

KAIKŌURA DISTRICT COUNCIL

IN THE MATTER Resource Management Act 1991

AND

IN THE MATTER of Private Plan Change 4

SECTION 42A REPORT: PLAN CHANGE 4

**By Kaikōura Business Park 2021 Limited for a Private Plan Change, 69 Inland
Kaikōura Road**

To: Hearing Commissioners – Dean Chrystal, Mar-Rea Clayton, Cr John
Diver, Cr Vicki Guilford and Gina Solomon

From: Consultant Planner – Melanie Foote

Dated: 7 March 2024

This report analyses the submissions received on Plan Change 4 (PC4) to the Kaikōura District Plan (“the Plan”) and has been prepared under section 42A of the RMA. The purpose of the report is to assist the Hearing Commissioners in evaluating and deciding on submissions made on PC4 and to assist submitters in understanding how their submissions affects the planning process. The report includes recommendations to accept or reject points made in submissions and to make amendments to the Plan. These recommendations are the opinions of the Reporting Officer(s) only. The Hearing Commissioners will decide on each submission after considering all relevant submissions, the Officer’s Report(s) and the Council’s functions and duties under the RMA.

ATTACHMENTS

Appendix One	Recommended decisions on submissions
Appendix Two	Recommended decisions on further submissions
Appendix Three	List of draft evidence provided by applicant
Appendix Four	Copy of signed agreements between Darryn Hopkins and the applicant and Murray Paul and the applicant
Appendix Five	FENZ email correspondence
Appendix Six	Recommendation on rules package

LIST OF ABBREVIATIONS

PC4	The Kaikura Business Park Private Plan Change
Council	Kaikōura District Council
KDC	Kaikōura District Council - as a submitter
ECan	Environment Canterbury/Canterbury Regional Council
NPS-UD	National Policy Statement for Urban Design
NPS-HPL	National Policy Statement for Highly Productive Land 2022
NPS-FW	National Policy Statement for Freshwater
RMA	Resource Management Act
CRPS	Canterbury Regional Policy Statement
S32	Section 32 RMA Report
HPL	Highly Productive Land
STED	Stock Effluent Disposal

INTRODUCTION

1. My name is Melanie Foote. I am a Principal Consultant at Resource Management Group Limited in Christchurch.
2. I have over 20 years' experience as a planner for local authorities and consultancies. I have worked as planner for local authorities and consultancies in Queenstown, United Kingdom and Christchurch. I hold a Bachelor of Resource Studies and a Post Graduate Diploma in Resource Studies from Lincoln University. I am a full member of the New Zealand Planning Institute. Of relevance to PC4 I have been involved in preparation of submissions and expert evidence in respect of proposed plan provisions throughout the Canterbury Region for multiple clients across several sectors and have processed and reported on private plan changes on behalf of Selwyn District Council for large milk processing plants.
3. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the 2023 Practice Note issued by the Environment Court. I have complied with that Code when preparing this report and I agree to comply with it. Other than when I state I am relying on the advice or evidence of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE AND PURPOSE OF THIS REPORT

4. This report has been prepared in accordance with Section 42A of the RMA to assist the Hearings Commissioners in considering the issues or subjects raised by submissions and further submissions on PC4. It makes recommendations on PC4 and submissions and further submissions received on it. It also provides submitters and further submitters with an opportunity to see how their submissions have been evaluated and the recommendations being made by the reporting officer, prior to a Hearing should this be required.
5. Recommended decisions on submissions and further submissions are shown in **Appendix One and Two** to this report. The points made and decisions sought in submissions and further submissions can be grouped according to issues raised and have been considered on that basis.
6. Any conclusions and recommendations made in this report are my own and are not binding on the Hearing Commissioners in any way. The Hearing Commissioners are required to

consider all submissions and evidence presented. It should not be assumed that the Commissioners will reach the same conclusions as I have when they have heard and considered all of the submissions and evidence presented.

7. In preparing this report I have:
 - a. Visited the site and wider area around the site on Tuesday 27th February.
 - b. Read and assessed all the submissions received on the plan change request;
 - c. Reviewed the notified plan change request;
 - d. Considered the Statutory framework and other relevant planning documents;
8. I confirm I have based my opinion on the sources of information identified in this report.
9. I note that careful consideration was given as to whether any peer reviews or additional technical reports were required to assist with reporting on PC4. Mr Hoggard (Strategy, Policy and District Plan Manager) and I reached the conclusion that none were necessary for the following reasons:
 - a. The submissions and further submissions have not raised any issues or matters that require specific technical input outside my area of expertise as a planning expert or that of the 3 Waters engineer at Kaikōura District Council.
 - b. The site does not have any special characteristics or anything else I am aware of that would necessitate a peer review.
 - c. The technical expert reports included in the notification documents and the draft applicants evidence provided to me do not raise any matter or issue that I consider requires a peer review or any further assessment.
10. I note that the applicants have provided me with draft evidence to assist with drafting of this s.42A report. Refer to **Appendix Three** for a table listing the draft evidence provided.
11. I note the draft evidence provided simply expands on technical matters already covered in the notified plan change documents and no new material has been introduced in relation to matters raised by submitters or further submitters. In this regard I consider that no one is disadvantaged by draft evidence only being circulated to myself. I assume the only additional

material that will be added in to the final versions of evidence will relate to any responses to any matters raised in this s.42A report.

12. This report effectively acts as an audit of the detailed plan change and supporting information lodged with the plan change request prepared by Baseline Group on behalf of Kaikōura Business Park Limited. A full copy of the plan change request, submissions, summary of submissions and other relevant documentations can be found on the Kaikōura District Council Website.
13. On that basis this report and assessment seeks to provide as little repetition as possible, and will adopt those parts of the application and supporting documents where referred to as required. If a matter is not specifically dealt with in this report, it can be assumed that there is no dispute with the position set out in the plan change application.

PROCEDURAL MATTERS

14. The Plan Change request was lodged on 1st August 2023. This is a revised application after the previous plan change application was withdrawn. Prior to the original plan change request the applicant filed a resource consent application which I reviewed and ultimately advised was better considered as a plan change.
15. PC4 was accepted for public notification by the Council (without modification) and formally notified on 28 September 2023. Submissions closed 27th October 2023. Further submissions were notified on 23rd November 2023 and closed 7th December 2023.
16. A total of 114 submissions were received, 4 were neutral, 107 in support, and 3 submissions in opposition. 18 further submissions were received.
17. I understand that parallel to this process the applicant has been working with a number of submitters to try and resolve their concerns. As such I understand there have been separate side agreements that have been signed with two neighbours Mr Darryn Hopkins and Mr Murray Paul. The Council and I have not been party to the development of these agreements except, the Council and I have sighted a copy of the agreements provided by Mr Hoggard. Copies of the agreements are attached as **Appendix Four**.
18. In summary the agreement concerns the following:
 - 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;
 - d) Signatories to withdraw their submissions;
 - e) Buildings height of first row of buildings on 60m setback line to be limited to 8m in height.
19. These side agreements have resulted in some submitters and further submitters withdrawing submissions. Refer to the **Appendix One** and **Two** which outlines submissions that have been withdrawn as part of the Summary of Submissions and Summary of Further Submissions Tables. Further all submitters that indicated they wished to be heard no longer wish to be heard.
20. I understand that the applicant wishes for these side agreements to sit outside the Plan Change process however it is my view that a planning solution needs to be agreed and incorporated into the Plan Change. I make a recommendation around this further in my report as part of **Appendix Six** as to how such matters could be incorporated and where.
21. I have no conflicts of interest to declare. However, I wish to identify that I drafted the Clause 25 report to Council staff and recommended that Council accept PC4 for notification. Overall, I considered the notification process was an appropriate way to test the merits of the proposal. I did not provide an opinion as to the merits of the Plan Change, rather, my comments were limited to the tests under clause 25 of the RMA. As such I do not consider my involvement at that stage to be a conflict of interest.

STATUTORY CONSIDERATIONS

22. The process for making a plan change request and how it is to be processed is set out in Schedule 1 of the RMA. Section 73(2) of the RMA allows for any person to request a change be made to the District Plan, in accordance with the process set out in Part 2.
23. Clause 22 of Part 2 of Schedule requires that a plan change request:
- Explain the purpose or, and reasons for, the proposed change;

- Contain an evaluation report prepared in accordance with section 32 of the RMA; and
 - Where environmental effects are anticipated, describe those effects in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change.
24. In this case, the tests to be applied to the consideration of PC4 under Schedule 1 Part 2 of the RMA are summarised below and include whether:
- a) It accords with and assists the Council to carry out its functions (s74(1)(a) and s31)
 - b) It accords with Part 2 of the Act (s74(1)(b));
 - c) It accords with a national policy statement, a national planning standard and any regulation (s74(1)(ea) and (f));
 - d) It will give effect to any national policy statement, national planning standard or operative regional policy statement (s75(3)(a)(ba) and(c));
 - e) The objectives of the request (in this case being the stated purpose of the request) are the most appropriate way to achieve the purpose of the RMA (s32(1)(a));
 - f) The provisions of the plan change are the most appropriate way to achieve the objectives of the District Plan and the purpose of the request (s32(1)(b)).
25. In evaluating the appropriateness of PC4, the Council must also;
- a) Have particular regard to an evaluation report prepared in accordance with s32 (s74(1)(d) and (e));
 - b) Have regard to any proposed regional policy statement, and management plans and strategies prepared under any other Acts and consistency with plans or proposed plans of adjacent territorial authorities (s74(2));
 - c) Take into account any relevant planning document recognised by an iwi authority (s74(2A));
 - d) Not have regard to trade competition or the effects of trade competition (s74(3));

- e) Not be inconsistent with a water conservation order or regional plan (s75(4));
 - f) Have regard to actual and potential effects on the environment, including, in particular, any adverse effect in respect to making a rule (s76(3)).
26. The plan change request considers the actual and potential effects of the plan change on the environment, and where necessary, I have made further comment and assessment of these in this report. Similarly, an assessment of PC4 against the various statutory documents it is required to have regard to is set out in this report.

SITE DESCRIPTION AND PLAN CHANGE PROPOSAL

27. The plan change proposal, site and surrounds description, and proposed ODP are set out in detail in the PC4 documentation and as such do not need repeating in detail here. The sections below describe the main features.

Site description and surrounding environment

28. The plan change site is located on the corner of State Highway 1 and the Inland Kaikōura Road. The site is irregularly shaped and has an area of approximately 21.6 hectares. The site comprises of two amalgamated parcels. The site comprises two allotments:
- a) The most eastern parcel is awaiting the title to be issued and was recently created as part of a larger subdivision (Council reference SU-2021-1765). This allotment has an area of 10.53ha and currently has no physical access and is surrounded by farmland.

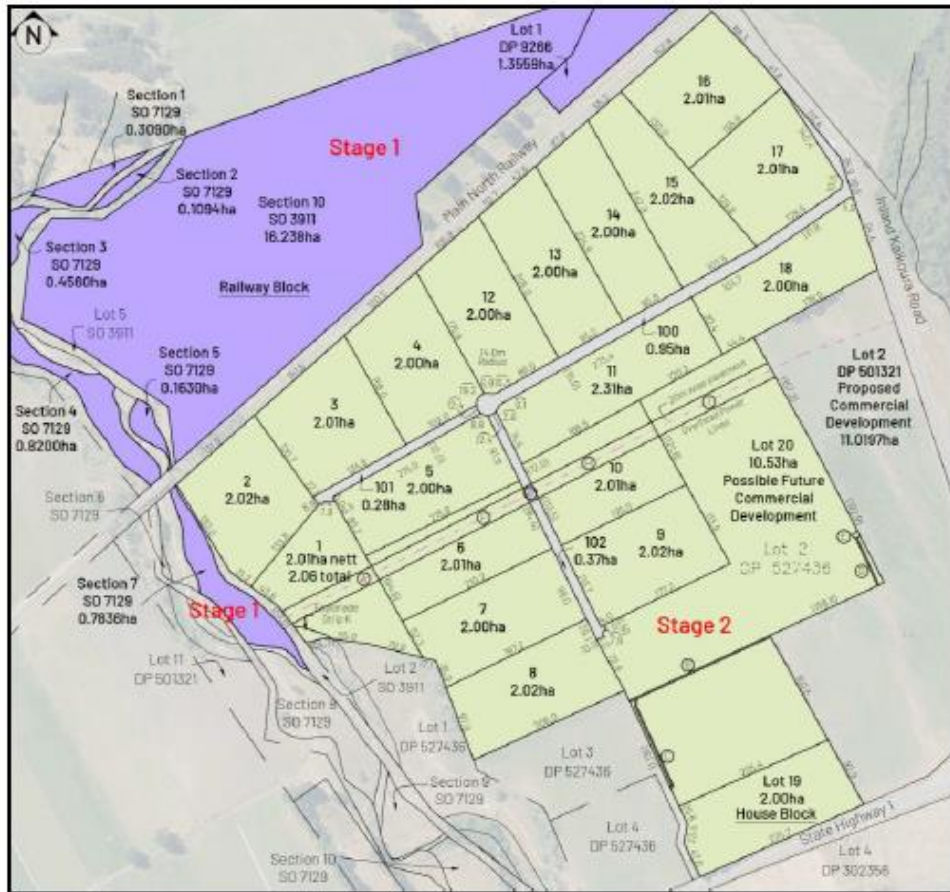


Figure 1: Excerpt from PC4 application showing Scheme Plan of SU-2021-1765

- b) The most eastern parcel is legally described as Lot 2 DP 501321 and has a total area of 11.0197ha. This parcel is bound by the Inland Kaikōura Road (Route 70) to the east and State Highway 1 to the south.
29. The site is shown in its wider setting in Figure 1. The current Operative District Plan zoning is shown in Figure 2.



Figure 2 – Aerial photograph indicating the subject site (PC4 Application document page 41)

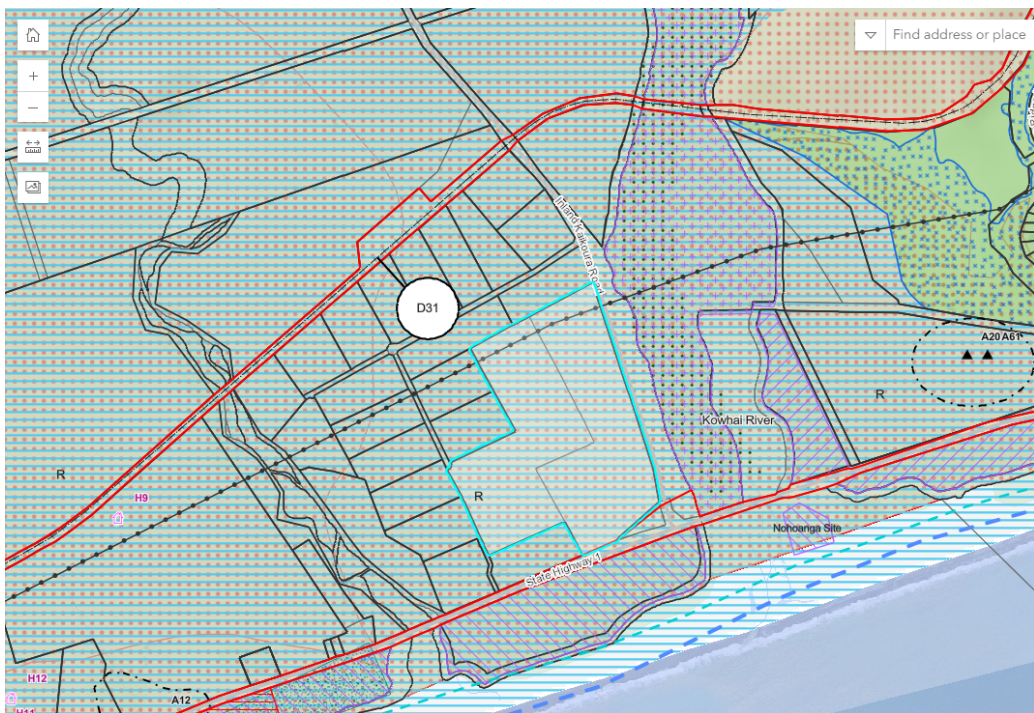


Figure 3 Excerpt from Kaikoura Digital Plan (site marked as a blue outline).

30. The following District Plan notations relate to the site:

- Non-Urban Flood Assessment Overlay
 - Liquefaction Assessment Overlay
 - A high voltage electricity sub-transmission line runs through the northern part of the site. This line, although a Transmission line, is an asset managed by MainPower. The easement restricting construction of buildings with 20m of the line was included as part of the previous subdivision consent referenced SU- 2021-1765.02 and the Deposited Plan 578956.
31. As set out in PC4 (section 5.1) The site has historically been used for agricultural purposes; - specifically dairy farming since the 1930's which ceased in March 2021. The site is generally flat with sparse vegetation, with majority of the land being grassed and open space.
32. The surrounding area is described in the PC4 application and in summary:
- The site is located near two surface waterbodies the Kowhai River and Stoney Creek. The Kowhai River is located the east on the opposite side of the Inland Kaikōura Road. Stoney Creek is located to the west of the site.
 - The Main North Railway line is located to the north of the site and is designated under the KDP for Railway purposes.
 - To the south of the site located within the State Highway 1 road reserve and adjoining the Inland Kaikōura Road (SH70) is a stock effluent disposal area (STED).
 - Also, to the south on the opposite side of the of SH1 is a 9.6ha Recreation Reserve which is owned by Te Runanga o Ngai Tahu and adjoining the coast. The reserve is largely grassed with some vegetation along the internal road boundaries.
 - The surrounding area mainly comprises of farmland, with some developed areas of rural lifestyle sections adjoining State Highway 1 to the southeast.
 - To the north is Ocean Ridge a residential development and adjoining golf course.

Consenting history

33. The PC4 application describes the Kaikoura District Council Consenting history.

34. A number of regional resource consents have been approved by Environment Canterbury. The following three consents relate to the servicing of the residential subdivision. It is noted that the proposed wastewater treatment and disposal system is also intended to serve the proposed plan change.
- a) Stormwater discharge consent lodged 27 February 2024 stormwater no CRC number has been allocated yet.
 - b) Wastewater discharge consent CRC221484, issued 9 August 2022.
 - c) Earthworks consent CRC221712, issued, 9 August 2022.
 - d) Water take consent CRC240900, issued 13 November 2023 to take and use groundwater for community water supply purposes. This consent replaces the previous water take consent which provided for irrigation.

THE PROPOSAL

35. The proposal seeks to rezone approximately 21.6 hectares of land located on the corner of State Highway 1 and the Inland Kaikōura Road from Rural zone to a proposed new 'Light Industrial zone'. The plan change provides a complete set of provisions that will apply to the Light Industrial zone. This includes objectives and policies, rules and associated matters of discretion. As such subsequent changes to parts of the Operative KDP are proposed and intended to be incorporated as part of the new zone into the KDP.
36. As set out in the PC4 request the rezoning of the site seeks to facilitate the establishment of a light industrial zone which could easily be applied to other sites in the wider Kaikōura District if they were to be rezoned. The site is currently zoned rural which provides for farming, residential activities, home occupations, and aquaculture activities. Light industrial activities are not provided for.
37. Consequential changes are also proposed to the definitions, subdivision sections and Appendices of the KDP. A new ODP will be introduced as follows:



Figure 3 Proposed ODP (updated ODP provided by applicant)

38. The key features of the ODP are outlined in detail in the application but are summarised as follows:

Road Layout

39. The primary road servicing the ODP, requires the realignment of the Inland Kaikōura Road, and the establishment of a new intersection adjoining State Highway 1. This layout has been discussed with Waka Kotahi and they have agreed to the layout.

Landscaping

40. A 6m wide landscaping strip is proposed along all site boundaries apart from the boundary fronting the stock effluent disposal area.

Servicing

41. Servicing is addressed in detail in the applicant supplied engineering services report, and attached to the plan change document. The application and supporting technical report outlines the servicing options and are summarised as follows:

Potable Water

42. Potable water is proposed to be via a community supply via an existing bore (031/0155) on site. This bore will be upgraded to service the ODP area and consent (CRC240909) was granted 13th November 2023 from ECan.

With regard to the water supply for firefighting I understand that agreement has recently been reached between the applicant and Firefighting New Zealand (FENZ) with regard to the matters raised in the FENZ submission. Refer to **Appendix Five** for a copy of the email from FENZ confirming the agreed path. Refer to **Appendix Six** where I have recommended a new fire fighting water supply rule.

Wastewater

There is existing reticulated wastewater infrastructure adjacent to the site which services the lifestyle block created by consent SU-2021-1765. The system has been designed to include demand from the plan change site and is modular to allow for an update. An upgrade to this system to accommodate the additional flows will require a variation of the existing ECan consents: CRC230294 and CRC2211484.

Stormwater

43. There is no stormwater reticulation available to the site. It is proposed to discharge stormwater via a combination of systems being:
- a) Primary system: soakage to ground
 - b) Secondary flow: above ground channel
 - c) Attenuation: soakage to ground
44. I understand a stormwater discharge consent was lodged with ECan 27 February 2024 and is yet to be allocated a consent number.

Electricity and Telecommunication

45. The plan change application states that confirmation has been received from MainPower that electricity reticulation in the vicinity of SH1 and the Inland Kaikōura Road has sufficient capacity to supply the future development. I am comfortable with the proposed plan provisions and the surety they provide for the future provision of these services.

Other Supporting Technical Reports

46. In addition to the above identified supporting technical assessment, PC4 provides the following additional technical reports:

- a) Lighting assessment
- b) Noise assessment
- c) Transport assessment
- d) Economic assessment
- e) Economic assessment
- f) Archaeological assessment
- g) CRC flood hazard assessment
- h) Geotechnical assessment
- i) PSI and DSI assessment
- j) Land use capability report

47. In addition to the above, I have also been provided draft evidence from the applicants in order to assist with the drafting of this s.42A report. Refer to **Appendix Three** for a table of draft evidence received.

Proposed Changes to the District Plan

48. As set out in the PC4 application the plan change seeks to rezone approximately 21.6 hectares of rural land, to a new proposed 'Light Industrial Zone'. This is a new zone and chapter and as

such has a complete set of provisions that will apply to the proposed new zone including, objectives, policies, rules and associated standards, and matters of discretion. Consequential changes are also required to other chapters in the KDP in order to incorporate the proposed new zone such as the definitions, subdivision sections and the Appendices.

49. The proposed new Light Industrial zone will be subject to site specific features implemented via an Outline Development Plan.
50. The following new definitions are to be inserted:
 - a) Trade supplier
 - b) Yard-based activity
 - c) Freight handling facility
 - d) Food and beverage outlet
 - e) Heavy industry; and
 - f) Light industrial zone activity
51. A new chapter is proposed to be inserted into the KDP, Part 3: Area Specific Matters. The proposed chapter is to be identified under a heading of Industrial Zones and is to be titled LIZ- Light Industrial Zone. The proposed chapter is outlined in the PC4 application from page 56 onwards.
52. I note that prior to notification of PC4 both myself and Mr Hoggard liaised with the applicants to identify and resolve issues with regard to the drafting of the District Plan insertions/rules framework. This liaison focussed on matters concerning drafting and integration rather than the merits of the proposal.

ANALYSIS AND EVALUATION

Overview of Submissions and Further Submissions

53. A summary of decisions requested in submissions was publicly notified on 23 November 2023 and closed on 27 October 2023. A total of ten working days were allowed for written further submissions. 18 further submissions received.
54. Based on an assessment of submissions, it has been determined that there were 105 primary submissions in support, 4 have a neutral position and 3 in opposition. Since the close of submission 9 submissions have been withdrawn as marked in the Submission and Further Submission Summary Tables in **Appendix One and Two**.
55. It is noted that all submitters and further submitters who indicated they wished to be heard have now withdrawn their requests to be heard.

Summary of Issues/Subjects Raised in Submissions

56. The points made and decisions sought in submissions and further submissions can be grouped according to issue or subjects raised. I consider that the key matters raised by submitters, or necessary to be considered in ensuring that the Councils statutory function and responsibilities are fulfilled are:
 - a) Transportation effects;
 - b) Water supply for firefighting
 - c) Lighting and light pollution
 - d) Three waters
 - e) Economic effects
 - f) Character, amenity and landscape
 - g) Land suitability
 - i. Loss of productive land
 - ii. Land contamination

- iii. Geotechnical matters
- iv. Natural hazards- flooding

Recommendations

57. A full list of submissions and further submissions on PC4 and recommended decisions on those is contained in **Appendix One and Two**. Recommended amendments to the proposed rules package provisions as a result of submissions, further submissions and the side agreement can be found in **Appendix Six**.

Analysis of Submissions and Further Submissions

58. The majority of submissions are in support. Those that were in opposition have now been withdrawn. The neutral submissions and those in support raise the topics/issues listed above. I have grouped these together rather address specific submissions in most instances. On this point, whether or not a submission is referenced or not is not a reflection on the quality of the submissions or the comments made – it is simply a reflection of the number of submissions that raised the same points. I confirm I have read and am familiar with the content of all submissions/further submissions lodged and I was the author of the summary of decisions sought and summary of further submissions tables contained in **Appendices One and Two**.

Transportation effects

59. The Plan Change application identifies the proposed transport attributes and relies upon expert advice contained in the appended Transport Assessment. There is one submission raising transport matters from Waka Kotahi that is neutral and requested the plan change provisions include the following:

- a) a rule that the intersection upgrade, the right turn bay, and access to the STED are “dealt with” prior to any land use and/or subdivision, and that the rule also includes an advice note to ensure that Waka Kotahi is consulted with on the detailed design and that a CAR is required prior to any works within the state highway road reserve.
- b) a rule that access is limited to Route 70 and/or the internal roading system that is at least 60m from the SH1 intersection.

60. The applicants have had ongoing consultation with Waka Kotahi NZ Transport Agency. Waka Kotahi as part of their original submission raised a number of matters to ensure a safe, efficient and effective operation of the adjoining state highway. The applicant has since amended the provisions to address the submission points by the inclusion of standards LIZ-S6, amendments to SUB-R1 to include new standard SUB-S13. Waka Kotahi have acknowledged that any changes to the STED will be captured through detailed design and the Corridor Access Request process. Based on the amended provisions listed above Waka Kotahi have advised they are satisfied the matters outlined in the submission have now been addressed. Consequently, they have confirmed they no longer wish to be heard.
61. I have read the draft evidence of Mr Carr for the applicant and understand there have been modifications to the drafting of LIZ-S6, SUB-R1 and a new SUB-S13 introduced. I understand Waka Kotahi have agreed to the amendments and these have been incorporated into the recommended amendments to the rules package attached as **Appendix Six**.
62. I note no other transportation matters were raised from any other party. On this basis I am satisfied there are no outstanding transportation matters.

Water Supply for Firefighting

63. FENZ, as part of their submission sought that a number of requirements be met in relation to the provisions of adequate water supply infrastructure as part of the future site development for firefighting water supply.
64. The applicants and FENZ have recently resolved all outstanding issues raised in the FENZ submission and have an agreed solution around firefighting water supply and access for the proposed future development. I have given consideration as to a method to incorporate the firefighting water supply requirement. Should the Commissioners' be mindful to approve the Plan Change I have recommended an amendment to SUB-R1 6.iii as per **Appendix Seven: Recommended Amendments to Rule Package**.
65. Overall, based on the recommendation to include a new rule, I am satisfied that all outstanding matters in relation to firefighting water supply have been resolved.

Lighting and Light Pollution

66. A submission from Mr Larry Field of the Dark Sky Trust concerning the proposed outdoor lighting provisions and how they relate to the Responsible Lighting Guidelines produced by the Kaikōura Dark Sky Trust was in support, subject to some minor amendments to the wording of the plan change. A number of other submitters also support the lighting standards proposed.
67. I have also reviewed the draft evidence of Ms Kyra Electra Xavia (Responsible Lighting Consultant), Glen Wright (Lighting Assessment)., Sabrina Leucht (Lighting Expert – Huttons Shearwater). I agree with the proposed minor amendments sought by Mr Field and note these changes have been incorporated by Ms Bensemman as per **Appendix Six** to this report.
68. I understand from Mr Hoggard that the KDC Dark Sky Plan Change is proposed to be notified on 14th of March 2024. I have not viewed the draft plan change. I note any consequential amendments to the plan as a result of the Proposed Dark Sky Plan change, should it be approved, may necessitate amendments to the wording and/or location of rules proposed under this plan change with regard to lighting and Dark Sky matters.
69. Based on my recommendation to include the proposed amendments above I consider that the proposed lighting standards are appropriate and that there are no outstanding matters to be resolved with regard to lighting and light pollution.

Three Waters

70. The plan change covers three waters servicing and concludes, (based on supporting infrastructure reports), that the site can be fully serviced. Only one submission was received in relation to servicing from Kaikōura District Council. This submission sought that the development is appropriately serviced by avoiding development that will not be serviced in a timely manner as per Policy 5.3.5 of the Canterbury Regional Policy Statement (CRPS). To this end KDC seek to ensure that the development has the appropriate resource consents from Environment Canterbury.
71. I understand that the only outstanding ECan consent yet to be approved relates to stormwater and that this consent was only recently lodged and is yet to be accepted for. I am not aware of any potential issues associated with stormwater management on the site (from my review of the applicant's expert technical assessment that's forms part of the Plan Change application

and the draft evidence provided). As such I consider any ECan consent processing, and ultimate approval, to be 'mechanical' in nature and does not represent any significant risk.

72. Finally, I note that there is no requirement for all ECan consents to be approved and the associated certainty, prior to the Commissioners making a decision on this plan given the only outstanding consent required is for stormwater and the nature of that consent would in my understanding be mechanical.

Economic Effects

73. All submissions that concern economic effects and commercial distribution are positive and supportive of the Plan Change. The plan change application includes an economic assessment of Kaikōura's industrial property market and analysis of the economic merits of the proposed plan change. I have also read the draft evidence of Mr Tim Heath who was the author of the economic assessment.

74. I adopt the draft evidence and conclusions of Mr Heath that in summary state:

- a) A new industrial zone is required to accommodate the future industrial land requirement and mitigate the potential reverse sensitivity effects on the receiving environment.
- b) As a result of the locational characteristics assessment for the PC4 site undertaken by Mr Heath, that PC4 is expected to provide a competitive and market appealing industrial land location option and has no 'meaningful propensity to undermine Kaikoura's primary production performance and growth potential'.
- c) The proposed LIZ provisions are appropriate from an economic perspective and will not undermine the role, function, potential, or amenity of the town centre.

75. I agree with the assessments accompanying the plan change application that the economic benefits outweigh any of the economic costs listed, (costs include: loss of 3.8ha of HPL land, some reverse sensitivity effects, and the cost of infrastructure). Property Economics have stated¹ that if the 21.6Ha PPC site is zoned Light Industrial, there is not anticipated to be a shortfall in industrial land supply within the district over the forecast period, leading to a net surplus of around 3ha of industrial land by 2053. Mr Heath goes on to say that this 3ha

¹ Draft Evidence of Timothy Heath, Property Economics, Draft as at 20 February 2024, paragraphs 37-39.

oversupply is negligible in the industrial land market and that the oversupply of 3ha of LIZ land in this location would not come at any material economic cost.

Character, Amenity and Landscape matters

76. The plan change application assesses the landscape/visual effects and amenity values from section 8.7. The assessment relies on the technical supporting a landscape assessment prepared by Liz Gavin of Boffa Miskell.
77. The landscape assessment included a list of mitigation recommendations (including landscaping, car park areas, fencing, signage and other general matters). These influence the proposed rules and rule requirements in the plan change application.
78. No submitters made any submissions on landscape and character and those submission that raised amenity issue shave now been withdrawn and resolved.
79. I have reviewed the draft evidence of Liz Gavin along with the supplementary graphic attachment.
80. In my opinion, landscape and visual character is a matter that is going to change when a site is rezoned from rural to an urban zone. However, in this location the site is not identified as having any special landscape values.
81. I concur with the applicant's conclusion in the plan change application that given the mitigation, the application site is well placed to be rezoned to light industrial from a landscape point of view.

Land Suitability

Loss of productive land

82. No submitters raised any submissions regarding the loss of productive land.
83. The NPS-HPL came in to effect on 7 October 2022 and the Council is required to give effect to the NPS. The policy applies to defined "highly productive land" and is land in a rural general land or rural production zone that has Land Use Capability Class (LUC) 1, 2 or 3 and forms a large and geographically cohesive areas. As such the PC4 site is subject to Clause 3.6(4). Clause 3.6(4) is as follows:

(4) Territorial authorities that are not Tier 1 or 2 may allow urban rezoning of highly productive land 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.

84. The Plan Change application briefly assesses the application against the National Policy Statement for Highly Productive Land (NPS-HPL). A more detailed assessment has been provided as part of Mr Heath's draft evidence in terms of the economic impacts and Mr Dunham's draft evidence in relation to the technical economic feasibility of a range of agricultural options and their suitability to the site and long-term viability.

85. A adopt most of the findings of Mr Dunham which concludes "*The small scale of the site, no electricity, no irrigation water, no livestock water, future access to be provided by easement, and high cost of providing limited infrastructure to graze stock, and summer drought prone soils, and vulnerability of the soils to wind erosion means that there is no long term economically viable primary production land use for this site*".

86. I note my understanding was the dairy farm was irrigated and it is that water take consent which formed the basis the recently granted water take consent.

87. In relation to clause (a) Mr Heath assesses the development capacity and the need for the LIZ zoning. I concur with Mr Heaths findings.

88. In relation to clause (b) Mr Heath relies upon Mr Dunham's expert conclusion and draws the conclusion that given his consideration there are "no practicable or feasible options for providing the required development capacity, as specified in NPS-HPL 3.6(4)(b)."

89. In relation to clause (c) Mr Heath provides an assessment of this in his draft evidence and I concur with his assessment.

90. I am satisfied that, based on the finding of both Mr Heath and Mr Dunham that PC4 would be consistent with the NPS-HPL.

Land Contamination

91. ECan were the only submitter that raised contaminated land matters. The submission adopted a neutral stance stating that contaminated land on site will be dealt with as part of any necessary applications under the NESCS.

92. The plan change application outlines the land investigations included a Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI). I have reviewed the draft evidence of Ms Helen Davies in relation to land contamination and note her key findings and conclusions:

- a) An area of asbestos and heavy metal contaminated soil was identified and remediated by excavation and disposal in a designated containment cell which has been capped. I understand the location, management of and ongoing future development of the land on the future title (containing this containment cell) requires an instrument on the future and is not a matter to be identified as part of the ODP.
- b) There is no contamination present at concentrations exceeding the commercial/industrial soil contaminant standards.
- c) Eight results from testing indicate there is no risk to groundwater quality beneath and downgradient of the site from the contaminants tested.
- d) Low level cadmium contamination (above published background levels but below the soil contaminant standards) is present at the site.

93. Based on the above I agree the NESCS regulations may apply to future activities undertaken on the land and an assessment will be required as part of any future soil disturbance activities.

Geotechnical matters

94. No submissions raised geotechnical matters.

95. The plan change application included a geotechnical assessment and I have reviewed the draft evidence of Michael Nugent. I understand that there are no geotechnical issues.

Natural Hazards - flooding

96. The ECan submission raised issues in relation to natural hazards. This submission adopted a neutral position and sought that off-site flood effects or mitigation requirements for new buildings will be addressed by the existing consent notice or the new district plan provisions.
97. The plan change application assesses flooding risk and includes a flood hazard assessment from ECan, although I note this is dated 9 June 2021 and relates to the adjoining residential subdivision. The report provided for a minimum floor level of 400mm above existing and finished ground levels for any new residential dwelling in relation to the adjoining residential subdivision. The application states site specific minimum floor levels will be determined at the building consent stage and on this basis flood risk will be able to be appropriately mitigated.
98. I note that any future development will be subject to the provisions of the Natural Hazards chapter in the District Plan. Specifically, Rule NH-R2 which will require a Flood Hazard Assessment Certificate issued in accordance with NH-S1. I understand the site is not located in a High Flood Hazard Area. The definition of 'hazard sensitive building'² will include all new primary future buildings on each site as part of the future development of the site, should the Commissioners be mindful to approve the plan change request. On this basis I consider there are no outstanding issues with regard to natural hazards – flooding.

STATUTORY ASSESSMENT

Sections 74 and 75 of Act

99. Section 74 of the Act prescribes that the Council must prepare and change a District Plan in accordance with its functions under s31 and the provisions of Part 2. Council must also have regard to an evaluation report prepared in accordance s.32. Section 74(2) requires Council to also have regard to proposed regional plans, management plans, the Historic Places Register, regulations or the Plans of adjoining territorial authorities to the extent that these may be relevant. Section 74(2A) requires Council to take into account relevant planning documents

² *Kaikoura District Plan, NH – Natural Hazards, Definition of hazard sensitive building: means any building which: a. is used as part of the primary activities on the site; or b. contains habitable rooms; c. or serviced with a sewage system and connected to a potable water supply. For the purposes of clause 1, the following buildings are not included. I. farm sheds used solely for storage; or II. animal shelters which comply with v below: or III. carports; or IV. garden sheds; or V. any buildings with a dirt/gravel or similarly unconstructed floor; or VI. critical and non-critical infrastructure.*

recognised by an Iwi authority, to the extent that its content has a bearing on resource management issues.

100. The above matters are assessed in the sections below.

Section 31 – Functions of Council

101. Any plan change must assist Council to carry out its functions so as to achieve the purpose of the Act. The functions of a territorial authority are set out in s31 of the Act and include:

- a) Establishing, implementing and reviewing objectives, policies, and methods to achieve integrated management of the effects of the use and development of land; and
- b) Controlling actual or potential effects of the use and development of land.

102. The s.32 states that the Plan Change accords with these stated functions. I agree that the proposal enables the Council to undertake these functions.

Statutory Documents

103. As noted earlier, the District Plan (including as amended by any plan change) must give effect to any operative national policy statement (s75(3)(a)) and any regional policy statement (s75(3)(c)); have regard to any management plan or strategy prepared under the other Acts (s74(2)(b)(i)); take into account any relevant planning document recognised by an Iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district (s75(2A)); and must not be inconsistent with any regional plan (s75(4)(b)). The content of these documents as they relate to PC4 is discussed in the PC4 application and set out further below.

National Policy Statement for Urban Development 2020 (NPS-UD)

104. The Plan Change application states that Kaikoura is identified as a Tier 3 urban environment and as such the majority of requirements are not required to be implemented, however are to be encouraged where possible.

105. The NPS-UD defines an urban environment as:

“any area of land (regardless of size and irrespective of local authority or statistical boundaries that:

- a. *Is, or is intended to be, predominantly urban in character; and*
- b. *Is, or is intended to be, part of a housing and labour market of at least 10,000 people.*

106. The site meets this definition as it is intended to be urban in character.

107. I agree with the assessment in the plan change application and consider that the PPC will be generally consistent with the NPS-UD.

National Policy Statement for Freshwater Management (NPS-FW)

The plan change application assesses the NPS-FW and I agree with the assessment provided. Given the resource consents already obtained from ECan and the ‘in process’ stormwater consent I consider that no practices of effects are anticipated that would be inconsistent with the NPS-FW.

National Policy Statement for Highly Productive Land (NPS-HPL)

108. I note that the majority of the site is not classed as HPL with an area of 3.8ha being LUC classification 2 soils as per the illustration below.



Source: Draft Evidence of Tim Heath, Property Economics

109. The relevant section of the NPS-HPL requiring assessment is:

3.6 Restricting urban rezoning of highly productive land

...

(4) Territorial authorities that are not Tier 1 or 2 may allow urban rezoning of highly productive land 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.

110. Mr Tim Heath has assessed the above policies and as part of that, relied on the assessment of Mr Dunham (Mr Dunham reached the conclusion that there are no long-term viable farming land use options that can operate on the site). As outlined earlier in this report, I adopt the findings of Mr Heath and Mr Dunham and consider that the above objectives are met and the proposed plan change would be consistent with the NPS-HPL.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

111. The plan change application outlines the land investigations including a Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI). I have reviewed the draft evidence of Ms Helen Davies in relation to land contamination and note her key findings and conclusions:

- a) An area of asbestos and heavy metal contaminated soil was identified and remediated by excavation and disposal in a designated containment cell which has been capped.

- b) There is no contamination present at concentrations exceeding the commercial/industrial soil contaminant standards.
- c) Eight results from testing indicate there is no risk to groundwater quality beneath and downgradient of the site from the contaminants tested.
- d) Low level cadmium contamination (above published background levels but below the soil contaminant standards) is present at the site.

112. Based on the above I agree the NESCS regulations may apply to future activities undertaken on the land and an assessment will be required as part of any future soil disturbance activities.

Canterbury Regional Policy Statement (CRPS)

113. The plan change request contains an assessment of the plan change provisions against the CRPS. In my view the applicant has identified the provisions within Chapters 5, 7, 9, 11, 17, and 18 of the CRPS that are relevant to the proposal. I generally concur with the assessment against these provisions and that the proposal plan change would be consistent with the identified provisions.

114. The neutral submission from Kaikoura District Council sought to ensure that future servicing of the future plan change, if approved, is to be in a timely manner as per Policy 5.3.5³ of the CRPS. As aforementioned the applicants have secured all necessary consents from ECan apart from a recently submitted stormwater consent. At the time this plan change was notified there was uncertainty around the water supply, however an ECan consent has now been secured. I understand the outstanding stormwater consent would be 'mechanical' in nature and does not represent a risk to the future provision of servicing in a timely manner and thus accords with Policy 5.3.5. So, while the proposed plan change may not be entirely in accordance with Policy 5.3.5 it does not equate to the proposed plan change not being in accordance with it.

115. Overall, I consider the proposed plan change would be generally consistent with the CRPS.

Canterbury Land and Water Regional Plan (LWRP) and Canterbury Air Regional Plan (CARP)

³ CRPS Policy 5.3.5

116. Under s75(4)(b) of the RMA, the District Plan cannot be inconsistent with a regional plan in respect of any matters for which a regional council has functions under s30(1), which in respect to this plan change request relates to rules in the LWRP and CARP. I agree with the applicant's assessment of the LWRP and CARP and I understand there is only one outstanding resource consent required from ECan in relation to stormwater. I am not aware of anything about the site or surrounding area that I consider would impede the approval of this ECan consent required or the ability to appropriately mitigate adverse effects of any future development. I also note that ECan, in their submission, did not raise any concerns with about the proposed LIZ zoning. On this basis I consider the proposed plan change would be consistent with both the CARP and LWRP.

Te Poha o Tohu Raumati – Te Runanga o Kaikoura Environmental Management Plan (TRoK EMP)

117. The TRoK EMP is a statement of Ngati Kuri values and policies with respect to natural resources and the environment. The plan is a means for tāngata whenua to carry out their role and kaitiaki and Rangatira over ancestral lands and taonga. It also recognises the role of communities in achieving good environmental outcomes and healthy environments and thus designed to assist others in understanding tāngata whenua values/

118. The plan change application has not assessed the TRoK EMP, so I provide a brief assessment as follows.

3.4.3 Business growth and development

...

Ngā Kaupapa – Policy:

- 1. To encourage appropriate business growth and development, that enhances the natural and cultural values of the Kaikōura area.*
- 2. To protect the natural and cultural landscape from inappropriate business growth and development.*
- 3. All applications relating to new business developments in the Kaikōura area are subject to those policies outlined in the Te Rūnanga o Kaikōura Management Guidelines for Wāhi Tapu and Wāhi Taonga, as per Section 3.7. This includes*

provisions for site visits, cultural impact assessments and pre-resource consent archaeological assessments.

- 4. To require that new business developments ensure that appropriate sewage and stormwater systems are in place.*
- 5. To ensure that the scale and siting of any development (building height, density, etc) does not unreasonably detract from the natural landscape and character of the Kaikōura area.*
- 6. Any new business development in the Kaikōura area that is considered to have high visual impacts on the natural or cultural landscape may be required to provide opportunities, and resourcing, to work with Te Rūnanga o Kaikōura to discuss and agree on appropriate design for the proposed development in relation to protecting the natural and cultural landscape.*
- 7. To reflect and protect the landscape values of Kaikōura, indigenous plants (e.g. tī kōuka, harakeke) should be included in any large development proposals, such as shopping centres or restaurants.*
- 8. To support and encourage the use of indigenous species to offset and mitigate negative impacts of development activities. Activities that may have high visual impacts on the natural or cultural landscape may be required to use suitable screening devices, such as indigenous plant species and other materials.*

119. The plan change application includes an assessment of archaeological, historic and cultural effects and I concur with that assessment. I have read the draft evidence of Mr Hamish Williams in relation to archaeological matters and note that there are no issues with regard to archaeological or historical matters. I further note that no archaeological authority will be required, and that the accidental discovery protocol will be adhered to for any future development works, should the Commissioners be mindful to approve the plan change request.

120. The applicants have had ongoing consultation with TRoK and as part of the CL25 report I prepared for KDC the applicants provided written approval from TRoK.

121. In my opinion the proposed plan change application is aligned with the relevant TRoK EMP policies.

Consistency with the plans of adjacent territorial authorities

122. I do not consider there to be any directly relevant provisions in the District Plans of neighbouring territorial authorities that are affected by PC4. Further I do not consider there are any cross-boundary issues that are applicable to PC4.

Consideration of alternatives, benefits and costs

123. The Council has a duty under s32 of the RMA to consider alternatives, benefits and costs of the proposed plan change. The s32 analysis is a process whereby initial investigations, followed by the consideration of submissions at a hearing if required, all contribute to Council's analysis of the costs and benefits of the proposed amended and new provisions in the Commissioners final decision. In summary s32 requires the following matters to be considered and evaluated:

- a) The extent to which objectives (purpose) of the proposal are the most appropriate way to achieve the purpose of the RMA;
- b) Whether the provisions in the proposal are the most appropriate to achieve the objective (purpose) of the proposal by:

124. Assessment of the efficiency and effectiveness of the provisions in achieving the objective of the proposal. This includes identifying the benefits and cost of the environmental, social and cultural effects including opportunities.

Extent to which the Objectives of the Proposal are the Most Appropriate Way to Achieve the Purpose of the Act

125. The objective of the proposed plan change is to have the new Proposed LIZ zone adopted into the Operative Kaikoura District Plan and applied over the application site. As aforementioned site-specific features such as road layout and landscaping are captured via the proposed ODP.

126. Currently the Kaikoura District Plan does not have any form of Industrial zone, and only provides for industrial activities as either a restricted discretionary activity or a discretionary activity within either the existing rural zone or the existing business zones. The applicants

proposed new LIZ zone will provide for a dedicated Industrial zone to provide for light industrial activities as a permitted activity.

127. The applicant has assessed the proposed zone change against the objectives and policies of the existing current Rural zone which the site is subject to and also the Business zone rules of the Operative District Plan. I concur with the applicant's assessment that the proposal would be contrary to both zones and should be subject to a rezoning proposal rather than a non-complying resource consent.

An assessment of efficiency and effectiveness

128. In order to identify whether the proposed rezoning of the site from Rural to LIZ is the most appropriate way to achieve the purpose of the RMA and the objective of the proposal, the applicants s.32 assesses three alternative options being:

- a) Continue with the status quo (do nothing);
- b) Carry out the Plan Change to rezone the existing Rural zone to the Proposed Industrial zone;
- c) Apply for a Resource consent for future subdivision and development.

129. I concur with the applicant's assessment of the three options and that adopting and implementing the proposed Light Industrial zone into the Operative Kaikoura District Plan would ensure the plan provides for light industrial activities in an appropriate location with enabling provisions.

Risk of acting or not acting

130. In terms of the risk of acting or not acting if there is any uncertain or insufficient information about the subject matter of the provisions (s32(5)c), I note the applicants have provided me with draft evidence from most of their technical experts which has assisted with the drafting of this s42A report. On this basis and subject to the final applicant evidence being consistent with the drafts provided, I consider there is minimal uncertainty and no missing information in relation to the proposal.

131. Further there is a wider risk associated with not acting and there being no LIZ land available to meet the anticipated future demand outlined in Mr Heath's economic draft evidence for the applicant.

CONCLUSION AND RECOMMENDATIONS

132. As set out earlier in my report, the statutory matters that must be considered in relation to a plan change require the assessment of sections 31, 32, 74 and 75, and regard must be had to the overall purpose and principals set out in Part 2 of the Act.

133. Having considered all the submissions and further submissions, expert evidence and having reviewed all relevant instruments and statutory matters, I consider that PC4 should be approved.

134. For the reasons set out in this report, I recommend that:

- a) The submissions and further submissions be accepted, accepted in part, or rejected, as set out in my recommendations in **Appendix One** and **Two** of this report; and
- b) Should the Commissioners be minded to approve PC4, that the recommended changes set out in **Appendix Six** are made.

**Proposed Plan Change 4 -
Kaikoura Business Park
Summary of Decisions Sought**

Introduction

The period for making submissions to Plan Change 50 to the District Plan closed on Friday 27th October 2023. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: [XXXX](#). It is noted that all specific provisions identified in submissions are referenced in the following summary in Italics, with all deletions referenced by strike through and additions underlined.

Summary of Further Submissions

Sub No.	Submitter	Submitter Details	Wish to be heard Yes or No?	Summary of Further Submission
1	Hutton Shearwater Charitable Trust	c/- Ted Howard - Chair Hutton's Shearwater Charitable Trust	No	The Hutton's Shearwater Charitable Trust supports the Dark Skies submission to the proposed plan change as they have been reassured there will be no direct above horizon lighting, and that attempts will be made to turn off all lighting during low cloud or fog conditions during breeding season.
2	Kaikoura Dark Sky Trust	c/- Dr Larry Field, Trustee, Dark Sky Trust	No	Have conferred with the Dark Sky Trust regarding the proposed hearing and feel there is no need to attend the hearing.
3	Eion Fitzgibbon			Agree to withdrawing the submission.
3	Ashley Cunliffe	Not provided	Yes	Support the submission of Emma and Darryn Hopkins (# 24) and Ian Fitzgibbon (#23). Support the light and sound restrictions and support that surrounding landowners were not advised prior to purchase. The reasons for submission support are: significant alterations to views, significant alteration to rural nature of the section, devaluing of section and not advised of extended lots at time of purchase. Seek the following decision: confirmation of light and sounds restrictions and 200m setback to the north to minimise the visual disturbance of the rural area.
4	Darryn and Emma Hopkins	392B State Highway 1, Peketa	Yes	Support the whole submission of Eion Fitzgibbon (# 23), they are one of the surrounding owners, and seek for more transparency around the situation from Council.
5	Darryn Hopkins	392B State Highway 1, Peketa	Yes	Support submission on John Leeder (#47). Support whole submission as was never told about the industrial property next door. Seek that the plans be reviewed and a bigger buffer zone be provided.
5	Darryn Hopkins	392B State Highway 1 Peketa	Yes	Oppose submissions 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, and 112. Oppose these submissions as they are a cut and paste and all have a financial interest or a linked. Seek that Council look into how these submitters are linked.
6	Henry Murray	Not provided.	Yes	Support Emma and Darryn Hopkins submitter (24) and Ian Fitzgibbon submitter (23). Support the light and sounds restrictions and that surrounding landowners were not informed prior to purchase. Seek that the Council confirm light and sound restrictions, limit the types of businesses able to operate (i.e. no dining/retail), and provide a 200m setback to the north to minimise disruption of the rural area and encourage businesses to remain within Kaikoura township.
7	A Cunliffe	Not provided	No	Support Emma and Darryn Hopkins submitter (24) and Ian Fitzgibbon submitter (23). Support the light and sounds restrictions and that surrounding landowners were not informed prior to purchase. Seek that the Council confirm light and sound restrictions, limit the types of businesses able to operate (i.e. no dining/retail), and provide a 200m setback to the north to minimise disruption of the rural area and encourage businesses to remain within Kaikoura township.
8	A Hurst	Not provided	Yes	Support Emma and Darryn Hopkins submitter (24) and Ian Fitzgibbon submitter (23). Support the light and sounds restrictions and that surrounding landowners were not informed prior to purchase. Seek that the Council confirm light and sound restrictions, provide a 200m setback to the north to minimise disruption of the rural area, and encourage businesses to remain within Kaikoura township.
9	B Hopkins	20 Poulson St, Addington, Christchurch	Yes	Support submission of Darryn and Emma (#24) as when visiting Darryn and Emma we would like to enjoy the peace and quiet without having to look or hear a business on their boundary. Seek that if Council approve require a buffer zone with trees, or not approve the business park at all.
10	B Hurst	114 Fyffe Ave	Not specified	Support Emma and Darryn Hopkins submitter (24) and Ian Fitzgibbon submitter (23). Support the light and sounds restrictions and that surrounding landowners were not informed prior to purchase. Seek that the Council confirm light and sound restrictions, limit the types of businesses able to operate (i.e. no dining/retail), and provide a 200m setback to the north to minimise disruption of the rural area and encourage businesses to remain within Kaikoura township.

Sub No.	Submitter	Submitter Details	Wish to be heard Yes or No?	Summary of Further Submission
11	Darryn and Emma Hopkins	392B State Highway 1	Yes	Support submission of Murray Paul (#114). Support submission as purchased land for rural lifestyle not industrial and are in the same position. Seek a buffer of at least 200m and planting.
12	Darryn Hopkins	392B, State Highway 1 Peketa	Yes	Oppose submission numbers 67, 68, 70, 71, 34, 61, 62 as these are copy and paste, same comments and all out of town submitters.
13	Darryn Hopkins	392B, State Highway 1 Peketa	Yes	Support submission numbers 24, 23, 114 and 47 s there was a lack of knowledge around the area of this business park. Not happy with the plan change notification documents on the Council page as it was incorrect and deceiving as did not disclose all information/documents that were available. Seek a 200m buffer as shown on 90% of the plan change documents.
14	E Hopkins	19 Polish Settlers Crescent, Christchurch	Yes	Support submissions of Darryn and Emma Hopkins (#24) and Ian Fitzgibbon (# 23). Support the parts in relation to the light and sound restriction and that surrounding landowners were not advised prior to purchasing land. Consider that the plan change will significantly alter views, nature of section, devalue the section and were not advised of the extended lots at the time of purchase.
15	L Murray	282 Mt Fyffe Road, Kaikoura	Yes	Support Emma and Darryn Hopkins submitter (24) and Ian Fitzgibbon submitter (23). Support the light and sounds restrictions and that surrounding landowners were not informed prior to purchase. Seek that the Council confirm light and sound restrictions, limit the types of businesses able to operate (i.e. no dining/retail), and provide a 200m setback to the north to minimise disruption of the rural area and encourage businesses to remain within Kaikoura township.
16	N J Smith	136 Torquay Street, Kaikoura	No	Support submission of Emma and Darryn Hopkins (#24) as the business park will affect their view and devalue their land. Consider there should be a buffer zone around the boundary of at least 70m, to not affect views and valuation.
17	P Cunliffe	Not specified	No	Support submission of Emma and Darryn Hopkins (324) and Ian Fitzgibbon as it will significantly alter views, alter the rural nature of the section, devalue sections and were not advised of extended lots at the time of purchase. Seek that confirmation is provided of light and sound restrictions and a 200m setback is provided to the north to minimise the visual disturbance.
18	R Johnston	19 Polish Settlers Crescent, Christchurch	Not specified	Support the submission of Emma and Darryn Hopkins (#24) as it will affect their views and nature of section which has been a place for rejuvenating our family. We would like to enjoy the peace and quiet of the rural land without having the serenity destroyed by a business on the boundary. Seek a bigger buffer zone and planting of trees.
18	John Leeder	Withdrawal of submission.		
15				
16				
17				
18				
19				

Proposed Plan Change 4 - Kaikoura Business Park Summary of Decisions Sought

Introduction

The period for making submissions to Plan Change 50 to the District Plan closed on Friday 27th October 2023. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity for the public to either support or oppose the submissions received and summarised or aspects of these submissions. Please note it is not another opportunity to make fresh submissions on the Plan Change itself, as a further submission can only relate to a submission which has already been lodged.

The further submission Form 6 is available at all Council offices and online at: [XXXX](#). It is noted that all specific provisions identified in submissions are referenced in the following summary in *Italics*, with all deletions referenced by strike through and additions underlined.

Summary

Summary of Decisions Sought

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
1	Waka Kotahi	Waka Kotahi, P O Box 1479, Christchurch stuart.pearson@nzta.govt.nz	Yes	Neutral	Neutral	D1.1	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
						D1.2	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.
						D1.3	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.
						D1.4	Waka Kotahi ha 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
2	Fire and Emergency New Zealand	Fire and Emergency New Zealand c/- Fleur Rohleder, BECA, PO Box 3942, Wellington	Yes	Neutral	Neutral	D2.1	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.
						D2.2	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.
						D2.3	FENZ notes that the underlying subdivision requires residential allotments to provide an alternative firefighting water supply, hover 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
						D2.4	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.
						D2.5	FENZ seeks that consideration be given to the use of low flammability plantings in the PC4 are to prevent spread of fire across boundaries.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
3	Dr Larry Field	2 Austin Street, Kaikoura, larryfield14@gmail.com	Yes	Support	Approve	D3.1	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 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.
						D3.2	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 <u>green</u> : APPENDIX A LIGHTING PLAN OF KAIKOURA INDUSTRIAL PARK
4	Kaikoura District Council - Staff Submission	96 West End, Kaikoura matt.hoggard@kaikoura.govt.nz 027 242 8314	Yes	Neutral	Neutral	D4.1	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
5	Aafke Baxter	Ashburton RD2	No	Support	Approve	D5.1	Support as it will benefit the wider Kaikoura area and will provide growth and employment opportunities.
6	Alex Cuff	Glen Colwyn, RD2 Parnassus	No	Support	Approve	D6.1	Support as a dedicated business area for Kaikoura growth is required.
7	Angus McKenzie	"Standish", RD4 Ashburton, 7774	No	Support	Approve	D.7.1	Support as Kaikoura needs it for jobs and regional growth.
8	Nick Anderson	622 Claverley Road, RD, Cheviot	No	Support	Approve	D8.1	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.
9	Bella Black	Not specified	No	Support	Approve	D9.1	Support as will provide employment and growth.
10	Brett Bolton	121 Mill Road, Kaikoura	No	Support	Approve	D10.1	Support plan change as it will provide for new businesses in the area and provide growth and jobs.
11	Paul Beadle	Not specified	No	Support	Approve	D11.1	Support the whole plan change as it provides for businesses to move from Beach Road for the safety of children cycling and pedestrians.
12	Hamish Bruce		No	Support	Approve	D12.1	Support as Kaikoura needs a business park for local community growth and jobs.
13	Lynette Burman	Lynette@dolphin.co.nz	No	Support	Approve	D13.1	Support as Kaikoura is in need of an area for light industrial to be developed.
14	Charles MacFarlane	Hawkswood, RD2, Parnassus	No	Support	Approve	D14.1	Support

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
15	C R Rye	Fyffe House, Kaikoura	No	Support	Approve	D15.1	Support as Kaikoura needs further growth and a business park will help achieve this.
16	Richard Cleall	39 South Bay Parade	No	Support	Approve	D16.1	Support as the town and wider area needs growth and jobs.
17	Heather Clelland	P O Box 145, Kaikoura	No	Support	Approve	D17.1	Support and need a business park to support jobs in the town.
18	Richard Clemett	436 State Highway One, RD2 Kaikoura 7374	No	Support	Approve	D18.1	Support as Kaikoura needs a business park to grow the area and will create employment and will not be reliant on tourism.
19	Grant Clifford (Waterforce)	P O Box 5117, Springlands, Blenheim.	No	Support	Approve	D19.1	Support as is the best location and good for new businesses an jobs.
20	Richard Cotter	ITM, Beach Road	No	Support	Approve	D20.1	Support
21	Doug Hockey	6 Bullens Road, RD2, Kaikoura	No	Support	Approve	D21.1	Support because it is a well planned hub for new businesses and will create jobs and growth.
22	Edward Anderson	Kali Mera, RD2, Cheviot	No	Support	Approve	D22.1	Support and will provide for employment and growth for the Kaikōura region.
23	Eion Fitzgibbon	40E Stoney Creek, State Highway One	Yes	Oppose	Refuse	D23.1	Oppose as he was failed along with other land owners surrounding these lots to be informed prior to the purchase of my land that this could eventuate.
24	Emma and Darryn Hopkins	392 State Highway 1, Peketa	Yes	Neutral	Neutral	D24.1	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.
25	Bruce Ensor	40 Rakanui Road, Peketa, Kaikoura	No	Support	Approve	D25.1	Support the proposed Business Park it is in the best location and good for new businesses, jobs and growth.
26	Fraser Ibbotson	Not specified	No	Support	Approve	D26.1	Support as it will provide growth and beautification.
27	Royden Fearnley	116 State Highway 1	No	Support	Approve	D27.1	Support as it will create jobs.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
28	Lesley Fissenden	Mt Fyffe Road	No	Support	Approve	D28.1	Support.
29	Fissendon Brothers Limited	Mt Fyffe Road	No	Support	Approve	D29.1	Support as is the most important move for Kaikoura in 150 years and will provide for growth for future generations.
30	Tony Flint	10 Davidson Terrace	No	Support	Approve	D30.1	Support as will create jobs and reduce Beach Road congestion.
31	Peter Ford	Kaikoura, Fissendon Brothers Limited	No	Support	Approve	D31.1	Support as Kaikoura needs a business park for jobs and growth.
32	Grant Anderson	Not specified	No	Support	Approve	D32.1	Support plan change due to traffic issues on Beach Road.
33	George Hopkins	54 Battys Road, Blenheim	No	Support	Approve	D33.1	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.
34	Gemma McKenzie	11 New Park Road, RD\$ Ashburton, 7774	No	Support	Approve	D34.1	Support the proposed business park as it will provide job and growth for the region.
35	Robin Gibson	1481, State Highway 1, Mangamaunu, Kaikoura	No	Support	Approve	D35.1	Support the proposed business park as will be good for new businesses, provide jobs and growth across the wider district.
36	Kaleb Godsiff	466 State Highway 1, Kaikoura	No	Support	Approve	D36.1	Support plan change and it will be great for Kaikoura and for employment.
37	Hillary Watherston	392 State Highway 1, Kaikoura	No	Support	Approve	D37.1	Support the Kaikoura Business Park as the area needs new businesses, growth and jobs
38	Murray Hamilton	627 Main South Road, Kaikoura	No	Support	Approve	D38.1	Support the Kaikoura Business Park and it will provide jobs and growth.
39	Bernard Harmon	32 Koura Bay Drive, RD7, Kaikoura	No	Support	Approve	D39.1	Support the Business Park as it will provide growth and jobs for future generations of Kaikoura families.
40	Brent Hole	Kaikoura, Fissendon Brothers, Mt Fyffe Road	No	Support	Approve	D40.1	Support the plan change as will provide jobs, growth and new business.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
41	Marcel Hoogerwerf	5 Bullens Road, Peketa, Kaikoura	No	Support	Approve	D41.1	Support the plan change because Kaikoura need growth of the community.
42	James Hopkins	37 Terako Terrace, Lyford	No	Support	Approve	D42.1	Support the Kaikoura Business Park. Every other town has one so about time this happened for growth.
43	Ian Croucher	120 South Bay Parade, Kaikoura	No	Support	Approve	D43.1	Support the Kaikoura Business Park. Most other towns have one. We have no growth in part because no one is attracting new growth.
44	Grant Irvine	228A Mt Fyfe Road	Not specified	Support	Approve	D44.1	Support the Business Park for future growth, jobs and wealth creation.
45	Judith Croucher	120 South Bay Road, Kaikoura	No	Support	Approve	D45.1	Support the Kaikoura Business Park. This is long overdue. Kaikoura has had no growth and this will help.
46	Matthew Jacobson	Fissendon Brothers, Mt Fyffe Road, Kaikoura	No	Support	Approve	D46.1	Support as will provide for growth and jobs.
47	John Leeder	158 Beach Road, Kaikoura	Yes	Oppose	Approve	D47.1	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.
48	Jeremy Johnston	116 State Highway 1, Kaikoura	No	Support	Approve	D48.1	Support the Kaikoura Business Park as the town needs more business and Beach Road is very dangerous.
49	Roger Jones	46 Old Beach Road, Kaikoura	No	Support	Approve	D49.1	Support the Kaikoura Business Park as it will provide for growth and jobs for Kaikoura.
50	Kieren Grey	200 A Road, Kaikoura	No	Support	Approve	D50.1	Support the Kaikoura Business Park, a dedicated and well planned area in one place.
51	Spencer Kahu	129 South Bay Road	No	Support	Approve	D51.1	Support the Kaikoura Business Park as it will get trucks out of Beach Road stopping for fuel out of town.
52	Rick Kjestrup	Not specified	No	Support	Approve	D52.1	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.
53	Linda Anderson	Not specified	No	Support	Approve	D53.1	Support the plan change as Kaikoura is in need of expansion due to traffic congestion in town (Beach Road).

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
54	L Bennett	Not specified	No	Support	Approve	D54.1	Support the Kaikoura Business Park and Kaikoura needs it for jobs and regional growth.
55	Logan Bennington	489 Grahams Road, ?	No	Support	Approve	D55.1	Support as Kaikoura needs it for jobs and regional growth.
56	Lucy McDonald	483, Mendip Road, Cheviot	No	Support	Approve	D56.1	Support as Kaikoura needs a business Park for growth and employment.
57	John Leeder	Beach Road, Kaikoura	No	Support	Approve	D57.1	Support the Kaikoura Business Park. The town needs this going forward.
58	Malcolm Lodge	Fissenden Brothers, Mt Fyffe Road, Kaikoura	No	Support	Approve	D58.1	Support the Business Park.
59	Anthony Lund	South Bay Kaikoura	No	Support	Approve	D59.1	Support the Business Park for future growth and jobs.
60	Michael Anderson	Rood House, Blenheim	No	Support	Approve	D60.1	Support the Kaikoura Business Park to get new businesses into Kaikoura.
61	Matt Bentley	11 New Park Road, RD4 Ashburton 7776	No	Support	Approve	D61.1	Support the business Park as Kaikoura needs jobs and regional growth.
62	Marco Vargas	Ashburton RD4, 7774	No	Support	Approve	D62.1	Support the business Park as Kaikoura needs jobs and regional growth.
63	Jo McFarlane	Not specified	No	Support	Approve	D63.1	Support the Business Park and Kaikoura needs a business park for jobs and growth.
64	Andrew McFarlane	526 Conway Flat Road, Cheviot, RD4, North Canterbury	No	Support	Approve	D64.1	Support the Business Park for future growth and employment.
65	Scott Mansfield	29 Shearwater Drive	No	Support	Approve	D65.1	Support the Business Park to keep the pace alive and get some employment confidence again.
66	Alex McConchie	44 Torquay St, Kaikoura	No	Support	Approve	D66.1	Support the Business Park forward planning.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
67	Angus McKenzie	11 New Park Road, RD4 Ashburton 7774	No	Support	Approve	D67.1	Support the Business Park as Kaikoura needs it for jobs and regional growth.
68	Oliver Ruddenklau	11 New Park Road, RD4, Ashburton 7774	No	Support	Approve	D68.1	Support Kaikoura Business Park as Kaikoura needs it for jobs and regional growth.
69	Sam Parkin	Not specified.	No	Support	Approve	D69.01	Support the Business Park as it will create new jobs, wealth and growth.
70	Rob Gayle	6 Galbraith Street, Ashburton	No	Support	Approve	D70.1	Support the Business Park and Kaikoura needs it for jobs and regional growth.
71	M Ruddenklau	976 Longbach Road, Ashburton	No	Support	Approve	D71.1	Support the Business Park and Kaikoura needs it for jobs and regional growth.
72	R Taylor	1615 Inland Road, Kaikoura	No	Support	Approve	D72.1	Support the Plan Change as we need a Business Park in one area.
73	Richard Watherston	792 State Highway 1, Kaikoura 7373	No	Support	Approve	D73.1	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.
74	Sam Wilding	Glen Colwyn, RD2 Parnassus	No	Support	Approve	D74.1	Support as will provide growth and employment in a small town struggling.
75	Susan Anderson	Not Specified, kalimera@farmside.co.nz	No	Support	Approve	D75.1	Support the plan change as Kaikoura needs a Business Park for growth and employment opportunities.
76	Sophie Anderson	Kali Mera, Conway Flat, RD2 Cheviot	No	Support	Approve	D76.1	Support as will provide employment and growth for the area.
77	Steve Battersby	285 Bay Paddock Road, RD1, Kaikoura	No	Support	Approve	D77.1	Support Kaikoura Business Park as it will provide a dedicated area for businesses to feed off each other and get Kaikoura moving again.
78	Shane Dunlea	66 Beach Road, Kaikoura	No	Support	Approve	D78.1	Support as this is long overdue and will bring new businesses to the region.
79	Skye MacDonald	128 Torquay Street, Kaikoura	No	Support	Approve	D79.1	Support the Business Park for future growth and employment.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
80	Gene Simmiss	The Road House Blenheim	No	Support	Approve	D80.1	Support the Kaikoura Business Park as it will be a controlled development in one area and will provide jobs and 80growth.
81	Craig Smith	Illegible	No	Support	Approve	D81.1	Support the Kaikoura Business Park as a dedicated business area and to stop Beach Road congestion.
82	Allan Stevens	8 Austin Street, Kaikoura	No	Support	Approve	D82.1	Support the Kaikoura Business Park as it will create jobs for contractors and growth.
83	Daniel Stevensen	P O Box 31 Kaikoura	Not specified	Support	Approve	D83.1	Support as will be good for town growth and a controlled manner and will increase jobs.
84	Vanessa Stokes	436 State Highway One, RD2 Kaikoura 7374	No	Support	Approve	D84.1	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.
85	Geraldine Straker	Not specified, strakergerladine@gmail.com	No	Support	Approve	D85.1	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.
86	Barry Stuart	Fissenden Brothers, Mt Fyffe Road, Kaikoura	No	Support	Approve	D86.1	Support the Business Park as will provide growth jobs and new business.
87	Susan MacDonald	7935 Awatere Valley Road, Blenheim 7240	No	Support	Approve	D87.1	Support the Plan Change because Kaikoura needs a business park for growth and employment.
88	Tim Anderson	Not specified	No	Support	Approve	D88.1	Kaikoura needs a Business Park for employment, growth ad to attract people from throughout the country.
89	Tom Baxter	Ashburton RD2	No	Support	Approve	D89.1	Support as it will help Kaikoura as it needs a Business Park for employment and growth of the whole area.
90	Trevor Bolton	388 Mill Road, Kaikoura	No	Support	Approve	D90.1	Support Business Park
91	Keith Taylor	P O Box 145, Kaikoura	No	Support	Approve	D91.1	Support as Kaikoura needs a Business Park.
92	Lex Thomson	Not specified, lex@gtconstrcution.co.nz	No	Support	Approve	D92.1	Support the Kaikoura Business Park as it is the best location for it and will bring prosperity to the area.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
93	John Trewin	Glenstrae, Kaikoura 2386	No	Support	Approve	D93.1	Support the Kaikoura Business Park as need new businesses for jobs, employment and growth.
94	Joe Tripp	5 Bullens Road, Peketa, Kaikoura	No	Support	Approve	D94.1	Support Business Park for jobs growth.
95	Steve Vaughan	850A State Highway One, Kaikoura	No	Support	Approve	D95.1	Support Business Park for growth and employment.
96	Willy Pears	483 Mendip Road, Cheviot	No	Support	Approve	D96.1	Support the Plan Change as Business Park is needed for growth.
97	Will Rutherford	Not specified, wrjrutherford@hotmail.com	Yes	Support	Approve	D97.1	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.
98	Tim Wilding	Te Mania Stud, Conway Flat	No	Support	Approve	D98.1	Support the Plan Change as Business Park as the greater Kaikoura area will benefit from the business opportunities.
99	Michael Wilson	25 Hastings Street, Kaikoura	No	Support	Approve	D99.1	Support the development as it will provide employment.
100	Richard Wilding	200 Ferniehurst Road, Parnassus, 7384	Not specified	Support	Approve	D100.1	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.
101	Harvey Jolly	Not specified	No	Support	Approve	D101.1	Support
102	Shaun Johnston	Not specified	No	Support	Approve	D102.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
103	Andy Clapshaw	Ward Road, Rd, Mandeville	No	Support	Approve	D103.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
104	Peter Ryder	Not specified	No	Support	Approve	D104.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
105	Dennis Thompson	P O Box 100, Christchurch 8041	No	Support	Approve	D105.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
106	Sharon Bartlett	79 Stanleys Road, Christchurch	No	Support	Approve	D106.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
107	Angelique Thomson	79 Stanleys Road, Christchurch	No	Support	Approve	D107.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
108	Annalise Thomson	79 Stanleys Road, Christchurch	No	Support	Approve	D108.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
109	Barry Holliday	20 Papanui Road, Christchurch	No	Support	Approve	D109.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
110	Jason Holliday	20 Papanui Road, Christchurch	No	Support	Approve	D110.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
111	Cynon Neilson	20 Papanui Road, Christchurch	No	Support	Approve	D111.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
112	Angela Meier	17/415 Mairehau Road, Parklands Christchurch 8-83	No	Support	Approve	D112.1	Support Plan Change as Kaikoura needs a Business Park for employment and growth and it is not reliant on tourism.
113	Canterbury Regional Council	Victoria Watt, Canterbury Regional Council, P O Box 345, Christchurch 8140	No	Neutral	Neutral	D113.1	Neither support or oppose. The proposal is generally consistent with the objectives and policies within Canterbury Regional Policy Statement.
						D113.2	The contaminated land on site will be addressed as per the NESCS.
						D113.3	Off site flood effects or mitigation requirements for new buildings will be addressed by the existing consent notice or the new district plan provisions.
						D113.4	The water supply for the proposed development will be sourced from an existing irrigation take
114	Murray Paul	muzapaul@xtra.co.nz , 392B State Highway 1, Peketa	Yes	Oppose		D114.1	Purchased this land for a rural lifestyle not industrial and will impact on views, nature of the section and devalue the property.
						D114.2	Opposes any water runoff from the site

Sub No.	Submitter	Submitter Details	Wishes to be Heard	Support/ Oppose	Decision Sought	Decision No	Summary of Submissions
						D114.3	Seek that the industrial use be moved back 200m from his boundary towards the Inland Road.

EVIDENCE	Author
Planning	Anna Bensemann – Baseline Group
Infrastructure Servicing Report	Simon Marshall – Baseline Group
Lighting Assessment	Glen Wright - Stephenson & Turner NZ
Exterior Lighting in Kaikoura	Kyra Xavia – Kaikoura Night Sky Working Group
Noise Assessment	William Reeves - Acoustic Engineering Services
Transport Assessment	Andy Carr - Carriageway Consulting
Economic Assessment	Tim Heath - Property Economics
Archaeological Assessment	Hamish Williams – Home Guard Heritage Archaeology
Geotechnical Assessment	Michael Nugent – LandTech Consulting
Preliminary and Detailed Site Investigation	Helen Davies – CLS
Landscape and Visual Effects Assessment	Liz Gavin – Boffa Miskell
Ecological Assessment	Morgan Tracy-Mines – Wildlands
Land Use Capability Soil Report	Geoff Dunham – Dunham Consulting
Hutton’s Shearwater	Sabrina Luecht

CONDITIONS KBP 2021 LIMITED AGREES TO SATISFY REQUIREMENT OF DARRYN HOPKINS NEIGHBOUR

Parties to the Proposed Agreement

1. **Kaikoura Business Park 2021 Limited (KBP) – Plan Change 4 Applicant**
2. **Darryn Norman Hopkins / Weldfit Engineering Ltd (DNH)– Adjacent Neighbour with Submission to be heard**

Conditions to Agreement:

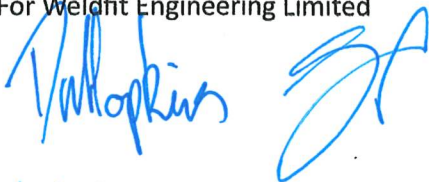
1. The Setback from the boundary of Darryn Hopkin's block to the back of the nearest building to be 60m as shown on the attached plan.
2. KBP to plant a 6m wide planting strip along the boundary between Darryn Hopkin's Block and KBP's property on the KBP side of the boundary as shown on the attached plan. Planting to begin March 2024.
3. The back of any Buildings built on the sites adjacent to the 2 neighbours' boundaries to be painted green, including the back of the Homestead Shed, to be completed within the next few weeks.
4. Darryn Hopkins to withdraw his Submission in regards to Plan Change 4, including his right to be heard.
5. Darryn Hopkins agrees not to support or fund any of the "New Submitter's, and to organise the withdrawal of all the "New Submitters" Submissions in support of the Weldfit Engineering Limited Submission.
6. The Building height of the first row of buildings on the 60m setback line to be limited to 8m high at the 60m setback line.
7. There is to be no planting on the water easement.
8. There is to be amenity planting along the 60m building setback line.

Kaikoura Business Park 2021 Limited

18/1/2024



Darryn Norman Hopkins
For Weldfit Engineering Limited



Witness by
Neroli Jane Gold
at Kaikoura.
18 January 2024.

N.J. Gold, JP
#8028
KAIKOURA
Justice of the Peace for New Zealand

CONDITIONS KBP 2021 LIMITED AGREES TO SATISFY REQUIREMENT OF MURRAY PAUL NEIGHBOUR

Parties to the Proposed Agreement

1. **Kaikoura Business Park 2021 Limited (KBP) – Plan Change 4 Applicant**
2. **Murray George Paul (MGP)– Adjacent Neighbour with Opposition Submission**

Conditions to Agreement:

1. The Setback from the boundary of Murray Paul's block to the back of the nearest building to be 60m as shown on the attached plan.
2. KPB to plant a 6m wide planting strip along the boundary between Murray Paul's Block and KBP's property on the KBP side of the boundary as shown on the attached plan. such planting to begin March 2024.
3. The back of any Buildings built on the sites adjacent to the 2 neighbours' boundaries to be painted green, including the back of the Homestead Shed, to be completed within the next few weeks.
4. Murray Paul to withdrawal his Submission against the Plan Change 4, including his right to be heard.
5. Murray Paul agrees not to support or fund any of the "New Submitter's".
6. The Building height of the first row of buildings on the 60m setback line to be limited to 8m high at the 60m setback line.
7. There is to be no planting on the water easement.
8. There is to be amenity planting along the 60m building setback line.

Kaikoura Business Park 2021 Limited

Ben Weatherley

18/1/2024

Murray George Paul

m-g Paul

Witnessed by *NEROU JANE GOLD*
at Kaikoura
18 January 2024

N.J. Gold, JP
#8028
KAIKOURA
Justice of the Peace for New Zealand



Handwritten signature in blue ink.

Sensitivity: General

From: Fleur Rohleder <Fleur.Rohleder@beca.com>

Sent: Monday, February 19, 2024 9:51 AM

To: Irvine, Bruce <Bruce.Irvine@fireandemergency.nz>; Richard Watherston <rwatherston@xtra.co.nz>; matt.hoggard@kaikoura.govt.nz; Bruce Apperley <bruce.apperley@kaikoura.govt.nz>; Clayton Fairbairn <clayton@blg.nz>

Subject: RE: 2024 02 19 Pump Capacity for Kaikoura Business Park Inland Kaikoura Rd (FENZ Support)

Kia ora everyone,

Great to hear that a solution has been reached and you're happy with what is proposed now in terms of firefighting water supply and access Bruce. Just in regard to our submission, we're not withdrawing our submission, instead we are withdrawing our wish to appear at the hearing. Our submission still stands, it's just that we have reached an agreed solution to address that matters raised.

Thank you Richard for proactively working alongside FENZ to ensure that fire risk matters are appropriately addressed, it is much appreciated 😊

Ngā mihi,
Fleur

Appendix Seven: Recommended Amendments to Rules Package

Note: I have reviewed Ms Bensemann’s track changes in the following document provided to me 6.3.24. I agree with her changes. I have made some further changes which are marked as **green** bold and underlined. Any deletions are also marked as ~~green~~ but are strikethrough.

Definitions

The following table includes definitions which are proposed to be inserted into Part 1: Definitions of the KDP in the appropriate alphabetical location. These are required to facilitate the implementation of the proposed Light Industrial Zone which refers to the below activities within the rule framework provided in section 7.2 of this application.

Key defined terms for this chapter	
Term	Definition
Trade Supplier	<p>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:</p> <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	<p>means retail activity 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.</p>
Freight Handling Facilities	<p>means the use of land, plant, equipment, buildings, infrastructure and structures for freight handling and distribution. It includes ancillary:</p> <ul style="list-style-type: none"> a. storage areas and facilities, including warehouses;

	<ul style="list-style-type: none"> b. maintenance and repair facilities; c. parking areas; d. administration facilities.
Food and Beverage Outlet	means the use of land, buildings, vessels or other structures primarily for the sale of food or beverages prepared for immediate consumption on or off the premises to the general public.
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.

Proposed Light Industrial Zone

It is proposed to insert a new chapter into the KDP, Part 3: Area Specific Matters after *Rural Zones*, *GRUZ – General Rural Zone*.

This proposed chapter is to be identified as *under a heading of Industrial Zones and contained in a chapter called LIZ - Light Industrial Zone*. The chapter is proposed 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 Kaikoura District (Signs) Bylaw.

Issues

LIZ-11	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-12	Inadequate provision of land with industrial amenities
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. 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.	
LIZ-13	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-14	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 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 rural or urban areas adjoining the Light Industrial Zone are maintained, while recognizing the functional and operational requirements of light industrial activities.	
LIZ-O3	Managing effects of industrial activities
Adverse effects of industrial activities are avoided, remedied or mitigated.	
LIZ-O4	Development within an Outline Development Plan
Development within an Outline Development Plan must be undertaken in a manner consistent with the specific provisions contained within the Plan.	
LIZ-O5	Avoid cumulative effects of non-light industrial activities
Avoid cumulative effects of non – light industrial activities establishing within this zone to prevent undermining the viability and function of the Kaikoura's Town Centre.	

Policies

LIZ-P1	Enable a wide range of light industrial activities
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.	
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

Manage adverse visual effects of light industrial development and operation, which recognises the functionality of light industrial activities.

LIZ-P4

Maintain the amenity values of adjoining Zones

Maintain the amenity values of adjoining Zones by requiring:

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.
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 and light effects do not affect amenity

To ensure adverse effects from noise and light spill on both the flight paths of Hutton's Shearwater and the amenity enjoyed on lifestyle and residential sites are avoided.

LIZ-P8

Enable ~~activities~~ other activities

Enable activities other than light industrial activities through permitted activity rules:

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-P9	Avoid certain activities
Other than provided for in Policy 8, avoid commercial activities, retail activities, 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	Maintain 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. <u>To achieve both amenity and a level of screening of the built form from views outside of the PC 4 area.</u> 2. <u>The landscape buffer where adjacent to State Highway 1 and at Zone boundary entrances, shall ensure the landscape treatment contributes positively to the landscape character and visual amenity of the adjoining area and shall reduce adverse visual effects associated with the mass and bulk of built form within the Plan Change Zone. At zone entrances landscape planting shall maintain safety of sight lines for traffic.</u> 3. <u>The buffer planting along the Inland Kaikoura Road within the ODP contained in Appendix X, and internal streets within the ODP shall achieve amenity value by:</u> <ol style="list-style-type: none"> a. <u>choosing street trees that have clear trunks,</u> b. <u>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.</u> 	

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Methods

LIZ-M1	Use Rules and Performance Standards
To include rules and rule requirements in the District Plan to control the height, bulk and location of buildings.	
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

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 Kaikoura Town Centre.

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 Kaikoura's town centre.	

Principle 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 Kaikoura'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 Kaikoura 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
Green	1. Activity status: Permitted
Yellow	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6 Matters of discretion: 1. the matters of discretion of any standard not complied with.
Orange	3. Activity status: Discretionary Where: a. Compliance is not achieved with any standard LIZ – S7 to LIZ – S8

LIZ-R2	Commercial Activities – any commercial activity (including office activities up to 1,000 m ² GFA).
Green	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.

	<p>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 m² of building GFA (whichever is lesser).</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6</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 – S7 to LIZ – S8</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 – S6.</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 – S7 to LIZ – S8.</p> <p>b. When compliance is not achieved with LIZ-R3.1.a.</p>

LIZ-R4	Yard-based activity – Any yard-based activity
	1. Activity status: Permitted.
	2. Activity status: Restricted Discretionary Where: b. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6. Matters of discretion: 1. the matters of discretion of any standard not complied with.
	3. Activity status: Discretionary Where: c. Compliance is not achieved with any standard LIZ – S7 to LIZ – S8.

LIZ-R5	Parking lots and parking buildings
	1. Activity status: Permitted.
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6. 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 – S7 to LIZ – S8.

LIZ-R6	Freight handling services – any freight handling activity
	1. Activity status: Permitted.
	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6. Matters of discretion: 1. the matters of discretion of any standard not complied with.

	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S7 to LIZ – S8.</p>
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LIZ-R7	Service station – any service station
	<p>1. Activity status: Permitted.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6.</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 – S7 to LIZ – S8.</p>

LIZ-R8	Food and beverage outlet – any food and beverage outlet
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a) If a drive through restaurant, the activity is not located within 30 m of any boundary containing a residential activity; and</p> <p>b) If not a drive through restaurant, the activity occupies a maximum of 350 m² FLA.</p> <p>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 m² 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.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with any standard LIZ – S1 to LIZ –</p>

	<p>S6.</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 – S7 to LIZ – S8.</p>
	<p>4. Activity status: Non-complying</p> <p>a. When compliance is not achieved with LIZ- R8.1.a – c.</p>

LIZ-R9	Retail activity – any retail activity up to 400m ² GFA.
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a) The retail activity 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 retail 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 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) Retail activities, 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 – S6.</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 – S7 to LIZ – S8.</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>
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LIZ-R10	Educational facility –
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <p>a. No more than two preschool child care facilities and one tertiary 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 – S6.</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 – S7 to LIZ – S8.</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
	<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</p>

	<p>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 – S6.</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 – S7 to LIZ – S8.</p>
	<p>4. Activity status: Non - complying</p> <p>a. When compliance is not achieved with LIZ-R13.1.a or b.</p>

LIZ-R12	Residential unit – the establishment of any residential unit
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The residential unit is to be used for custodial on-site security purposes,</p> <p>b. The residential unit occupies a maximum floor area of 70 m²; and;</p> <p>c. Accommodates no more than two people.</p> <p>d. Residential Units 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 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.</p> <p>e. Compliance is not achieved with any standard LIZ – S1 to LIZ – S6.</p>

	<p>Matters of discretion:</p> <ol 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.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S7 to LIZ – S8.
	<p>3. Activity status: Non-complying</p> <ol style="list-style-type: none"> a. When compliance is not achieved with any of LIZ-R11.1.a – d.

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 Kaikoura Road Outline Development Plan
	<p>1. Activity status: Permitted.</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is listed as permitted within the Light Industrial Zone.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. When compliance is not achieved with LIZ-R15.1.a. b. Compliance is not achieved with any standard LIZ – S1 to LIZ –

	<p>S6.</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.
	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with any standard LIZ – S7 to LIZ – S8.

Standards

LIZ-S1	Building height
<p>The maximum height of any building shall be 15 m above ground level.</p>	<p>Matters of discretion:</p> <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	
<p>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.</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. 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 26 (s) 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	
<p>1. Site boundaries that adjoin a State Highway shall have at a minimum a 6 m wide landscape strip containing native species.</p> <p>2. Site boundaries that adjoin a road boundary shall plant a landscape strip that is a minimum width of 2.5 m.</p> <p>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.</p> <p>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> <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>		<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.
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, landscaping, or other screening from any adjoining site contained in a different zone, other, 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</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

may be limited notified.	landscaping or screening mitigates amenity effects of the outdoor storage.
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LIZ-S6	Outline Development Plan – Kaikōura Business Park
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<p><u>All development shall be undertaken in accordance with the Outline Development Plan contained in Appendix X.</u></p> <p><u>No site within the Outline Development Plan contained in Appendix X shall have direct vehicle access to State Highway 1.</u></p> <p><u>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 Kaikoura Road has begun.</u></p> <p><u>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.</u></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 plan. 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.
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Commented [MF1]: Neighbours Side Agreement: my view is that the following matters need to be included as part of the ODP plan and description:

- 1.60m setback from the rear of the following properties, add in legal description. Mark on ODP plan.
- 2.The rear of all buildings adjacent to the following properties shall be painted green (specify acceptable green colours and form which colour palette ie Resene).
- 3.Maximum building height of first row of buildings on the 60m setback from the following properties XXXX to be limited to an 8m height limit.

LIZ-S7	Lightning
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<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. <u>Light spill shall be measured at any point more than 2-m inside the boundary of the adjoining sites.</u> 2-3. All artificial lighting shall comply with the requirements of Appendix 1 (7) of the Plan. 	
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LIZ-S8	Noise
<p>1. Noise received at any notional boundary of a noise sensitive activity within the Rural Zone shall comply with the following levels:</p> <ul style="list-style-type: none"> a. 0700 to 2200 hours on any day: 55 dB LAeq b. 2200 to 0700 hours on any day: 35 dB LAeq 70dB LA_{Fmax} <p>2. Noise received at the boundary of any property in the Rural Zone shall comply with the following levels:</p> <ul style="list-style-type: none"> c. 0700 to 2200 hours on any day: 65 dB LAeq d. 2200 to 0700 hours on any day: 55 dB LAeq 80dB LA_{Fmax} 	

Proposed Changes to Existing Subdivision Rules

The proposed changes to the subdivision rules contain in the SUB – Subdivision chapter of the KDP are sought to facilitate the implementation of the proposed 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>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.</i></p>
Amendment 1A:	<p><u>Amend Rule SUB – R1: Subdivision of Land to include proposed additional standard SUB – S13 as follows:</u></p> <p>3. <u>Activity status: Controlled Where: a. Compliance is achieved with SUB-S1 to SUB-S123.</u></p> <p>6. Water Supply</p> <p>iii <u>Water supplies for firefighting Provision shall be made for sufficient water supply and access to water supplies for firefighting consistent with the New Zealand Fire Service</u></p>

Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008), except where the allotment is for a utility, road, reserve or access purposes.

Amendment 1B:

Add new restricted discretionary activity status to SUB – R1 as follows:

Kaikoura
Business Park
– Outline
Development
Area

5. Activity status: Restricted Discretionary

Where:

c. Compliance is not achieved with standard SUB – S13.

Matters of discretion:

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.

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.

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="341 499 987 551"> <tr> <td data-bbox="341 499 671 551"><i>Light Industrial Zone</i></td> <td data-bbox="676 499 987 551"><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 Kaikoura Peninsula Tourism Area in DEV1 Appendix 1 <u>and the Inland Kaikōura Road Outline Development Plan in Appendix 6</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:²⁷</p> <p><u>SUB – S13 Inland Kaikōura Road Outline Development Plan</u></p> <p><u>The following performance standards shall also apply to the Inland Kaikōura Outline Development Plan shown in Appendix X of the Kaikoura District Plan.</u></p> <ol style="list-style-type: none"> 1. <u>All subdivision development shall be undertaken in accordance with the provisions of the ODP contained in Appendix.</u> 2. <u>Roading</u> <ol style="list-style-type: none"> <u>a. The primary road shall be located in accordance with the location shown on the Outline Development Plan in Appendix 26(sX) and shall be vested in the Kaikōura District Council.</u> <u>a.b. There shall be no direct access to State Highway 1 from sites contained in the Outline Development Plan.</u> 3. <u>Landscaping</u> <p><u>All landscaping along the external perimeter of the Light Industrial Zone as depicted on the Outline Development Plan at Appendix 26(s), shall be landscaped to the following standards:</u></p> <ol style="list-style-type: none"> <u>a. A 6 m wide landscape strip shall be established along the boundaries of State Highway 1 and Inland Kaikōura Road.</u> <u>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.</u> 		

	<p>c. <u>The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed or replaced.</u></p> <p>d. <u>Any planting located near the entrance points of the ODP shall be reduced in height to ensure safe and sufficient sightlines.</u></p> <p>e. <u>All planting shall be chosen from the Native Planting List contained in Appendix 26(F)(5).</u></p> <p>4. <u>Lighting</u></p> <p><u>All artificial lighting within the ODP boundaries is required to follow the light performance standards contained in in Appendix 1.</u></p>
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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 LIZ	<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 LIZ	400-1000 VPD	50		2x2.5m		8.0	200 SBAP 60	100 GAP 40
Rural	200-1000 VPD	100			2x3m	6.0		
GRZ, Set, Bus,	800-3000 VPD	100		2x2m	2x2.3m	11.0	200 GAP 40 150 TNZ AP40	

ORCL <u>LIZ</u>							
Rural		50				7.0	
Rural	1000-4000 VPD	100				7.0	Use SHPDRM design method

Proposed Changes to Existing Appendix

The proposed changes to the subdivision standards contain in the SUB – Subdivision chapter of the KDP are sought to facilitate the implementation of the proposed 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>Insert subpoint to <i>Appendix 1 – Landscape, Amenity and Energy efficiency Guidelines</i>, as follows:</p> <p>6. <i><u>Native Planting List for Inland Kaikōura Road Outline Development Plan</u></i></p> <p><i><u>The following species are all permitted to be planted within the boundaries of Inland Kaikōura Road Outline Development Plan:</u></i></p> <ol style="list-style-type: none"> 1. <i><u>Short grasses</u></i> <ol style="list-style-type: none"> a. <i><u>Wiwī Ficinia nodosa (hardy)</u></i>, b. <i><u>Silver tussock / wī Poa cita (hardy)</u></i>, c. <i><u>NZ blueberry / turutu Dianella nigra (hardy)</u></i>, d. <i><u>NZ Iris Libertia ixioides</u></i>, 2. <i><u>Groundcovers – medium shrubs</u></i> <ol style="list-style-type: none"> a. <i><u>Pohuehue Muehlenbeckia axillaris (hardy)</u></i>, b. <i><u>Pohuehue Muehlenbeckia complexa, (hardy)</u></i>, c. <i><u>Shrubby toatoa Haloraqis erecta (hardy)</u></i>, d. <i><u>Mingimingi Coprosma rhamnoides (hardy)</u></i>, e. <i><u>Porcupine shrub Melicytus alpinus (Slow growing)</u></i>, 3. <i><u>Medium - tall grasses</u></i> <ol style="list-style-type: none"> a. <i><u>Swamp flax / harakeke Phormium tenax (hardy)</u></i>, b. <i><u>Mountain flax / wharareki Phormium cookianum (hardy)</u></i>,

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).
- e. Mānuka | *Leptospermum scoparium*.
- f. Broadleaf / Kapuka | *Griselinia littoralis* (hardy).
- g. Whauwhaupaku / five finger | *Pseudopanax arboreus* (frost tender).
- h. Kaikōmako / bellbird tree | *Pennantia corymbosa* (frost tender).
- i. Marbleleaf / putaputāwētā | *Carpodetus serratus* (frost tender).
- j. Whiteywood / māhoe | *Melicytus ramiflorus* (frost tender).
- k. Red matipo | *Myrsine australis* (frost tender).
- l. Black Maire | *Nestegis cunninghamii* (Slow growing, frost tender)
- m. Makomako / wineberry | *Aristotelia serrata* (hardy).

6. Tall trees (not to be clipped)

- a. Kānuka | *Kunzea robusta* (hardy).
- b. Kowhai | *Sophora microphylla* (hardy).
- c. Ngaio | *Myoporum laetum* (frost tender).
- d. Tōtara | *Podocarpus tōtara*(hardy).
- e. Cabbage tree / tī kōuka | *Cordyline australis* (hardy).
- f. Horoeke / lancewood | *Pseudopanax crassifolius* (frost tender).
- g. Lowland ribbonwood / manatū | *Plagianthus regius* (hardy).

	<p>h. <u>Narrow-leaved lacebark Hoheria angustifolia (hardy).</u></p> <p>i. <u>Mataī Prumnopitys taxifolia (slow growing).</u></p>
<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 other than lighting gardens.</u> ii. <u>Lighting levels-intensities shall be the minimum intensities levels 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. <u>All light fittings are to be low lumen output, maximum 5000 Lumens.</u> vi. <u>The lighting is to have automatic motion sensors presence and daylight controls such that the lights are only on from dusk to dawn, and when presence-motion has been detected, maximum on time of 5 minutes.</u> <p>b. <u>Outdoor illuminated signs:</u></p> <ul style="list-style-type: none"> i. <u>Self-illuminated signs and billboards (with an internal light source) are not permitted.</u> ii. <u>Signs that are to be illuminated shall have a matt surface with dark background.</u> iii. <u>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 level set to the minimum intensities level required for the sign to be legible from the adjacent road.</u> iv. <u>Sign illumination shall not to operate between 11 pm and 5 am</u> <p>c. <u>Interior lighting</u></p> <ul style="list-style-type: none"> i. <u>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.</u>

	ii. <u>Skylights in buildings are acceptable if they do not emit light skywards during the hours of 11 pm to 5 am.</u>
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