

Section: Industrial [18]					
Topic: Harbour Central Marine Precinct					
Issue: Activities [ACTIVITIES]					
Priority One	489	6	SA	The activity status Table 18.3A should be amended to acknowledge that there are a range of activities that support the activities permitted in the Port Industry Zone, that will be specifically provided in the Harbour Central Marine Precinct.	Add specific support activities for the Harbour Central Marine Precinct to those activities that would otherwise be permitted in the underlying Port Industry Zone.
Tauranga City Council	752	6	O	The Port Industry zone within the Harbour Central Marine Precinct needs to provide for business activities associated with the recreational marine sector.	Permit marine related retailing and servicing in the Harbour Central Marine Precinct as it is required to directly service the adjacent marine activities.
Priority One	489	7	SA	The wording of Rule 18.4.10 - Special Permitted Activities in the Port Industry Zone should be amended to ensure that marine related industrial activities within the Harbour Central Marine Precinct are identified as 'Special Permitted Activities' in a scheduled site over the Harbour Central Marine Precinct.	Add the following activities to Table 18.3A as permitted activities within the Port Industry Zone: 1. Building demolition, site earthworks, or site vegetation clearance incidental to the development of land for a permitted activity. 2. Educational facilities. 3. Support activities within the Harbour Central Marine Precinct. 4. Take-away food premises within the Harbour Central Marine Precinct. 5. Marine related trade suppliers and yard-based suppliers within the Harbour Central Marine Precinct. Add the words 'limited to Height Area 1, 2 and 3' to Rule 18.4.10. Add the words 'The permitted activities identified in Table 18.3A shall apply, subject to the exceptions set out below and compliance with the conditions in Rule 18.4' to Rule 18.4.10 - Special Permitted Activities. Add new Rule 18.4.13 - Special Permitted Activity Conditions - Harbour Central Marine Precinct Scheduled Site, as follows: '18.4.13.1 Traffic Management, Safety and Convenience - (a) The layout of the eastern site vehicle crossing onto Mirieles Road shall be suitably designed to discourage entry movements and right turn exit movements through the use of removeable barriers. (b) The movement of oversized vehicles across Mirieles Road only occurs at time of low traffic flow, and with appropriate notice to both the Port of Tauranga and the New Zealand Transport Agency. 18.4.13.2 - Ancillary marine related retail and offices within the Harbour Central Marine Precinct Scheduled Site shall be limited to a maximum of 8,500sqm gross floor area within the whole of the Harbour Central Marine Precinct Scheduled Site. 18.4.13.3 - Buffer Strips and Visual Mitigation Buffers (a) Where possible large scale trees should be planted should be planted at the southern tip of the site. (b) The facades for the strip of marine related retail/light industrial buildings facing Mirieles Road should have doors and windows facing the street. 18.4.13.4 - Building Height. 25% of buildings or structures within Height Area 3B can be to a maximum of 25 metres in height. 18.4.13.5 - Movement and Storage of Boats. The height of the superstructure of boats being moved or stored on the site for the purposes of construction or refit are permitted to be to a maximum of 25 metres in height.
Issue: Definition of Marine Related Activities [DEFMTRACT]					
Priority One	489	9	O	A new definition of 'marine related activities' should be included to provide for the Harbour Central Marine Precinct.	Add new definition - Marine Related Activities - Activities that for operational purposes require a location near to the harbour or Port or for business purposes to support the marine industry require a location within the Harbour Central Marine Precinct, including: i) Marine servicing, manufacturing, and industrial facilities; (ii) Boat building and refit; (iii) Retail and offices which are involved in supporting marine industry.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Industrial [18]					
Topic: Harbour Central Marine Precinct					
Issue: Height of Buildings & Structures [HEIGHTBUST]					
Priority One	489	8	SA	Appendix 18A needs to recognise the key constraints of the Harbour Central Marine Precinct in regards to the building heights required for the range of principal activities (in particular large boat building and refit) for which the Harbour Central Marine Precinct is specifically providing.	Amend Appendix 18A to include the following: Height Area 2: Maximum Building Height 12 metres - within 20 metres of the boundary of the site fronting Mirrielees Road and Cross Road and within 10 metres of the southern boundary of the site east of Mirrielees Road. Height Area 3A: Maximum Building Height 16 metres - internal to the site west of Mirrielees Road. Height Area 3B: Maximum Building Height 16 metres - internal to the site east of Mirrielees Road. Remove the notation of Den Place.
Issue: Purpose of Zone [PURPOSE]					
Priority One	489	1	SA	The purpose of the Port Industry Zone as outlined at 18.1.2 is supported, however needs to be amended to recognise that the Harbour Central Marine Precinct fits within this purpose and is an appropriate use within the Port Industry Zone.	Add to 18.1.2 the following: 'and the integrated development of marine based activities that rely on access to the harbour, to provide for the operation of the Harbour Central Marine Precinct as a scheduled site within the Port Industry Zone.'
Issue: Scheduled Site [SCHEDSITE]					
Tauranga City Council	752	3	S	As landowners of the land in Mirrielees Road we would support the identification of specific rules for the development of this land that provides for the implementation of the Harbour Central Marine Precinct.	Retain the proposed zoning of the Harbour Central marine Precinct.
Tauranga City Council	752	5	O	There is an excavation on the site that has not been zoned. This land is to be reclaimed within the next 2-3 years and should have the same zoning as the balance of the title (Lot 2 DPS 16464).	Change the zoning of the land held in fee simple to be consistent with the zoning of the balance of Lot 2 DPS 16464.
Priority One	489	10	SA	The existing Port Industry Zone of the Harbour Central Marine Precinct is supported however the precinct should be identified as a scheduled site. In addition the notation for Den Place should be removed, and the zoning should cover the slipway as there is a coastal permit in place to reclaim portion of the slipway.	Show the Harbour Central Marine Precinct as a scheduled site. Remove the notation of Den Place. Include the slipway within the Port Industry Zone and scheduled site.
Topic: Industrial Zones					
Issue: Objective - Location of Industry [18.2.1.1]					
Priority One	489	2	S	Support the wording of Objective 18.2.1.1 and related Policy 18.2.1.1.2.	Retain Objective 18.2.1.1 and related Policy 18.2.1.1.2.
Western Bay of Plenty District Council	609	13	SA	A policy should be added to ensure that industrial activities do not affect the downstream environment.	Insert the following policy under objective 18.2.1.1. - 'Ensuring that sensitive environments downstream of industrial areas are protected from the adverse effects on industrial activities and associated infrastructure requirements.'
Issue: Policy - Finite Industrial Land Resource [18.2.1.3.1]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	24	O	Clarification is required as the policy refers to the amenity not being incrementally diminished by the establishment of other activities within the zone, however the problem is really other activities raising the amenity within the zone creating an expectation that the amenity of the area will be increased.	Amend Policy 18.2.1.3.1 to acknowledge that it is an incremental increase of amenity levels that is of concern in the industrial zones. This could be achieved by replacing the word "diminished" with "increased" to read: "18.2.1.3.1 Policy - Finite Industrial Land Resource By ensuring that industrial land is retained for industrial and complementary activities appropriate to the level of effects permitted in the zone with the amenity not incrementally increased by the establishment of other activities."
Issue: Policy - Impacts on Commerical Centres [18.2.1.3.2]					
Tauranga Chamber Of Commerce	621	13	S	Policy 18.2.1.3.2 is supported.	Retain Policy 18.2.1.3.2.
Issue: Policy - Reverse Sensitivity [18.2.1.3.3]					
Port of Tauranga Limited	610	1	SA	The inclusion of this policy is supported, however, should be clarified and strengthened by making it clear that it applies across all industrial zones, and including reference to visitor accommodation.	Amend Policy 18.2.1.3.3 to state 'By ensuring that non-industrial activities within the Industrial Zones do not impact on the operation of industrial activities by:...(b) Preventing residential activities and visitor accommodation and...'
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	25	O	Seek to introduce a further criterion acknowledging the need to manage risk and public safety associated with Port Activities.	Amend Policy 18.2.1.3.3 to add a further criterion acknowledging the need to manage risk and public safety associated with Port Activities, and in particular minimising those conflicts arising, individually or cumulatively, as a result of sensitive land use activities near hazardous facilities. This could be achieved by inserting a new clause "d)" to Policy 18.2.1.3.3 as follows: "d) Managing risk and public safety associated with Port Activities, and in particular minimising those potential conflicts arising, individually or cumulatively, as a result of sensitive land use activities near hazardous facilities."
Issue: Objective - Site Layout [18.2.2.2]					
Port of Tauranga Limited	610	2	SA	The wording of objective 18.2.2.2 should exclude the Port Industry Zone. The layout and design of Port infrastructure, services and facilities is governed by the need to transfer cargo to and from wharves as efficiently as possible. This is reflected elsewhere in the plan and to avoid ambiguity the Port Industry Zone should be highlighted as exempt from requirements applying to development adjacent to sensitive areas or areas of natural character.	Amend the end of Objective 18.2.2.2 to state: 'This policy does not apply in relation to land within the Port Industry Zone which is provided for through the specific Objectives and Policies for that zone in 18.2.3.'
Priority One	489	3	SA	Objective 18.2.2.2 and related Policy 18.2.2.2.1 should be amended to recognise the infrastructural and operational needs of the Harbour Central Marine Precinct, ie. location adjacent to the coast.	Add the words 'with the exclusion of the Port Industry Zone' to Objective 18.2.2.2 and to Policy 18.2.2.2.1 (c).
Issue: Policy - Site Layout [18.2.2.2.1]					
Port of Tauranga Limited	610	3	SA	The wording of objective 18.2.2.2.1 should exclude the Port Industry Zone. The layout and design of Port infrastructure, services and facilities is governed by the need to transfer cargo to and from wharves as efficiently as possible. This is reflected elsewhere in the plan and to avoid ambiguity the Port Industry Zone should be highlighted as exempt from requirements applying to development adjacent to sensitive areas or areas of natural character.	This policy does not apply in relation to land within the Port Industry Zone which is provided for through the specific objectives and policies for that zone in 18.2.3.
Department Of Conservation	848	61	S	Support part (c) of this policy in recognising that the potential adverse effects of industry on natural character and conservation zoned land and seeking to mitigate those effects.	Retain this policy.
Issue: Development in the Mangatawa Industrial Estate [18.2.3.3.1]					
Mangatawa Papamoia Blocks Incorporated	674	5	S	This policy provides clear direction about the appropriateness of the need for small associated shopping conveniences in this location.	Retain the Policy, and add some additional explanation in the policy or definitions.

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Section: Industrial [18]					
Topic: Industrial Zones					
Issue: Industrial and Sensitive Zones Boundaries [18.4.3]					
Goldthorpe Sons Properties Limited	2	3	O	The adjoining land of the Judea Cutter Channel (K Valley Stream Outlet) has no conservation value and the building setback requirement limits future building potential.	Requests the threshold setback be reduced.
Pyes Pa Limited	724	9	O	Oppose Rule 18.4.3 - Industrial and Sensitive Zone Boundaries as this is in conflict with Rule 18.4.1.1.2 and Appendix 18D which allows development up to the boundary with a Greenbelt Zone.	Include proviso in Rule 18.4.3 that it does not overrule the application of Rule 18.4.1.1.2 and Appendix 18D.
Element IMF New Zealand Limited	786	10	O	Oppose Rule 18.4.3 - Industrial and Sensitive Zone Boundaries as this is in conflict with Rule 18.4.1.1.2 and Appendix 18D which allows development up to the boundary with a Greenbelt Zone.	Include proviso in Rule 18.4.3 that it does not overrule the application of Rule 18.4.1.1.2 and Appendix 18D.
Issue: Rule - Development in Mangatawa Industrial Estate [18.4.8]					
Mangatawa Papamoia Blocks Incorporated	674	6	S	This rule supports the convenience shopping function required for this industrial park.	Retain Rule 18.4.8.
Issue: Rules in Other Sections of the Plan [18.4.9]					
New Zealand Railways Corporation	637	9	O	Rule 18.4.9 refers to 'Commercial Zones' and should refer to 'Industrial Zones'.	Ament the reference in 18.4.9 from Commercial to Industrial.
Issue: Rule - Non Complying Activities [18.7]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	28	O	In the Port Industrial Zone all activities not listed as Permitted, Controlled, Restricted Discretionary or Non Complying should default to Non Complying rather than Discretionary.	Make necessary changes to Rule 18.7 (Non Complying Activities) and Rule 18.6 (Discretionary Activities) to require Non Complying activity consent for all activities in the Port Industrial Zone that are not listed as Permitted, Controlled, Restricted Discretionary or Non Complying.
Issue: 19 - 31 Montgomery Road [19-31MONRD]					
Dennis, John	867	1	O	The proposed change in zone from Commercial to Industry is inappropriate as there are already plans available for construction of residential units under the commercial zoning.	Retain this land within the Commercial Zone.
Issue: Appearance of Development [APPOFDEV]					
Western Bay of Plenty District Council	609	14	SA	Most of the industrial areas adjoin strategic roads close to entrances to the City. Objectives, policies and rules are required to ensure that these entrances are attractive and the industrial activities complement the beauty of Tauranga. There is a lack of objectives, policies and rules required to ensure that industrial development achieves good design outcomes.	Include objectives, policies and rules that will ensure good design and development outcomes in industrial areas; for example screening rules through landscaping rather than walls, or buildings facing the strategic road even though access is obtained from a local road or service lane.
Issue: Lot 1 DPS 310037 - State Highway 29 [LOT1]					
Clarkson, R M	802	3	O	Opposes the Rural zoning of this land. A proposal is being advanced, with some consents already lodged, to redevelop a portion of this property for low intensity industrial purposes. Given a change of land use is pending, it is appropriate to rezone this land.	Include this land within the Industrial zone.
Issue: Lot 1 & 2 Pyes Pa Road [LOT1-2PYES]					
Blumhardt Property Partnership	615	1	O	The existing residential zoning of Lot 1 and 2 Pyes Pa Road is opposed. The land is currently occupied by a hire activity having obtained resource consent and been developed specifically for this purpose. The location of the site is not best suited to providing for the residential amenity of occupants, being at the junction of major roads and opposite and adjoining non-residential activities. The site provides for sufficient carparking for a range of industrial activities. Carparking, access and the like is controlled appropriately through other sections of the Plan.	Include Lots 1 and 2 Pyes Pa Road within the Industry Zone.
Issue: Lot 1 Cross Road - Nautilus Site [LOT1CROSS]					
Channon New Zealand Limited	785	2	O	Oppose the inclusion of this land in the Industry Zone. The land has a unique mix of approved commercial and residential activities that are now classified as non-complying in the Industry Zone.	Rezone this land 'Commercial' or other zoning to more appropriately recognise existing and consented activities.

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Section: Industrial [18]					
Topic: Industrial Zones					
Issue: Non-Industrial Uses [NONINDUSE]					
Port of Tauranga Limited	610	4	SA	Visitor Accommodation should be added to Table 18.3A as a non-complying activity in the industrial zones, and be treated the same way as residential activities which require a higher level of amenity than that inherent in the industrial zones.	Add the use Visitor Accommodation as a non-complying activity in all industrial zones.
Priority One Western Bay of Plenty Inc	699	5	S	Support the objectives and policies relating to the provision of industrial land primarily for industrial purposes as the efficient development of the industrial sector relies on land that is well located with respect to transportation networks or compromised by other uses.	Retain the objectives and policies for the retention of industrial land primarily for industrial purposes.
Mangatawa Papamoia Blocks Incorporated	674	7	O	Offices are not provided for in Industrial zones and ancillary offices are only provided for up to 250sqm. All other offices are identified as non-complying activities.	The provisions limiting the size of offices be deleted and that offices be provided for which are associated with industry as a permitted activity within all business (industrial and commercial) zones.
Pyes Pa Limited	724	10	O	Oppose Rule 18.4.5 which limits Ancillary Retail at Tauriko to a maximum of 250sqm. The Tauriko Business Estate has been planned on the basis of a limit of 100sqm and this is reflected in land covenants.	Limit Ancillary Retail at Tauriko Industry Zone to a maximum of 100sqm.
Element IMF New Zealand Limited	786	11	O	Oppose Rule 18.4.5 which limits Ancillary Retail at Tauriko to a maximum of 250sqm. The Tauriko Business Estate has been planned on the basis of a limit of 100sqm and this is reflected in land covenants.	Limit Ancillary Retail at Tauriko Industry Zone to a maximum of 100sqm.
Trustpower Limited	658	14	O	The Te Maunga (Trustpower) site was acquired in 1952 by the Tauranga Electric Power Board and Trust Power has operated its head office at the site since 1995. Trust Powers requiring authority status has since been amended to 'life function services only' under the electricity reforms of the late 1990's. Trust Power is not able to roll over the designation for the head office site into the Plan. Consequently, the scale, intensity and character of Trust Power's ongoing activities on the site must be similar to that of when the designation was in place. This potentially places an unreasonable restriction on the significant investment on the site. TrustPower is a major employer in the District. Its activities are both industrial and commercial in nature and for a variety of reasons are committed to the Te Maunga site. While Trust Power acknowledges the need to consolidate Industrial and Commercial business activities within their respective zones, the nature of Trust Power business and investment commit it to the present location. The proposed objectives and policies are unsupportive of such a situation and direct greater industrial use of Industrial Zones. Trust Power does not wish to undermine this intent but notes that for it and a number of similar businesses such policy could frustrate redevelopment plans. Additional policy is required for existing, appropriate uses within Industrial areas to be able to redevelop, subject to appropriate controls.	Add a new Policy 18.2.1.3.1(a) - Ongoing Operation of Existing Uses, as follows: 'By ensuring that existing land uses can continue to operate and provide for their future development in Industrial Zones.'
DNZ Property Fund Limited	763	16	O	Proposed Rule 18.4.5 limits ancillary office and retail activities to 250sqm. This does not provide the necessary flexibility for large scale industrial activities requiring ancillary offices greater than 250sqm. If the Council are not supportive of removing the rule outright, a higher threshold of 500sqm would be acceptable with a restricted discretionary status for ancillary activities, subject to specific matters of discretion.	That the floor limit restriction on ancillary offices and retail is removed, or, failing that removal, offices of up to 500sqm are provided as permitted and a restricted discretionary status applies for larger offices and retail subject to the following matters of discretion: 1. The extent to which the ancillary activity is consistent with the relevant objectives and policies of the zone; 2. The extent to which adequate measures are implemented as part of the ancillary activity to minimise adverse effects arising from neighbouring industrial activities or activities otherwise permitted in the zone. 3. Whether the amount and type of traffic generated by the ancillary activity could compromise industrial access or impact on the traffic efficiency of major arterial roads. 4. The extent to which the activity serves the needs of the associated industrial activity.
Property Council of New Zealand (Bay of Plenty Branch)	491	25	O	Offices are not provided for in the industrial zones and ancillary offices are only provided for up to 250sqm. All other offices are identified as non-complying activities.	Offices should be provided for which are associated with industry as permitted activities in the industrial zones.
Issue: Outdoor Storage [OUTDOORST]					
Port of Tauranga Limited	610	8	SA	Rule 18.4.4 restricting the height of outdoor storage to 16 metres impacts on the operation of the Port where activities must be carried out at a scale and intensity which enables the best use of the limited Port land available.	Add the following to Rule 18.4.4 - 'Outdoor storage of materials, products, containers and the like shall not exceed 16 metres in height, or the maximum height for the zone, whichever is the lesser (except for the Port Industry zone which must comply with Rule 18.4.1.3.)
Tauranga City Council	492	14	SA	This rule is intended to apply to the outdoor storage of materials in industrial zones to ensure materials are not stored higher than buildings are permitted to be. This rule should not supersede the permitted storage heights of the port Industry Zone governed by the Port Industry Zone building heights	Exclude Port Industry zone from Rule 18.4.4.
Property Council of New Zealand (Bay of Plenty Branch)	491	24	O	Rule 18.4.1.1 will apply a 16 metre height limit to all outdoor storage, including containers. The rule will have the effect of constraining the Port of Tauranga and lead to the inefficient use of business land.	The rule be deleted.
Issue: Purpose of the Industrial Zones [PURPOSE]					
Tauranga Chamber Of Commerce	621	11	S	The purpose of the Industrial Zones outlined at part 18.1 of the Plan is supported.	Retain the purpose of the Industrial Zones expressed at part 18.1 of the Plan.
Issue: Purpose of the Port Industry Zone [PURPPORT]					
Tauranga Chamber Of Commerce	621	12	S	The purpose of the Port Industry Zone, specifically dedicated to Port Activities, is supported.	Retain the purpose of the Port Industry Zone.
Issue: Residential Activities [RESACT]					
Classic Builders Limited	654	5	O	Residential activities are identified as non-complying activities and this does not provide for live, work and play residential development and accommodation and is not justified.	Provision is made for residential accommodation in Industrial Zones as residential activities.
Mangatawa Papamoia Blocks Incorporated	674	8	O	Residential activities are identified as non-complying activities. There needs to be some understanding that in some circumstances these uses are appropriate.	Amend to provide the opportunity for residential development in industrial zones.
Property Council of New Zealand (Bay of Plenty Branch)	491	27	O	Residential activities are identified as non-complying activities. This is opposed as it contrary to the live/work/play philosophy.	Seek that provision be made for live/work/play accommodation as a permitted activity in the industrial zones.
Issue: Trustpower Site [SITETRUSTP]					
Trustpower Limited	658	15	O	Provision needs to be made for the Te Maunga Trustpower site to continue to operate in the most efficient manner and take advantage of the limited topographical and building constraints on the site.	Provide rules within chapters 17 and 18 to: Provide 'scheduled' status to the TrustPower site at Te Maunga. Provide rules within the commercial chapter of the Plan to enable development of the TrustPower site for activities associated with power generation and electricity retailing activities including offices, plant maintenance and provision of communication/network facilities. 'Spot zone' the activity Commercial. Or otherwise to a likewise effect.

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Section: Industrial [18]					
Topic: Industrial Zones					
Issue: Table 18.3A - Activities [TABLE18.3A]					
Bunnings Limited	765	2	SA	Table 18.3A provides for both Trade Suppliers and Yard Based Suppliers in the Industrial Zones, however these activities do not adequately provide for a Bunnings Activity. Table 18.3A needs to provide for 'Building Improvement Centres' consistent with the provision made for Trade Suppliers and Yard Based Suppliers in Industrial Zones.	That 'Building Improvement Centres' are provided for as permitted activities in the Industry and Tauriko Industry Zones, and are a Non-Complying use in the Port Industry Zone.
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	27	S	Support the status of general retail and offices, and residential activities, trade suppliers and yard based suppliers as Non Complying activities in Table 18.3A	Retain the status of general retail and offices, and residential activities, trade suppliers and yard based suppliers as Non Complying Activities in Table 18.3A
Issue: Take-Away Food Outlets [TAFOODOUT]					
McDonald's Restaurants (New Zealand) Limited	617	3	O	Opportunities need to be made for drive-in food premises to establish in a variety of locations in the district, including industrial zones, as traffic and amenity effects are unlikely to impact on more sensitive land uses. Drive-in food premises in industrial areas provide for workers and visitors that might otherwise not be available, and do not undermine the centres-based focus of the plans commercial provisions.	Table 18.3A is amended by adding 'Drive-In Food Premises' as a permitted activity in the Industrial zones.
Property Council of New Zealand (Bay of Plenty Branch)	491	26	O	The restriction in Rule 18.4.6 of a 100sqm floor area for take-away food outlets is not justified.	Food outlets should be provided for as a permitted activity without floor area limitations.
Topic: Port Industry Zone					
Issue: Purpose of the Port Industry Zone [18.1.2]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	23	S	The purpose of the Port Industrial Zone (18.1.2) is supported.	Retain the purpose of the Port Industrial Zone as expressed in 18.1.2 without modification.
Issue: Specific Objectives & Policies for the Port Industry Zone [18.2.3]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	26	S	Support the objectives and policies specific to the Port Industrial Zone (18.2.3).	Retain the objectives and policies in the Port Industrial Zone (18.2.3) without modification.
Issue: Objective - Bulk & Scale [18.2.3.1]					
Priority One	489	4	SA	The wording of Objective 18.2.3.1 and related Policy 18.2.3.1.1 should be amended to recognise that there are two components to the future development of the Port Industry Zone, being Port related activities and activities within the Harbour Central Marine Precinct Scheduled Site.	Add the words 'and Harbour Central Marine Precinct' to Objective 18.2.3.1 following the words Port of Tauranga, and add the words 'Harbour Central Marine Precinct' to Policy 18.2.3.1.1 following the word 'Port'.
Issue: Objective - Activities [18.2.3.2]					
Priority One	489	5	SA	Amend the wording of Objective 18.2.3.2 and add a new policy 18.2.3.2.2 to acknowledge that there is limited land available that would suit the development of the Harbour Central Marine precinct and that land needs to be retained for that purpose, and also that this should be recognised within the Port Industry Zone.	Add the words 'and Harbour Central Marine Precinct' to Objective 18.2.3.2 and add a new Policy 18.2.3.2.2 - Activities Within the Harbour Central Marine Precinct, which provides: 'To provide for activities related to marine industry development, servicing and support services within an identified marine precinct adjacent to the Tauranga Harbour.' And, add a supporting method - 'To identify a marine precinct as a scheduled site in the Tauranga City Plan'.
Priority One Western Bay of Plenty Inc	699	6	SA	Support with amendment the purpose of the Port Industry zone, which also needs to recognise that the Harbour Central Marine Precinct fits within this purpose and further provides for the comprehensive and integrated development of a marine industry cluster.	Amend wording of the purpose of the Port Industry zone to acknowledge that the proposed Harbour Central Marine Precinct fits within the purpose of the zone.
Issue: 20 Cross Road [20CROSSRD]					
Port of Tauranga Limited	610	14	O	Land holdings of the Port of Tauranga include 20 Cross Road. This is intended for Port use and should be included within the Port Industry Zone.	Modify the zoning maps and Appendix 18A to include 20 Cross Road in the Port Industry Zone.
Issue: Extent of Zone [EXTENTZONE]					
Port of Tauranga Limited	610	15	O	There are inconsistencies in the Port Industry Zone shown in the Plan Mpas (Part B) and Appendices 18A and 18B.	Maps 9, 14, 16 and 22 should be amended to include 185 and 167 Totara Street, and 30 Cross Road, within the Port Industry Zone.
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	21	S	Support the inclusion of Shell and Mobil's bulk storage facilities in the Port Industrial Zone.	Retain Shell and Mobil's bulk storage facilities at 182, 190, 194, 198 and 202 Totara Street in the Port Industrial Zone.
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	22	O	Oppose the exclusion of BP and Chevron's bulk storage facilities in the Port Industrial Zone.	- Rezone to Port Industry zone, the BP and Chevron properties: Section 70 Block VII Tauranga Survey District (BP Oil New Zealand Limited) and Section 71 Block VII Tauranga Survey District (Chevron New Zealand). - As a corollary, and if considered necessary to retain the integrity of the District Plan, rezone to Port Industry zone, the Port associated land to the west of Totara Street, to the south of Hewletts Road, to the east of Te Awanui Drive and to the north of Taiaho Place.

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Section: Industrial [18]					
Topic: Port Industry Zone					
Issue: Height [HEIGHT]					
Port of Tauranga Limited	610	5	SA	Rule 18.4.1.3 should recognise that all port activities, not just buildings and structures, should be subject to permitted height restrictions that allow for and facilitate the operation of the Port.	Add the following to Rule 18.4.1.3 'The maximum height of any building, structure, or port activity...'
Port of Tauranga Limited	610	6	O	There are errors in the classification of height in Rule 18.4.1.3 which need to be rectified by amending rule 18.4.1.3 and Appendices 18A and 18B. Rule 18.4.1.3 states that it is only within Height Area 3 of the Tauranga and Mt Wharves that floodlight towers and cranes are permitted. Floodlight towers and cranes should not be limited to Height Area 3. The table should also not read 'maximum building height' as it deals with the nature of operations within the Port Industry Zone. Area 3 for the Mt Maunganui Wharves should be renamed as Area 4 (with the same 20 metre height limit) rather than apply different height limits in Area 3 for the Mt and Tauranga Wharves. Provision should also be made for cranes on the Mt Maunganui Wharves as exists within the District Plan.	That the table in Rule 18.4.1.3 is modified (as detailed in the submission) to provide that the following maximum heights apply in the relevant height areas: Area 1 - 25m; Area 2 - 12m; Area 3 - 16m; Area 4 - 20m; Area 1 - Cranes - 100 metres subject to the following; Areas 1, 2, 3, 4 - Floodlight Towers 35m.
Tauranga City Council	492	12	SA	The table for height areas identified for the Port Industry zone carries over an issue with the identification of wharf cranes as permitted heights only within Height Area 3, whereas these will be located within areas of the wharf predominantly within Height Area 1. The notation providing for port cranes also needs to make reference to the Mt Maunganui wharves, where some recognition of existing and future infrastructure on the Mt Wharves should be provided. In addition, amendment needs to be made to Appendices 18A and B for consistency with the Height Areas identified in 18.4.1.3, as indicated in Attachment 8 to this submission.	Provide for building heights as follows: Area 1 - 25m; Area 2 - 12m; Area 3 - 16m; Area 4 - 20m; Tauranga and Mt Maunganui Wharves - Floodlight towers 35m; Cranes on the Sulphur Point Wharves 100m above moturiki datum subject to the following...
Port of Tauranga Limited	610	13	O	There are inconsistencies in the heights shown in Rule 18.4.1.3 and the drawings in Appendix 18A and 18B. In addition to rectifying these inconsistencies, an increase in the permitted height limits are sought in parts of the 16 metre height area at the Tauranga Wharves (currently shown as Area 2 in Appendix 18B of the notified City Plan). The increase in portion of this height area from 16 metres to 20 metres will provide a gradual transition from the 25 metre to 16 metre height areas and is required to achieve operational efficiency, providing for the efficient use of Port land.	Replace Appendices 18A and 18B with the drawings appended to the submission.
Issue: Port Cranes [PORTCRANES]					
Port of Tauranga Limited	610	7	SA	The operative District Plan allows for cranes to operate on the Mt Maunganui wharves, the proposed City Plan makes no provision for the same activity. The aeronautical study addendum recommends that cranes on the Mt Wharves are acceptable in a defined location. Provisions must remain for cranes on the Mt Wharves.	Replace the first paragraph of Rule 18.4.1.3 with the following: The erection, reconstruction, placement, alteration or extension of any wharf crane located in the areas: (i) the existing wharf development at Sulphur Point and the Sulphur Point Extension North (being a proposed extension of 170 metres of the existing Sulphur Point Wharf to the north), and a portion of the Sulphur Point Extension South (being 286 metres south of the existing Sulphur Point Wharf); (ii) the Mt Maunganui wharves north of the southern end of Berth 11.
Port of Tauranga Limited	610	11	SA	With respect to the earlier part of this submission requesting provision for port cranes on the Mt Maunganui wharves, a consequential amendment would be required to Rule 18.4.1.3 to add the Mt Maunganui Wharves.	Add the Mt Maunganui Wharves to Rule 18.5(b).
Port of Tauranga Limited	610	12	SA	With respect to the area of this submission requesting provision for port cranes on the Mt Maunganui Wharves, a consequential amendment is required to Rule 18.5.2.1 to include reference to the Mt Maunganui Wharves.	Include reference to the Mt Maunganui Wharves in Rule 18.5.2.1.
Tauranga City Council	492	13	SA	Rule 18.4.1.3(c) refers to the necessity that the Civil Aviation Authority (CAA) requirements are met for the establishment of any wharf crane. This rule needs to be further elaborated to address the aeronautical study findings of the requirements for cranes on the Sulphur Point Wharves between 122 and 286 metres south of the existing wharf, given the role of the airport and that of the CAA in determining airport safety.	Additional Rule 18.4.1.3(d) should provide: 'The establishment of any crane between 122 metres and 286 metres south of the existing Sulphur Point Wharves is subject to the upgrading of airport navigation aids to a minimum standard of VHF Omni-Directional Range/Distance Measuring Equipment relocated to an on-runway extended centreline position or to the north side of the runway.'
Issue: Retail & Offices [RETOFFICES]					
Port of Tauranga Limited	610	9	SA	Where industrial activities are permitted in the Port Industry Zone, as in Rule 18.4.10, the allowable ancillary retail and offices should be limited to minimise reverse sensitivity issues.	Amend Rule 18.4.5 to state: 'Ancillary retail and offices within Industrial Zones shall be limited to a maximum of 250sqm.'
Issue: Special Permitted Activities [SPECPERMAC]					
Port of Tauranga Limited	610	10	SA	Rule 18.4.10 is ambiguous as there is a difference in the Port Industry Heights in Table 18.4.1.3 and those shown in Appendix 18A and 18B, however reference to Height Area 2 will be correct when amendments are made to Appendices 18A and 18B.	Replace Appendices 18A and 18B with the diagrams appended to this submission.
Topic: Tauriko Industry Zone					
Issue: Purpose of the Zone - Tauriko Industry Zone [18.1.3]					
Pyes Pa Limited	724	6	O	Oppose the lack of recognition that the Tauriko Industrial Zone provides for a range of activities that are primarily industrial, but also other activities whose form and function makes them complimentary to industrial uses (eg. convenience retail for workers, yard based or bulky goods retail).	Amend 18.1.3 by adding the words "...and other compatible or complimentary activities" after the words "industrial activities".
Element IMF New Zealand Limited	786	7	O	Oppose the lack of recognition that the Tauriko Industrial Zone provides for a range of activities that are primarily industrial, but also other activities whose form and function makes them complimentary to industrial uses (eg. convenience retail for workers, yard based or bulky goods retail).	Amend 18.1.3 by adding the words "...and other compatible or complimentary activities" after the words "industrial activities".
Issue: Policy - Urban Form [18.2.4.2.2]					
Pyes Pa Limited	724	7	O	Oppose policy relating to the design of building frontages. These provisions were included on the basis of Council's Urban Design Strategy. It is now apparent that Council does not intend to extend this level of intervention to any other industrial zone and these provisions serve no significant resource management purpose. The requirement for large specimen planting provides sufficient mitigation.	Delete Policy 18.2.4.2.2.
Element IMF New Zealand Limited	786	8	O	Oppose policy relating to the design of building frontages. These provisions were included on the basis of Council's Urban Design Strategy. It is now apparent that Council does not intend to extend this level of intervention to any other industrial zone and these provisions serve no significant resource management purpose. The requirement for large specimen planting provides sufficient mitigation.	Delete Policy 18.2.4.2.2.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Industrial [18]					
Topic: Tauriko Industry Zone					
Issue: Policy - Urban Form & Protection of Values [18.2.4.2.3]					
Department Of Conservation	848	65	S	Support these policies to ensure that the natural heritage remaining in these zones will be recognised and provided for in development, especially vegetated links associated with stormwater management areas.	Retain this Policy.
Issue: 749 State Highway 2 [749SH2]					
Young, Don & Valerie	865	1	O	This site is zoned Rural and doesn't have any rural characteristics. The land is located between industrial and commercial areas. The site has low levels of amenity. Access can be dealt with through future processes.	Request the rural zoned property at 749 State Highway 29 be rezoned either Tauriko Industry or Tauriko Commercial Business.
Issue: Appendix 18D - Tauriko Business Estate Mitigation, Landscape Features & Buffer Zones [APPEND18D]					
Pyes Pa Limited	724	12	O	Oppose Appendix 18D where it refers to 'Evergreen Trees'. The species provided in this area include deciduous trees.	Amend Appendix 18D by removing reference to 'evergreen trees'.
Element IMF New Zealand Limited	786	13	O	Oppose Appendix 18D where it refers to 'Evergreen Trees'. The species provided in this area include deciduous trees.	Amend Appendix 18D by removing reference to 'evergreen trees'.
Issue: Appendix 18E - Tauriko Business Estate Mitigation & Landscape Features Species List [APPEND18E]					
Department Of Conservation	848	62	SA	Some varieties of Poplar and Willow have the potential to become pest plants if used in buffer strips.	Restrict the use of poplar and willow varieties that may become pest plants.
Issue: Appendix 18F - Tauriko Business Estate Stormwater Management Criteria [APPEND18F]					
Environment Bay Of Plenty	760	45	S	The provisions of Appendix 18F are supported, in particular sections 8, 11 and 13 which are consistent with the provisions in the Regional Water and Land Plan.	Retain Appendix 18F as notified.
Department Of Conservation	848	63	S	Requiring all structures with a natural stream channel upstream to provide for fish passage through the consent process is supported as this is consistent with the Fresh Water Fish Regulations.	Retain this Appendix.
Issue: Appendix 18G - Tauriko Services Schedule [APPEND18G]					
Vector Gas Limited	30	3	SA	Appendix 18G includes reference to the Natural Gas Corporation. The Natural Gas Corporation has now been acquired by Vector Gas Limited.	Amend section 5.2 of Appendix 18G to replace reference to the natural Gas Corporation with reference to Vector Gas Limited.
Pyes Pa Limited	724	13	O	Appendix 18G containing the services strategy and sequencing schedule is inconsistent with the outcome of the Environment Court Decision on the Tauriko Business Estate.	Revise Appendix 18G to align with Environment Court decision.
Element IMF New Zealand Limited	786	14	O	Appendix 18G containing the services strategy and sequencing schedule is inconsistent with the outcome of the Environment Court Decision on the Tauriko Business Estate.	Revise Appendix 18G to align with Environment Court decision.
Pyes Pa Limited	724	14	O	Appendix 18G requires amendment to provide for changes that will be enabled by the establishment of the Tauriko bypass. This includes creating the opportunity for enhanced access to the Tauriko Commercial Zone once State Highway 29 becomes a local road.	Provide for the following in Appendix 18G - The Tauriko Business Estate Services Strategy and Sequencing Schedule: 1. Access from the Tauriko Commercial Zone to SH29 following the establishment of the Tauriko Bypass. 2. Additional turning lanes on Taurikura Drive intersection with Takitimu Drive following the establishment of the Tauriko Bypass.
Element IMF New Zealand Limited	786	15	O	Appendix 18G requires amendment to provide for changes that will be enabled by the establishment of the Tauriko bypass. This includes creating the opportunity for enhanced access to the Tauriko Commercial Zone once State Highway 29 becomes a local road.	Provide for the following in Appendix 18G - The Tauriko Business Estate Services Strategy and Sequencing Schedule: 1. Access from the Tauriko Commercial Zone to SH29 following the establishment of the Tauriko Bypass. 2. Additional turning lanes on Taurikura Drive intersection with Takitimu Drive following the establishment of the Tauriko Bypass.
Issue: Bulky Goods Retail [BULGOODRET]					
Pyes Pa Limited	724	5	O	Oppose the lack of provision for Bulky Goods Retail at Tauriko. The proposed 'yard based retail' in part provides for this. As an existing regional centre with good access to the road network there is an opportunity to provide for Bulky Goods Retail adjacent to the future Tauriko Crossing development. This is a distinct form of retail that doesn't fit well in general retail areas. Benefits of providing for Bulky Goods Retail in this area would include: the combination of trips and efficient use of parking space; provision complimenting the tightening of controls of other retail in the Industrial Zones; and Improving the interface with the Pyes Pa residential area.	Provide for Bulky Goods Retailing, limited in scale to not less than 500sqm per unit and ancillary retail of not more than 10% of total floorspace, in the area of land opposite the Tauriko Crossing Site (Tauriko Commercial Zone).
Element IMF New Zealand Limited	786	6	O	Oppose the lack of provision for Bulky Goods Retail at Tauriko. The proposed 'yard based retail' in part provides for this. As an existing regional centre with good access to the road network there is an opportunity to provide for Bulky Goods Retail adjacent to the future Tauriko Crossing development. This is a distinct form of retail that doesn't fit well in general retail areas. Benefits of providing for Bulky Goods Retail in this area would include: the combination of trips and efficient use of parking space; provision complimenting the tightening of controls of other retail in the Industrial Zones; and Improving the interface with the Pyes Pa residential area.	Provide for Bulky Goods Retailing, limited in scale to not less than 500sqm per unit and ancillary retail of not more than 10% of total floorspace, in the area of land opposite the Tauriko Crossing Site (Tauriko Commercial Zone).
Pyes Pa Limited	724	15	O	Oppose the lack of provision for Bulky goods retail at Tauriko.	Zone land at Taurikura Drive to enable bulky good retail, as shown in submission.
Element IMF New Zealand Limited	786	16	O	Oppose the lack of provision for Bulky goods retail at Tauriko.	Zone land at Taurikura Drive to enable bulky good retail, as shown in submission.
Issue: General [GENERAL]					
DNZ Property Fund Limited	763	3	S	The modification of the zoning of land in Tauriko to the Tauriko Industry Zone is supported.	Retain the Tauriko Industry Zone.
DNZ Property Fund Limited	763	7	S	Objective 8.2.4.1 and associated Policy 8.2.4.1.1, Objective 8.2.4.2 and associated Policies 8.2.4.2.1 and 8.2.4.2.3 and Objective 8.2.4.3 and associated policies 8.2.4.3.1 and 8.2.4.3.2 are supported.	Retain Objective 8.2.4.1 and associated Policy 8.2.4.1.1, Objective 8.2.4.2 and associated Policies 8.2.4.2.1 and 8.2.4.2.3 and Objective 8.2.4.3 and associated policies 8.2.4.3.1 and 8.2.4.3.2.
DNZ Property Fund Limited	763	8	S	Proposed Rules 18.4.1.2, 18.4.2.2, 18.4.4, 18.4.6, 18.4.11 and 18.4.12 which promote appropriate built form and landscape outcomes in the Tauriko Industry Zone are supported.	Retain proposed Rules 18.4.1.2, 18.4.2.2, 18.4.4, 18.4.6, 18.4.11 and 18.4.12.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Industrial [18]					
Topic: Tauriko Industry Zone					
Issue: Streetscape [STREETSCAP]					
Pyes Pa Limited	724	8	O	Oppose Rule 18.4.2.2(a)(ii)-(vii) relating to the design of building frontages. These provisions were included on the basis of Council's Urban Design Strategy. It is now apparent that Council does not intend to extend this level of intervention to any other industrial zone and these provisions serve no significant resource management purpose. The requirement for large specimen planting provides sufficient mitigation.	Delete Rules 18.4.2.2(a)(ii)-(vii).
Element IMF New Zealand Limited	786	9	O	Oppose Rule 18.4.2.2(a)(ii)-(vii) relating to the design of building frontages. These provisions were included on the basis of Council's Urban Design Strategy. It is now apparent that Council does not intend to extend this level of intervention to any other industrial zone and these provisions serve no significant resource management purpose. The requirement for large specimen planting provides sufficient mitigation.	Delete Rules 18.4.2.2(a)(ii)-(vii).
Pyes Pa Limited	724	11	O	Oppose Rule 18.5.3.1(b)-(e) insofar as it relates to the frontage of buildings. The building frontage controls were included on the basis of Council's Urban Design Strategy. It is now apparent that Council has not extended this level of intervention to any other Industrial area and large specimen planting requirements provide sufficient mitigation.	Delete Rules 18.5.3.1(b)-(e).
Element IMF New Zealand Limited	786	12	O	Oppose Rule 18.5.3.1(b)-(e) insofar as it relates to the frontage of buildings. The building frontage controls were included on the basis of Council's Urban Design Strategy. It is now apparent that Council has not extended this level of intervention to any other Industrial area and large specimen planting requirements provide sufficient mitigation.	Delete Rules 18.5.3.1(b)-(e).
Issue: Winterbre Lane [WINTERBRE]					
Element IMF New Zealand Limited	786	17	O	Oppose zoning of Winterbre Lane as Road Zone as alignment will be superseded by new roading as shown on Urban Growth Plan.	Include Winterbre Lane within the Industrial Business (Tauriko Industry) Zone.