policy as follows:  "... Where <u>functional and operational needs</u> , specific existing site constraints (such as topography) 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. ..."  "The outcomes are: .... <u>6. New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas."</u>	Reject
Z Energy Limited	468	60	Oppose in part	Amend policy as follows:  "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones	Reject

				(where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."	
Z Energy Limited	468	61	Support	Retain rule as notified	Accept
Z Energy Limited	468	62	Support	Retain rule as notified	Accept
Z Energy Limited	468	63	Oppose in part	Amend rule as follows:  "1. Activity status: Permitted Where: a. Compliance is achieved with: ... iv. GIZ-S4: Overlooking – Adjoining zones, and v. GIZ-S5: Landscaping and screening, and <del>b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity.</del> <u>Except that:</u> a. GIZ-S1, GIZ-S2, GIZ-S3 and GIZ-S5 do not apply to alterations to existing buildings and structures. b. GIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2." OR Amend the rule so that clause (1) does not apply to service stations.	Accept in part
Z Energy Limited	468	64	Support in part	Retain rule as notified	Accept
Z Energy Limited	468	65	Oppose in part	Amend rule as follows:  "1. Activity status: Permitted Where:	Accept in part

				<p>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone <u>(where a site is used for an activity sensitive to industry)</u> by <u>landscaping</u>, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>b. Compliance is achieved with <del>HZ-S5: Landscaping</del> <u>GIZ-S5.1 and GIZ-S5.3....</u></p> <p>Matters of discretion are restricted to:</p> <p>..</p> <p><u>4. The functional and operational needs of the activity.</u></p> <p><u>5. Site constraints that affect the activity’s ability to comply with GIZ-R23.1."</u></p>	
Z Energy Limited	468	66	Oppose in part	<p>Amend clause (1) so that it does not apply to service stations OR Amend policy as follows:</p> <p>"1. Activity status: Permitted Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone <u>(where a site used for an activity sensitive to noise)</u>, or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p> <p>...</p> <p>Matters of discretion are restricted to:</p> <p>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</p> <p><u>2. The functional and operational needs of the activity.</u></p>	Accept in part

				3. Site constraints that affect the activity’s ability to comply with GIZ-R24.1. ..."	
Z Energy Limited	468	67	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	Reject
Z Energy Limited	468	68	Support	Retain objective as notified	Accept
Z Energy Limited	468	69	Support in part	Amend objective as follows:  "1. Primarily provides for industrial activities and research activities, 2. Is supported by other activities that: ... c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, and 3. Provides for other activities that: ... c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities.	Accept in part
Z Energy Limited	468	70	Support	Retain objective as notified	Accept
Z Energy Limited	468	71	Support	Retain objective as notified	Accept
Z Energy Limited	468	72	Oppose in part	Amend policy as follows:  "Do not allow residential activities and other activities sensitive to industry unless: 1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional <u>need</u> or operational need to be located in the Heavy Industrial Zone, and 2. They are managed to avoid <del>significant</del> reverse sensitivity <u>effects issues that constrain the use of for</u> industry, including heavy industrial activities."	Reject

Z Energy Limited	468	73	Support in part	Amend policy as follows:  "Avoid activities other than industrial activities or research activities unless they: ... <u>6. Avoid reverse sensitivity effects that constrain the use of industry, including heavy industrial activities.</u>  When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry."	Reject
Z Energy Limited	468	74	Oppose	Delete policy	Accept
Z Energy Limited	468	75	Oppose	Delete policy	Reject
Z Energy Limited	468	76	Support in part	Amend policy as follows:  "...Where <u>functional and operational needs</u> , specific existing site constraints (such as topography) 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. ..."	Reject
Z Energy Limited	468	77	Support in part	Amend policy as follows:  "...Where <u>functional and operational needs</u> , specific existing site constraints (such as topography) 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...."	Reject
Z Energy Limited	468	78	Oppose in part	Amend policy as follows:  "Manage activities to mitigate adverse effects on other zones by: a. Ensuring outdoor work, storage, loading, and parking areas are	Reject

				<p>screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and</p> <p>b. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones."</p>	
Z Energy Limited	468	79	Support	Retain rule as notified	Accept
Z Energy Limited	468	80	Support	Retain rule as notified	Accept
Z Energy Limited	468	81	Oppose in part	<p>Amend rule as follows:</p> <p>"1. Activity status: Permitted Where: a.... b. The new buildings, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and c. Either: i. The site is not adjacent to a site in the Marae Zone, Mixed Use Zone (where a site is used for an activity sensitive to industry), Open Space and Recreation Zone, Residential Zone, or Rural Zone, or ii. The new buildings, additions, and alterations are all screened from that adjacent site by existing buildings and structures or landscaping. Except that: a. HIZ-S1, HIZ-S2, HIZ-S4 and HIZ-S7 do not apply to alterations to existing buildings and structures. b. HIZ-S7 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m2." OR Amend the rule so that clause (1) does not apply to service stations.</p>	Accept in part
Z Energy Limited	468	82	Support in part	Retain rule as notified	Accept

Z Energy Limited	468	83	Oppose in part	<p>Amend rule as follows:</p> <p>"Where:</p> <p>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to industry</u>) by <u>landscaping</u>, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>b. Compliance is achieved with <del>HZ-S7: Landscaping</del> <u>HZ-S7.1.a and HZ-S7.2.</u>"</p> <p>...</p> <p>"Matters of discretion are restricted to:</p> <p>...</p> <p><u>4. The functional and operational needs of the activity.</u></p> <p><u>5. Site constraints that affect the activity’s ability to comply with HZ-R22.1.</u>"</p>	Accept in part
Z Energy Limited	468	84	Oppose	<p>Amend clause (1) so that it does not apply to service stations (inferred - refer to original submission)</p> <p>OR</p> <p>Amend policy as follows:</p> <p>"1. Activity status: Permitted</p> <p>Where:</p> <p>a. <del>The servicing is not within 40 metres of a For sites adjoining a site in a</del> Residential Zone, Mixed Use Zone (<u>where the site is used for an activity sensitive to noise</u>), or Marae Zone, or the notional boundaries of activities sensitive to noise in Rural Zonesb. <del>T</del>the servicing occurs only between 7:00am and 10:00pm....</p>	Accept in part

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				<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</li> <li>2. The functional and operational needs of the activity.</li> <li>3. Site constraints that affect the activity’s ability to comply with HIZ-R24.1.</li> </ol> <p>..."</p>	
Z Energy Limited	468	85	Oppose in part	Seeks that the standard is amended so that it does not apply to service stations	Reject
Z Energy Limited	468	1a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	2a	Support	Retain overlay as notified	Accept
Z Energy Limited	468	2b	Support	Retain overlay as notified	Accept
Z Energy Limited	468	3a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	3b	Support	Retain overlay as notified	Accept
Z Energy Limited	468	4a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	4b	Support	Retain overlay as notified	Accept
Z Energy Limited	468	5a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	5b	Support	Retain overlay as notified	Accept
Z Energy Limited	468	9a	Support	Retain zoning as notified	Accept
Z Energy Limited	468	9d	Support	Retain overlay as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	27	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	34	Support	Retain as notified	Accept

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Te Karearea Ltd / Rosco Ice Cream Ltd	F40	3	Support	Allow original submission point 471.34	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	60	Oppose	Amend the definition of “activity sensitive to industry” as follows:  "means a: ... 5. healthcare activity, or <del>6. community facility, or</del> 7. custodial corrections facility, or 8. visitor accommodation activity, <del> or</del> <del>9. place of assembly."</del>	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	72	Oppose	Delete the definition of offensive odour.	Accept
New Zealand Pork Industry Board	F02	7	Support	Allow original submission point 471.72	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	77	Oppose	Replace the definition of “reverse sensitivity” with the following:  <u>"Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."</u>	Accept in part
New Zealand Pork Industry Board	F02	8	Support in part	Allow in part original submission point 471.77	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	79	Oppose in part	Amend the definition of “servicing” as follows:  "means deliveries to and collections from a site, including of products,	Reject

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Energy Ltd (the Fuel Companies)				supplies, raw materials, refuse, mail, and packages, <del>and includes any movements of heavy motor vehicles.</del> "	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	82	Support in part	Amend the definition of “yard-based retailing” as follows:  "means any commercial activity which supplies or receives goods or services primarily from an open or semi-covered yard, and where the area of the yard is greater than all indoor gross floor area used for the activity, <u>but excludes service stations.</u> Examples include..."	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	83	Neutral	Add a new definition of “marina activity” as follows:  "means activities associated with: a. the navigation, anchoring, mooring, berthing, manoeuvring, <u>refuelling, storage, servicing, maintenance and repair of vessels;</u> b. <u>embarking and disembarking of passengers;</u> c. <u>loading, unloading and storage of cargo and containers;</u> d. <u>operation, maintenance, repair, cleaning, and refuelling of associated plant and equipment;</u> e. <u>educational activities associated with these activities; and</u> f. <u>the use of buildings and structures associated with these activities, including accessory offices, seafood processing and parking.</u> "	Accept in part
Seaview Marina Ltd	F14	12	Support in part	Allow in part original submission point 471.83	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	91	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	231	Support in part	Amend LIZ-O1 as follows:  The Light Industrial Zone is used primarily to meet the needs of industrial and research activities, and compatible activities such as	Accept in part

Energy Ltd (the Fuel Companies)				commercial, community, or government activities that <u>do not compromise the efficiency and functionality of the zone for light industrial activities</u> are not appropriately located in commercial centres. The Light Industrial Zone is usually located next to or near residential, commercial, and other zones that provide for activities sensitive to industry, and activities in the zone are managed to be compatible with this.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	232	Support in part	<p>Amend LIZ-O2 as follows:</p> <p>The Light Industrial Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for industrial activities and research activities,</li> <li>2. Provides for emergency facilities and trade and industrial training activities,</li> <li>3. Is supported by other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Do not undermine the role of <del>the Light Industrial Zone commercial centres</del>, and</li> <li>c. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.</li> </ol> </li> <li>4. Provides for other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, and</li> <li>b. Do not result in reverse sensitivity effects that may constrain the establishment and operation of light industrial and research activities. <del>undermine the role of commercial centres</del>, and</li> <li>e. <del>Are of a nature and scale that does not undermine the hierarchy of centres. One or more of the following:</del> <ol style="list-style-type: none"> <li>i. <del>Have a functional need or operational need to locate in an Industrial Zone, or</del></li> <li>ii. <del>Have significant co-location benefits when located in the area, or</del></li> </ol> </li> </ol> </li> </ol>	Reject

				<p>iii. Are a commercial activity that is compatible with the light industrial zone not suited to being in a commercial centre, or</p> <p>iv. Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or</p> <p>v. Are otherwise better located in an Industrial Zone than in any other type of zone, or</p> <p>vi. Are an interim use and do not create obstacles to re-using their sites for industrial activities or research activities in future.</p> <p>5. Is not intended to provide for:</p> <p>a. Standalone residential activities that do not support an industrial activity, research activity, or emergency facility, or</p> <p>b. Activities that would be a city-wide or regional destination for significant numbers of visitors.</p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	233	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	234	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	235	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	236	Oppose	<p>Amend LIZ-P2 as follows:</p> <p>1. Provide for <del>Avoid</del> new residential activities <del>unless where they are:</del></p>	Reject

<p>Energy Ltd (the Fuel Companies)</p>				<p>a. <del>Are Ancillary</del> to or associated with an industrial activity, research activity, or emergency facility, or                  b. Create a more efficient use of an existing residential activity, and                  2. <del>Provide for</del> <u>Avoid</u> other new activities sensitive to industry <u>unless where they are:</u>                  a. Primarily serve the immediate area within the zone, or                  b. Have similar adverse effects and requirements to industrial activities that mean they are better located in a Light Industrial Zone than in a commercial centre, or                  c. Have appreciable co-location benefits in the Light Industrial Zone in particular.                  3. Recognise that residential activities and other activities sensitive to industry are not primary uses in the zone and that amenity values in the zone are governed primarily by industrial needs.                  4. <u>Where these activities are not avoided they are managed</u>  <del>residential activities and other activities sensitive to industry to mitigate avoid</del> reverse sensitivity effects for industry.</p>	
<p>BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)</p>	<p>471</p>	<p>237</p>	<p>Support in part</p>	<p>Amend LIZ-P4 as follows.   <del>Avoid</del> <u>Provide for</u> commercial and community activities <u>where unless</u> they:                  1. Are ancillary to a permitted activity and support the purpose of the zone, or                  2. <del>Primarily serve the immediate area within the zone, or</del>                  3. Have <del>similar</del> adverse effects and requirements <u>of a nature and scale that is compatible with the</u> <del>to industrial activities that mean they are located in a Light Industrial Zone than in a commercial centre</del> (for example, vehicle-oriented businesses, trade supply retail activities and yard-based retail activities), or                  4. <del>Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for</del></p>	<p>Reject</p>

				<p><del>example, supermarkets)</del> <u>Are of a nature and scale that does not undermine the hierarchy of Centres, or</u></p> <p>5. Have appreciable co-location benefits with existing industrial activities or research activities in an Industrial Zone; <u>and</u></p> <p>6. <del>When these activities are not avoided, they are</del> <u>Are managed to avoid significant reverse sensitivity issues for industry.</u></p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	238	Support in part	<p>Amend LIZ-P5 as follows.</p> <p>Provide for the ongoing operation <u>and maintenance</u> of existing activities while managing their development to support the intended purpose and character of the zone.</p>	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	239	Support in part	<p>Amend LIZ-P6 as follows:</p> <p>Recognise Light Industrial areas as providing for commercial activities that are <u>ancillary to industrial activities or are of a nature and scale that does not undermine the hierarchy of Centres</u> <del>not well suited in commercial centres because of their adverse effects, or co-location benefits with industrial or research activities, or inherent less efficient use of land.</del></p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	240	Support in part	<p>Amend LIZ-P9 as follows:</p> <p>[...]</p> <p>Where <u>functional and operational needs</u>, specific existing site constraints (such as topography) 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.</p> <p>[...]</p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	241	Support in part	<p>Amend LIZ-P10 as follows:</p> <p>[...]</p> <p>Where <u>functional and operational needs</u>, specific existing site constraints (such as topography) or other unusual factors affect the</p>	Reject

Energy Ltd (the Fuel Companies)				<p>ability for built development to achieve these outcomes, the development shall meet the outcomes to the greatest degree practical. [...] The outcomes are: 1 [...] <del>New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.</del></p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	242	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	243	Support in part	<p>Amend LIZ-P12 as follows: Manage activities to mitigate adverse effects on other zones by: 1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to industry), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and 2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	244	Support	Retain as notified	Accept

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	245	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	246	Oppose in part	<p>(1) Amend LIZ-R3.1 as follows:                      1. Activity status: Permitted                      Where:                      a. Compliance is achieved with:                          i. LIZ-S1: Height,                          ii. LIZ-S2: Height in relation to boundary – Adjoining zones,                          iii. LIZ-S3: Setbacks – Adjoining zones,                          iv. LIZ-S4: Overlooking – Adjoining zones, <u>and</u>                          v. LIZ-S5: Landscaping and screening, <del>and</del>                      b. <del>The new buildings, new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules LIZ-R4 through LIZ-R17.</del>  <u>Except that:</u>                          a. <u>LIZ-S1, LIZ-S2, LIZ-S3 and LIZ-S5 do not apply to alterations to existing buildings and structures.</u>                          b. <u>LIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m<sup>2</sup>.</u></p> <p>OR, if (1) is not made:</p> <p>(2) Amend LIZ-R3 so that LIZ-R3.1 does not apply to service stations.</p>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	247	Support in part	Retain as notified	Accept

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	248	Support in part	<p>Amend LIZ-R18 as follows:</p> <p><b>LIZ-R18 Residential activities</b></p> <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</p> <p>b. Residential activities and other sensitive activities account for no more than <del>15%</del> 50% of the gross floor area of all buildings on site.</p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	249	Support in part	<p>Amend LIZ-R19 as follows:</p> <p>LIZ-R19 Activities sensitive to industry, other than residential activities</p> <p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential activity is ancillary to an industrial activity, research activity, or emergency facility, and</p> <p>b. Residential activities and other activities sensitive to industry account for no more than <del>15%</del> 50% of the gross floor area of all buildings on site.</p>	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	250	Oppose in part	<p>Amend LIZ-R23 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to industry</u>) by <u>landscaping</u>, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>b. Compliance is achieved with <del>LIZ-S5: Landscaping</del> <u>LIZ-S5.1 and LIZ-S5.3.</u></p>	Accept in part

				<p>[...]  Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition LIZ-R23.1 or LIZ-S5: Landscaping and screening but are not.</li> <li>2. The urban design outcomes in LIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in LIZ-P11.</li> <li>3. Any positive effects that can only be achieved through non-compliance with LIZ-R23.1 or LIZ-S5: Landscaping and screening.</li> <li>4. <u>The functional and operational needs of the activity.</u></li> <li>5. <u>Site constraints that affect the activity's ability to comply with LIZ-R23.1.</u></li> </ol>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	251	Oppose in part	<p><b>(1)</b> Amend LIZ-R24 so that LIZ-R24.1 does not apply to service stations.</p> <p><b>OR</b>, if (1) is not made:</p> <p><b>(2)</b> Amend LIZ-R24 as follows:</p> <ol style="list-style-type: none"> <li>1. Activity status: Permitted  Where: <ol style="list-style-type: none"> <li>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (<u>where a site used for an activity sensitive to noise</u>), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</li> <li>b. The servicing occurs only between 7:00am and 10:00pm.</li> </ol> </li> </ol> <p>[...]  Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</li> </ol>	Accept in part

				<p><u>2. The functional and operational needs of the activity.</u></p> <p><u>3. Site constraints that affect the activity’s ability to comply with LIZ R24.1.</u></p> <p>[...]</p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	252	Oppose in part	Amend LIZ-S5 so that it does not apply to service stations.	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	253	Support in part	<p>Amend GIZ-O1 as follows:</p> <p>The General Industrial Zone is used primarily to meet the needs of industrial and research activities and their supporting activities, particularly those activities that due to their adverse effects should be separated from residential activities and other activities sensitive to industry.</p> <p>The Zone also provides for other compatible activities that that support this role <u>and do not compromise the efficiency and functionality of the zone for general industrial activities. or do not interfere with the primary purpose, including commercial activities that are not appropriately located outside industrial areas because of their effects on amenity values or co-location benefits with industrial and research activities.</u></p>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	254	Support in part	<p>Amend GIZ-O2 as follows:</p> <p>The General Industrial Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for industrial activities and research activities,</li> <li>2. Provides for emergency facilities and trade and industrial training activities,</li> <li>3. Is supported by other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> </ol> </li> </ol>	Reject

				<p>b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities,</p> <p>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities,</p> <p>d. Do not undermine the role of the <del>General Industrial Zone</del> <del>commercial centres</del>, and</p> <p>e. Support the industrial activities and research activities in the zone, including the needs of workers at those activities.</p> <p>4. Provides for other activities that:</p> <p>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</p> <p>b. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the General Industrial Zone for industrial activities and research activities,</p> <p>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities,</p> <p>d. <del>Are of a nature and scale that does</del> <del>Do</del> not undermine the <del>role of</del> commercial centres <del>hierarchy</del>, and</p> <p>e. <del>One or more of the following:</del></p> <p>i. <del>Have a functional need or operational need to locate in the General Industrial Zone, or</del></p> <p>ii. <del>Have significant co-location benefits when located in the area, or</del></p> <p>iii. <del>Are better located in an Industrial Zone than in any other zone, or</del></p> <p>iv. <del>Due to the size, layout, or operation of the activity, would have difficulty finding a suitable site in any other zone, or</del></p> <p>v. <del>Are an interim use and do not create obstacles to re-using their site for industrial activities or research activities in future.</del></p> <p>5. Is not intended to provide for:</p> <p>a. Residential activities,</p> <p>b. Other activities sensitive to industry, and</p>	
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				c. Activities that would be a city-wide or regional destination for significant numbers of visitors.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	255	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	256	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	257	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	258	Support in part	Amend GIZ-P2 as follows:  Avoid new residential activities and other activities sensitive to industry unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. Managed so that they do not adversely impact the long-term development capacity of the zone for industrial development, including through managing the design of new buildings, and 3. Managed to <del>avoid</del> <del>minimise</del> reverse sensitivity effects for industry, including existing heavy industry.	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	259	Support in part	Amend GIZ-P4 as follows:  Avoid commercial and community activities unless they:	Reject

Energy Ltd (the Fuel Companies)				<p>1. Are ancillary to a permitted activity and support the purpose of the zone, or</p> <p><del>2. Primarily serve the immediate area within the zone, or</del></p> <p>3. Have <del>similar</del> adverse effects and requirements <u>of a nature and scale that is compatible with the General to industrial activities that mean they are better located in an Industrial Zone than anywhere else</u> (for example, trade supply retail activities and yard-based retail activities), or</p> <p>4. <del>Primarily serve surrounding suburbs but a suitable available site is unlikely to be available for the activity in a commercial centre (for example, supermarkets)</del> <u>Are of a nature and scale that does not undermine the hierarchy of Centres</u>, or</p> <p>5. Have significant co-location benefits with existing industrial activities or research activities in an Industrial Zone.</p> <p>When these activities are not avoided, they are managed to avoid <del>significant</del> reverse sensitivity issues for industry, including heavy industry that is an existing activity.</p>	
Bunnings Ltd	F18	22	Support	Allow original submission point 471.259	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	260	Support in part	<p>Amend GIZ-P5 as follows:</p> <p>Encourage the redevelopment of existing activities that are incompatible with the purpose of the zone <u>in a manner that minimises land use compatibility and reverse sensitivity effects.</u></p>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	261	Support in part	<p>Amend GIZ-P6 as follows:</p> <p>Recognise General Industrial areas as providing for commercial activities that <u>are ancillary to industrial activities or are of a nature and scale that does compromise the role and purpose of the General Industrial Zone can only effectively locate in Industrial areas because of their adverse effects, or co-location benefits with industrial and research activities.</u></p>	Reject

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	262	Support in part	<p>Amend GIZ-P9 as follows:</p> <p>[...]                  Where <u>functional and operational needs</u>, specific existing site constraints (such as topography) 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.                  [...]</p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	263	Support in part	<p>Amend GIZ-P10 as follows:</p> <p>[...] <u>Where functional and operational needs</u>, specific existing site constraints (such as topography) 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.                  [...]                  The outcomes are:                  1 [...]                  6. <del>New developments display aesthetic value, by responding to existing buildings, providing interesting contrast to existing buildings, or establishing positive new or evolved architectural themes and traditions, and in doing so positively contribute to place and local identity and community pride, particularly on prominent sites such as corners or terminated vistas.</del></p>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	264	Oppose in part	<p>Amend GIZ-P12 as follows:</p> <p>Manage activities to mitigate adverse effects on other zones by:                  a. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (<u>where a site is used for an activity sensitive to industry</u>), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and                  b. Restricting servicing hours near boundaries with Residential Zones,</p>	Reject

				Mixed Use Zones (where a site is used for an activity sensitive to noise), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	266	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	267	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	268	Oppose in part	<p>(1) Amend GIZ-R3.1 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. Compliance is achieved with:</p> <p>i. GIZ-S1: Height, ii. GIZ-S2: Height in relation to boundary – Adjoining zones, iii. GIZ-S3: Setbacks – Adjoining zones, iv. GIZ-S4: Overlooking – Adjoining zones, <u>and</u> v. GIZ-S5: Landscaping and screening, <u>and</u> <del>b. The new buildings, the new structures, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules GIZ-R4 through GIZ-R17, or a heavy industrial activity.</del> <u>Except that:</u></p> <p>a. GIZ-S1, GIZ-S2, GIZ-S3 and GIZ-S5 do not apply to alterations to existing buildings and structures. b. GIZ-S5 does not apply to new buildings or structures, or additions to existing buildings and structures, with a gross floor area up to 50m<sup>2</sup>.</p>	Accept in part

				<p>OR, if (1) is not made:</p> <p>(2) Amend GIZ-R3 so that GIZ-R3.1 does not apply to service stations.</p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	269	Support in part	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	270	Oppose in part	<p>Amend GIZ-R23 as follows:</p> <p>1. Activity status: Permitted Where:</p> <p>a. The outdoor storage and work areas are screened from <u>level view of</u> any adjoining site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<u>where a site is used for an activity sensitive to industry</u>) by <u>landscaping</u>, a building or a solid or close-boarded fully opaque fence of at least 1.8 metres in height, and</p> <p>b. Compliance is achieved with <del>HZ-S5: Landscaping</del> <u>GIZ-S5.1 and GIZ-S5.3.</u> [...]</p> <p>Matters of discretion are restricted to:</p> <p>c. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition GIZ-R23.1 or GIZ-S5: Landscaping and screening but are not.</p> <p>d. The urban design outcomes in GIZ-P10: Urban design outcomes (other than industrial activities and research activities), and exclusions in GIZ-P11.</p> <p>e. Any positive effects that can only be achieved through non-compliance with GIZ-R23.1 or GIZ-S5: Landscaping and screening.</p>	Accept in part

				<p>f. <u>The functional and operational needs of the activity.</u></p> <p>g. <u>Site constraints that affect the activity’s ability to comply with GIZ-R23.1.</u></p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	271	Oppose in part	<p>(1) Amend GIZ-R24 so that GIZ-R24.1 does not apply to service stations.</p> <p>OR:</p> <p>(2) Amend GIZ-R24 as follows:</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The servicing is not within 40 metres of a site in a Residential Zone, Mixed Use Zone (<u>where a site used for an activity sensitive to noise</u>), or Marae Zone, and is not within 40 metres of the notional boundary of an activity sensitive to noise in a Rural Zone, or</p> <p>b. The servicing occurs only between 7:00am and 10:00pm.</p> <p>[...]</p> <p>Matters of discretion are restricted to:</p> <p>1. The nighttime amenity of residential activities and other activities sensitive to noise in the surrounding area in Residential Zones, Mixed Use Zones, and Marae Zones.</p> <p><u>2. The functional and operational needs of the activity.</u></p> <p><u>3. Site constraints that affect the activity’s ability to comply with GIZ-R24.1.</u></p> <p>[...]</p>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	272	Oppose in part	Amend GIZ-S5 so that it does not apply to service stations.	Reject

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	273	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	274	Support	<p>Amend HIZ-O2 as follows:</p> <p>The Heavy Industrial Zone:</p> <ol style="list-style-type: none"> <li>1. Primarily provides for industrial activities and research activities,</li> <li>2. Is supported by other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Support the industrial activities and research activities in the zone, including the needs of workers at those activities, and</li> <li>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities, and</li> </ol> </li> <li>3. Provides for other activities that: <ol style="list-style-type: none"> <li>a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone,</li> <li>b. Have a functional or operational need to locate in the Heavy Industrial Zone, and</li> <li>c. Do not create <del>unreasonable</del> reverse sensitivity effects that constrain the use of the Heavy Industrial Zone for heavy industrial activities.</li> </ol> </li> </ol>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	275	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	276	Support	Retain as notified	Accept

Energy Ltd (the Fuel Companies)					
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	277	Oppose	<p>Amend HIZ-P2 as follows:</p> <p>Do not allow residential activities and other activities sensitive to industry unless:</p> <ol style="list-style-type: none"> <li>1. They are ancillary to and critical to the functioning of an industrial activity, research activity, or emergency facility, which itself is an existing activity or has a functional <u>need</u> or operational need to be located in the Heavy Industrial Zone, and</li> <li>2. They are managed to avoid <del>significant</del> <u>reverse sensitivity effects issues that constrain the use of</u> for industry, including heavy industrial <u>activities</u>.</li> </ol>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	278	Support	<p>Amend HIZ-P3 as follows:</p> <p>Other incompatible or potentially incompatible activities Avoid activities other than industrial activities or research activities unless they:</p> <ol style="list-style-type: none"> <li>1. Are ancillary to an industrial or research activity and support the purpose of the zone, or</li> <li>2. Primarily serve the immediate area within the zone and support industrial activities or research activities (including by providing services useful for workers and visitors), or</li> <li>3. Have similar effects and requirements to industrial activities, or</li> <li>4. Have significant co-location benefits with existing industrial activities or research activities in the Heavy Industrial Zone, or</li> <li>5. Have a functional need or operational need to locate in the Heavy Industrial Zone.</li> <li>6. <u>Avoid reverse sensitivity effects that constrain the use of industry.</u></li> </ol>	Reject

				including heavy industrial activities. When these activities are not avoided, they are managed to avoid significant reverse sensitivity issues for industry, including heavy industry.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	279	Oppose	Delete HIZ-P5	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	280	Oppose	Delete HIZ-P6	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	281	Support in part	Amend HIZ-P9 as follows:  Built development for activities other than industrial activities and research activities, over an identified threshold of scale, is managed to achieve the outcomes in this policy through an approach demonstrated in a resource consent. Where specific existing site constraints (such as topography) 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. The outcomes are: [...] <u>8. Ensure development is protected from potential reverse sensitivity effects associated with heavy industrial activities.</u>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	282	Support	Amend HIZ-P11 as follows:  Manage activities to mitigate adverse effects on other zones by:	Reject

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Energy Ltd (the Fuel Companies)				<p>1. Ensuring outdoor work, storage, loading, and parking areas are screened from level view from Residential Zones, Mixed Use Zones (<u>where a site is used for an activity sensitive to industry</u>), Rural Zones, Special Purpose Zones, and Open Space and Recreation Zones, and</p> <p>2. Restricting servicing hours near boundaries with Residential Zones, Mixed Use Zones (<u>where a site is used for an activity sensitive to noise</u>), Marae Zones, and notional boundaries of activities sensitive to noise in Rural Zones.</p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	283	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	284	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	285	Support in part	<p>Amend HIZ-R3 as follows:</p> <p>Construction of new buildings and structures and alterations and additions to existing buildings and structures</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. HIZ-S1: Height,</p> <p>ii. HIZ-S2: Height in relation to boundary - Adjoining zones,</p> <p>iii. HIZ-S3: Height in relation to boundary - Owhiti Urupā,</p> <p>iv. HIZ-S4: Setbacks - Adjoining zones,</p> <p>v. HIZ-S5: Setbacks - Owhiti Urupā,</p> <p>vi. HIZ-S6: Overlooking - Adjoining zones, and</p>	Accept in part

				<p>vii. HIZ-S7: Landscaping - Main through routes,</p> <p>b. The new building, the alterations, or the additions, are for the purpose of an activity permitted by one or more of rules HIZ-R4 through HIZ-R16, or a heavy industrial activity, and</p> <p>c. <del>Either: If the site shares a boundary with</del> <u>is not adjacent to</u> a site in the Marae Zone, Mixed Use Zone, Open Space and Recreation Zone, Residential Zone, or Rural Zone, <del>or</del> <u>the new buildings, additions, and alterations are all screened from that adjacent site by existing buildings, and structures or landscaping.</u></p> <p>2. Activity status: Restricted discretionary Where:</p> <p>a. Compliance is not achieved with HIZ-R3.1. 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. If HIZ-R3.1.b is not met, the urban design matters in HIZ-P9: Urban design outcomes (other than industrial activities and research activities).</li> <li>3. If HIZ-R3.1.b 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 industrial purposes, including the expected lifespan of the building and the ability of the building to be converted to industrial use.</li> <li>4. If HIZ-R3.1.c is not met, privacy and visual amenity on the relevant adjoining site.</li> <li>5. <u>Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u></li> </ol>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	286	Support	Retain as notified	Accept

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Energy Ltd (the Fuel Companies)					
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	287	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	288	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	289	Support in part	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	290	Oppose	Amend HIZ-R17 to provide a permitted pathway for heavy industrial activities in the Heavy Industrial Zone, such as:  1. Activity status: <del>Restricted-discretionary</del> <u>Permitted</u> <del>Matters of discretion are restricted to:</del> 1. <del>Amenity values outside the Industrial Zones.</del> 2. <del>Health and safety beyond the site.</del> 3. <del>The management of dust and odour.</del>	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	291	Support	Retain as notified	Accept

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	292	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	293	Support	Retain as notified	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	294	Oppose	<p>(1) Amend HIZ-R22 to clarify what is meant by “outdoor storage and work areas” and remove the overly prescriptive requirements for screening. This can be achieved as follows:</p> <p>Activity status: Permitted Where:</p> <p>a. The outdoor storage and work areas are screened from any <u>boundary</u> adjoining a site or opposite site in a Rural Zone, Open Space and Recreation Zone, Residential Zone, Marae Zone, or Mixed Use Zone (<del>where a site is used for an activity sensitive to industry</del>), <del>by a building or a solid or close-boarded fully opaque fence of at least 1.8m in height above ground level</del>, and</p> <p>b. Compliance is achieved with HIZ-S7: Landscaping.</p> <p>Matters of discretion are restricted to:</p> <p>a. Visual amenity from those sites from which the outdoor storage and work areas are required to be screened by condition HIZ-R22.1 or HIZ-S7: Landscaping but are not.</p> <p>b. The urban design outcomes in HIZ-P9: Urban design outcomes (other than industrial activities and research activities).</p> <p>c. Any positive effects that can only be achieved through non-compliance with HIZ-R21.1 or HIZ-S7: Landscaping.</p>	Accept in part

				<p>d. <u>The functional and operational needs of the activity.</u>  e. <u>Site constraints that affect the activity’s ability to comply with HIZ R22.1.</u></p> <p>AND</p> <p>(2) Insert a new definition of “outdoor storage and work areas”.</p>	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	295	Oppose	<p>Amend Rule HIZ-R23 as follows:</p> <p>1. Activity status: Permitted  Where:  a. <del>The servicing is not within 40 metres of a</del> <u>For sites adjoining a site in a Residential Zone, Mixed Use Zone (where the site is used for an activity sensitive to noise), or Marae Zone, or the notional boundaries of activities sensitive to noise in Rural Zones</u> b. <del>The servicing occurs only between 7:00am and 10:00pm.</del></p>	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	296	Support	Retain as notified	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	297	Support in part	<p>Amend SMZ-O1 as follows:</p> <p>The Seaview Marina area is used primarily to provide for the needs of marina activities, and <del>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, where they that:</del></p> <p>1. Do not undermine the purpose of the Local Centre Zone, Metropolitan Centre Zone, or City Centre Zone, and  2. <del>Do not present significant</del> <u>Avoid reverse sensitivity effects that could</u></p>	Reject

				<del>compromise on</del> industrial activities, including heavy industrial activities, in the Heavy Industrial Zone <del>and General Industrial Zone.</del>	
Seaview Marina Ltd	F14	26	Oppose in part	Disallow in part original submission point 471.297	Accept in part
Seaview Marina Ltd	F14	27	Support in part	Allow in part original submission point 471.297	Reject in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	298	Support in part	Amend SMZ-O2 as follows:  The Seaview Marina Zone: 1. Primarily provides for marina activities, 2. Provides for other activities provided for in industrial zones, such as industrial activities, research activities, emergency facilities and trade and industrial training activities, 3. Is supported by other activities that: a. Are compatible with the purpose, the planned character, and the planned urban environment of the zone, b. Do not undermine the role of commercial centres, and c. <del>Avoid Do not create unreasonable or excessive reverse sensitivity issues effects that could compromise for</del> industrial activities in the Heavy Industrial Zone, and [...]	Accept in part
Seaview Marina Ltd	F14	28	Oppose	Disallow original submission point 471.298	Reject in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	299	Support	Amend SMZ-P1 as follows:  Enable: 1. Marina activities, 2. Activities that support marina activities, 3. Industrial activities, 4. Research activities, 5. Emergency facilities, 6. Trade and industrial training facilities, and 7. Commercial activities that do not undermine the purpose, vitality, vibrancy, and co-location benefits, while managing the reverse	Reject

				sensitivity effects of those on existing and potential activities in the <del>General Industrial Zone and Heavy Industrial Zone.</del>	
Seaview Marina Ltd	F14	29	Support in part	Allow original submission point 471.299	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	300	Oppose	Amend SMZ-P2 as follows:  Avoid residential activities and other <del>new</del> sensitive activities not associated with the Seaview Marina unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. 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 3. <del>Designed, located and m</del> Managed to <del>avoid</del> <del>minimise</del> reverse sensitivity effects <del>that could compromise</del> <del>for</del> industry, including existing and enabled heavy <del>industry</del> activities.	Accept in part
Seaview Marina Ltd	F14	30	Oppose	Disallow original submission point 471.300	Reject in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	301	Support	Amend SMZ-P3 as follows:  Avoid: 1. Residential activities and other <del>new</del> sensitive activities associated with the Seaview Marina, and 2. Activities that primarily support or are ancillary to residential activities or other sensitive activities in the coastal marine area, unless they are: 1. Ancillary to and support an industrial activity, research activity, or emergency facility, 2. 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 3. <del>Designed, located and m</del> Managed to <del>avoid</del> <del>minimise</del> reverse	Accept in part

				sensitivity effects that could compromise for industry, including existing and enabled heavy industrial activities.	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	302	Support in part	Amend SMZ-P5 as follows:  Avoid any other activities that present significant and inadequately managed reverse sensitivity issues effects that could compromise for industry, including existing and enabled heavy industrial activities.	Accept in part
Seaview Marina Ltd	F14	33	Oppose	Disallow original submission point 471.302	Reject in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	303	Support	Retain as notified	Accept
Seaview Marina Ltd	F14	34	Oppose	Disallow original submission point 471.303	Reject
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	304	Support in part	Amend SMZ-R3 as follows:  [...] 2. Activity status: Restricted discretionary Where: a. Compliance is not achieved with SMZ-R3.1. Matters of discretion are restricted to: 1. The matters of discretion in any standards not met. 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 SMZP10: Urban design outcomes (exclusions). 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. 4. Management of residual risk effects and reverse sensitivity effects	Reject

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				<u>associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u>	
Seaview Marina Ltd	F14	35	Oppose in part	Disallow original submission point 471.304	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	305	Support in part	Retain SMZ-R4 as notified, and add a definition for "marina activities" (see submission point #471.83)	Accept in part
Seaview Marina Ltd	F14	36	Support	Allow original submission point 471.305	Accept in part
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	306	Oppose	<p>Amend the activity status of SMZ-R8 from a permitted activity to a restricted discretionary activity,</p> <p>AND</p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The matters in:</u></p> <p><u>a. SMZ-P4: Role in network of commercial and industrial areas,</u></p> <p><u>b. SMZ-P5: Reverse sensitivity,</u></p> <p><u>c. SMZ-P6: Existing activities, and</u></p> <p><u>d. SMZ-P7: Development capacity.</u></p> <p><u>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).</u></p> <p><u>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u></p> <p><u>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</u></p>	Reject
Seaview Marina Ltd	F14	37	Oppose	Disallow original submission point 471.306	Accept

BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	307	Oppose	<p>Amend the activity status of SMZ-R11 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li><u>1. The matters in:</u> <ol style="list-style-type: none"> <li><u>a. SMZ-P4: Role in network of commercial and industrial areas,</u></li> <li><u>b. SMZ-P5: Reverse sensitivity,</u></li> <li><u>c. SMZ-P6: Existing activities, and</u></li> <li><u>d. SMZ-P7: Development capacity.</u></li> </ol> </li> <li><u>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).</u></li> <li><u>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u></li> <li><u>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</u></li> </ol> <p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R11 and introduce new rule(s) and definition(s) that require grocery stores and supermarkets to be associated specifically with marine activities.</p>	Reject
Seaview Marina Ltd	F14	38	Oppose	Disallow original submission point 471.307	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z	471	308	Oppose	Amend the activity status of SMZ-R12 from a permitted activity to a restricted discretionary activity,	Reject

Energy Ltd (the Fuel Companies)				<p>AND</p> <p>Insert the following matters of discretion:</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in: <ol style="list-style-type: none"> <li>a. SMZ-P4: Role in network of commercial and industrial areas,</li> <li>b. SMZ-P5: Reverse sensitivity,</li> <li>c. SMZ-P6: Existing activities, and</li> <li>d. SMZ-P7: Development capacity.</li> </ol> </li> <li>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).</li> <li>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</li> </ol> <p>OR</p> <p>Alternatively, delete Rule SMZ-R12 and introduce new rule(s) and definition(s) that require food and beverage activities to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	39	Oppose	Disallow original submission point 471.308	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	309	Oppose	<p>Amend the activity status of SMZ-R14 from a permitted activity to a restricted discretionary activity,</p> <p>AND</p> <p>Insert the following matters of discretion:</p>	Reject

				<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> <li>1. The matters in: <ol style="list-style-type: none"> <li>a. SMZ-P4: Role in network of commercial and industrial areas,</li> <li>b. SMZ-P5: Reverse sensitivity,</li> <li>c. SMZ-P6: Existing activities, and</li> <li>d. SMZ-P7: Development capacity.</li> </ol> </li> <li>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).</li> <li>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</li> <li>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</li> </ol> <p>OR</p> <p>Alternatively, delete Rule SMZ-R14 and introduce new rule(s) and definition(s) that require recreation activities to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	40	Oppose	Disallow original submission point 471.309	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	310	Oppose	<p>Amend the activity status of SMZ-R15 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <li>1. The matters in:</li> </ol>	Reject

				<p>a. SMZ-P4: Role in network of commercial and industrial areas,  b. SMZ-P5: Reverse sensitivity,  c. SMZ-P6: Existing activities, and  d. SMZ-P7: Development capacity.  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).  3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.  4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</p> <p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R15 and introduce new rule(s) and definition(s) that require yard-based retailing to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	41	Oppose	Disallow original submission point 471.310	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	311	Oppose	<p>Amend the activity status of SMZ-R16 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u>  1. The matters in:  a. SMZ-P4: Role in network of commercial and industrial areas,  b. SMZ-P5: Reverse sensitivity,  c. SMZ-P6: Existing activities, and</p>	Reject

				<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. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</p> <p>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</p> <p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R16 and introduce new rule(s) and definition(s) that require trade supply retail activities to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	42	Oppose	Disallow original submission point 471.311	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	312	Oppose	<p>Amend the activity status of SMZ-R18 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. The matters in:</p> <p>a. SMZ-P4: Role in network of commercial and industrial areas,</p> <p>b. SMZ-P5: Reverse sensitivity,</p> <p>c. SMZ-P6: Existing activities, and</p> <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-</p>	Reject

				<p><u>P10: Urban design outcomes (exclusions).</u>  <u>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u>  <u>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</u></p> <p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R18 and introduce new rule(s) and definition(s) that require community facilities to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	43	Oppose	Disallow original submission point 471.312	
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	313	Oppose	<p>Amend the activity status of SMZ-R19 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The matters in:</u></p> <p><u>a. SMZ-P4: Role in network of commercial and industrial areas,</u>  <u>b. SMZ-P5: Reverse sensitivity,</u>  <u>c. SMZ-P6: Existing activities, and</u>  <u>d. SMZ-P7: Development capacity.</u></p> <p><u>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).</u>  <u>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City</u></p>	Reject

				<p><u>fuel transmission pipeline, including through building design and layout.</u></p> <p><u>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</u></p> <p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R19 and introduce new rule(s) and definition(s) that require commercial activities not otherwise provided for to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	44	Oppose	Disallow original submission point 471.313	Accept
BP Oil New Zealand Ltd, Mobil Oil New Zealand Ltd and Z Energy Ltd (the Fuel Companies)	471	314	Oppose	<p>Amend the activity status of SMZ-R20 from a permitted activity to a restricted discretionary activity,</p> <p><b>AND</b></p> <p>Insert the following matters of discretion:</p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>1. The matters in:</u></p> <p><u>a. SMZ-P4: Role in network of commercial and industrial areas,</u></p> <p><u>b. SMZ-P5: Reverse sensitivity,</u></p> <p><u>c. SMZ-P6: Existing activities, and</u></p> <p><u>d. SMZ-P7: Development capacity.</u></p> <p><u>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).</u></p> <p><u>3. Management of residual risk effects and reverse sensitivity effects associated with nearby significant hazardous facilities and the Hutt City fuel transmission pipeline, including through building design and layout.</u></p> <p><u>4. Any legal, economic, and physical obstacles to repurposing the site for marina or industrial activity in the future.</u></p>	Reject

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				<p><b>OR</b></p> <p>Alternatively, delete Rule SMZ-R20 and introduce new rule(s) and definition(s) that require other activities not otherwise provided for to be associated specifically with marine activities.</p>	
Seaview Marina Ltd	F14	45	Oppose	Disallow original submission point 471.314	Accept
Clarus	474	7	Oppose in part	<p>Seeks that the definition of this term is replaced by wording that is similar as that in the Queenstown Lakes Proposed District Plan:</p> <p><u>"means the potential for the operation of an existing lawfully established activity to be constrained or curtailed by the more recent establishment or intensification of other activities which are sensitive to the established activity."</u></p>	Accept in part
New Zealand Pork Industry Board	F02	9	Support	Allow original submission point 474.7	Accept in part
Clarus	474	67	Support	Retain chapter as notified	Accept in part
Clarus	474	68	Support	Retain chapter as notified	Accept in part
Clarus	474	69	Support	Retain chapter as notified	Accept in part
Petone Historical Society Inc	496	14	Oppose in part	Seeks to "Change the wording of this objective so that it is consistent in form to other objectives and purposeful" and to add "a qualifier, such as "Recognise that industrial and business activities ...." or "Enable industrial and business activities to ..."	Reject
Transpower New Zealand Limited	504	10	Oppose	<p>Seeks that the definition of this term is replaced by simplified wording. An example of a potential definition is as follows:</p> <p><u>"means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained."</u></p>	Accept in part

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New Zealand Pork Industry Board	F02	10	Support in part	Allow in part original submission point 504.10	Accept in part
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