

## Submitter: Tuakau Proteins Limited

### Submission number: 402

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
402.1			Retain the Industrial zoning of the Tuakau Proteins Limited site including 22, 24 and 26 Lapwood Road, Tuakau as notified.	Reject	Decision Report 28D: Zoning - Tuakau
<i>FSI038.4</i>	<i>Simon Dromgool</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 28D: Zoning - Tuakau</i>
<i>FSI388.136</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	<i>Decision Report 28D: Zoning - Tuakau</i>
402.2			Retain the current extent of Residential Zoning in Tuakau, as notified.	Accept in part	Decision Report 28D: Zoning - Tuakau
<i>FSI038.5</i>	<i>Simon Dromgool</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 28D: Zoning - Tuakau</i>
<i>FSI136.1</i>	<i>Shaun McGuire</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 28D: Zoning - Tuakau</i>
<i>FSI140.5</i>	<i>Kirriemuir Trustee Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 28D: Zoning - Tuakau</i>
<i>FSI388.137</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in part</i>	<i>Decision Report 28D: Zoning - Tuakau</i>

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402.3			<p>Amend Policy 4.1.10 (a) (ii) Tuakau, as follows (or words to similar effect): (ii) Existing intensive farming, rural industry and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development. OR Amend the definition of "Industrial Activity" in Chapter 13 Definitions to ensure that Tuakau Proteins Limited would fit within that definition.</p> <p>AND</p> <p>Any consequential amendment and/or further amendments to give effect to the concerns raised in the submission.</p>	Reject	Decision Report 5: Strategic Directions
402.4			<p>Amend Policy 5.3.7 Reverse sensitivity effects, as follows (or words to similar effect): (a) Recognise the following features are typical of the rural environment and the effects are accepted and able to be managed: (i) Large numbers of animals being farmed, extensive areas of plants, vines or fruit crops, plantation forests and farm forests; (ii) Noise, odour, dust, traffic and visual effects associated with the use of land for farming, horticulture, forestry, farm quarries; (iii) Existing</p>	Accept in Part	Decision Report 22: Rural Zone

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			<p>mineral extraction and processing activities; (iv) Minor dwellings; (v) Papakainga housing developments within Maori freehold land; (vi) Rural industry. (b) Avoid adverse effects outside the site and where those effects cannot be avoided, they are to be mitigated. (c) Reduce and/or mitigate the adverse effects of reverse sensitivity through the use of setbacks and the design and location of subdivisions and development. (d) The scale, intensity and timing and duration of activities are managed to ensure compatibility with the amenity and character of the rural environment. (e) Enable the use of artificial outdoor lighting for night time work. (f) Ensure glare and light spill from artificial lighting in the rural environment does not: (i) Compromise the safe operation of the road transport network; and (ii) Detract from the amenity of other sites within the surrounding environment. (g) Frost fans are located and operated to ensure adverse effects on the surrounding environment are minimised. (h) Provide for intensive farming activities and rural industry, recognising the potential adverse effects that need to be managed,</p>		

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			including noise, visual amenity, rural character or landscape effects, and odour. AND Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.		
<i>FS1038.6</i>	<i>Simon Dromgool</i>	<i>Oppose</i>		<i>Accept in Part</i>	
<i>FS1388.138</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
402.5			Amend the definition of "Industrial Activity" in Chapter 13 Definitions to specifically include "rural industry activities" (or words to similar effect). OR Add "Rural Industry" to Rule 20.1.1 Permitted Activities as a permitted activity in the Industrial Zone (or words to similar effect). AND Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.	Reject	Decision Report 21: Industrial Zones
<i>FS1193.13</i>	<i>Van Den Brink Group</i>	<i>Support</i>		<i>Reject</i>	

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FSI326.13	<i>Holcim (New Zealand) Limited</i>	<i>Support</i>		<i>Reject</i>	
FSI388.139	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept</i>	
402.6			<p>Retain the permitted noise levels in Rule 20.2.3 Noise, except for the amendments sought below</p> <p>AND</p> <p>Add new noise level standards to Rule 20.2.3.1 P2 - General, as follows (or words to similar effect): P2 (a) Noise measured within any other site: (i) In an Industrial Zone must not exceed: A. 75dBA (LAeq) 7am to 10pm; and B. 55dB (LAeq) and 85dB (LAm<sub>ax</sub>) 10pm to 7am the following day. (ii) At the Rural Zone interface, noise levels must not exceed the below noise levels when measured within the notional boundary of property in a rural zone: A. 55dB (LAeq) 7am to 10pm; and B. 45dB (LAeq) and 75dB (LAm<sub>ax</sub>) 10pm to 7am the following day.</p> <p>AND</p> <p>Add new noise level standards to Rule 20.2.3.1 P3 Noise General as follows (or words to similar effect): P3 (a) Noise measured within any site in any</p>	Reject	Decision Report 21: Industrial Zones

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			<p>zone other, than the Industrial Zone and the Heavy Industrial Zone, must meet the permitted noise levels for that zone, with the exception of the interface with the Rural Zone.</p> <p>AND</p> <p>Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.</p>		
<i>FSI 193.1</i>	<i>Van Den Brink Group</i>	<i>Support</i>		<i>Reject</i>	
<i>FSI 326.1</i>	<i>Holcim (New Zealand) Limited</i>	<i>Support</i>		<i>Reject</i>	
402.7			<p>Delete Rule 20.2.6 Hazardous Substances.</p> <p>AND</p> <p>Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.</p>	Accept in Part	Decision Report 11: Hazardous Substances and Contaminated Land
<i>FSI 388.140</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
402.8			<p>Delete Rural Industry from Rule 22.1.3 RD2 Restricted Discretionary activities</p> <p>AND</p>	Reject	Decision Report 22: Rural Zone

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			Add Rural Industry to Rule 22.1.2 Permitted Activities.  AND  Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.		
<i>FSI379.119</i>	<i>Hamilton City Council</i>	<i>Oppose</i>		<i>Accept</i>	
<i>FSI388.141</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>	<i>02.8</i>	<i>Accept</i>	
402.9			Amend Policy 5.3.9 (a) Non-rural activities, as follows (or words to similar effect): (a) manage any non-rural activities, including equestrian centres, horse training centres and forestry and rural industries, to achieve a character, scale, intensity and location that are in keeping with rural character and amenity values.  AND  Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.	Accept in Part	Decision Report 22: Rural Zone
<i>FSI388.142</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	
402.10			Amend the definition of "Industrial Activity" in Chapter 13 Definitions, as	Reject	Decision Report 30: Definitions

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			<p>follows (or words to similar effect: Industrial Activity Means the production, processing, bulk moving or storage in bulk of any materials, goods or products: Production includes: (a) manufacturing; and (b) assembly from components. Processing includes: (a) repair; (b) servicing; (c) maintenance; and (d) assembly of materials, goods or product. Bulk storage includes: (a) warehousing. Rural industry activities are included within the definition of industrial activity.</p> <p>OR</p> <p>Amend policies such as Policy 4.1.10 Tuakau that only mention "industrial activity" to also refer to "rural industry" (or words to similar effect).</p> <p>AND</p> <p>Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.</p>		
402.11			<p>Confirm the inclusion of rendering in the definition of "Rural Industry" in Chapter 13 Definitions.</p> <p>OR</p>	Accept in Part	Decision Report 22: Rural Zone



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			<p>Amend the definition of "Rural Industry" in Chapter 13 Definitions to provide more clarity or examples of what rural industry activities would be.</p> <p>AND</p> <p>Any consequential amendments and/or additional relief to give effect to the concerns raised in the submission.</p>		
<i>FS1388.143</i>	<i>Mercury NZ Limited</i>	<i>Oppose</i>		<i>Accept in Part</i>	