

RESOURCE MANAGEMENT ACT 1991

KAIKŌURA DISTRICT COUNCIL

KAIKŌURA DISTRICT PLAN

PROPOSED DISTRICT PLAN CHANGE NUMBER 4:

KAIKŌURA BUSINESS PARK 2021 LIMITED, 69 INLAND KAIKŌURA ROAD

REPORT AND DECISION TO THE COUNCIL BY

Commissioner - Dean Chrystal (Chair)

Commissioner - Ma-rea Clayton

Commissioner – Gina Solomon

Commissioner – John Diver

Commissioner – Vicki Gulleford

Hearings held on 25th and 26th March 2024

Appearances:

Applicant

Margo Perpick, Legal Counsel

Richard Watherston, Applicant

Ben Watherston, Applicant

Kyra Xavia, Lighting

Glen Wright, Lighting

Simon Marshall, Infrastructure

Andy Carr, Traffic

Tim Heath, Economics

Hamish Williams, Archaeology

Jeremy Trevathan, Acoustics

Michael Nugent, Geotech

Helen Davies, Soil Contamination

Liz Gavin, Landscape

Morgan Tracy-Mines, Ecology

Geoff Dunham, Soils

Anna Bensemman, Planning

Council:

Melanie Foote, Consultants Planner

Matthew Hoggard, Strategy Policy and District Plan Manager, Kaikōura District Council

1.0 Introduction and Background

- 1.1 Pursuant to instruction from the Kaikōura District Council (the Council or KDC) we were appointed to hear and make a decision on Proposed Plan Change 4 (PC4) to the Operative Kaikōura District Plan (District Plan) together with submissions thereon. The hearing was held at the Council Chambers in Kaikōura on the 25th and 26th of March 2024.
- 1.2 PC4 is a privately requested plan change which seeks to rezone some 21.6 ha of Rural zoned land to provide for a light industrial park at 69 Inland Kaikōura Road.
- 1.3 PC4 proposes to introduce changes to the District Plan including in particular a Light Industrial Zone (LIZ) and associated provisions in accordance with the National Planning Standards and amendments to the Planning Maps. It includes an Outline Development Plan (ODP) for 69 Inland Kaikōura Road and consequential changes to introduce new definitions and changes to the subdivision provisions and Appendix 1. It also involves the re-alignment of the Inland Kaikōura Road (shown on the ODP), and the establishment of a new intersection of that road onto State Highway 1 (SH 1). We note that this has been discussed with NZ Transport Agency Waka Kotahi who have agreed to the revised layout.
- 1.4 The LIZ has been designed so as to be utilised elsewhere in the district if required in the future.
- 1.5 The site is of an irregular shape located near the intersection of SH 1 and the Inland Kaikōura Road (Route 70) and has been utilised as a dairy farm. To its north and west are rural lifestyle developments, while to the east is the Kowhai River. Alongside SH 1 and bordering the intersection is a stock effluent disposal area. A higher level of detail of the site and its surrounds is contained in the application which we adopt.
- 1.6 The site is zoned Rural in the Operative Kaikōura District Plan (KDP) and is covered by the following overlays:
- Non-Urban Flood Assessment Overlay
 - Liquefaction Assessment Overlay
- 1.7 A high voltage electricity sub-transmission line also runs through the northern part of the site. An easement restricting construction of buildings with 20m of the line was included as part of a previous subdivision consent.
- 1.8 PC4 was publicly notified on the 28th of September 2023, to which 114 submissions were received. Four were neutral, 107 were in support, and three were in opposition. 18 further submissions were received. Submitters in opposition raised the following issues:
- Road safety and access;
 - Water supply infrastructure, including firefighting;
 - Servicing;
 - Amenity; and

- Consultation.

1.9 Post the submission period and prior to the hearing the applicant worked with a number of submitters in order to resolve their concerns. We understand that these have been addressed through revised provisions and in the case of two submitters (Mr Darryn Hopkins and Mr Murray Paul) separate side agreements that have been signed. Those agreements, which sit outside the PC4 process, include:

- a) 60m setback from signatory's boundary to nearest building;
- b) 6m wide planting strip along the boundary;
- c) The back of any buildings built on any adjacent sites to be painted green;
- e) Buildings height of first row of buildings on 60m setback line to be limited to 8m in height.

1.10 As a result of the side agreements some submitters and further submitters withdrew their submissions and in the end no submitters wished to be heard. We comment on issues associated with the side agreements later in the decision.

1.11 One procedural issue arose towards the end of the hearing in relation to a further submission from Hutton's Shearwater Charitable Trust (the Trust) in support of the Kaikōura Dark Skies submission. Counsel for the applicant Ms Perpick submitted that the Trusts further submission raised a new point related to the Hutton's Shearwater and their breeding and fledging seasons and the turning off all lighting during low cloud or fog conditions during these seasons, that was not introduced in the original submission of the Kaikōura Dark Skies. She went onto note that Clause 8 of Schedule 1 in the Resource Management Act (RMA of the Act) sets out that a further submission can only support or oppose a submission and cannot extend the scope of an original submission. Ms Perpick referred to relevant case law on this matter.

1.12 Having reviewed the further submission from the Trust and Ms Perpick's submissions on the matter we agree that the further submission extends the scope of the original submission, and we cannot therefore take it into account.

2.0 Section 42A Report

2.1. A s42A (of the RMA) report and accompanying documentation was prepared prior to the hearing by Ms Melanie Foote and circulated.

2.2 In her s42A report Ms Foote outlined the statutory framework involved which is detailed further below. She noted that a number of regional resource consents had been approved by Environment Canterbury (ECan) which were relevant to 69 Inland Kaikōura Road, including wastewater discharge, earthworks and a water take. Ms Foote advised that a discharge consent for stormwater for offsite disposal had also been lodged with ECan but was yet to be approved.

- 2.4 In assessing the relevant regional objectives and policies Mr Foote considered the plan change would be generally consistent with the Canterbury Regional Policy Statement (CRPS), although she noted PC4 may not be entirely in accordance with Policy 5.3.5. She also considered PC4 would be consistent with both the Canterbury Land and Water Regional Plan and Canterbury Air Regional Plan.
- 2.5 Ms Foote noted that the KDP did not have any form of Industrial zone, and all industrial activities therefore required consent. She said the proposed new LIZ zone will provide for a dedicated Industrial zone to enable light industrial activities as a permitted activity.
- 2.6 Ms Foote concluded that having considered all the submissions and further submissions, expert evidence and having reviewed all relevant instruments and statutory matters, she considered that PC4 should be approved.

3.0 Hearing

- 3.1 The Hearings Panel was provided with statements of evidence from the various expert witnesses identified above. We acknowledge that we had read all the witness statements prior to the hearing.
- 3.2 At the hearing we heard from legal counsel (Ms Perpick) for the applicant and questioned relevant witnesses on various aspects of PC4.
- 3.3 Ms Perpick provided us with relevant statutory tests for plan changes, referring to the recent Environment Court decision of *Middle Hill Ltd v Auckland Council*¹ which followed the Court's decision in *Colonial Vineyard Ltd v Marlborough District Council*.² We have set this out below.
- 3.4 Key issues we identified were addressed with Mr Wright (lighting), Ms Gavin (landscape), Mr Marshall (infrastructure), Mr Heath (economics), Ms Davies (contamination) and Ms Bensemann (planning) and are discussed below.
- 3.5 At the completion of the hearing, we sought some further consideration of the PC4 provisions associated with the new definitions, proposed objectives LIZ-O2 and LIZ-O3, proposed policies LIZ-P3, LIZ-P7, LIZ-P8 and LIZ-P10, Rules LIZ-R2 and LIZ-R9 relating to retailing and SUB-S13 regarding landscaping. We also sought consideration of building reflectivity and a cultural narrative.
- 3.6 In addition to the above we requested an assessment of the proposed plan change against Te Poha o Tohu Raumatī (the Iwi Management Plan) and the objectives and policies of the Dark Skys Plan Change (PC5), clarification of the stormwater disposal situation, any case law associated with High Productive Land and raised a question as to whether an entity that might purchase land covered by the side agreement would somehow be made aware of that agreement.
- 3.7 Responses to these matters were received on the 11th of April as part of the applicants right of reply. This generated some further questions associated with the scope of the changes now proposed, the extent of

¹ [2022] NZEnvC 162 at [29]

² [2014] NZEnvC 55

the proposed wording in Policies LIZ-P7 and LIZ-P8, the provision of infrastructure and the position of Ms Foote on the overall changes proposed. A further response was received on 23rd April 2024.

3.8 The Hearing Panel also undertook a site visit on the first day of the hearing (25th March) to view the site and the surrounding environment. On that site visit we were accompanied by Mr Ben Watherston.

3.9 The hearing was closed on the 26th of April 2024.

4.0 Decision

Statutory Tests and Relevant Planning Documents

4.1 The general approach for the consideration of changes to district plans was addressed in legal submissions by Ms Perpik. The relevant requirements in this case are set out below:

- (a) whether the plan change is designed to accord with, and assists the Council to carry out its functions for the purpose of giving effect to the RMA; and whether it accords with Part 2 of the RMA (s74(1)(a) and (b));
- (b) whether the plan change gives effect to relevant national policy statements, a national planning standard and the operative regional policy statement (s75(3)(a), (ba) and(c));
- (c) whether the plan change has regard to relevant strategies prepared under another Act (s74(2)(b)(i)); and takes into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority (s74(2A)); and
- (d) whether the rules proposed have regard to the actual or potential effects on the environment including, in particular, any adverse effects (s76(3)).

4.2 Section 32 of the RMA requires that rules are to implement the policies and are to be examined, having regard to their efficiency and effectiveness, as to whether they are the most appropriate method for achieving the objectives of the District Plan taking into account:

- (i) the benefits and costs of the proposed policies and methods (including rules); and
- (ii) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods; and
- (iii) if a national environmental standard applies and the proposed rule imposes a greater prohibition or restriction than that, then whether that greater prohibition or restriction is justified in the circumstances.

4.3 Overall, the s32 test is one of appropriateness (i.e., not necessity) and the requirement is to achieve the objectives of the District Plan.

4.4 Documents of relevance identified in this case include the National Planning Standards, the National Policy Statement for Urban Development 2020 (NPS-UD), the National Policy Statement for Freshwater

Management (NPS-FW), the National Policy Statement on Highly Productive Land (NPS-HPL), the National Policy Statement on Electricity Transmission (NPS-ET), the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), Chapters 5, 11 and 17 of the CRPS and the Te Poha o Tohu Raumati Iwi Management Plan (IMP) and the KDP.

- 4.5 For completeness we do not consider the National Policy Statement on Indigenous Biodiversity is of particular relevance to our considerations in this instance, noting that no Significant Natural Areas were identified on the site and no indigenous biodiversity is affected by PC4.

Key Issues

- 4.6 Due to the lack of submissions and the agreed positions between the Council and the Applicant we have focussed our discussions on the key issues raised during the hearing. Before doing so we briefly comment on the side agreements and the associated withdrawal of submissions.

Side Agreements and their Impact

- 4.7 The Hearing Panel accepts that the side agreements between the Applicant and the Hopkins and Pauls sit outside this hearing process and do not form part of our decision. Further, we acknowledge that submissions and further submissions associated with these parties have been withdrawn (these were identified in Ms Perpick's Appendix 1). We therefore now have no jurisdiction to consider the submissions of these parties.
- 4.8 We did raise a query regarding how an entity that might purchase land within the PC4 site which was impacted by the side agreements might be made aware of that situation. This was addressed in the right of reply from Ms Perpick where she said it could be dealt with by way of a restrictive covenant on the Kaikōura Business Park land, which meant a purchaser would be made aware of, and bound by, that agreement as it would be attached to the land. A draft copy of a restrictive covenant was provided by Ms Perpick. As a result, we are satisfied that this mechanism addresses the matter we raised.

Lighting

- 4.9 Mr Wright's evidence was that the proposed lighting standards when complied with will ensure that artificial lighting effects on occupants of surrounding dwellings will be less than minor. He considered that the proposed lighting provisions would also be effective in reducing effects on Hutton's Shearwater using a flight path across or near the site and ensure the quality of the night sky viewing will not be affected by artificial lighting within the ODP area.
- 4.10 Mr Wright referred to a number of best practice principles for lighting design to mitigate effects on wildlife including:

1. Starting with natural darkness and only adding light for specific purposes. Artificial light should be added for specific and defined purposes, and only in the required location and for the specified duration of human use.
2. Use adaptive lighting controls to manage light timing through dimming, timers and motion sensors.
3. Light only the object or area intended, keep lights directed and shielded to avoid light spill.
4. Use the lowest intensity lighting appropriate for the task.
5. Use non-reflective, dark coloured surfaces.
6. Use lights with reduced or filtered blue, violet and ultra-violet wavelengths.

4.11 Mr Wright said the lighting standards were aligned with these design principles and therefore in his expert opinion the proposed lighting standards when complied with would ensure that artificial lighting effects on migrating Hutton's Shearwater and the quality of the night sky would be less than minor. We also noted that the provision for PC4 include an amendment to Rule SUB-R1 to require that:

All subdivision applications within the Light Industrial Zone shall provide a detailed light management plan. This must consider the light emission effects on the flight path of the Hutton's Shearwater. The plans must be approved by Kaikōura Districts Council Infrastructure Team prior to s224 certification.

4.12 At the hearing Mr Wright was questioned about the level of lighting in respect to nighttime working environments and the maintenance of health and safety. He remained of the view that the lighting standards proposed were appropriate to provide sufficient lighting for working environments and to address health and safety.

4.13 The Hearings Panel also noted that the Dark Skies Plan Change (PC5) had recently been notified and sought an assessment of its objectives and policies against PC4, whilst noting their weight at this point in time was limited. Ms Bensemann provided that assessment, noting that the policies specify outdoor lighting use colour temperatures of 3,000 K or lower and that PC4 includes requirements for 2,700 K or lower which she therefore considered to be consistent. She noted that the only aspect of PC5 which may need to be reconciled through its plan change processing, was a lack of reference to the LIZ for cross referencing purposes, should the commissioners approve PC4. This she said could be easily rectified through a minor amendment to PC5 during its processing. On this basis we consider PC4 is not inconsistent with the objectives and policies of PC5.

4.14 Commissioner Diver expressed concerns about the lighting provisions contained with PC4 and did not support them in their current form. His concerns extend to the lighting levels in order to maintain safe working environments and the ability to provide for effective security lighting and lighting for pedestrian safety. He also considered that the flight path of the Hutton's Shearwater had been stated as the reason

for having reduced lighting levels but noted that their flight path covered a significant area of the Kaikōura District and was not a single flight path over the PC4 area.

- 4.15 Commissioner Diver also expressed concerns as to how lighting levels were going to be monitored by the Council.
- 4.16 The majority of Commissioners noted that the lighting provisions had been accepted by the applicant and that there were no submissions seeking that the lighting levels be raised nor evidence to that effect. They noted that the evidence of Mr Wright was that the light spill standards were identical to those in the current KDP Light Chapter Standard LIGHT-S3 Lighting standards for the Commercial Zone in Kaikōura.
- 4.17 The majority of Commissioners acknowledge the extent of the Hutton's Shearwater flight paths, but considered lighting associated with PC4 could still have an impact on their flight paths so it was appropriate that this was addressed through standards in the District Plan and the provision of a detailed light management plan. They also noted that there was an ability to seek resource consent at a discretionary activity status to increase light levels for reasons of safety and security. They accepted that in doing so an applicant would need to show how they were going to mitigate any effects and that there was a cost involved in such a process.
- 4.18 The majority of Commissioners were comfortable with the lighting provisions proposed in PC4.

Landscape and Visual Amenity

- 4.19 The Hearing Panel recognise that the PC4 site is currently open and predominantly retained in pasture and that a change to a Light Industrial Park will result in changes to amenity and character. This will include the massing and bulk of buildings, hard surfaces and increased activity, providing for an essentially urbanised environment. It will also inevitably result in the loss of openness and some views. As such, the level of amenity and rural outlook will reduce, and rural character will not be maintained. These, we acknowledge, are the consequences of rezonings of this nature.
- 4.20 In order to provide for a level of mitigation PC4 provides for a 6m wide landscape strip around the perimeter of the proposed zone and along the alignment of the re-aligned Inland Kaikōura Road to reduce the visibility of the built from within, and to reduce the adverse effects on landscape character values. Further amendments were proposed to the provisions as part of the right of reply around ensuring a mixture of species from the categories contained in a Native Planting List and the spacing of trees along the road frontage.
- 4.21 Ms Gavin in her evidence said that further mitigation measures, which she had recommended, would provide further improvements from a landscape perspective. These have been incorporated in LIZ-P11. We questioned Ms Gavin on the level of effects, and she responded that given the height of proposed buildings (15m), the landscape effects would initially be moderate-high from some aspects including neighbour's lifestyle blocks, but with planting would reduce to moderate from SH1 and low-moderate

from the key neighbouring areas once landscape treatment reached 4-5m. In this context we noted from our site visit that some level of planting along the state highway had already taken place and we were advised that some mature planting existing on site would be retained.

- 4.22 Ms Gavin had raised in her evidence the lack of colour or reflectivity guidelines in the PC4 provisions. Upon questioning she agreed that such provisions would be appropriate. We therefore sought some consideration of this aspects as part of the right of reply. This resulted in the inclusion of Rule LIZ-S6, Building Light Reflectance.
- 4.23 Finally, the issue of the necessity of an overall landscape plan was raised with witnesses, with Dr Tracy-Mines indicating that a landscape plan would be better than no plan at all. This was taken on board in the right of reply with new rule SUB – R13 which is specific to the Inland Kaikōura Road ODP with the addition of a requirement for a landscape plan in accordance with new Policy 11 to be provided as part of any subdivision application within the ODP area.
- 4.24 Taking into account the changes to the provisions now proposed, we consider the landscape and visual effects will be able to be managed to levels which are acceptable for the environment within which the plan change is proposed. We reiterate our comments above that in a situation where a rezoning of this nature is occurring the level of amenity and rural outlook will always change or be reduced, and the rural character will not be maintained to the levels it was and will transition to a more urban environment. That is an inevitable outcome.

Economic Impact and Commercial/Retail Potential

- 4.25 Mr Heath considered that PC4 had the potential to provide significant net economic benefits to the Kaikōura industrial economy and the local market. He noted that Kaikōura lacked a specific industrial zone, which weakened market certainty for industrial investment in Kaikōura and that PC4 would facilitate the expansion of the industrial economy over the next 30 years along with employment opportunities.
- 4.26 The Hearings Panel accepts that PC4 would ease these concerns and provide increased surety and facilitate longer-term industrial investment in the district and that this represents a positive component of the plan change.
- 4.27 Our queries of Mr Heath were primarily around the potential level of retailing enabled by the proposed provisions and its potential impact on the Town Centre. Mr Heath said enabling industrial activities to transition from the Business zone to the PC4 land provided opportunities for the Town Centre to accommodate new commercial development and investment opportunities. In his view, this would be an economically beneficial outcome in terms of effectively fulfilling the envisaged role and function of the commercial areas and had the potential to further safeguard the overall amenity and community wellbeing of the central business area and its surrounds.

4.28 Nevertheless, Mr Heath acknowledged that a proliferation of small retail activities would not be appropriate and said he wouldn't like to see the PC4 site shift away from light industrial activity. He did however say that facilities such as gyms and cafes would be appropriate within the zone to provide a level of amenity.

4.29 As a result of Mr Heath's evidence and responses to our questions, we asked Ms Bensemann and Ms Foote to confer over the definitions and rules associated with retailing and commercial activity to ensure that what was enabled in terms of retailing was appropriate. In response in the right of reply amendments were made to:

- Exclude supermarkets from the definition of Food and Beverage; and
- To exclude retailing from Rule LIZ-R2 and limit it to commercial activities.

4.30 On the basis of these amendments, we are now satisfied that PC4 will only enable a limited level of retailing which would not be of sufficient scale to impact upon the Kaikōura Town Centre. We are therefore comfortable with the relevant provisions as now proposed.

Servicing

4.31 The Hearing Panel was satisfied with the servicing arrangements associated with water, wastewater, electricity and telecommunication detailed in the application and subsequent evidence, which included agreement with Firefighting and Emergency New Zealand on matters raised in their submission regarding water supply for firefighting. There were however some questions arising out of the proposed stormwater disposal system which had yet to be consented.

4.32 Mr Marshall said that infiltration rates to dispose of stormwater within the site were potentially unreliable and an alternative solution for stormwater had been explored involving a discharge to the Kowhai River after appropriate treatment. A first flush basin of approximately 4000m² with a depth of 1 - 1.5m was needed and was proposed to be located to the east of the plan change area between the current alignment of Inland Kaikōura Road and the Kowhai River. We noted at the hearing however that Mr Marshall's plan of the location of the treatment area included the existing Inland Road formation which he confirmed but went on to say that the area required could be redesigned away from that road formation or that a suitable basin could be located within the southern portion of the ODP area.

4.33 In the right of reply, Ms Bensemann indicated that the stormwater design had not yet been approved by ECan and was likely to require modification based on current feedback. She noted that much of the area proposed for the treatment basin was within the NZTA/Waka Kotahi designation. Ms Bensemann said that in her experience detailed design matters were appropriately managed through the subdivision design and resource consents process.

4.34 The Hearings Panel acknowledges that the consenting of the stormwater system itself sits with ECan and that designs can change, however we consider there is an element of uncertainty here associated with

the location of the treatment area. As an example, most ODP's would include the location of any stormwater treatment area and this would form part of a resource consent assessment or subdivision consent assessment against the ODP, in this case Rules LIZ-S7 and SUB-S13 which require all development or subdivision development shall be undertaken in accordance with the provisions of the ODP contained in Appendix 7.

- 4.35 In our view this lack of detail creates a potential uncertainty for the Council with regard to stormwater provision, and we sought further input from the planners on this. This resulted in a new policy (LIZ-P12) being recommended to ensure the provision of all infrastructure, which could be taken into account when the above rules are activated.
- 4.36 With the inclusion of this additional policy, we are satisfied that infrastructure can appropriately be assured through the consent processes.

Cultural Effects

- 4.37 During the hearing the issue of cultural effects, the opportunity for a cultural narrative within the plan change and an assessment of Te Poha o Tohu Raumati (the Iwi Management Plan) all arose.
- 4.38 Ms Bensemman accepted that an assessment of the Iwi Management Plan was not covered in her evidence and went on to provide an assessment in the right of reply. In that assessment she noted that the notified plan change request had included an assessment of the Iwi Management Plan. Her subsequent assessment had built on that. In her view the proposed rezoning application recognised and provided where possible for the values and features identified within Te Poha o Tohu Raumati, as they are expressed by Ngāti Kuri in this document. She noted that the opportunity to undertake cultural harvesting was limited due to health and safety concerns with the landscape buffers being located on private land.
- 4.39 In terms of a cultural narrative associated with the plan change, Ms Bensemman acknowledged the planning provisions appeared to lack a cultural narrative, which was principally due to the strong level of consultation undertaken with Ngāti Kuri during the preparation of the plan change including the intended outcome of rules to manage effects. She said as a result of this consultation, the proposal included landscaping comprised of native species, and that the site was acknowledged as being ideally placed through its physical characteristics away from waterbodies and not containing evidence of historical artifacts.
- 4.40 Notwithstanding the above, further amendments to the plan change provisions had now been proposed in LIZ-O3 to better reflect the outcomes of consultation with Runanga and LIZ-P11 relating to landscaping had been amended to reference cultural amenity values. We accept that these amendments along with other amendments, in particular those associated with the landscape provisions addressed above, will better provide for a cultural narrative with PC4 and we acknowledge that the proposed plan change can be seen to be in accordance with the Iwi Management Plan.

Highly Productive Land

- 4.41 A component of the site on the south-west edge, some 3.8ha, contains highly productive land under the Land Use Capability classifications. As a result, the Clause 3.6(4) of the NPS-HPL is activated. This requires that urban rezoning of highly productive land is allowed only if:
- (a) the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; and*
 - (b) there are no other reasonably practicable and feasible options for providing the required development capacity; and*
 - (c) the environmental, social, cultural and economic benefits of rezoning outweigh the environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*
- 4.42 These are conjunctive tests, in other words all three must be met in order for the highly productive land to be considered for rezoning.
- 4.43 Mr Heath had projected that there was additional industrial land demand for approximately 18.3ha by 2053 within the district. He noted that Kaikōura District had no existing industrial zones, with some industries being enabled in the Business B Zone or the Business Mixed Use (BMU) Zone. Based on his assessment of the BMU Zone, the existing zoned land area was almost fully occupied with limited vacant land for new business activity, totalling around 0.5ha. He said this meant there is very limited capacity or development potential for new industrial activities to set up in Kaikōura, particularly in a location close to a large employment base like Kaikōura township.
- 4.44 We agree from the above analysis that sub-clause (a) is met, in that the plan change site is required in order to provide sufficient industrial land capacity within the district to meet the forecast demand for industrial (business) land.
- 4.45 Turning to sub-clause (b), Mr Heath, having undertaken an economic assessment of the distribution of highly productive land within the local context, considered there was no other reasonably practicable and feasible options that would offer the required development capacity more efficiently than the PC4 site. He said that the extent of highly productive land surrounding established or zoned urban areas in Kaikōura indicates that future urban expansion in Kaikōura will inevitably result in some loss of HPL.
- 4.46 Again, we agree with Mr Heath's analysis. While the nearest non highly productive land to Kaikōura is immediately west of Mt Fyffe Road, this is much steeper land with less ability to link with the strategic road network and a potential to create reverse sensitivity effects. Its suitability as industrial land is therefore significantly compromised when compared to the plan change site and as noted by Mr Heath would be more expensive on a comparative basis to develop, reducing the competitive advantage the PC4 site would create for Kaikōura in the industrial market. Alternative non highly productive land with

sufficient scale and depth is to the north of the township in the vicinity of Postman's and Harnetts Road. It is a similar distance from the town centre as the PC4 site. However, as noted by Mr Heath this area would be less efficient and appropriate than the PC4 site based on the fact that major greenfield developments, including residential subdivisions, will be concentrated within the existing urban area as well as areas to the west of the township, such as the Ocean Ridge subdivision and is supported by Kainga Ora's Infrastructure Acceleration Fund. The proximity of the PC4 site to this greenfield development makes it more economically efficient to provide business land and employment opportunities to the west of the township rather than utilising distant non-HPL lands farther north of the township.

- 4.47 Finally, in addressing sub-clause (c) Mr Heath provided a list of economic benefits of PC4 including site capacity and scale, ability to mitigate adverse effects, the freeing up of strategically positioned business land in the centre of the township, increased potential for industrial economy expansion, diversity and profile, increased economic activity and industrial employment opportunities, potential to improve the amenity of the existing Business zones by creating an industrial development impetus in a special purpose area, improved infrastructure efficiency and improved competitiveness of Kaikōura as an industrial location.
- 4.48 Mr Heath said the economic costs included potential reverse sensitivity effects on adjoining residential properties, infrastructure costs and the loss of a limited amount (3.8ha) of Class 2 soils. He noted however that based on Mr Dunham's soil assessment and his own economic analysis, this latter economic cost would be minimal and would not undermine the overall productive capacity of the wider district. In this contest we note that the evidence of Mr Dunham was that land use choices were limited by wind erosion risk primarily during cultivation activities.
- 4.49 Again, we generally agree with this analysis and accept that the potential economic benefits associated with PC4 would outweigh any economic costs associated with the loss of highly productive land, taking into account both the tangible and intangible values.
- 4.50 Overall, therefore we accept that the three criteria of Clause 3.6(4) of the NPS-HPL are able to be met in this instance.

Contaminated Land

- 4.51 As identified by Ms Davies an area of contaminated soil had been relocated on the PC4 site and placed within a containment cell. She said the soil concerned was below the commercial/industrial soil contaminant standards and so was acceptable for placement on this land without ongoing management controls. Testing had been undertaken to address the potential for stormwater to cause contaminants to leach into groundwater. The results had indicated that some leaching of contamination was possible, but the leachate did not exceed 50% of the Maximum Acceptable Values specified in the Water Services (Drinking Water Standards for New Zealand) Regulations 2022. She said this was relevant to the proposed use of groundwater, from a bore located on-site, for drinking water purposes.

- 4.52 Ms Davies went onto say that rezoning the land from rural to 'Light Industrial Zone' had informed the selection of the soil contaminant standards used to assess the relevance of soil contamination to human health. This was because different exposure scenarios are associated with different land uses, i.e. in this case no gardening activities are anticipated and therefore exposure to contamination via gardening and consequential produce consumption will not be expected to occur. In other words, the standards associated with light industrial land use are less conservative than those associated with rural residential or residential land use. Based on the data collected, Ms Davies said that aside from the material encapsulated within the containment cell, there was no contamination present at concentrations exceeding the commercial/ industrial soil contaminant standards. She therefore considered that the site was suitable for the intended Light Industrial Zone, and the groundwater quality was suitable for potable use with respect to the chemical contaminants investigated.
- 4.53 On the basis of the above, we accept that site contamination is not a factor that would prevent the land from being zoned for light industrial purposes. Further, we note that any requirement to address contamination subsequently including the cadmium contamination referred to by Ms Davies can be addressed via the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health regulations at the time of any resource or subdivision consent.

Relevant Documents

- 4.54 We have already discussed the NPS-HPL above and concluded relevant Clause 3.6(4) is able to be met. We have also addressed Te Poha o Tohu Raumati (the Iwi Management Plan) and found PC4 to be in accordance with its intent. Further, as already noted any subsequent issues of contamination can still be addressed through the NESCS regulations.
- 4.55 We address the remaining relevant documents below:
- National Planning Standards
- 4.56 We are satisfied that the LIZ has been developed in accordance with the requirements of the National Planning Standards.
- National Policy Statement on Urban Development
- 4.57 We acknowledge that the NPS-UD does not strictly apply to KDC because it is not considered a Tier 1, 2 or 3 local authority by virtue of not containing an "urban environment" as defined. Nevertheless, we accept that the NPS-UD still provides some useful guidance in terms of the elements of a well-functioning urban environment and sufficient development capacity.
- 4.58 In that regard we accept that PC4 will produce economic benefits in providing a specific industrial zone, something which currently does not exist with the district, of sufficient capacity to meet Kaikōura District's demands for light industrial activity over the long term. This will provide the ability for existing

land containing industrial activities to transition to other activities including in particular commercial activities thus enabling the potential for a better functioning urban environment.

National Policy Statement on Freshwater Management

- 4.59 Based on the infrastructure servicing evidence of Mr Marshall, we have concluded that the requirements of the NPS-FM will be able to be given effect to.

National Policy Statement on Electricity Transmission

- 4.60 The NPS-ET will be given effect to, with consideration of the appropriate proximity to electricity transmissions lines to be given at the time the site is developed.

Canterbury Regional Policy Statement

- 4.61 Ms Foote noted PC4 may not be entirely in accordance with Policy 5.3.5 of the CRPS but considered it would be consistent with both the Canterbury Land and Water Regional Plan and Canterbury Air Regional Plan.
- 4.62 We have considered the relevant provisions of the CRPS and note that there are elements of inconsistency with it. In particular, PC4 does not achieve consolidated growth in terms of being adjoining or attached to Kaikōura township (Objective 5.2.1 and Policy 5.3.1) and in terms of Policy 5.3.5 there remains a degree of uncertainty around servicing in terms of stormwater. Having said that we note that other elements of Objective 5.2.1 and Policy 5.3.1 are met in terms of designed and sustainable growth and enabling people and communities, including future generations, to provide for their social, economic and cultural well-being.
- 4.63 Overall, looking at the CRPS provisions as a whole we have concluded that the proposal is generally consistent with its objectives and policies.

Assessment of the Statutory Tests

- 4.64 The following assesses PC4 against the statutory tests identified in paragraphs 4.1 - 4.3 above. In addition, Section 32AA requires a further evaluation for any changes that have been made to the proposal since the original evaluation was completed. The changes made to the provisions of PC4 as a result of our questioning and findings and the reasons for them are covered in the s32 assessment below.
- 4.65 We consider PC4 and its associated provisions have been designed such that they will achieve the integrated management of the effects of the use and development of the plan change area whilst controlling any actual or potential effects. PC4 will also ensure that there is sufficient development capacity in terms of business land to meet the expected demands of the district. Accordingly, we find that PC4 is designed to accord with and assist the Council to carry out its s31 (of the RMA) functions.

- 4.66 As detailed above, we consider the plan change gives effect to relevant national policy statements, national planning standards and the operative regional policy statement.
- 4.67 The plan change has taken into account Te Poha o Tohu Raumati (the Iwi Management Plan).
- 4.68 We consider the rules proposed and now amended have had regard to the actual or potential effects on the environment including, in particular, any adverse effects.
- 4.69 In terms of s32 (and 32AA) of the RMA we note that PC4 involves a whole new suite of objectives associated with a new zone as well as wider amendments to the KDP. In our view, the objectives (as they have been amended) are the most appropriate means to achieve the Act's sustainable management purpose. In this context we have also considered the existing Strategic Directions Objectives in the KDP which refer to providing for urban growth where any adverse effects on natural and physical resources are mitigated, avoided, or remedied (UFD-O1), providing for a pattern of land use that promotes a close relationship between areas having different characteristics while recognising the distinction between commercial and non-commercial activities (UFD-O3). We consider the nature and contents of the zone proposed meets the intent of these objectives.
- 4.70 We find that the rules as now proposed appropriately implement the policies and are efficient and effective, and thus the most appropriate methods for achieving the objectives. In particular, we consider the provisions as a whole, which includes the LIZ itself, appropriately manage development in a way which ensures the avoidance or mitigation of potential adverse effects, including a wide range of visual and amenity controls, landscaping with native species, protection for the town centre by limiting retail and commercial activities and limiting other types of development which might otherwise impact on the environment.
- 4.71 In our view the plan change has had appropriate regard to the efficient use and development of resources, the maintenance and enhancement of amenity values, the quality of the environment, and the finite characteristics of highly productive land. We also consider the benefits of the plan change in delivering industrial land and potential economic growth outweigh any potential costs which we consider are relatively limited. We also consider there is minimal uncertainty and no missing information in relation to PC4 so the risk of acting and recommending the plan change is minimal. There is a wider risk associated with not acting in providing for a LIZ given the evidence of Mr Heath and the need to meet anticipated future demand.
- 4.72 Overall, we considered for the reasons set out above that PC4 meets the purpose and principles set out in Part 2 of the Act in promoting sustainable management. Specifically, it will enable the people of the district to provide for their social and economic well-being. We consider PC4 is an appropriate response to the lack of specific industrial land provision in Kaikōura District and provides the potential to facilitate industrial growth in the district. We also note it would provide for improvements in the SH1 Inland Kaikōura Road intersection and enable the potential for redevelopment of existing commercial areas in time.

4.73 We therefore consider the most efficient and effective means to achieve the objectives (both existing and proposed) is through the adoption of the proposed PC4 as set out in Appendix 1.

5.0 Recommendations

5.1 For all the foregoing reasons we have made the following recommendation on Plan Change 4 to the Kaikōura District Plan:

1. That pursuant to clause 10 of Schedule 1 to the Resource Management Act 1991 that Plan Change 4 to the Kaikōura District Plan be approved as set out in Appendix 1 to this decision.
2. That for the reasons set out in the above report we either accept, accept in part or reject the submissions and further submissions as recommended and listed in Appendix 2 to this report.



Commissioner Dean Chrystal



Commissioner -Ma-rea Clayton



Commissioner – Gina Solomon



Commissioner -John Diver



Commissioner - Vicki Gulleford

21st May 2024

Changes to the District Plan

Definitions

Insert the following new definitions.

Key defined terms for this chapter	
Term	Definition
Trade Supplier	means a business engaged in sales to businesses, and may also include sales to the general public, and consists only of one or more of the following categories: <ul style="list-style-type: none"> a. automotive and marine supplies; b. building supplies; c. farming and agricultural supplies; d. garden and landscaping supplies; e. office furniture, equipment and systems supplies; f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items) ; g. industrial clothing and safety equipment supplies; and h. catering equipment supplies.
Yard-based Activity	means retailing with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking. Drive-in or drive through covered areas devoted to the storage and display of construction materials (including covered lanes) are deemed yard space for the purpose of this definition.
Freight Handling Facilities	means the use of land, plant, equipment, buildings, infrastructure and structures for freight handling and distribution. It includes ancillary: <ul style="list-style-type: none"> a. storage areas and facilities, including warehouses; b. maintenance and repair facilities; c. parking areas; d. administration facilities.
Food and Beverage Outlet	means the use of land, buildings or other structures primarily for the sale of food or beverages prepared for immediate consumption on or off the premises to the general public. It excludes supermarkets.

Heavy Industry	<p>means:</p> <ul style="list-style-type: none"> a. blood or offal treating; bone boiling or crushing; dag crushing; fellmongering; fish cleaning or curing; gut scraping and treating; and tallow melting; b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping; c. storage and disposal of sewage, septic tank sludge or refuse; d. slaughtering of animals; storage, drying or preserving of bones, hides, hoofs or skins; tanning; and wool scouring; e. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1,000 kg/hr; f. burning out of the residual content of metal containers used for the transport or storage of chemicals; g. the burning of municipal, commercial or industrial wastes, by the use of incinerators for disposal of waste; h. any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining, and the associated processes of bleaching and chemical and by-product recovery; i. crematoriums; and j. any industrial activity which involves the discharge of odour or dust beyond the site boundary.
Light Industrial Zone/Activity	Areas used predominantly for a range of industrial activities, and associated activities, with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.

Light Industrial Zone

Insert a new chapter into the KDP, Part 3: Area Specific Matters after *Rural Zones, GRUZ – General Rural Zone* as follows:

LIZ – Light Industrial Zone

Introduction

The Light Industrial Zone provides primarily for a range of industrial activities, along with other activities that have similar characteristics, or which due to their scale or nature are best suited to the Light Industrial Zone. It is anticipated that future activities will generate a greater level of adverse effects than what can be expected in other existing zones. These may include, but are not limited to, noise, visual dominance, shading, light spill etc. These effects need to be adequately managed to ensure that amenity values of adjoining zones are maintained and adverse effects on the environment are avoided, remedied or mitigated.

Advisory notes:

- Activities are required to give effect to any applicable National Policy Statement and or National Environment Standards.
- All activities shall be in general accordance with the Kaikōura District (Signs) Bylaw.

Issues

LIZ-I1	Managing the effects of industrial activity
Due to the nature of industrial activities, there are often significant effects that occur and if not managed properly can adversely impact the immediate and surrounding environment.	
LIZ-I2	Inadequate provision of land with industrial amenities
<p>Inadequate provision of land with industrial amenities in appropriate locations can result in a lack of industrial development or development of industrial activities in less desirable locations and in turn can have an adverse effect on surrounding environments.</p> <p>Part of promoting sustainable management involves the provision of adequate areas for which new activities can establish and for existing industrial activities to relocate to. Through zoning, effects of industrial activity can be confined to an appropriate area.</p>	
LIZ-I3	Providing a reasonable standard of amenity
A reasonable standard of amenity is required in light industrial areas to ensure that they are pleasant places to visit and work and that the amenity in adjoining zones is not adversely affected.	
LIZ-I4	Cumulative effects from non-light industrial activities
Ensuring the integrity of the Light Industrial Zone is not eroded through cumulative effects arising from commercial or residential activities establishing in this zone.	

Objectives

LIZ-O1	Providing for Light Industrial Zoning
The Light Industrial Zone provides for a range of light industrial and other compatible activities which contribute to, and maintain, the social, cultural, and economic wellbeing of the Kaikōura District.	
LIZ-O2	Maintaining amenity values of adjoining zones
The amenity values of areas adjoining the Light Industrial Zone are maintained.	
LIZ-O3	Effects of industrial activities

<p>a. Adverse effects of industrial activities are avoided, remedied or mitigated.</p> <p>b. The cultural values of Ngāti Kuri/ mana whenua are recognised, protected and enhanced through the use of indigenous species in landscaping and tree planting, the protection of sites of cultural significance, and recognition of other features of cultural significance including where practicable, waterways, springs, wetlands, sites of indigenous vegetation and the flight path of the Hutton Shearwater.</p>	
LIZ-O4	Development within an Outline Development Plan
<p>Development within an Outline Development Plan must be undertaken in a manner consistent with the specific provisions contained within the Plan.</p>	
LIZ-O5	Avoid cumulative effects of non-light industrial activities
<p>Avoid cumulative effects of non – light industrial activities establishing within this zone to prevent undermining the viability and function of the Kaikōura’s Town Centre.</p>	

Policies

LIZ-P1	Enable a wide range of light industrial activities
<p>Enable a wide range of light industrial activities and ancillary activities that are compatible and complementary to the overall purpose and character of the Light Industrial Zone.</p>	
LIZ-P2	Avoid establishment of certain activities
<p>Avoid the establishment of any activities that:</p> <ol style="list-style-type: none"> 1. Are incompatible with the character and function of the Light Industrial Zone; and 2. Would result in reverse sensitivity effects that may constrain light industrial activities; and operate offensive trade activities (offensive trades means activities listed in Schedule 3 of the Health Act 1956). 	
LIZ-P3	Manage adverse visual effects
<p>Manage adverse visual effects of light industrial development and operation in a manner that supports the visual amenity of the District and the intended outcomes of the Zone.</p>	
LIZ-P4	Maintain the amenity values of adjoining Zones
<p>Maintain the amenity values of adjoining Zones by requiring:</p> <ol style="list-style-type: none"> 1. Buildings are suitably separated from a Residential dwelling located on an adjoining site in a different zone; and 2. Landscaping and screening of activities in the Light Industrial Zone when viewed from land in adjoining zones; and 3. Buildings and activities located within the Light Industrial Zone shall be designed and operated in a manner that minimises any potential or actual adverse effects across the boundary with an adjoining zone including building reflectivity. 	

4. Avoiding heavy industry from establishing within Light Industrial Zoned areas.	
LIZ-P5	Use of Crime Prevention Through Environmental Design
Development is designed and laid out to promote a safe environment that reflects the principles of Crime Prevention Through Environmental Design (CPTED).	
LIZ-P6	Development is consistent with any Outline Development Plans
To require subdivision, use and development be consistent with any relevant Outline Development Plans.	
LIZ-P7	Ensure noise effects do not affect amenity
To avoid adverse noise effects on the amenity enjoyed by neighbouring zones and, within the zone, ensure any habitable building is designed to mitigate external noise.	
LIZ-P8	Ensure light effects do not generate adverse effects
To ensure adverse effects from light spill on both the flight paths of Hutton's Shearwater and the amenity enjoyed on lifestyle or residential sites are avoided. To ensure adverse effects from light spill within the light industrial zone are appropriately managed to enable activities anticipated in this zone.	
LIZ-P9	Avoid certain activities
Other than provided for in Policy 10, avoid commercial activities, retailing, food and beverage activities and visitor accommodation activities within the light industrial zone where these are not ancillary to light industrial activity on the same site.	
LIZ-P10	Enable other activities
<p>Enable activities other than light industrial activities through permitted activity rules:</p> <ol style="list-style-type: none"> 1. at a limited scale and size to avoid compromising the character and function of the Light Industrial Zone; and 2. in a manner which does not detract from the character, function and purpose of other residential and commercial zones within the district, including the Commercial and Mixed Use Zone; and 3. with sufficient controls to ensure activities do not generate a reverse sensitivity effect with lawfully established light industrial activities on adjoining sites. 	
LIZ-P11	To provide landscaping as a means of maintaining amenity values

<p>The landscape buffer treatment shall consist of species from Appendix 1 and shall be designed to achieve the following objectives:</p> <ol style="list-style-type: none"> 1. To achieve both amenity and a level of screening of the built form from views outside of the Light Industrial Zone. 2. Where the landscape buffer is adjacent to State Highway 1, or at Zone boundary entrances, the landscape treatment shall ensure it contributes positively to the landscape character, cultural, and visual amenity of the adjoining area and shall reduce adverse visual effects associated with the mass and bulk of built form within the Light Industrial Zone. At zone entrances landscape planting shall maintain safety of sight lines for traffic. 3. The buffer planting along internal streets within the Light Industrial Zone shall achieve amenity value by: <ol style="list-style-type: none"> a. choosing street trees that have clear trunks, b. spacing street trees evenly down the street (at between 40 – 50m spacings), with lower plants creating ground cover in plant beds. The objective of this planting should be a focus on increased amenity and consistency in street tree selection rather than screening. 	
LIZ-P12	Ensure Provision of Infrastructure
<p>To ensure:</p> <ol style="list-style-type: none"> 1. the supply of potable water; and 2. the satisfactory disposal of sewage and stormwater; and 3. the connection of electricity and telecommunications. 	

Methods

LIZ-M1	Use Rules and Performance Standards
<p>To include rules and rule requirements in the District Plan to control the height, bulk and location of buildings.</p>	
LIZ-M2	Use of Rules to Protect Adjoining Zoning
<p>To include rule requirements that apply to the interface between Light Industrial Zones and adjoining zones, including:</p> <ol style="list-style-type: none"> 1. Landscaping of industrial sites adjacent to neighbouring zones, 2. Recession planes, 3. Standards for noise from activities adjoining zones; and control of light spillage onto adjoining zones. 	
LIZ-M3	Resource Consents
<p>The use of resource consent conditions to mitigate, avoid or remedy the effects of activities that may have adverse effects, including adverse cumulative effects on the integrity of Kaikōura Town Centre.</p>	

Anticipated Environmental Results

LIZ-AER1	Consolidate Light Industrial Activities
Consolidation of light industrial activities in the district to allow for light industrial activities to be undertaken in a manner that supports the health and wellbeing of people and communities.	
LIZ-AER2	Preserve Amenity of Other Zones
Preservation of amenity, vitality, and function of residential and commercial areas through provision of an alternative zone for light industrial activities.	
LIZ-AER3	Preserve Amenity of Adjacent Zone
Preservation of the amenities in rural and residential environments adjacent to Light Industrial areas in terms of light admission, noise, odour, and lighting spill.	
LIZ-AER4	Non-Light Industrial Activities are limited
Limited non-light industrial activities within the light industrial zone to avoid undermining the intent of the zone, or contributing to the decline of Kaikōura's town centre.	

Principal Reasons

The principal reason for identifying and consolidating light industrial areas is to provide for activities with similar effects to be grouped together. This will enable people to have access to functioning industrial areas with a range of industrial or commercial activities and to provide opportunities for such activities to establish. The provisions provide for light industrial activities within clear permitted limits to enable the efficient establishment and operation of such activities into the future, while avoiding conflict with activities in adjoining zones. Because of the scale and nature of activities anticipated within the Light Industrial Zone, a greater level of adverse effects can be expected than in other zones, including noise, odour, traffic volumes, visual dominance, and shading from large-scale buildings. These effects need to be managed to ensure the amenity values within adjoining zones are maintained. Activities within the zone also need to be controlled to avoid the potential for reverse sensitivity effects to arise. More sensitive activities are only provided for where specific limits can be achieved, or where such development can demonstrate that they would not lead to issues of reverse sensitivity that could constrain the existing or future operation of the light industrial activities anticipated for the zone.

To ensure use of the Light Industrial Zone does not adversely affect the viability and function of Kaikōura's town centre, it is important to place limits on the amount of commercial and residential activities permitted to establish. While some commercial activity provides for the needs of those working within the zone, large amounts of commercial activities will cumulatively have an adverse effect. Permitted activity limits have been established within the Light Industrial Zone, and specifically within the area of the ODP in Appendix 7 as appropriate. However, commercial development beyond these permitted activity limits is considered inappropriate and should be avoided.

Activities carried out within the Light Industrial Zone may reduce the amenity of adjoining zones through increased traffic generation, on-street manoeuvring or parking, noise, and lighting without adequate controls. Accordingly, rules within the Light Industrial Zone ensure activities located in proximity to residential uses in adjoining zones are managed.

The Light Industrial Zone located at Inland Kaikōura Road is located in the flight path of the Hutton’s Shearwater, an endangered seabird which nests at the head of the Kowhai River. The migration of these birds is impacted by artificial lighting which disorients the birds and causes them to fly into things either damaging them or killing them. Specific lighting controls for all activities in this zone ensure the birds do not become disoriented and secures their flight path.

Zone Rules

LIZ-R1	Light Industrial Activity
	1. Activity status: Permitted
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7 Matters of discretion: 1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9

LIZ-R2	Commercial Activities – any commercial activity including office activities up to 1,000 m ² GFA, excluding retailing.
	1. Activity status: Permitted Where: a) Commercial activity, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site, makes up no more than 1,500 m ² GFA of the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity. b) Any office is ancillary to a light industrial activity located on the same site and occupies either, up to 20% of the GFA of the buildings on site, or up to 250 m ² of building GFA (whichever is lesser).

	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>1. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9</p> <p>b. When compliance is not achieved with LIZ-R2.1. b.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ-R2.1. a.</p>

LIZ-R3	Trade Supplier – any trade supply activity
	<p>1) Activity status: Permitted</p> <p>Where:</p> <p>a. The trade supplier cumulative site area is less than 20%, excluding roads, of the land contained in the Light Industrial Zone.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p> <p>b. When compliance is not achieved with LIZ-R3.1.a.</p>

LIZ-R4	Yard-based activity – Any yard-based activity
	<p>1. Activity status: Permitted.</p>

	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">b. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">c. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R5	Parking lots and parking buildings
	<p>1. Activity status: Permitted.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R6	Freight handling services – any freight handling activity
	<p>1. Activity status: Permitted.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p style="padding-left: 40px;">1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>

LIZ-R7	Service station – any service station
	1. Activity status: Permitted.
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7. Matters of discretion: 1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.

LIZ-R8	Food and beverage outlet – any food and beverage outlet
	1. Activity status: Permitted. Where: a) If a drive through restaurant, the activity is not located within 30 m of any boundary containing a residential activity. b) If not a drive through restaurant, the activity occupies a maximum of 350 m ² FLA. c) Any food and beverage activity, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site makes up no more than 800 m ² GFA of the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7. Matters of discretion: 1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.

	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ- R8.1.a – c.</p>
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LIZ-R9	Retailing – any retailing up to 400m ² GFA.
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a) The retailing is ancillary to a light industrial activity located on the same site and the retail occupies a maximum of 20% of building GFA; or</p> <p>b) Any retailing, or extension to an existing activity, not ancillary to primary light industrial activity located on the same site, makes up no more than 1,500 m² of the land contained in the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity; and</p> <p>c) Retailing, not ancillary to primary industrial activity located on the same site, shall not include outlets where the primary product for sale is clothing.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p> <p>b. When compliance is not achieved with LIZ-R9.1. a.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with any of LIZ-R9.1. b or c.</p>

LIZ-R10	Educational facility
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. No more than two preschool childcare facilities and one tertiary</p>

	<p>education facility shall be permitted within the Light Industrial Zone ODP area identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.</p> <p>b. Any educational facility where internal boundary fencing is designed to achieve acoustic measures in compliance with LIZ-RR8.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <p>1. the matters of discretion of any standard not complied with.</p>
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ-R11.1. a. or b.</p>

LIZ-R11	Visitor accommodation – any visitor accommodation activity
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a) Units designed for visitors must be constructed to achieve an indoor design sound level of 53 dB Lmax in a habitable space based on a designed sound level of 75 dB Lmax at the boundary of the site or 10 m from the unit, whichever is the closer to the unit. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided.</p> <p>b) There are no more than three visitor accommodation sites within the land contained at the Light Industrial Zone identified on the ODP in Appendix 7, and notice is provided to Council prior to establishing the business confirming the location and GFA of the activity.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p>

	1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.
	4. Activity status: Non-complying a. When compliance is not achieved with LIZ-R13.1.a or b.

LIZ-R12	Residential unit – the establishment of any residential unit
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The residential unit is to be used for custodial on-site security purposes. b. The residential unit occupies a maximum floor area of 70m². c. The residential unit accommodates no more than two people. d. Residential Units must be constructed to achieve an indoor design sound level of 53 dB L_{max} in a habitable space based on a designed sound level of 75 dB L_{max} at the boundary of the site or 10 m from the dwelling, whichever is the closer to the dwelling. The indoor design level must be achieved with windows and doors open unless adequate alternative ventilation means is provided. e. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7. <p>Matters of discretion:</p> <ul style="list-style-type: none"> 1. the matters of discretion of any standard not complied with. 2. Noise. 3. Effects on amenity values. 4. Landscaping. 5. Scale of the activity. 6. Compatibility with surrounding activities. 7. Traffic safety and parking provision. 8. Reverse sensitivity effects.
	2. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.

	<p>3. Activity status: Non-complying</p> <p>a. When compliance is not achieved with any of LIZ-R11.1.a – d.</p>
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LIZ-R13	Heavy industry – any heavy industrial activity
	<p>2. Activity status: Non-complying.</p>

LIZ-R14	Any activity that is not specifically provided for as a permitted, restricted discretionary or discretionary activity.
	<p>1. Activity status: Non-complying.</p>

LIZ-R15	Any permitted activity established within the Inland Kaikōura Road Outline Development Plan
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. The activity is listed as permitted within the Light Industrial Zone.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. When compliance is not achieved with LIZ-R15.1.a.</p> <p>b. Compliance is not achieved with any standard LIZ – S1 to LIZ – S7.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard not complied with. 2. The extent to which development is in accordance with the outline development plan. 3. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this. 4. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network.

	5. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.
	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S8 to LIZ – S9.

Standards

LIZ-S1	Building height	
LIZ-S1	Building height	
The maximum height of any building shall be 15 m above ground level.	Matters of discretion:	<ol style="list-style-type: none"> 1. The extent to which the location, design, scale and appearance of the building or structure mitigates the visual impact of exceeding the height limit. 2. The extent to which the building or structure is visible from the road, or adjoining sites contained in a different zone. 3. The extent to which the building or structure impacts on shading our outlook for adjoining sites contained in a different zone. 4. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
LIZ-S2	Height in relation to boundary when adjoining a site contained in a different zone	
LIZ-S2	Height in relation to boundary when adjoining a site contained in a different zone	
Where an internal boundary adjoins a site contained in a different Zone, structures shall not project beyond a building envelope defined by recession planes in Appendix H of the Plan. Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.	Matters of discretion:	<ol style="list-style-type: none"> 1. Any adverse effects of shading on an adjoining property owner. 2. Effects on amenity of adjoining properties, including outlook and visual dominance. 3. The height, design and location of a building. 4. The sensitivity of any adjoining zone to overshadowing and dominance. 5. Whether any landscaping or trees are proposed that assist in mitigating adverse visual effects. 6. Whether the intrusion is necessary due to the functional and operational requirements of an activity.

LIZ-S3	Setbacks	
<p>All buildings shall be setback a minimum of:</p> <ol style="list-style-type: none"> a) 10 m from any adjoining road with any strategic road, arterial road, collector road, or state highway classification. b) 3 m from the road boundary of all other roads. <p>The minimum building setback from internal boundaries that adjoin a site containing a different Zone shall be 6 m.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. For road setbacks, the extent to which the reduced setback impacts on the amenity and character of the street scene, landscaping potential, or shading on an adjoining property. 2. For internal setbacks, the extent of adverse effects on privacy, outlook, shading and other amenity values for the adjoining property. 3. Whether the intrusion is necessary due to the functional and operational requirements of an activity. 4. The extent and quality of any landscaping provided. 5. For sites contained within the Outline Development Plan area identified in Appendix 7 on the Inland Kaikōura road, for non-compliance with rule INZ – RR4, the extent to which the development will impact on the surrounding environment or result in visual dominance. 	
LIZ-S4	Landscaping	
<ol style="list-style-type: none"> 1. Site boundaries that adjoin a State Highway, and Inland Kaikōura Road shall have at a minimum a 6 m wide landscape strip containing native species. 2. Site boundaries that adjoin a road boundary shall plant a landscape strip that is a minimum width of 2.5 m. 3. Landscaping shall be provided and maintained along the full length of all internal boundaries adjoining sites contained in a different zone. This shall be a minimum of 6 m wide. 4. All planting required by LIZ-RR5.1 and LIZ - RR5.2 shall not apply where the landscaping would encroach on the line of sight required for any vehicle accessway or across vehicle crossings. 	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual effects of outdoor storage and car parking areas, or buildings because of reduced landscaping. 2. The extent to which there are any mitigating factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking areas, manoeuvring areas or storage areas, or the location of any ancillary offices/showrooms. 3. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values. 	

<p>5. The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed or replaced.</p> <p>6. All planting shall be chosen from the list contained in Appendix 1 (6) of the District Plan.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified</p>	
LIZ-S5	Outdoor storage areas
<p>Any outdoor storage areas, other than those associated with yard-based activities and trade suppliers, shall be screened by either 1.8 m high solid fencing (located internally from required 6 m landscape strip), landscaping, or other screening from any adjoining site contained in a different zone, except this rule does not apply at road boundaries.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback. 3. The extent of which the effects on amenity values generated by the type and volume of materials being stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.
LIZ-S6	Building Light Reflectance
<p>Where buildings are located on sites adjoining a different zone, building roof materials shall have a light reflectance value (LVR) not exceeding 25%.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified.</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts on the adjoining environment. 2. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this.
LIZ-S7	Outline Development Plan – Kaikōura Business Park
<p>All development shall be undertaken in accordance with the Outline Development</p>	<p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The extent to which development is in accordance with the outline development

<p>Plan contained in Appendix 7.</p> <p>No site within the Outline Development Plan contained in Appendix 7 shall have direct vehicle access to State Highway 1.</p> <p>No light industrial activities shall operate within the Outline Development Area until physical construction of the upgraded right-hand bay from State Highway 1 into Inland Kaikōura Road has begun.</p> <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified. Unless written approval is provided, NZ Transport Agency Waka Kotahi will be considered as an affected party for the purpose of limited notification.</p>	<p>plan.</p> <ol style="list-style-type: none"> 2. The extent to which development has adverse effects on the anticipated amenity values of adjoining zones and the means of mitigating this. 3. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network. 4. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping.
LIZ-S8	Lighting
<ol style="list-style-type: none"> 1. Exterior lights shall not result in lux spill which exceeds: <ol style="list-style-type: none"> a. 3 lux maximum (horizontal and vertical) onto adjacent residential and rural sites; or b. 10 lux maximum (horizontal and vertical) onto adjoining non-residential and non-rural sites. 2. Light spill shall be measured at any point more than 2 m inside the boundary of the adjoining sites. 3. All artificial lighting shall comply with the requirements of Appendix 1 (7) of the Plan. 	
LIZ-S9	Noise
<ol style="list-style-type: none"> 1. Noise received at any notional boundary of a noise sensitive activity within the Rural Zone shall comply with the following levels: <ol style="list-style-type: none"> a. 0700 to 2200 hours on any day: 	

<p>55 dB LAeq</p> <p>b. 2200 to 0700 hours on any day: 35 dB LAeq 70dB LA_{Fmax}</p> <p>2. Noise received at the boundary of any property in the Rural Zone shall comply with the following levels:</p> <p>c. 0700 to 2200 hours on any day: 65 dB LAeq</p> <p>d. 2200 to 0700 hours on any day: 55 dB LAeq 80dB LA_{Fmax}</p>	
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Changes to the Subdivision Rules

The following are the changes to the subdivision rules contain in the SUB – Subdivision chapter of the KDP to implementation the Light Industrial Zone.

Text that is proposed to be added is shown in ***bold italics and underlined***. Deletions are shown as ***bold italics with a strikethrough***.

Proposed District Plan Amendments			
Amendment 1:	<p>Add matter of control to SUB – R1: Subdivision of Land of the KDP, as follows:</p> <p><i><u>All subdivision applications within the Light Industrial Zone shall provide a detailed light management plan. This must consider the light emission effects on the flight path of the Hutton’s Shearwater. The plans must be approved by Kaikōura Districts Council Infrastructure Team prior to s224 certification.</u></i></p>		
Amendment 1A:	<p>Amend Rule SUB – R1: Subdivision of Land to include proposed additional standard SUB – S13 as follows:</p> <p>4. Activity status: Controlled Where: a. Compliance is achieved with SUB-S1 to SUB-S12<u>3</u>.</p>		
Amendment 1B:	<p>Add new restricted discretionary activity status to SUB – R1 as follows:</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #ffff00; width: 20%; vertical-align: top;"> <p>Kaikōura Business Park – Outline Development Area</p> </td> <td style="vertical-align: top;"> <p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>c. Compliance is not achieved with standard SUB – S13.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard not complied with. 2. The extent to which development is in accordance with the outline development plan. 3. The extent to which development has adverse effects on the anticipated </td> </tr> </table>	<p>Kaikōura Business Park – Outline Development Area</p>	<p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>c. Compliance is not achieved with standard SUB – S13.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard not complied with. 2. The extent to which development is in accordance with the outline development plan. 3. The extent to which development has adverse effects on the anticipated
<p>Kaikōura Business Park – Outline Development Area</p>	<p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>c. Compliance is not achieved with standard SUB – S13.</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any standard not complied with. 2. The extent to which development is in accordance with the outline development plan. 3. The extent to which development has adverse effects on the anticipated 		

		<p>amenity values of adjoining zones and the means of mitigating this.</p> <ol style="list-style-type: none"> 4. The extent to which the location of vehicular access points, the design of the transport network (including road alignment and intersection design within the development plan area and connections with the wider network), and the associated vehicle movements (including the type and volume of vehicles) may individually or cumulatively impact on the safety and efficiency of the transport network. 5. The degree to which any reverse sensitivity effects are avoided or mitigated through landscaping. <p>Notification: An application for a restricted discretionary activity under this rule is precluded from being publicly notified but may be limited notified. Unless written approval is provided, NZ Transport Agency Waka Kotahi will be considered as an affected party for the purpose of limited notification.</p>		
Amendment 2:	<p>Add a row to Table SUB Table 1: Minimum allotment sizes of the KDP, as follows:</p> <table border="1" data-bbox="411 1290 1276 1357"> <tr> <td data-bbox="411 1290 852 1357"><i>Light Industrial Zone</i></td> <td data-bbox="852 1290 1276 1357"><i>500 m²</i></td> </tr> </table>		<i>Light Industrial Zone</i>	<i>500 m²</i>
<i>Light Industrial Zone</i>	<i>500 m²</i>			
Amendment 3:	<p>Amend Rule SUB – S2: Water Supply (2), as follows:</p> <p>In any zone (except the Lifestyle Living Area shown on the Outline Development Plan for the Kaikōura Peninsula Tourism Area in DEV1 Appendix 1 <u>and the Inland Kaikōura Road Outline Development Plan in Appendix 7</u>) where a Council or Community reticulated water supply has insufficient capacity to service the new lots:</p> <ol style="list-style-type: none"> i. All new allotments serving 25 or fewer people for less than 60 days per year shall be provided with a potable water supply, and ii. all new allotments serving more than 25 people for more than 60 days per year shall be provided with a community drinking water supply, except that this shall not include allotments for access, roads, utilities and reserves. 			
Amendment 4:	<p>Insert new rule after SUB – S12 as follows:</p> <p><u>SUB – S13 Inland Kaikōura Road Outline Development Plan</u></p>			

The following performance standards shall also apply to the Inland Kaikōura Outline Development Plan shown in Appendix 7 of the Kaikōura District Plan.

1. All subdivision development shall be undertaken in accordance with the provisions of the ODP contained in Appendix 7.

2. Roading

a. The primary road shall be located in accordance with the location shown on the Outline Development Plan in Appendix 7 and shall be vested in the Kaikōura District Council.

b. There shall be no direct access to State Highway 1 from sites contained in the Outline Development Plan.

3. Landscaping

All landscaping along the external perimeter of the Light Industrial Zone as depicted on the Outline Development Plan at Appendix 7, shall be landscaped to the following standards:

a. A 6 m wide landscape strip shall be established along the boundaries of State Highway 1 and Inland Kaikōura Road.

b. A 6 m wide landscape strip shall be established along all boundaries of the ODP which adjoin a site contained in another zone, except road boundaries.

c. The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed or replaced.

d. Any planting located near the entrance points of the ODP shall be reduced in height to ensure safe and sufficient sightlines.

e. All planting shall be chosen from the Native Planting List contained in Appendix 1. This shall include a mixture of species from the categories contained in the list and have a minimum one tree or shrub per 10 m of road frontage (minimum height 1.5 m at the time of planting).

A landscape plan in accordance with Policy 11 shall be provided as part of any subdivision application within the ODP area in Appendix 7.

4. Lighting

All artificial lighting within the ODP boundaries is required to follow the light performance standards contained in Appendix 1.

SUB Table 2: Road classification and pavement structure

Zone	Traffic volume (VPD) or residential units (RU)	Design Speed (kph)	Minimum road width (m)	Carriageway width (m)			Pavement structure, Two-layer basecourse construction, Depth (mm) aggregate type code.	
				Parking	Traffic	Total	Lower layer	Upper layer
GRZ, Set, Bus, ORCL <u>LIZ</u>	<20 RU	40	12	1x2m	1x3.5m	5.5	100 SBAP 60	100 GAP 40
	>20 RU		14	1x2m	1x4m	6.0		
	<100 RU		15	2x2m	1x3.5m	7.5		
Rural	<200 VPD	100			1x3.5m	3.5	Use SHPDRM design method	
GRZ, Set, Bus, ORCL <u>LIZ</u>	400-1000 VPD	50	15	2x2.5m		8.0	200 SBAP 60	100 GAP 40
Rural	200-1000 VPD	100			2x3m	6.0		
GRZ, Set, Bus, ORCL <u>LIZ</u>	800-3000 VPD	100		2x2m	2x2.3m	11.0	200 GAP 40 150 TNZ AP40	
Rural		50			7.0			
Rural	1000-4000 VPD	100			7.0	Use SHPDRM design method		

Changes to Appendix

The following are additions to the Appendix 1 - Landscape, Amenity and Energy Efficiency Guidelines of the KDP to implementation the Light Industrial Zone. The text that is proposed to be added is shown in ***bold italics and underlined***.

Proposed District Plan Amendments

Amendment 1:

Insert subpoint to *Appendix 1 – Landscape, Amenity and Energy efficiency Guidelines*, as follows:

6. Native Planting List for Inland Kaikōura Road Outline Development Plan

The following species are all permitted to be planted within the boundaries of Inland Kaikōura Road Outline Development Plan:

1. Short grasses

- a. Wīwī | *Ficinia nodosa* (hardy),
- b. Silver tussock / wī | *Poa cita* (hardy),
- c. NZ blueberry / turutu | *Dianella nigra* (hardy),
- d. NZ Iris | *Libertia ixioides*,

2. Groundcovers – medium shrubs

- a. Pohuehue | *Muehlenbeckia axillaris* (hardy),
- b. Pohuehue | *Muehlenbeckia complexa*, (hardy),
- c. Shrubby toatoa | *Haloragis erecta* (hardy),
- d. Mingimingi | *Coprosma rhamnoides* (hardy),
- e. Porcupine shrub | *Melicytus alpinus* (Slow growing),

3. Medium - tall grasses

- a. Swamp flax / harakeke | *Phormium tenax* (hardy),
- b. Mountain flax / wharareki | *Phormium cookianum* (hardy),
- c. South Island toetoe | *Austroderia richardii* (hardy),

4. Medium - tall shrubs

- a. Mingimingi | *Coprosma propinqua* (hardy),
- b. Karamu | *Coprosma robusta* (hardy),
- c. Mingimingi | *Coprosma crassifolia* (hardy),
- d. Mikimiki | *Coprosma linariifolia* (hardy),
- e. Mikimiki | *Coprosma rigida* (hardy),
- f. NZ native broom / Makaka | *Carmichaelia australis*,
- g. Koromiko | *Veronica salicifolia* (hardy),
- h. Korokio | *Corokia cotoneaster*,







5. Medium – tall trees (suit clipping)

- a. Galden akeake | *Olearia paniculate* (hardy),
- b. Akeake | *Dodonea viscosa* (hardy),
- c. Kōhūhū | *Pittosporum tenuifolium* (hardy),
- d. Lemonwood / Tarata | *Pittosporum eugeniodes* (hardy),

	<ul style="list-style-type: none"> e. <u>Mānuka <i>Leptospermum scoparium</i>,</u> f. <u>Broadleaf / Kapuka <i>Griselinia littoralis</i> (hardy),</u> g. <u>Whauwhaupaku / five finger <i>Pseudopanax arboreus</i> (frost tender),</u> h. <u>Kaikōmako / bellbird tree <i>Pennantia corymbosa</i> (frost tender),</u> i. <u>Marbleleaf / putaputāwētā <i>Carpodetus serratus</i> (frost tender),</u> j. <u>Whiteywood / māhoe <i>Melicytus ramiflorus</i> (frost tender),</u> k. <u>Red matipo <i>Myrsine australis</i> (frost tender),</u> l. <u>Black Maire <i>Nestegis cunninghamii</i> (Slow growing, frost tender)</u> m. <u>Makomako / wineberry <i>Aristotelia serrata</i> (hardy),</u> <p>6. <u>Tall trees (not to be clipped)</u></p> <ul style="list-style-type: none"> a. <u>Kānuka <i>Kunzea robusta</i> (hardy),</u> b. <u>Kowhai <i>Sophora microphylla</i> (hardy),</u> c. <u>Ngaio <i>Myoporum laetum</i> (frost tender),</u> d. <u>Tōtara <i>Podocarpus tōtara</i>(hardy),</u> e. <u>Cabbage tree / tī kōuka <i>Cordyline australis</i> (hardy),</u> f. <u>Horoeka / lancewood <i>Pseudopanax crassifolius</i> (frost tender),</u> g. <u>Lowland ribbonwood / manatū <i>Plagianthus regius</i> (hardy),</u> h. <u>Narrow-leaved lacebark <i>Hoheria angustifolia</i> (hardy),</u> i. <u>Mataī <i>Prumnopitys taxifolia</i> (slow growing),</u>
<p>Amendment 2:</p>	<p>Insert subpoint to Appendix 1 – Landscape, Amenity and Energy efficiency Guidelines, as follows:</p> <p>7. <u>Lighting Requirements</u></p> <p><u>All artificial lighting within the Inland Kaikōura Road Outline Development Plan must comply with the following:</u></p> <p>a. <u>Outdoor lighting:</u></p> <ul style="list-style-type: none"> i. <u>All lights are to have a clear, specific purpose (task specific), and should be selected and installed to illuminate only the area requiring lighting. Gardens should not be lit.</u> ii. <u>Lighting intensities shall be the minimum intensities necessary to carry out each site activity.</u> iii. <u>All light fittings when installed shall not project any light at or above the height of their light source.</u> iv. <u>All light emitted from light fittings shall have a correlated colour temperature of 2700K (Kelvin) or less. 2200K with minimum colour rendering index of 70 preferred,</u>

- v. All light fittings are to be low lumen output, maximum 5000 Lumens.
- vi. The lighting is to have automatic motion sensors and daylight controls such that the lights are only on from dusk to dawn, and when motion has been detected, maximum on time of 5 minutes.
- b. Outdoor illuminated signs:
 - i. Self-illuminated signs and billboards (with an internal light source) are not permitted.
 - ii. Signs that are to be illuminated shall have a matt surface with dark background.
 - iii. Signs to be illuminated by shielded downlights, light fittings when installed shall not project any light at or above the height of their light source, lights to be dimmable and lighting intensities set to the minimum intensities required for the sign to be legible from the adjacent road.
 - iv. Sign illumination shall not to operate between 11 pm and 5 am
- c. Interior lighting
 - i. All perimeter windows in buildings are to be fitted with curtains, blinds or shutters to stop interior lighting from radiating out through windows. Curtains, blinds or shutters to be closed when the interior lighting is to be used at night.
 - ii. Skylights in buildings are acceptable if they do not emit light skywards during the hours of 11 pm to 5 am.

KEY

-  ODP Boundary
-  Proposed Primary Road (Relocated Inland Kaikoura Road)
-  Existing Power Line
-  Light Industrial Zone
-  Stock Effluent Disposal
-  6m Landscape Strip

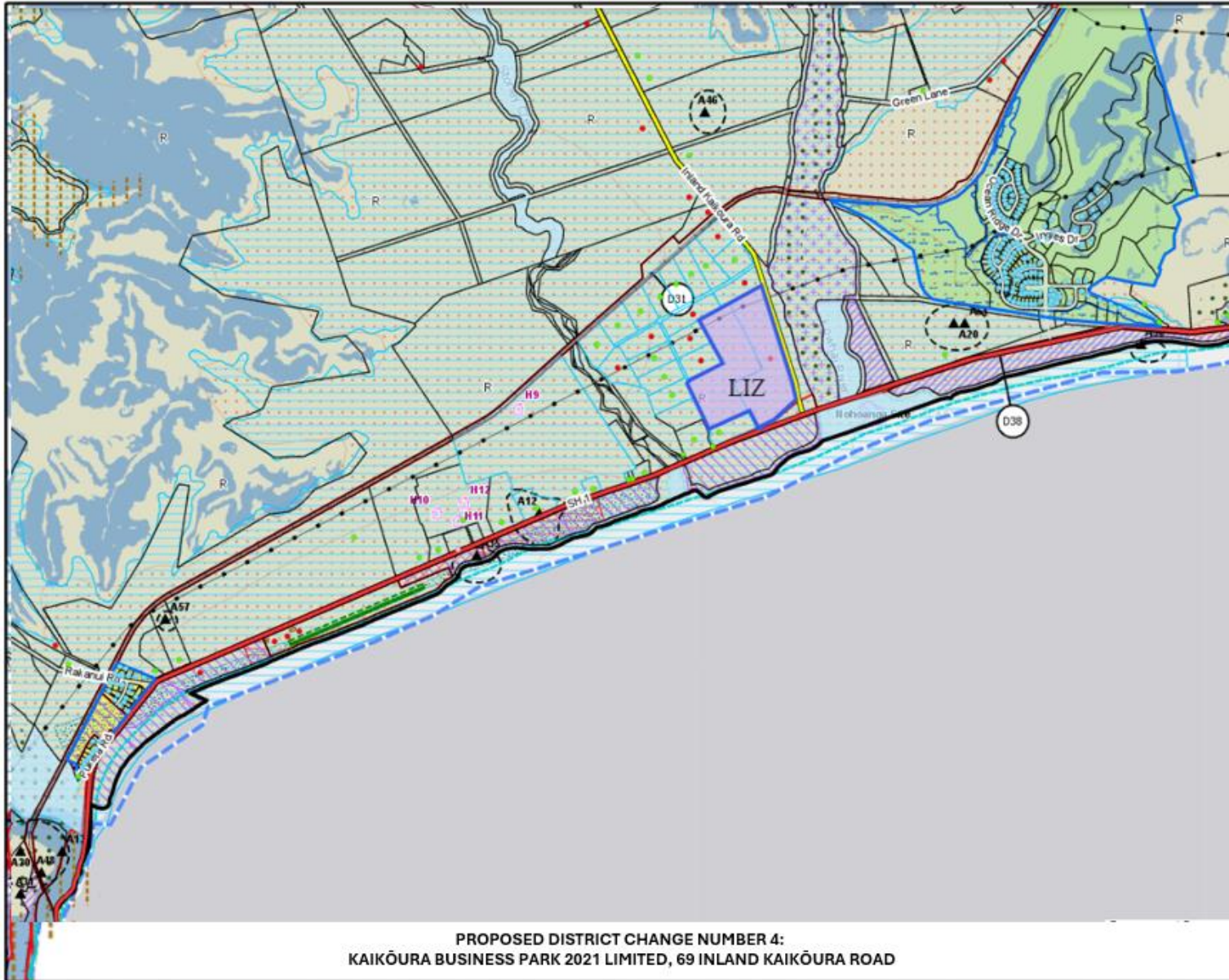


Inland Kaikoura Road	
Date:	1/2024 (draft)
Drawn:	20 Oct 2023
Checked:	KL
Project:	8153-OP
<ul style="list-style-type: none"> • 1/2024: Draft • 2/2024: Final 	
Rev. No.:	0
Revision:	B
Sheet:	1

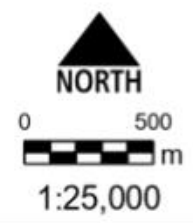
PLANNING MAPS

Amended Planning Maps and Legend to:

1. Show a Light Industrial Zone over the land shown in the above Outline Development Plan



28	39	40
28	41	42
40		



41

**PROPOSED DISTRICT CHANGE NUMBER 4:
KAIKŌURA BUSINESS PARK 2021 LIMITED, 69 INLAND KAIKŌURA ROAD**

Kāikōura District Council does not guarantee that the data in this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. These maps contain multiple overlapping layers and caution is advised when interpreting layers and risk to properties. Non-statutory guidance and property searches can be found at the Kāikōura District Council website. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Decisions on Submissions

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
1	Waka Kotahi		Transport assessment and transport rules	Neutral	<p>1.1 Appropriate mitigation has been included to address safety concerns within the transport system, which includes the realignment of SH1. However, it is currently unsure how or when these safety improvements will be delivered. Waka Kotahi considers that the realignment of Route 70 and the installation of the righthand turn bay should implemented prior to and land use or subdivision occurring on the site.</p> <p>1.2 The realignment of Route 70 and the installation of the right-hand turn bay will have an impact on the Stock effluent disposal site (STED). There are no plans for the relocation of the STED. Waka Kotahi consider that the safe and effective access to the STED should be retained for vehicles in all directions.</p> <p>1.3 There should be no direct access to SH1 to ensure the safe, efficient and effective operation of the State Highway is maintained. There should be no accesses or intersections onto Route 70 within 60m from the intersection of the State Highway.</p> <p>1.4 Waka Kotahi has general concerns about the rezoning of the site due to its location in comparison to the existing Kaikoura township. The site is located 5km south of the township and does not integrate with the existing urban land use. This will result in increased vehicle kilometres by private vehicles, and will rely on the State Highway network for local trips. The amount of land to be rezoned exceeds the land required for these activities as stated in the economic assessment assumptions.</p>	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
2	Fire and Emergency New Zealand		Firefighting water supply.	Neutral	<p>2.1 It is critical that water supply infrastructure is in place prior to any development commencing and that the water supply has adequate capacity and pressures available to service the future developments as determined through SNZ PAS 4509:2008. An FW4 classification is required for commercial and light industrial developments.</p> <p>2.2 FENZ notes that the building consent process does not require provision of, or consideration of, firefighting water supply. It is therefore critical that firefighting water supply is determined at the time of this plan change.</p> <p>2.3 FENZ notes that the underlying subdivision requires residential allotments to provide an alternative firefighting water supply, however this consent notice would not apply to the industrial development. Therefore, FENZ wishes to ensure subsequent subdivision and development is subject to the District Plan development standards requiring all developments to demonstrate that they can adequately serviced for firefighting water supply in accordance with SNZ PAS 459:2008.</p> <p>2.4 FENZ requires adequate access to property and structures throughout the PC4 area to ensure it can respond to emergencies. The requirements for firefighting access are set out in SNZ PAS 4509-2008.</p> <p>2.5 FENZ seeks that consideration be given to the use of low flammability plantings in the PC4 are to prevent spread of fire across boundaries.</p>	Accept
3	Dr Larry Field		Appendix: A Lighting Plan	Support	<p>3.1 As a Dark Sky Trust Member I am empowered to speak on behalf of all members of the Dark Sky Group. I strongly support the proposed outdoor lighting approach proposed in the plan change. It is noted that the plan change recommends lighting</p>	

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					<p>performance standards via a lighting management plan and these standards are in alignment with the Responsible Lighting Guidelines produced by the Kaikoura Dark Sky Trust.</p> <p>3.2 The following changes are proposed to the wording of the plan change Changes are marked as bold <u>underlined</u> in red and deletions and bold green strikethrough:</p> <p>APPENDIX A LIGHTING PLAN OF KAIKOURA INDUSTRIAL PARK</p> <p>All artificial lighting within the Inland Kaikōura Road Outline Development Plan must comply with the following:</p> <p>a. Outdoor lighting:</p> <p>i. All lights are to have a clear, specific purpose (task specific) other than lighting gardens, <u>and should be shielded to illuminate only the area requiring lighting.</u></p> <p>ii. Lighting intensities <u>levels</u> shall be the minimum levels necessary to carry out each site activity.</p> <p>iii. All light fittings when installed shall not project any light at or above the height of their light source.</p> <p>iv. All light emitted from light fittings shall have a correlated colour temperature of 2700K (Kelvin) or less, with 2200K with minimum colour rendering index of 70 preferred.</p> <p>v. All light fittings are to be low lumen output, maximum</p> <p>vi. The lighting is to have automatic <u>motion sensors</u> presence and daylight controls such that the lights are on only from dusk to dawn, and when motion presence has been detected, maximum on time of 5 minutes.</p> <p>b. Outdoor illuminated signs:</p> <p>i. Self-illuminated signs and billboards (with an internal light source) are not permitted.</p> <p>ii. Signs that are to be illuminated shall have a matt surface with dark background.</p>	

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					<p>iii. Signs to be illuminated by shielded downlights, as per aria above, with lights to be dimmable and lighting intensity level set to the minimum level required for the sign to be legible from the adjacent road.</p> <p>iv. Sign illumination shall not to operate between 11 pm and 5 am</p> <p>c. Interior lighting</p> <p>i. All perimeter windows in buildings are to be fitted with curtains, blinds or shutters to stop interior lighting from radiating out through windows. Curtains, blinds or shutters to be closed when the interior lighting is to be used at night.</p> <p>ii. Skylights in buildings are acceptable if they do not emit light skywards during the hours of 11 pm to 5 am.</p>	
	Hutton Shearwater Charitable Trust	FS1		Support Submission		Accept
4	Kaikoura District Council - Staff Submission		Servicing provision	Neutral	<p>Council staff are aware that the applicants are working with Environment Canterbury to ensure necessary resource consents are in place to allow for the future servicing of PC4. Council staff support the proactive approach taken by Kaikoura Business Park Ltd. Paraphrasing Policy 5.3.5 of the Canterbury Regional Policy Statement the policy seeks to ensure development is appropriately serviced by avoiding development that will not be serviced in a timely manner. Council staff are aware that a timing issues currently exists, with the final decision yet to be issued. As the resource consent final decision has not been issued at the time of the close of submissions and although no issues are anticipated Council cannot confirm as to if the rezoning can comply with policy 5.3.5. KDC therefore seeks to ensure that this matter be addressed prior to any decision on the zoning.</p>	
5	Aafke Baxter		Not specified	Support	Support as it will benefit the wider Kaikoura area and will provide growth and employment opportunities.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
6	Alex Cuff		Not specified	Support	Support as a dedicated business area for Kaikoura growth is required.	Accept
7	Angus McKenzie		Not specified	Support	Support as Kaikoura needs it for jobs and regional growth.	Accept
8	Nick Anderson		Not specified	Support	Industrial pressure on Beach Road and need with expansion of Kaikoura. The proposed location at the junction of the Inland Road is a good location.	Accept
9	Bella Black		Not specified	Support	Support as will provide employment and growth.	Accept
10	Brett Bolton		Not specified	Support	Support plan change as it will provide for new businesses in the area and provide growth and jobs.	Accept
11	Paul Beadle		Not specified	Support	Support the whole plan change as it provides for businesses to move from Beach Road for the safety of children cycling and pedestrians.	Accept
12	Hamish Bruce		Not specified	Support	Support as Kaikoura needs a business park for local community growth and jobs.	Accept
13	Lynette Buurman		Not specified	Support	Support as Kaikoura is in need of an area for light industrial to be developed.	Accept
14	Charles MacFarlane		Not specified	Support	Support	Accept
15	C R Rye		Not specified	Support	Support as Kaikoura needs further growth and a business park will help achieve this.	Accept
16	Richard Cleall		Not specified	Support	Support as the town and wider area needs growth and jobs.	Accept
17	Heather Clelland		Not specified	Support	Support and need a business park to support jobs in the town.	Accept
18	Richard Clemett		Not specified	Support	Support as Kaikoura needs a business park to grow the area and will create employment and will not be reliant on tourism.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
19	Grant Clifford (Waterforce)		Not specified	Support	Support as is the best location and good for new businesses and jobs.	Accept
20	Richard Cotter		Not specified	Support	Support	Accept
21	Doug Hockey		Not specified	Support	Support because it is a well-planned hub for new businesses and will create jobs and growth.	Accept
22	Edward Anderson		Not specified	Support	Support and will provide for employment and growth for the Kaikōura region.	Accept
23	Eion Fitzgibbon		Not specified	Oppose	Oppose as he was failed along with other landowners surrounding these lots to be informed prior to the purchase of my land that this could eventuate.	Accept
	Ashley Cunliffe	FS3		Support Submission		Further submission withdrawn
	Henry Murray	FS6		Support submission		Further submission withdrawn
	A Cuniffe	FS7		Support Submission		Further submission withdrawn
	A Hurst	FS8		Support Submission		Further submission withdrawn
	D Hopkins	FS4		Support Submission		Further Submission Withdrawn

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	B Hurst	FS10		Support Submission		Further Submission Withdrawn
	E Hopkins	FS14		Support Submission		Further Submission on a withdrawn submission
	L Murray	FS15		Support Submission		Further Submission on a withdrawn submission
	P Cunliffe	FS17		Support Submission		Further Submission on a withdrawn submission
24	Emma and Darryn Hopkins		Not specified	Neutral	Support the limitations specified in the reports relating to noise and light pollution. Seek that the area for use be amended as this will significantly affect views and nature of our section and devalue.	Accept
	Ashley Cunliffe	FS3 and FS7		Support Submission		Further Submission on a withdrawn submission
	Henry Murray	FS6		Support Submission		Further Submission Withdrawn
	B Hopkins	FS9		Support Submission		Further Submission Withdrawn

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	D Hopkins	FS13		Support Submission		Further Submission Withdrawn
	B Hurst	FS10		Support Submission		Further Submission Withdrawn
	E Hopkins	FS14		Support Submission		Further Submission on a withdrawn submission
	N J Smith	FS16		Support Submission		Further Submission on a withdrawn submission
	P Cunliffe	FS17		Support Submission		Further Submission on a withdrawn submission
	R Johnston	FS18		Support Submission		Further Submission on a withdrawn submission
25	Bruce Ensor		Not specified	Support	Support the proposed Business Park it is in the best location and good for new businesses, jobs and growth.	Accept
26	Fraser Ibbotson		Not specified	Support	Support as it will provide growth and beautification.	Accept
27	Royden Fearnley		Not specified	Support	Support as it will create jobs.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
28	Lesley Fissenden		Not specified	Support	Support.	Accept
29	Fissendon Brothers Limited		Not specified	Support	Support as is the most important move for Kaikoura in 150 years and will provide for growth for future generations.	Accept
30	Tony Flint		Not specified	Support	Support as will create jobs and reduce Beach Road congestion.	Accept
31	Peter Ford		Not specified	Support	Support as Kaikoura needs a business park for jobs and growth.	Accept
32	Grant Anderson		Not specified	Support	Support plan change due to traffic issues on Beach Road.	Accept
33	George Hopkins		Not specified	Support	Support the proposed Kaikoura Business Park as it is in the best location compared to Beach Road which is dangers. It will remove trucks from the main street.	Accept
34	Gemma McKenzie		Not specified	Support	Support the proposed business park as it will provide job and growth for the region.	Accept
	Darryn Hopkins	FS12		Oppose submission		
35	Robin Gibson		Not specified	Support	Support the proposed business park as will be good for new businesses, provide jobs and growth across the wider district.	Accept
36	Kaleb Godsiff		Not specified	Support	Support plan change and it will be great for Kaikoura and for employment.	Accept
37	Hillary Watherston		Not specified	Support	Support the Kaikoura Business Park as the area needs new businesses, growth and jobs	Accept
38	Murray Hamilton		Not specified	Support	Support the Kaikoura Business Park and it will provide jobs and growth.	Accept
39	Bernard Harmon		Not specified	Support	Support the Business Park as it will provide growth and jobs for future generations of Kaikoura families.	Accept
40	Brent Hole		Not specified	Support	Support the plan change as will provide jobs, growth and new business.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
41	Marcel Hoogerwerf		Not specified	Support	Support the plan change because Kaikoura need growth of the community.	Accept
42	James Hopkins		Not specified	Support	Support the Kaikoura Business Park. Every other town has one so about time this happened for growth.	Accept
43	Ian Croucher		Not specified	Support	Support the Kaikoura Business Park. Most other towns have one. We have no growth in part because no one is attracting new growth.	Accept
44	Grant Irvine		Not specified	Support	Support the Business Park for future growth, jobs and wealth creation.	Accept
45	Judith Croucher		Not specified	Support	Support the Kaikoura Business Park. This is long overdue. Kaikoura has had no growth and this will help.	Accept
46	Matthew Jacobson		Not specified	Support	Support as will provide for growth and jobs.	Accept
47	John Leeder		Not specified	Oppose	Oppose as bought Lot 13 to build a house on and do not want an industrial park right next door to my property. I would have trouble selling my house with an industrial property next door. When I signed up for the property there was no mention of this to me.	Accept
	D Hopkins	FS5		Support Submission		Further Submission Withdrawn
48	Jeremy Johnston		Not specified	Support	Support the Kaikoura Business Park as the town needs more business and Beach Road is very dangerous.	Accept
49	Roger Jones		Not specified	Support	Support the Kaikoura Business Park as it will provide for growth and jobs for Kaikoura.	Accept
50	Kieren Grey		Not specified	Support	Support the Kaikoura Business Park, a dedicated and well-planned area in one place.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
51	Spencer Kahu		Not specified	Support	Support the Kaikoura Business Park as it will get trucks out of Beach Road stopping for fuel out of town.	Accept
52	Rick Kjestrup		Not specified	Support	Support the plan change as it would be good to have a business park on the outskirts of town and all the industrial businesses in one place.	Accept
53	Linda Anderson		Not specified	Support	Support the plan change as Kaikoura is in need of expansion due to traffic congestion in town (Beach Road).	Accept
54	L Bennett		Not specified	Support	Support the Kaikoura Business Park and Kaikoura needs it for jobs and regional growth.	Accept
55	Logan Bennington		Not specified	Support	Support as Kaikoura needs it for jobs and regional growth.	Accept
56	Lucy McDonald		Not specified	Support	Support as Kaikoura needs a business Park for growth and employment.	Accept
57	John Leeder		Not specified	Support	Support the Kaikoura Business Park. The town needs this going forward.	Accept
58	Malcolm Lodge		Not specified	Support	Support the Business Park.	Accept
59	Anthony Lund		Not specified	Support	Support the Business Park for future growth and jobs.	Accept
60	Michael Anderson		Not specified	Support	Support the Kaikoura Business Park to get new businesses into Kaikoura.	Accept
61	Matt Bentley		Not specified	Support	Support the business Park as Kaikoura needs jobs and regional growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
62	Marco Vargas		Not specified	Support	Support the business Park as Kaikoura needs jobs and regional growth.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
63	Jo McFarlane		Not specified	Support	Support the Business Park and Kaikoura needs a business park for jobs and growth.	Accept
64	Andrew McFarlane		Not specified	Support	Support the Business Park for future growth and employment.	Accept
65	Scott Mansfield		Not specified	Support	Support the Business Park to keep the pace alive and get some employment confidence again.	Accept
66	Alex McConchie		Not specified	Support	Support the Business Park forward planning.	Accept
67	Angus McKenzie		Not specified	Support	Support the Business Park as Kaikoura needs it for jobs and regional growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
68	Oliver Ruddenklau		Not specified	Support	Support Kaikoura Business Park as Kaikoura needs it for jobs and regional growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
69	Sam Parkin		Not specified	Support	Support the Business Park as it will create new jobs, wealth and growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
70	Rob Gayle		Not specified	Support	Support the Business Park and Kaikoura needs it for jobs and regional growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
71	M Ruddenklau		Not specified	Support	Support the Business Park and Kaikoura needs it for jobs and regional growth.	Accept
	D Hopkins	FS12		Oppose Submission		Further Submission Withdrawn
72	R Taylor		Not specified	Support	Support the Plan Change as we need a Business Park in one area.	Accept
73	Richard Watherston		Not specified	Support	Support the Kaikoura Business Park. Kaikoura needs a massive injection of capital from outside to catch up with many other parts of NZ and jobs for the next generation.	Accept
74	Sam Wilding		Not specified	Support	Support as will provide growth and employment in a small town struggling.	Accept
75	Susan Anderson		Not specified	Support	Support the plan change as Kaikoura needs a Business Park for growth and employment opportunities.	Accept
76	Sophie Anderson		Not specified	Support	Support as will provide employment and growth for the area.	Accept
77	Steve Battersby		Not specified	Support	Support Kaikoura Business Park as it will provide a dedicated area for businesses to feed off each other and get Kaikoura moving again.	Accept
78	Shane Dunlea		Not specified	Support	Support as this is long overdue and will bring new businesses to the region.	Accept
79	Skye MacDonald		Not specified	Support	Support the Business Park for future growth and employment.	Accept
80	Gene Simmiss		Not specified	Support	Support the Kaikoura Business Park as it will be a controlled development in one area and will provide jobs and growth.	Accept
81	Craig Smith		Not specified	Support	Support the Kaikoura Business Park as a dedicated business area and to stop Beach Road congestion.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
82	Allan Stevens		Not specified	Support	Support the Kaikoura Business Park as it will create jobs for contractors and growth.	Accept
83	Daniel Stevensen		Not specified	Support	Support as will be good for town growth and a controlled manner and will increase jobs.	Accept
84	Vanessa Stokes		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for growth and will be a good source of employment and not so reliant on tourism.	Accept
85	Geraldine Straker		Not specified	Support	Support the Plan Change because main business area of Beach Road is dangerous, difficult to manoeuvre, and businesses should relocate to the Kaikoura Business Park.	Accept
86	Barry Stuart		Not specified	Support	Support the Business Park as will provide growth jobs and new business.	Accept
87	Susan MacDonald		Not specified	Support	Support the Plan Change because Kaikoura needs a business park for growth and employment.	Accept
88	Tim Anderson		Not specified	Support	Kaikoura needs a Business Park for employment, growth and to attract people from throughout the country.	Accept
89	Tom Baxter		Not specified	Support	Support as it will help Kaikoura as it needs a Business Park for employment and growth of the whole area.	Accept
90	Trevor Bolton		Not specified	Support	Support Business Park	Accept
91	Keith Taylor		Not specified	Support	Support as Kaikoura needs a Business Park.	Accept
92	Lex Thomson		Not specified	Support	Support the Kaikoura Business Park as it is the best location for it and will bring prosperity to the area.	Accept
93	John Trewin		Not specified	Support	Support the Kaikoura Business Park as need new businesses for jobs, employment and growth.	Accept
94	Joe Tripp		Not specified	Support	Support Business Park for jobs growth.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
95	Steve Vaughan		Not specified	Support	Support Business Park for growth and employment.	Accept
96	Willy Pears		Not specified	Support	Support the Plan Change as Business Park is needed for growth.	Accept
97	Will Rutherford		Not specified	Support	Support the proposed provisions as it is favourable for business park to locate on the south side of Kaikoura as we would use it and it will provide for employment and growth.	Accept
98	Tim Wilding		Not specified	Support	Support the Plan Change as Business Park as the greater Kaikoura area will benefit from the business opportunities.	Accept
99	Michael Wilson		Not specified	Support	Support the development as it will provide employment.	Accept
100	Richard Wilding		Not specified	Support	Support the Kaikoura Business Park as it will help Kaikoura grow and stop congestion in Beach Road. It will also keep trucks out of Kaikoura Streets which becomes dangerous when trucks park up.	Accept
101	Harvey Jolly		Not specified	Support	Support	Accept
102	Shaun Johnston		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins			Oppose Submission		Further Submission Withdrawn
103	Andy Clapshaw		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
104	Peter Ryder		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
105	Dennis Thompson		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
106	Sharon Bartlett		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
107	Angelique Thomson		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
108	Annalise Thomson		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
109	Barry Holliday		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
110	Jason Holliday		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
111	Cynon Neilson		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
112	Angela Meier		Not specified	Support	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.	Accept
	D Hopkins	FS5		Oppose Submission		Further Submission Withdrawn
113	Canterbury Regional Council		Not specified	Neutral	113.1 Neither support or oppose. The proposal is generally consistent with the objectives and polices within Canterbury Regional Policy Statement.	Accept
					113.2 The contaminated land on site will be addressed as per the NESCS.	
					113.3 Offsite flood effects or mitigation requirements for new buildings will be addressed by the existing consent notice or the new district plan provisions.	
					113.3 The water supply for the proposed development will be sourced from an existing irrigation take.	
114	Murray Paul		Not specified	Oppose	114.1 Purchased this land for a rural lifestyle not industrial and will impact on views, nature of the section and devalue the property.	Submission withdrawn
					114.2 Opposes any water runoff from the site.	
					115.3 Seek that the industrial use be moved back 200m from his boundary towards the Inland Road.	

Submission Number	Submitter	Further Submission Number	Relevant Provision	Submitter position	Summary	Decision
	D and E Hopkins	FS11		Support submission		Further Submission Withdrawn
	D Hopkins	FS13		Support Submission		Further Submission withdrawn