

## Submitter: Van Den Brink Group

### Submission number: 633

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
633.1			Delete Policy 4.5.42(a)(ii) Adjoining site amenity to reduce height adjoining residential or reserve zoned land. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
<i>FSI387.26</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.2			Retain Objective 4.6.1 Economic growth of industry, insofar as it gives effect to the relief sought.	Accept	Decision Report 21: Industrial Zones
<i>FSI387.27</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.3			Retain Policy 4.6.2 Provide Industrial Zones with different functions, insofar as it gives effect to the relief sought.	Accept	Decision Report 21: Industrial Zones
<i>FSI387.28</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.4			Retain Policy 4.6.3 Maintain a sufficient supply of industrial land, insofar as it gives effect to the relief sought.	Accept	Decision Report 21: Industrial Zones

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<i>FS1387.29</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.5			Retain Policy 4.6.4 Maintain Industrial land for industrial purposes, insofar as it gives effect to the relief sought.	Accept	Decision Report 21: Industrial Zones
<i>FS1387.30</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.6			Retain Policy 4.6.5 Recognition of industrial activities outside of urban areas, insofar as it gives effect to the relief sought.	Reject	Decision Report 21: Industrial Zones
<i>FS1387.31</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.7			Retain Objective 4.6.6 Manage adverse effects, insofar as it gives effect to the relief sought.	Reject	Decision Report 21: Industrial Zones
<i>FS1087.18</i>	Ports of Auckland Limited	Support		Reject	
<i>FS1387.32</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.8			Retain Policy 4.6.7 Management of adverse effects within industrial zones, insofar as it gives effect to the relief sought.	Accept in Part	Decision Report 21: Industrial Zones

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<i>FS1087.19</i>	Ports of Auckland Limited	Support		Accept in Part	
633.9			Amend Policy 4.7.2 Subdivision location and design to provide an exclusion for Industrial zones. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.33</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.10			Delete any requirement to adhere to "Guidelines" in Policy 4.7.3 Residential subdivision. AND Amend Policy 4.7.3 Residential subdivision to ensure the policy enables infill development in existing residential areas without making it adhere to the same standards as new greenfield development. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 32: Miscellaneous Matters
633.11			Amend Policy 4.7.5 to provide an exclusion for Industrial zones for provision of cycleways/pedestrian connections. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.34</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	

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633.12			Retain Policy 4.7.7(a) Achieving sufficient development density to support the provision of infrastructure services to the extent that the industrial lot sizes are retained or reduced.	Reject	Decision Report 32: Miscellaneous Matters
<i>FS1387.35</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.13			Amend Policy 4.7.9 Connected neighbourhoods to provide an exclusion for provision of cycleways/pedestrian connections in industrial zones. AND Amend Policy 4.7.9 Connected neighbourhoods to enable infill development in existing residential areas without making it adhere to the same standards as new greenfield development. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 32: Miscellaneous Matters
633.14			Amend Policy 4.7.10 Recreation and access to provide an exclusion for industrial zones for the provision of cycleways/pedestrian connections. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 32: Miscellaneous Matters
633.15			Retain Objective 6.4.1 Integration of infrastructure with subdivision, land use and development, insofar as it gives effect to the relief sought.	Accept	Decision Report 13: Infrastructure
<i>FS1387.36</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

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<i>FS1176.182</i>	Watercare Services Ltd	Support		Accept	
633.16			Amend Policy 6.4.5 (a)(i) and (ii) Rooding infrastructure to provide an exclusion for Industrial zones. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
633.17			Delete Rule 14.12.1 P4(c) Permitted Activities in its entirety. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
<i>FS1304.6</i>	Gary Bogaart / Meremere Dragway Inc.	Support		Reject	
<i>FS1118.13</i>	Gary Bogaart / Meremere Dragway Inc for Brookfields Lawyers	Support		Reject	
633.18			Delete Rule 14.12.1P4(e) Permitted Activities in its entirety. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 13: Infrastructure
<i>FS1304.7</i>	Gary Bogaart / Meremere Dragway Inc.	Support		Reject	
<i>FS1118.14</i>	Gary Bogaart / Meremere	Support		Reject	

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	Dragway Inc for Brookfields Lawyers				
633.19			Retain the activities listed in Rule 17.1.2 P1 – P14 as Permitted Activities AND Add Retail activities as a Permitted activity to Rule 17.1.2 Permitted Activities. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept in part	Decision Report 20: Business Zones
FS1078.28	Hugh Green Limited	Support		Accept	
FS1387.37	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.20			Add the construction of a building as a permitted activity (which complies with the development controls) to Rule 17.1.2 Permitted Activities. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
633.21			Amend the activity status for more than one dwelling (i.e. multi-unit development) from Restricted Discretionary (Rule 17.1.3) to Permitted activity (Rule 17.1.2). AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones

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FS1387.38	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.22			Delete Rule 17.3.2 Daylight Admission in its entirety. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
633.23			Retain Rule 17.2.3 PI On site parking areas - Landscaping in relation to the 1.5m landscape strip. OR Amend Rule 17.2.3 PI On site parking areas to reduce the 1.5m landscape strip requirement. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
633.24			Retain Rule 17.2.5.1 Earthworks - General.	Accept in part	Decision Report 20: Business Zones
633.25			Add clarification to Rule 17.2.7.1 P2 (a) Signs that the rule applies to free standing signs only. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
633.26			Amend Rule 17.2.7.1 P2 Signs to increase the area to at least 10m2 per site. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
633.27			Amend Rule 17.2.7.1 Signs to exclude signs from the yard setbacks. AND If the relief on daylight admission is not Accepted, amend to exclude	Accept in part	Decision Report 20: Business Zones

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			signs Rule 20.3.3 Daylight Admission. OR Amend the definition of "buildings" in Chapter 13 Definitions to exclude free-standing signs. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
633.28			Amend Rule 17.2.7.2 Signs - Effects on Traffic to specify that Rule 20.2.7.2 does not apply to site identification signs. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
633.29			Amend Rule 17.3.2 PI (a) (Daylight Admission) to increase height from 2.5m to 3m. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
633.30			Amend Rule 17.3.4.1 PI (a)(i) Building setback – Zone boundaries to reduce the setback between sites with other zones to 3m. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
633.31			Amend Rule 17.3.7 PI (a) Living Court to reduce the balcony size requirements to 8m <sup>2</sup> and a depth of 1.5m. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
FS1387.39	Mercury NZ Limited for Mercury D	Oppose		Accept	



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633.32			Amend the zoning of properties at Ryders Road and Harrisville Road, Tuakau from Industrial Zone to Business Zone (see attachment 2 to the submission). AND Rezone a portion of the property at 24 Ryders Road, Tuakau from Village Zone to Business Zone. (see attachment 2 to the submission). AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 28D: Zoning - Tuakau
<i>FS1187.18</i>	Greig Developments No 2 Limited	Support		Accept	
633.33			Retain Industrial zoning of the submitter's properties at the Whangarata Business Park, Tuakau as notified.	Accept	Decision Report 28D: Zoning - Tuakau
633.34			Retain Objective 4.5.1 Commercial function and purpose, insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.40</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.35			Retain Policy 4.5.2 Commercial function and purpose, insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.41</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

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633.36			Retain Policy 4.5.4 Commercial purpose: Business Zone, insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.42</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.37			Retain Policy 4.5.8 Role and function of the Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.43</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.38			Retain Policy 4.5.9 Employment opportunities: Business Town Centre Zone and Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.44</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.39			Retain Policy 4.5.10 Retail: Business Town Centre Zone and Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1387.45</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.40			Retain Policy 4.5.11 Residential upper floors: Business Town Centre Zone and Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
<i>FS1078.19</i>	Hugh Green Limited	Support		Accept	

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<i>FS1078.30</i>	Hugh Green Limited	Oppose		Reject	
633.41			No specific decision requested, but submission opposes Objective 4.5.25 Business Zone Character, where this is inconsistent with the submitter's primary relief to have their landholding re-zoned as Business.	Reject	Decision Report 20: Business Zones
<i>FS1387.46</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.42			Retain Policy 4.5.26 Landscaping of onsite parking areas - Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
633.43			Retain Policy 4.5.27 Front setback - Business Zone insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
633.44			Retain Policy 4.5.28 Height - Business Zone, insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
633.45			Delete the policy reference to design guidelines and architectural form in Policy 4.5.29 New Buildings: Business Zone. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones
<i>FS1387.47</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	

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633.46			Retain Objective 4.5.30 Business Zone and Business Town Centre Zone - Amenity, insofar as it gives effect to the relief sought.	Accept	Decision Report 20: Business Zones
633.47			Retain Policy 4.5.31 Reverse Sensitivity, insofar as it gives effect to the relief sought.	Accept in Part	Decision Report 32: Miscellaneous Matters
<i>FS1387.48</i>	Mercury NZ Limited for Mercury D	Oppose		Accept in Part	
633.48			Retain Policy 4.5.33 Reverse Sensitivity, insofar as it gives effect to the relief sought.	Reject	Decision Report 20: Business Zones
<i>FS1387.49</i>	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.49			Delete Policy 4.5.32(a)(ii) Adjoining site amenity to reduce height adjoining residential or reserve zoned land. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 20: Business Zones
633.50			Retain Rule 17.4.1(a) General Subdivision in relation to the minimum lot size of 225m2. OR Amend Rule 17.4.1(a) General Subdivision to reduce the minimum lot size. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 20: Business Zones

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FS1387.50	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.51			Add the following to include the following permitted activities as a minimum to Rule 20.1.1 Permitted Activities: <u>(a) Hire Centres (b) Wholesale (c) Trade Supply outlet (d) Transport depot (e) Garden Centres (f) Retailing of agricultural and industrial motor vehicles and machinery (g) Processing, storage, distribution and sale (wholesale or retail) of aggregates</u> AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
FS1387.51	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.52			Delete any restrictions on gross floor area from Rule 20.1.1 Permitted Activities. AND Amend Rule 20.1.1 Permitted Activities to allow for any office which is ancillary to a permitted activity. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
FS1387.52	Mercury NZ Limited for Mercury D	Oppose		Accept	
633.53			Add the construction of a building for any permitted activity as a permitted activity (which complies with the development controls) to Rule	Accept	Decision Report 21: Industrial Zones

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			20.1.1 Permitted Activities. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.		
<i>FS1387.53</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.54			Delete Rule 20.2.1 Servicing and hours of operation in its entirety. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
<i>FS1187.19</i>	Greig Developments No 2 Limited	Oppose		Reject	
633.55			Amend Rule 20.2.2 CI Landscape Planting from a Controlled Activity, to become a Permitted Activity instead. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
633.56			Delete Rule 20.2.2 CI(b) in its entirety. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
633.57			Retain the noise standards in Rule 20.2.3 Noise.	Accept	Decision Report 21: Industrial Zones

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633.58			Add an exclusion to Rule 20.2.4 Glare and Artificial Light spill to ensure that it does not apply between sites in the industrial zones. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
633.59			Retain the earthworks standards in Rule 20.2.5.1 Earthworks - General.	Accept	Decision Report 21: Industrial Zones
633.60			Add clarification that Rule 20.2.7.1 P2(a) Signs applies to free standing signs only.	Reject	Decision Report 21: Industrial Zones
633.61			Amend Rule 20.2.7.1 P2 Signs to increase the area to at least 10m <sup>2</sup> . AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
633.62			Amend Rule 20.2.7.1 (Signs) to exclude signs from the yard setbacks; AND If the above relief is not Accepted, amend Rule 20.3.3 Daylight Admission to exclude signs; OR Amend the definition of "buildings" in Chapter 13 Definitions to exclude free-standing signs; AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
633.63			Amend Rule 20.2.7.2 Signs – Effects on traffic to specify that this rule does not apply to site identification signs. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones

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633.64			Delete Rule 20.2.8 PI(iv) Outdoor Storage of goods for material. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
<i>FSI 134.73</i>	Counties Power Limited	Support		Reject	
633.65			Amend Rule 20.3.1 PI (a) Building Height to increase the maximum height to 18m or greater. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Reject	Decision Report 21: Industrial Zones
633.66			Amend Rule 20.3.3 PI Daylight Admission to increase height from 2.5m to 3m. AND Amend Rule 20.3.3 Daylight Admission to specifically exclude roads from any daylight admission plane. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
633.67			Retain Rule 20.3.4.1 PI (i) Building setback in relation to the maximum front yard setback of 5m. OR Amend Rule 20.3.4.1 PI(i) Building Setback to have a reduced front yard setback, AND Retain Rule 20.3.4.1 PI (ii) Building setback so that the rule does not apply to boundaries of other industrial zoned sites. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept in Part	Decision Report 21: Industrial Zones
<i>FSI 134.77</i>	Counties Power Limited	Support		Accept in Part	



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633.68			Amend Rule 20.3.4.1 PI (ii) Building setbacks to reduce the setback between sites with other zones to 3m. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
<i>FS1187.20</i>	Greig Developments No 2 Limited	Oppose		Reject	
633.69			Retain Rule 20.4.1 RDI(a) General Subdivision in relation to a minimum lot size of 1,000m <sup>2</sup> and average of 2,000m <sup>2</sup> . OR Amend Rule 20.4.1 RDI(a) General subdivision to reduce the minimum lot size and average lot size. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones
<i>FS1387.54</i>	Mercury NZ Limited for Mercury D	Oppose		Reject	
633.70			Delete Rule 20.4.1 RDI(a)(iii) General Subdivision in relation to the 20% restriction on rear lots. AND Any consequential amendments and/or additional relief required to address the matters raised in the submission.	Accept	Decision Report 21: Industrial Zones