

TO: **WAIMAKARIRI DISTRICT COUNCIL**
Private Bag 1005
Rangiora 7440
Attention: Proposed District Plan Submission
Email: developmentplanning@wmk.govt.nz

NAME OF SUBMITTER: **DAIKEN NEW ZEALAND LIMITED**

SUBMISSION ON PROPOSED WAIMAKARIRI DISTRICT PLAN

- 1 This is a submission on the proposed Waimakariri District Plan by Daiken New Zealand Limited (referred to in this submission as 'Daiken' or 'DNZ').
- 2 Daiken owns and operates two medium density fibreboard (MDF) manufacturing plants in New Zealand, with one located at Ashley in the Waimakariri District and the other located at Mataura, Southland.
- 3 Daiken's Ashley site is located on Upper Sefton Road between Ashley and Sefton townships. Ashley township is located 2km to the west of the site. The plant on the site consists primarily of two MDF production lines, with the first line built in 1976 and the second line built in 1994. The plant and its associated activities on the site are a significant presence in the Waimakariri District. The plant processes approximately 380,000 tonnes of Canterbury and West Coast wood each year, producing 215,000 cubic metres of MDF.
- 4 The plant is a significant employer in the Waimakariri District, directly employing around 170 employees on site, with many other people employed in support roles, and in upstream and downstream industries. Direct benefits each year, in the form of wages, salaries and other employee benefits, are approximately \$16 million and in excess of \$70 million is estimated to be spent on purchasing goods and services locally.
- 5 MDF from the Ashley plant are reconstituted wood panels produced using wood fibres from local renewable plantation forests which are combined with resin and wax in a refining, drying, forming, pressing and sanding process. MDF is produced from quality softwood sources such as radiata pine and has unique attributes in colour, strength and machinability which make it highly sought after in international MDF markets.
- 6 The Daiken site (referred to in this submission as 'the Site' or the 'HIZ Daiken site') is approximately 160 ha. in total and operates a single integrated manufacturing operation. Manufacturing facilities occupy a footprint of 20ha while the balance of the site is used for associated wastewater treatment and irrigation systems, as well as a buffer zone to wastewater disposal. The whole of the site is required to work in an integrated fashion. The location and extent of the Site and its current layout is shown in Appendix 1 to this submission.
- 7 The Site (including dispatch of finished goods) operates 24 hours per day, 7 days per week. By way of a summary of operations on the site:
 - (a) The range of manufacturing activities is broad including a log yard (de-barking and de-chipping), stockpiles, driers with cyclones, processing and packaging operation,

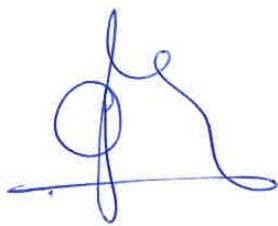
wastewater/effluent storage, treatment and irrigation, stormwater management, offices, site cafeteria (not public), existing residential units on the wider site, light and heavy vehicle movements, lighting required for security and operations, and hazardous substances stored on the site (bulk storage of resin and diesel).

- (b) The Site is entirely self-contained in terms of most services (water supply, stormwater disposal, effluent disposal). Power and telecommunications provided from overhead lines with transmission lines running through part of the site. Most plant infrastructure such as pipes, cables, etc is above ground.
 - (c) There are a number of noise sources on the site from other plant which must operate 24/7 (e.g. fibre relay and transport fans). Noise sources on the Site are predominantly concentrated along Upper Sefton Road and plant has been designed to achieve noise limits in the current District Plan (with some remaining updates to noise mitigation underway currently).
 - (d) Daiken holds two land use consents from District Council which authorise wastewater treatment and disposal (1998) and earthworks to construct the wastewater storage ponds (2018). Otherwise, the plant operates largely under the permitted activity rules in the current District Plan.
 - (e) The current B3 zone in the operative District Plan recognise the existing nature of the activities undertaken on the Site and the importance/benefits of those activities to the District. The rules provide for such activity to continue to operate and allow some flexibility for change in the operations within the site. Daiken seeks that this continue and be reflected in the proposed Plan.
 - (f) Daiken also holds a suite of consents from the Regional Council in relation to its activities on the site.
- 8 The Site has a unique zoning in the current District Plan (Business 3 Zone) to recognise the unique nature (as well as the large scale and the nature of the effects) of the activities undertaken on the Site, as well as the functional need for a large area of land on which to undertake those activities.
- 9 The land around the Site is currently zoned Rural. That land is currently farmed and there are only a few dwellings located near site. There is potential for reverse sensitivity effects arising from the development of land in the vicinity or from growth of townships. It is important that such effects do not arise, and that the proposed Plan addresses that issue.
- 10 The Site is proposed to be zoned Heavy Industrial in the proposed District Plan, while surrounding land is proposed to be zoned Rural Lifestyle (see Appendix 1). The Heavy Industrial Zone (HIZ) applies to only three sites within the district¹. Daiken agrees that the proposed zoning of the Site is appropriate and seeks continued and appropriate recognition of the significance of the wide range activities on the Site within the district, including through amendment of some of the proposed rules to better reflect the nature of those activities.
- 11 The Site has the following notations or features in the proposed Plan:
- (a) National Grid Transmission Lines;

¹ To distinguish the DNZ site from the other sites within the district also zoned for Heavy Industrial purposes this submission refers to this as the 'HIZ Daiken site'.

- (b) National Grid Yard;
 - (c) Major Electricity Distribution Lines;
 - (d) Major Electricity Distribution Setback Corridor;
 - (e) Liquefaction Overlay;
 - (f) Fault Awareness Overlay;
 - (g) Non-Urban Flood Assessment Area;
 - (h) Nga Wai – SASM 026 - Te Akeake/Saltwater Creek (incl. tributaries);
 - (i) Ecological districts (info only);
 - (j) Noise Contour for Timber Processing; and
 - (k) Designated rail corridor – KRH-17, KRH-18.
- 12 Daiken could not gain an advantage in trade competition through this submission.
- 13 The specific provisions of the proposal that this submission relates to, whether those provisions are supported or opposed and the reasons for that support or opposition, are set out in Appendix 2 to this submission.
- 14 The decisions which Daiken seeks from the local authority in respect of those provisions are also set out in Appendix 2 to this submission.
- 15 Daiken wishes to be heard in support of its submission.
- 16 If others make a similar submission, Daiken will consider presenting a joint case with them at a hearing.

DATED this 22nd day of November 2021



DAIKEN NEW ZEALAND LIMITED

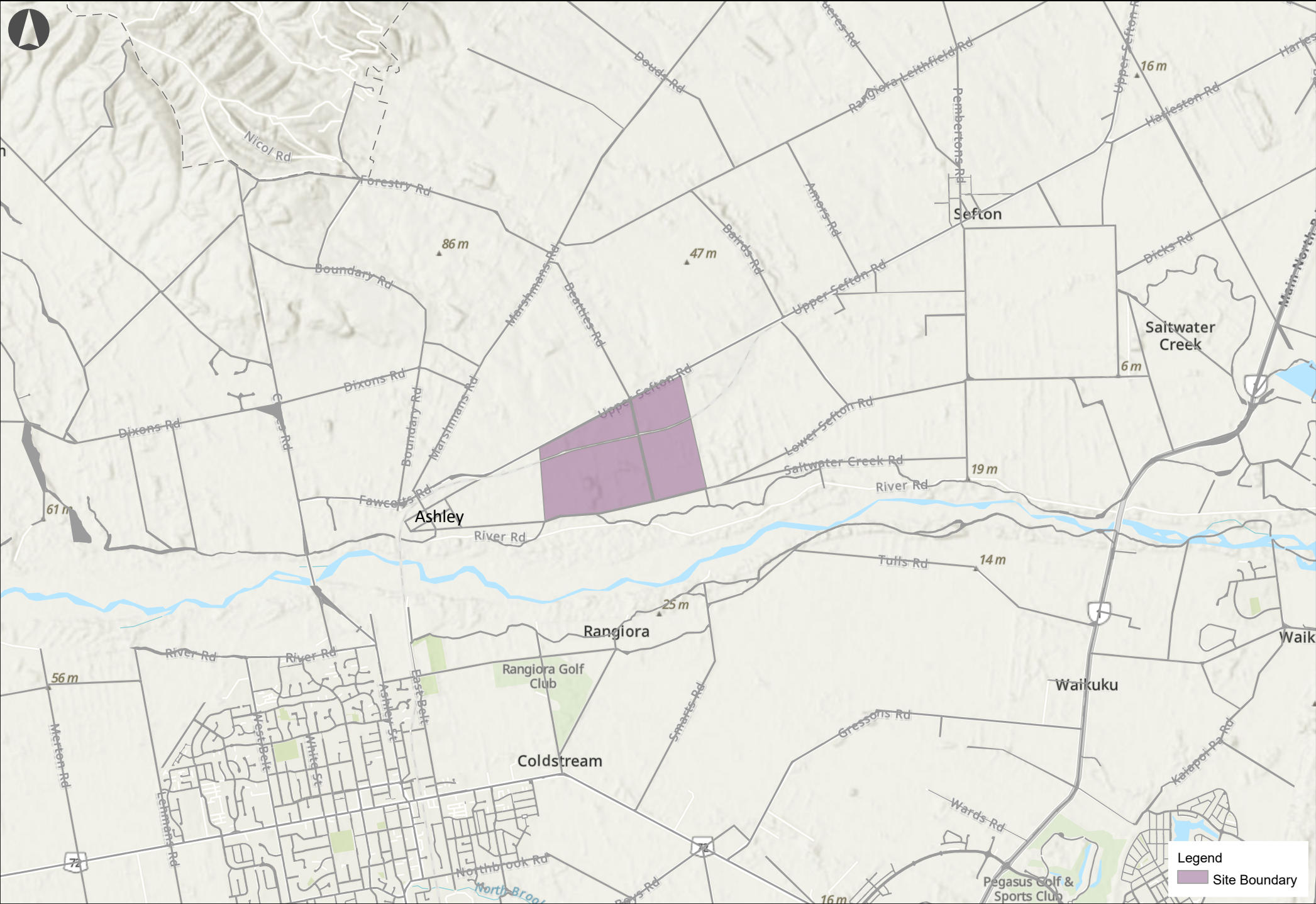
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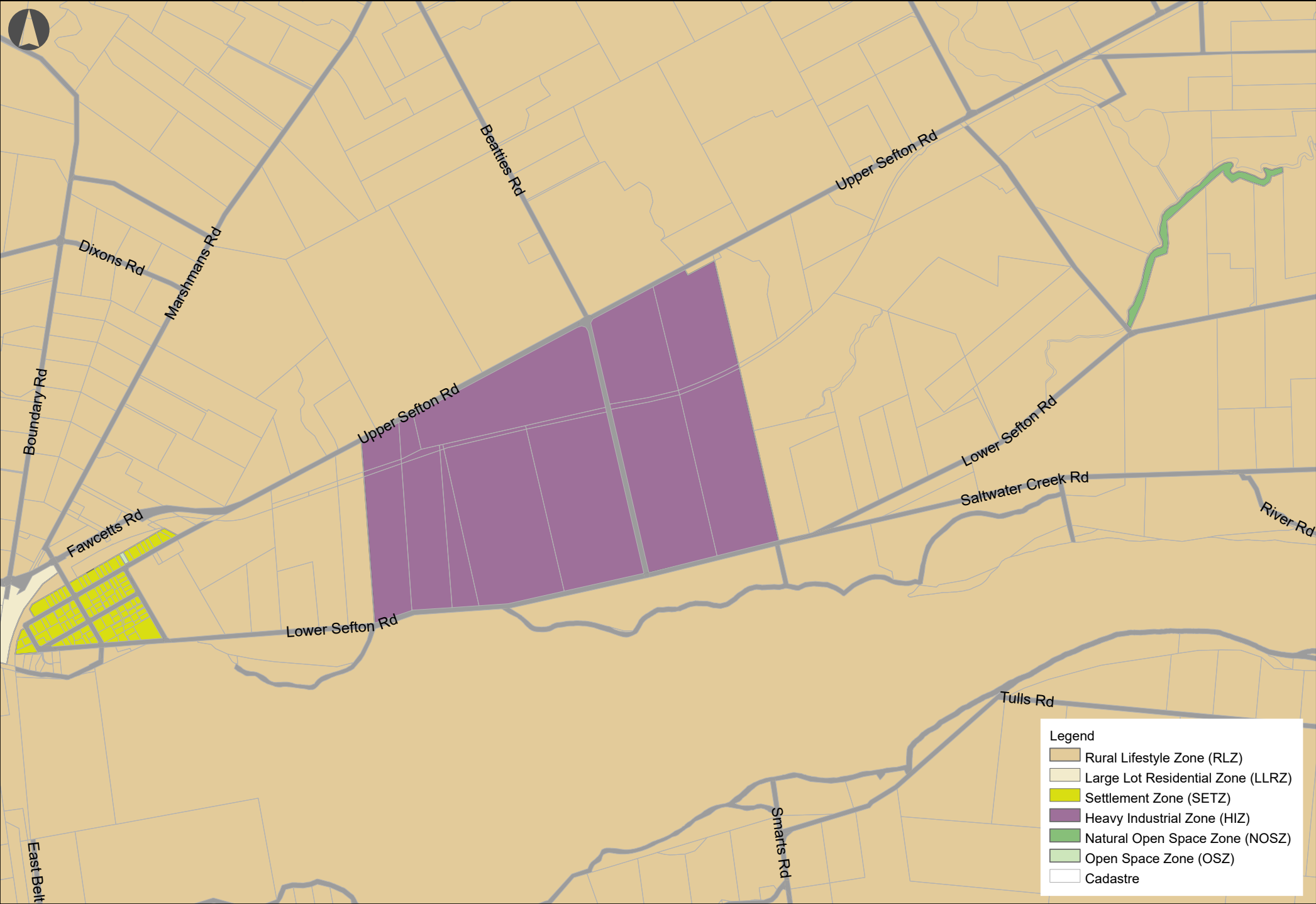
Appendix 1: Plans

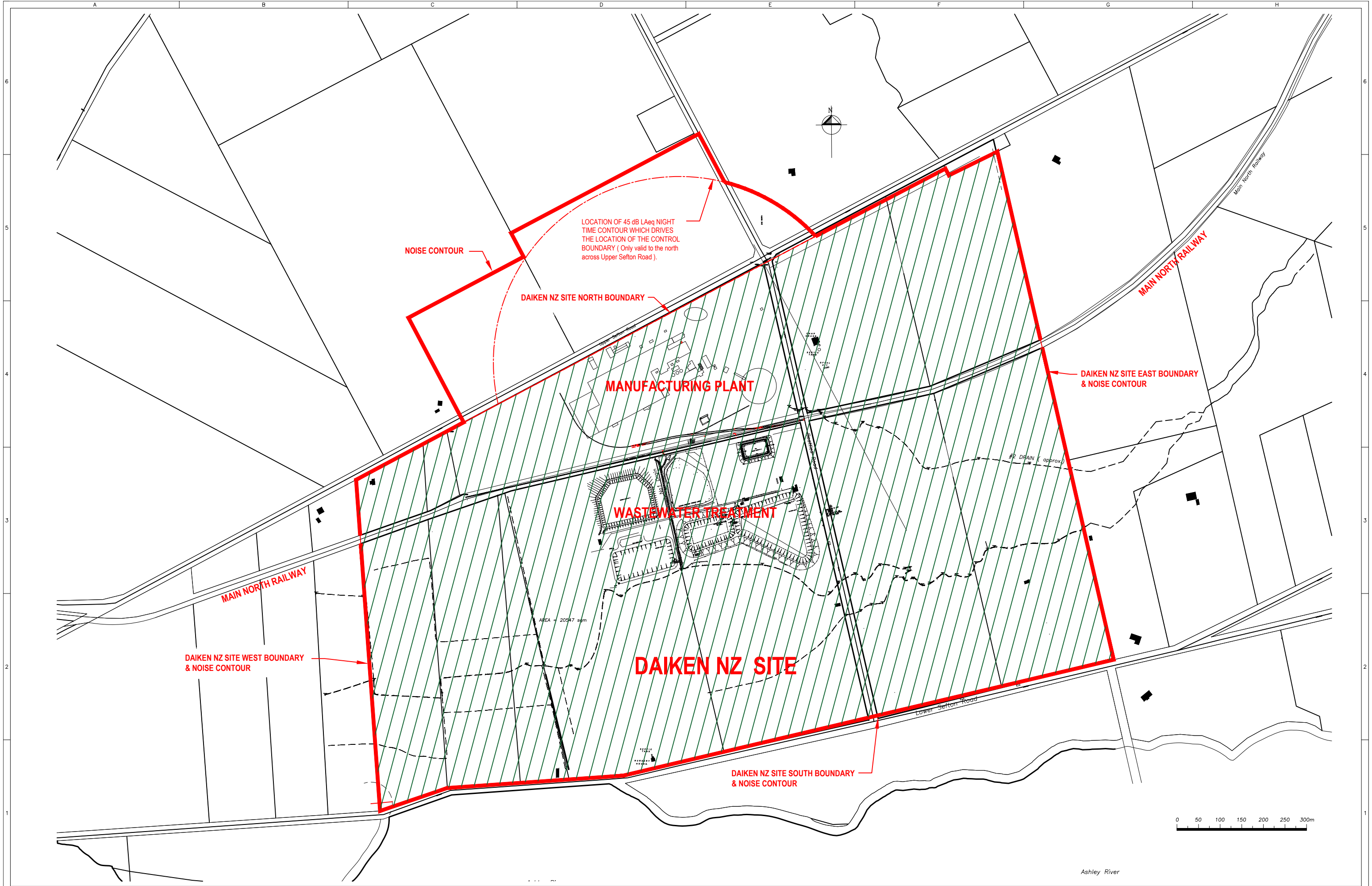
- **Site Location Plan**
- **Plan showing zoning of the Site and surrounding land**
- **Site Plan**

Daiken Proposed District Plan Submission. Location Plan



Daiken Proposed District Plan Submission. Proposed Zoning





Reference Drawings			Revision Description		
Drawing No.	Description	Rev	Date	Description	Issued to



MDF
UPPER SEFTON ROAD
ASHLEY
RANGIORA
NEW ZEALAND

A2 Title		00 - DAIKEN NZ SITE WAIMAKARIRI DISTRICT DRAFT PLAN NOISE CONTOUR SITE PLAN	
Scale 1 : 4000	Checked	Drawing	Rev
Drawn GRANT COWELL	Approved	5134	1
Date 08 / 11 / 2021			

Appendix 2: Summary of Changes Sought

(Amendments sought to parts of the plan are shown as: ~~strike through~~ for text to be removed and underlined for text to be added.)

Section / Sub-section / Provisions	Position	Submission	Relief Sought
Part 1 - Introduction and general provisions			
Te whakamāramatanga – Interpretation			
Definitions Nesting Tables			
Definitions Nesting Tables – Industrial Activity	Support in part	The nesting table provided for Industrial activities does not include heavy industry and it is important that this activity be added to clearly indicate that heavy industry is a subset of industrial activity generally, consistent with the General Approach described in Part 1 of the draft Plan.	<p>Amend the definition of Industrial activity as follows:</p> <p>Industrial activity</p> <ul style="list-style-type: none"> • Freight Depot <ul style="list-style-type: none"> ◦ Warehouse and Storage • <u>Heavy Industry</u> • Manufacturing <ul style="list-style-type: none"> ◦ Light manufacturing and servicing • Repair and maintenance services • Storage and lockup facilities • Wholesalers

Section / Sub-section / Provisions	Position	Submission	Relief Sought
Te whakamāramatanga – Interpretation			
Definitions			
Heavy industry	Support in part	<p>The activity undertaken at the Daiken Site is considered to appropriately come within the definition of heavy industry. It has been historically referred to as ‘timber processing’ but that is a very narrow description of the activities which are undertaken on the site and the existing plant could potentially accommodate a range of natural resources processing and manufacturing activities that would have the same or similar appearance and effects.</p> <p>The proposed definition currently includes:</p> <p><i>b. flax pulping; flock manufacture or teasing of textile materials for any purpose; and wood pulping</i></p> <p><i>c. storage and disposal of sewage, septic tank sludge or refuse</i></p>	<p>Amend the definition of heavy industry as follows (or to like effect):</p> <p>means:</p> <p>a. ...;</p> <p>j. any industrial activity <u>of a larger scale and which may require regional discharge consents and ancillary activities</u> involves the discharge of odour or dust beyond the site boundary.</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
		<p><i>e. any other processes involving fuel-burning equipment, which individually or in combination with other equipment, have a fuel-burning rate of up to 1000 kg/hr</i></p> <p><i>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, and...</i></p> <p><i>j. any industrial activity which involves the discharge of odour or dust beyond the site boundary.</i></p>	

Section / Sub-section / Provisions	Position	Submission	Relief Sought
		<p>This definition does not adequately describe the full range of activities undertaken at the Daiken site (which are described in the introduction to this submission) and the type of process described in sub-paragraph (h) of the definition is also not relevant to this plant. The facility is not a pulp plant nor is wood 'cooked with chemical solutions'. This definition needs to be amended to correctly describe the established activity and to include the nature of the each of the activities being undertaken across the site.</p> <p>The purpose of the definition is to provide a subset of industrial activities that relates to activities of a larger scale e.g. larger buildings, and with more potential impacts e.g. more noise, potential for odour, etc. The current definition seems to try and provide for this through the final clause j. of the definition which refers to <i>"any industrial activity which involves the discharge of odour or dust beyond the site boundary"</i>. However, the trigger of 'discharge beyond the boundary' unnecessarily implies negative impacts on others. It is recommended that this instead be linked to activities that are of a large scale and may require regional consents.</p>	

Section / Sub-section / Provisions	Position	Submission	Relief Sought
Industrial Activity	Support	DNZ supports the use of the NPS definition of 'industrial activity'.	Retain definition of 'industrial activity' as notified.
Primary Production	Support	DNZ supports the use of the NPS definition of 'primary production'.	Retain definition of 'primary production' as notified.
Reverse sensitivity	Support	The issue of reverse sensitivity is relevant in the context of a large scale industrial activity surrounded by rural zoning and this definition is important to retain.	Retain the definition of reverse sensitivity as notified.
Rural Production	Support	DNZ supports the use of the NPS definition of 'rural production'.	Retain definition of 'rural production' as notified.
Part 2 – District-wide matters			
Strategic directions			
SD - Rautaki ahunga - Strategic directions			
SD-O2 Urban Development	Support	This Objective recognises the need to provide opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency.	Retain Objective SD-O2 as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
SD – O4 Rural Land	Support in part	This Objective recognises the potential for rural activities to be impacted by “new incompatible sensitive activities” thus recognising the potential for reverse sensitivity issues to arise. This is important recognition and should also extend to the need to protect existing non-rural activities that on land currently zoned Business 3 and proposed to be zoned Heavy Industrial which are adjacent to the rural zone or are surrounded by rural zoned land.	<p>Amend Objective SD-O2 as follows (or to like effect):</p> <p>Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:</p> <ol style="list-style-type: none"> 1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and 2. ensuring that within rural areas the establishment and operation of rural production activities <u>and the continued operation of existing non-rural activities</u> are not limited by new incompatible sensitive activities.
Strategic directions UFD - Āhutatanga auaha ā tāone - Urban form and development			
UFD-O2 Feasible development capacity for commercial activities and industrial activities	Support	This Objective supports the need to ensure there is sufficient capacity for industrial activities to operate and grow. This can be achieved through enabling the use of zoned land or through the ability of development to feasibly occur within zoned land.	Retain Objective UFD-O2 as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
UFD-P1 Density of residential development	Support in part	The protection of the ability of the Daiken site to continue to operate and provide employment and economic benefits to the local and regional community is important. One way of protecting this operation is through ensuring that new activities do not expand into areas close to the site. This policy supports the separation of new residential activity from heavy industrial zones and this should be retained within this policy. This should also be recognised in other relevant policies as set out below.	Retain Policy UFD-P1 as notified.
UFD-P2 Identification/location of new Residential Development Areas UFD-P3 Identification/location and extension of Large Lot Residential Zone areas	Support in part	These policies need to be amended to recognise that new residential development should not occur close to heavy industrial areas to avoid reverse sensitivity effects and ensure operations can continue for important industrial activities such as Daiken.	<p>Amend Policy UFD-P2 as follows (or to like effect):</p> <p>In relation to the identification/location of residential development areas:</p> <p>3. ...;</p> <p>4. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:</p> <p>a. ...</p> <p><u>g. are located a sufficient distance away from any Heavy Industrial Zone to avoid reverse sensitivity effects.</u></p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<p>(including associated numbering updates)</p> <p>Amend Policy UFD-P3 as follows:</p> <p>In relation to the identification/location of Large Lot Residential Zone areas:</p> <ol style="list-style-type: none"> 1. ...; 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: <ol style="list-style-type: none"> a. ... f. <u>is located away a sufficient distance aware from any Heavy Industrial Zone to avoid reverse sensitivity effects.</u> <p>(including associated numbering updates)</p>
UFD-P5 Identification / location and extension of Industrial Zones	Support	DNZ supports Policy UFD-P5 as it provides for the identification and location of Industrial Zones as well as anticipating their extension.	Retain Policy UFD-P5 as notified.
UFD-P8 Mechanism to provide additional Industrial Zones	Support	DNZ supports Policy UFD-P8 as it provides for expansion of existing Industrial Zones.	Retain Policy UFD-P8 as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
UFD-P10 Managing reverse sensitivity effects from new development	Support in part	<p>This policy recognises the risk of reverse sensitivity impacts on some types of existing activities from new activities. It is however focussed on residential zones and does not cover rural zones. It also does not recognise the potential reverse sensitivity effects that may arise from residential development in close proximity to activities such as the major Daiken operation.</p> <p>This policy needs to be amended to address this risk.</p>	<p>Amend Policy UFD-P10 as follows (or to like effect):</p> <p>Within Residential <u>and Rural</u> Zones and new development areas in Rangiora and Kaiapoi:</p> <ol style="list-style-type: none"> 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on primary production <u>and existing heavy industrial activities</u> from activities within <u>zones or</u> new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.
Energy, infrastructure and transport EI - Pūngao me te hanganga hāpori - Energy and infrastructure			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
EI-R40 New solar cell(s) for small scale or community scale renewable electricity generation	Support	DNZ supports this rule which enables installation of solar cells within a site for the purpose of generating electricity to use on that site. It is also noted that this enabling rule provides for supply to up to 20 other sites and distribution of any surplus to the electricity distribution network. This is an appropriate encouragement of the use of renewable energy sources.	Retain Rule EI-R40 as notified.
EI-R42 New solar hot water systems	Support	Similar to the solar cell rule above, DNZ supports the enablement of solar hot water systems but notes that this rule is worded differently from Rule EI-R40 such that it appears to be limited to installation only on the roof of buildings and within specified zones. This restriction is considered unnecessary, and it is sought that this rule be expanded to provide for the same circumstances as in rule EI-R40.	Amend Rule EI-R42 as follows (or to like effect): Activity status: PER Where: 1. <u>the activity involves the installation, maintenance, upgrading or removal of a solar hot water heating system in the circumstances specified below;</u> 2. <u>the hot water generated is either:</u> a. <u>solely for use on a site and ancillary to the principal use of the site; or</u> b. <u>for use on a site and ancillary to the principal use of the site, and also for supply to not more than 20 other sites;</u>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<p>43. if located on the roof of a building in or adjoining Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), shall comply with the following (as applicable):</p> <ul style="list-style-type: none"> a. on new buildings, shall comply with the height in relation to boundary requirement for the zone or adjoining zone; or b. if located on an existing building in or adjoining a zone in (1) above that already breaches the applicable height in relation to boundary requirement, the solar hot water system may also breach it; or c. if located on an existing building in or adjoining a zone in (1) above that does not breach the applicable height in relation to boundary requirement, the solar hot water system shall also not breach it; and <p>24. new installations shall not involve alteration to a building with heritage values.</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
EI-R45 Requirement to connect to water supply, wastewater system or stormwater infrastructure	Oppose in part	<p>DNZ notes that its current facility is not connected to a public water supply, wastewater or stormwater system and is fully self-contained in those regards (through consented management, treatment and disposal systems). It would be inappropriate and unnecessary to require any new building at the site to connect to a public wastewater system or go through a consent path to not need to connect, particularly given that public systems are not available where the site is located.</p> <p>This rule needs to be amended to avoid this situation.</p>	<p>Amend Rule EI -R45 as follows or to like effect:</p> <p>Where:</p> <ol style="list-style-type: none"> 1. any new building, other than an accessory building: <ol style="list-style-type: none"> a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to the following: <ol style="list-style-type: none"> i. a public drinking water supply; ii. a public wastewater system; <p><u>except that this rule shall not apply to the HIZ located between Upper and Lower Sefton Roads.</u></p> <p>...</p> 2. any new building, other than an accessory building with a floor area of 10m² or less:

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<p>a. when located in Residential Zones, Commercial and Mixed Use Zones, Industrial Zones or Special Purpose Zones (other than the Special Purpose Zone (Kāinga Nohoanga)), shall be connected to reticulated stormwater infrastructure <u>except that this rule shall not apply to the HIZ located between Upper and Lower Sefton Roads;</u> and</p> <p>b. ...</p>
Hazards and risks HS - Matū mōrearea - Hazardous substances			
HS-O2 Sensitive activities HS-P2 Sensitive activity location	Support	This objective and policy recognise the potential for reverse sensitivity impacts on sites holding hazardous substances and needs to be retained.	Retain this Objective and Policy as notified.
Subdivision SUB - Wāwāhia whenua - Subdivision			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
SUB-P1 Design and amenity	Support in part	To give effect to the policies that seek to protect existing activities from reverse sensitivity effects, it is important to ensure that subdivision within the Rural Lifestyle Zone in close proximity to the HIZ Daiken site is well considered and controlled. To achieve this, and retain consistency with the approach applied in the proposed District Plan to other similar issues as well as the relief sought by the submitter in relation to Policy UFD-P10 , it is sought that this policy be amended.	<p>Amend SUB-P1 as follows:</p> <p>Enable subdivision that:</p> <ol style="list-style-type: none"> 1. within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles; 2. minimises reverse sensitivity effects on infrastructure <u>and existing heavy industrial activities</u> including through the use of setbacks; 3. avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid; 4. recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and 5. supports the character, amenity values, form and function for the relevant zone.
Subdivision rules	Support	To give effect to the policies that seek to protect existing activities from reverse sensitivity effects, it is important to ensure that subdivision within the Rural Lifestyle Zone in close proximity to the HIZ Daiken site is well considered and controlled. To achieve this, and retain consistency with the approach applied in the proposed District Plan to other similar issues, it is sought that an additional rule be inserted.	<p>Insert an additional rule as follows (or to like effect):</p> <p><u>SUB-R9 Subdivision close to Heavy Industry</u></p> <p><u>Rural Zones</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Where:</u></p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<p>1. <u>a building platform is identified on a proposed subdivision plan, that is located within the Noise Contour for Timber Processing/HIZ Processing Noise Contour, or within 200m of the HIZ located between Upper and Lower Sefton Roads, and</u></p> <p>2. <u>SUB-S1 to SUB-S18 are met.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>Matters of control/discretion listed in SUB-R2</u></p> <p><u>SUB-MCD14 – Effects on or from Heavy Industry</u></p> <p><u>Activity status when compliance not achieved: as set out in the relevant subdivision standards</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified to the owner/occupier of the HIZ located between Upper and Lower Sefton Roads, absent its written approval.</u></p> <p>Insert an additional matter of control/discretion as follows (or to like effect):</p> <p><u>SUB-MCD14 Effects on or from Heavy Industry</u></p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<ol style="list-style-type: none"> 1. <u>The extent to which the subdivision allows for development of sensitive activities in close proximity to existing industrial activity and the potential for this to lead to reverse sensitivity effects.</u> 2. <u>The extent to which potential adverse effects (including noise, visual and reverse sensitivity effects) are avoided or mitigated through the proposal.</u>
General District-wide matters EW - Ketuketu whenua - Earthworks			
Introduction	Support in part	The introduction to the earthworks chapters does not refer to the full range of activities for which earthworks may be required.	Amend as follows: This chapter provides for and manages earthworks across the District and recognises that earthworks are an integral part of the use and development of land for residential activities, <u>industrial</u> , rural and commercial activities at a variety of scales.
General District-wide matters NOISE - Te orooro - Noise			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
NOISE-O2 Reverse sensitivity	Support in part	This objective recognises the potential for reverse sensitivity effects on existing activities and needs to be retained. It references 'identified existing activities' but does not clearly list or clarify what activities are meant by this. It is not a defined term and is not clearly linked any subsequent policies or rules.	Retain this Objective but amend this Objective to explain what 'identified existing activities' include, or alternatively provide a policy as set out below.
Noise policies		As identified above, there is a need to recognise the potential for reverse sensitivity effects on major existing activities such as those undertaken on the Daiken site. This issue is recognised in policies for the Airport and Airfield but not in relation to 'identified existing activities' more broadly. An additional policy is needed to address this issue and in relation to the Daiken site, can most simply be related to the noise contours associated with the HIZ.	Insert an additional Policy as follows (or to like effect): <u>NOISE-P6 Existing Activities</u> <u>Avoid the development of noise sensitive activities in the Rural Lifestyle Zone within any noise contour associated with a Heavy Industrial Zone or in close proximity to the existing processing plant located between Upper and Lower Sefton Roads.</u>
NOISE-R1 Timber processing and ancillary activities	Support in part / Oppose in part	<p>There are 2 MDF lines at the Daiken site which run 24/7 and the Log yard (debarking & chipping) runs daytime hours.</p> <p>DNZ undertook substantial work with the Council and acoustic consultants during 2019 and 2020 to develop an appropriate noise contour & noise rules.</p>	Amend Rule NOISE-R1 as follows: NOISE-R1 Timber p <u>HIZ Processing</u> and ancillary activities Heavy Industrial Zone <u>located between Upper and Lower Sefton Roads</u>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
		<p>Presumably unintentionally, the drafted noise rule put forward in the proposed District Plan (which applies the night time standard to day time activities) is not consistent with the acoustic advice to the Council and Daiken, and is not achievable within the operational and functional constraints of the existing site and operation. The noise contour was the agreed position to apply the day and night noise standards and also cover the notional boundary approach, rather than having the two matters separated.</p> <p>Further the rule refers to 'timber processing' which is an unnecessarily limiting term to describe the processing undertaken on the site.</p> <p>There is a need to amend this rule to better recognise the activity established and to update the rule to reflect the noise contours which Daiken understood to be acceptable based on expert acoustic advice.</p>	<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> noise generated within the Timber HIZ Processing Noise Contour, as shown on the planning map, shall <u>not exceed the following standards</u>: <ol style="list-style-type: none"> not exceed 45 dB LAeq outside the Timber Processing Noise Contour and shall otherwise comply with Table NOISE-2; and not exceed the following standards at or within the notional boundary of the residential unit located at 126 Beatties Road: <ol style="list-style-type: none"> 7:00am-7:00pm Monday to Saturday 55 dB LAeq. 9:00am-7:00pm Sundays and Public Holidays 55 dB LAeq. All other times 45 dB LAeq. 10:00pm-7:00am on any day 75 dB LAF(max). <p>(and consequential updates in referencing on planning maps and any other necessary parts of the plan that refer to timber processing.)</p>
Table NOISE 2	Support in part	<p>This table clearly sets out noise levels but should not apply to the activity referred to in NOISE-R1 as that is linked to the noise contours for the site not at the boundary of the site.</p>	<p>Amend Table NOISE-2 as follows:</p> <p>...</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			Heavy Industrial Zone <u>except as provided for in NOISE-R1</u>
Part 3 – Area specific matters			
Zones			
RURZ – Whaitua Taiwhenua - Rural Zone			
RURZ - General Objectives and Policies for all Rural Zones			
RURZ–P6 Industrial activity	Support	This policy recognises existing large-scale industrial activities outside of urban environments that are well established and this is particularly relevant to the Daiken operation which is a long established activity. The policy also notes the need to recognise the existing environmental effects of such activities and this acknowledgment is appropriate and necessary to support such an important business.	Retain this policy as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
RURZ–P8 Reverse sensitivity	Support in part	<p>This policy recognises the risk of reverse sensitivity effects of new activities establishing in rural zones close to existing activities. Given the significant contribution of the Daiken site to the district it is important to protect it from the risk of reverse sensitivity effects.</p> <p>The policy as currently worded however provides no protection to this facility as it focusses on primary production, waste management, quarrying, mining and rural industry.</p> <p>The policy needs to be amended to include the heavy industrial zones.</p>	<p>Amend policy RURZ-P8 as follows:</p> <p>Minimise the potential for reverse sensitivity effects by:</p> <ol style="list-style-type: none"> 1. avoiding the establishment of any new sensitive activity near existing intensive indoor primary production activities, intensive outdoor primary production activities, waste management facilities, quarrying activities, mining activities, <u>heavy industrial zones</u> and rural industry in circumstances where the new sensitive activity may compromise the operation of the existing activities; 2. managing the establishment of new sensitive activities near other primary production activities; 3. ensuring adequate separation distances between existing sensitive activities and <u>existing or</u> new intensive indoor primary production activities, intensive outdoor primary production activities, quarrying activities, mining, <u>heavy industrial zones</u> and rural industry; and 4. avoiding quarry, landfill, cleanfill area, mining activities adjacent to urban environments where the amenity values of urban environments would be diminished.
<p>RURZ – Whaitua Taiwhenua - Rural Zones</p> <p>RLZ - Rural Lifestyle Zone</p>			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
RLZ-R3 Residential unit	Support	To give effect to protection of existing activities from reverse sensitivity effects, it is important that density in rural areas surrounding the HIZ zones are controlled. DNZ supports a minimum site area of 4ha per residential unit in the Rural Lifestyle zone generally (subject to comments below).	Retain Rule RLZ-R3 as notified.
RLZ-R3 Residential unit RLZ-R4 Minor residential unit	Support in part	<p>In order to give effect to the general policies P6 and P8, set out above, it is necessary to ensure that new residential units are not established close to Heavy Industrial Zones, risking reverse sensitivity effects. The addition of a 'buffer' clause within these rules will enable control of the immediately surrounding area and manage expectations of those who may not be aware of the existing environment in the zone and surrounding area.</p> <p>In terms of density of development in the area around the Daiken site, it is considered necessary that the minimum site area of 4ha per residential unit be retained and that development at a higher density in this zone be avoided.</p>	<p>Amend Rule RLZ-R3 as follows:</p> <p>Activity status: PER</p> <p>Where:</p> <p>1. ...;</p> <p>6. <u>the residential unit is located outside the HIZ Processing Noise Contour and/or at least 200m from the boundary of any Heavy Industrial Zone.</u></p> <p>(including associated numbering updates)</p> <p>...</p> <p>Activity status when compliance with RLZ-R3 (1), RLZ-R3 (2)(a), RLZ-R3 (3), RLZ-R3 (4), or RLZ-R3 (5) or RLZ-R3(6) not achieved: NC</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<p>Amend Rule RLZ-R4 as follows:</p> <p>Activity status: PER</p> <p>Where:</p> <p>1. ...;</p> <p>6. <u>the residential unit is located outside the HIZ Processing Noise Contour and/or at least 200m from the boundary of the Heavy Industrial Zone.</u></p> <p>(including associated numbering updates)</p>
INZ – Whaitua Ahumahi - Industrial Zones			
INZ - General Objectives and Policies for all Industrial Zones			
INZ - General Objectives and Policies for all Industrial Zones - Introduction		The introduction to the Industrial Zones section does not recognise that some industrial activities are very long standing in the district, nor does it adequately recognise the significant contribution that some key industries play.	<p>Amend the introduction as follows:</p> <p>... The quantum and distribution of industrial activity plays a key role in the form, identity and growth of <u>district as a whole and</u> urban areas and is vital to the effective and efficient functioning of communities through providing employment, and access to trade and yard-based goods and industrial services. The District Plan <u>recognises existing industrial activity and</u> manages <u>new</u> industrial activities to ensure:</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
			<ul style="list-style-type: none"> • appropriate activities establish in the industrial zones that are of a similar nature, be they light industrial, general industrial or heavy industrial; • industrial activities integrate with infrastructure <u>where available</u> and do not undermine existing commercial centres; and • they avoid more than minor adverse environmental effects and manage all other effects.
INZ–O1 Support and growth of industry INZ–O2 Role and function of Industrial Zones	Support	These objectives are important to provide recognition of the role and importance of industrial zones and the activities operating within them.	Retain these objectives as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
INZ–O3 Managing the effects of industrial activities	Support in part	<p>This objective rightly recognises the need to manage effects of industrial activities. It states however that all effects will be managed either within the zone or at the interface with non-industrial zones. This is not the case for the Daiken site which has noise contours extending beyond the zone to recognise the existing situation where much of the plant is located near the edge of the HIZ . This is not able to be retrospectively altered. This objective needs to be amended to recognise this provision and to allow for effects to extend beyond the zone interface in specific circumstances.</p>	<p>Amend Objective INZ-O3 as follows:</p> <p>The adverse effects of industrial activities are avoided, remedied or mitigated:</p> <ol style="list-style-type: none"> 1. within the zone where these may constrain the establishment and operation of industrial activities; and 2. at the interface with non-industrial zones <u>or at other locations as otherwise provided for in the rules</u>, to achieve the anticipated amenity values for those adjacent zones.
INZ–P1 Anticipated activities in Industrial Zones	Support in part	<p>This is the only policy that sets out what is anticipated in each of the industrial zones, however it does not specify the anticipated uses of the Heavy Industrial Zone. Further it states what activities are anticipated <u>outside</u> of the Heavy Industrial Zone (which is contradicted in rules for the zone as set out below).</p> <p>While the policy is not exclusive, it is important (for clarity in the use of the plan) that a description of the intended scope of the Heavy Industrial Zone is specified, and it is requested that this be added to the policy.</p>	<p>Amend Policy INZ-P1 as follows (or to like effect):</p> <p>Provide for a range of industrial activities to occur in identified industrial zones, including providing for the following activities:</p> <ol style="list-style-type: none"> 1. ...; 7. <u>a range of heavy industrial activities generating larger scale effects within Heavy Industrial Zones, and ancillary activities.</u> <p>(including associated numbering updates)</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
INZ-P4 Intensification of existing Industrial Zones	Support	It is important that the existing industrial zones are enabled to operate appropriately and provide for industrial activities to expand.	Retain this policy as notified.
INZ-P6 Managing adverse effects within Industrial Zones	Support in part	<p>This policy rightly recognises the need to manage effects of industrial activities. It states however that all effects will be managed at the interface with non-industrial zones. This is not the case for the Daiken site which has noise contours extending beyond the zone to recognise the existing situation where much of the plant is located near the edge of the HIZ. This is not able to be retrospectively altered. This policy needs to be amended to recognise this provision to allow for effects to extend beyond the zone interface in specific circumstances.</p> <p>The recognition that amenity values may be lower close to heavy industrial zones, than in wider areas, is also important and should be retained.</p>	<p>Amend Policy INZ-P6 as follows:</p> <p>Manage the effects of development and activities in industrial zones including visual, traffic, noise, and glare through controls on building bulk, form, setbacks, landscaping, screening and traffic movements. Such management is to be focused:</p> <ol style="list-style-type: none"> 1. at the interface with an arterial road fulfilling a gateway function; and 2. at the interface with adjacent non-industrial zones <u>or at other locations as otherwise provided for in the rules</u>, so that the amenity values of those adjacent zones are maintained or enhanced, recognising that amenity values may be lower than that experienced in zones that are not close to industrial activities.
INZ – Whaitua Ahumahi - Industrial Zones HIZ - Heavy Industrial Zone			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ-O1 Provision of heavy industrial activities	Support in part	<p>DNZ supports the objective of enabling heavy industrial activities. However it is considered that the wording of the policy is confusing and indirect. Firstly, it needs to be clear that the management of adverse effects is to provide an acceptable level of amenity within other zones, that fits the anticipated uses and outcomes for that neighbouring zone. The expectations will differ depending on the nature of the zone and it should not be pre-emptively assumed in the policy that the neighbouring zone will be sensitive to the industrial activity.</p> <p>Further, as discussed above, in some cases the effects of activities in the Heavy Industrial Zone do not need to be managed at the interface and rules need to provide for the control of effects at distances beyond the zone boundary – such as a noise contour extending into adjoining land to recognise existing use. This objective needs to be amended to provide greater clarity of intent.</p>	<p>Amend Objective HIZ-O1 as follows:</p> <p>Heavy industrial activities are enabled, where the adverse effects of these activities on adjacent non-heavy industrial zones are managed at the interface to provide an acceptable level of amenity in of these more sensitive <u>within other</u> zones.</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ-P1 Heavy industrial activities	Support in part	<p>DNZ supports the recognition of heavy industrial activities including the established Daiken plant, and the general obligation to avoid, remedy and mitigate the effects of activities on the environment. The recognition of potential reverse sensitivity effects is also acknowledged and supported.</p> <p>However, it is considered that the current wording is not sufficiently specific, includes value laden terminology, and does not adequately recognise the significant constraints which new sensitive activities could have on the continued operation of industrial activities. This policy needs to be amended to provide greater clarity of intent.</p>	<p>Amend Policy HIZ-P1 as follows:</p> <p>Recognise and provide for heavy industrial activities that generate potentially significant and a range of intermittent and continuous effects, including relatively high levels of noise, odour, heavy traffic movements, and the presence of significant amounts of hazardous substances <u>amenity related adverse effects, which may require</u> necessitating separation from more sensitive activities and the consideration of reverse sensitivity management.</p>
HIZ-R1 Construction or alteration of or addition to any building or other structure	Support	DNZ supports the provision for construction, alterations and additions as a permitted activity within the HIZ.	Retain Rule HIZ-R1 as notified.
HIZ-R2 Industrial activity	Support	DNZ supports the provision for industrial activities as a permitted activity within the HIZ.	Retain Rule HIZ-R2 as notified.
HIZ-R3 Trade supplier	Support	DNZ supports the provision for trade suppliers as a permitted activity within the HIZ.	Retain Rule HIZ-R3 as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ-R4 Yard-based activity	Support	DNZ supports the provision for yard based activity as a permitted activity within the HIZ.	Retain Rule HIZ-R4 as notified.
HIZ-R5 Service station	Support	DNZ supports the provision for service stations as a permitted activity within the HIZ.	Retain Rule HIZ-R5 as notified.
HIZ-R6 Parking lots and parking buildings	Support	DNZ supports the provision for parking activities as a permitted activity within the HIZ.	Retain Rule HIZ-R6 as notified.
HIZ-R7 Heavy industry	Support	DNZ supports the provision for 'heavy industrial' activities within the HIZ Zone.	Retain Rule HIZ-R7 as notified.
HIZ-R8 Food and beverage outlet	Support	DNZ supports the provision for food and beverage activities within the HIZ Zone.	Retain Rule HIZ-R7 as notified.
HIZ-R9 Ancillary retail activity	Support	DNZ supports the provision for ancillary retail activities within the HIZ Zone.	Retain Rule HIZ-R7 as notified.

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ-R10 Ancillary office	Support in part / Oppose in part	<p>DNZ supports the provision for 'ancillary offices' as a permitted activity in the HIZ noting the necessity for office facilities to support heavy industrial activity. However it is considered that the scale of office space provided for in the rule does not recognise the nature of activities established on the Daiken site, the scale of the site nor the impracticability of distributing offices within various buildings within the site (as opposed to locating offices in one or two primary buildings) given the nature of activities undertaken.</p> <p>Further the 'site' upon which the DNZ facility is established comprises land held in a number of certificate of title and over a substantial site area. For the above reasons it is considered impractical to require any ancillary offices to be located on the same site as the primary activity permitted within the zone. It is also considered unnecessary to limit the area of office activity when it is ancillary to the industrial activity and does not provide for independent office activity that could undermine the intent of the zone.</p>	<p>Amend Rule HIZ-R10 as follows:</p> <p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. the ancillary offices occupy a maximum of 250m² of building GFA; and 2. it is located on the same site as the primary activity which is permitted in the zone <p><u>except that these rules do not apply to the HIZ located between Upper and Lower Sefton Roads.</u></p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ- R12 Land based sewage disposal and/or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds	Support	<p>The majority of the wastewater associated with the Daiken operation is water/sap squeezed out of the untreated chip. This has CRC consents to treat / store / and irrigate onto the adjacent land around the plant.</p> <p>DNZ supports the provision for land based sewage disposal and /or wastewater disposal, and/or treatment areas for sewage or wastewater, including oxidation ponds within the zone as a controlled activity.</p> <p>It is noted that this is the same rule that currently applies through the operative District Plan to the B3 zone.</p>	Retain Rule HIZ-R12 as notified.
New rule	Support	<p>A large part of the Daiken site is used for primary production as part of the rural use of the land when it is not being relied upon for wastewater disposal by irrigation. The use of HIZ land for rural activities is not permitted in the proposed rules and despite this being an existing use of the land, it would be appropriate to explicitly recognise and provide for this established activity.</p>	<p>Insert a new rule as HIZ-R12 as follows:</p> <p><u>HIZ-R12 Primary Production</u></p> <p><u>Activity status: PER</u></p> <p><u>Activity status when compliance not achieved: N/A</u></p> <p>(and subsequent rule numbering amendments as required).</p>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ-R16 Residential unit HIZ-R17 Residential Activity HIZ-R19 Visitor Accommodation HIZ-20 Community Facility	Support	Non-complying activity status is supported for noise sensitive activities (i.e. residential, visitor accommodation and community facilities) within the Heavy Industrial Zone, on the basis of control of potential reverse sensitivity effects.	Retain the following rules as notified: HIZ-R16 Residential unit HIZ-R17 Residential Activity HIZ-R19 Visitor Accommodation HIZ-R20 Community Facility
HIZ-BFS1 Height	Support in part	<p>DNZ supports the necessity for controlling building height but notes that the rules currently proposed are unreasonable and inappropriate given the scale of the existing facility and the necessity for large scale buildings to continue to operate the established activity. The current structures on the site are up to around 38m in height already and limiting buildings to 25m could impact on the ability to continue to operate the site into the future.</p> <p>Prior to the proposed District Plan being notified, engagement with Council staff indicated support for a 45m height limit for buildings/structures on this site to protect its operational ability. Daiken maintains that such a limit is appropriate on this site.</p>	Amend Standard HIZ-BRS1 as follows: 1. The maximum height of any building, calculated as per the height calculation, shall be 25m above ground level, when it is setback its own height from an adjoining internal or road boundary; 2. The maximum height of any chimney or support structure shall be 40m; <u>except that the maximum height for any building or structure applying to the HIZ located between Upper and Lower Sefton Roads shall be 45m.</u>

Section / Sub-section / Provisions	Position	Submission	Relief Sought
<p>HIZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones</p> <p>HIZ-BFS3 Internal boundary setback</p> <p>HIZ-BFS4 Internal boundary landscaping</p> <p>HIZ-BFS5 Road boundary landscaping</p> <p>HIZ-BFS6 Road boundary setback</p> <p>HIZ-BFS7 Rail boundary setback</p>	Support	<p>DNZ is comfortable with the proposed building standards in relation to any new development in the HIZ. The site has been established for a number of years, and a number of activities have been established in close proximity to the road boundaries, however the proposed rules would not impact on existing activities. It is not necessary or appropriate (given the nature of activities undertaken on the site and the operational requirements) to require a 2m landscape strip to be established and maintained along all site boundaries if the buildings on the site were to alter in the future given the scale of the site and the use of the majority of the site for rural activities.</p>	Support as notified
Maps and zoning			

Section / Sub-section / Provisions	Position	Submission	Relief Sought
HIZ zoning of Daiken site	Support	DNZ supports the zoning of its site as Heavy Industrial Zone on the basis that this recognises the established activity, and with the proviso that the zoning and associated provisions recognises and provides for the ongoing operation and growth of the existing facility and associated activities.	Retain the HIZ zoning of the Daiken site as notified.
Settlement Zone and Large Lot Residential Zone for Ashley Township	Support	DNZ recognises the zoning applied to the residential activities in and around the Ashley township in providing certainty. DNZ however notes that it would not be appropriate to extend residential zoning any further to the east towards the Heavy Industrial zone.	Retain the zonings applied to the Ashley Township as notified.
Noise Contour for: Timber Processing	Support	DNZ acknowledges the proposal to set a specific noise contour to recognise the use of the site and to align with established use and operation and functional needs (noting submission points above in relation to the naming of the contour and the application of the rule).	Retain the noise contour as notified, noting the request for renaming of this as set out above.