

Section	Sub-Section	Provision	Submitter Name	Sub No.	Summary	Section2
AZ - Airport Zone	Standards	AZ-S3 Hazardous substances	First Gas	12.52	Supports	AZ - Airport Zone
COMZ - Commercial Zone	Standards	COMZ-CC-S3 Hazardous Substances COMZ-NC-S7 Hazardous Substances	First Gas	12.50 12.51	Supports	COMZ - Commercial Zone
CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone	CRZ - Coastal Residential Zone
Mill Road Structure Plan	Appendix A	Figure 1 - Site Location	First Gas	12.54	Support	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 11 - District Plan zoning & relevant features	First Gas	12.58	Oppose in part. Zoning out of date. This is figure 10, not 11 as labelled.	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 11 - Existing three water infrastructure	First Gas	12.59	Support	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 13 - Electricity, Gas and Telecommunication Services Available	First Gas	12.60	Opposes in part. Map will become out of date quickly as connections available from service providers change often.	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 15 - Transport connections to and within the zone	First Gas	12.61	Support	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 20 - Mill Road structure plan staging	First Gas	12.62	Support	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 21 - Proposed road layout and gas mains alignment	First Gas	12.63	Support in part. Generally supports the alignment of proposed road reserve with parts of the gas pipeline.	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 22 - Proposed shared path location	First Gas	12.64	Support	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 7 - LIDAR Map	First Gas	12.55	Support in part. Updated cadastal boundaries are required to provide a more accurate map.	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 8 - On-site Land Use	First Gas	12.56	Support in part. It is unclear whether this is existing or intended land use.	Mill Road Structure Plan
Mill Road Structure Plan	Appendix A	Figure 9 - Site surrounds	First Gas	12.57	Support	Mill Road Structure Plan
GRZ - General Residential Zone	General	General	Paul Thomas	2.1	Support in part Land at 32D Peat St used for school related activities (parking). Industrial activities would have adverse effects on the amenity of the wider residential area and the college. More efficient and effective to be zoned residential.	GRZ - General Residential Zone

Maps	General	General	Axiam Plastics	1.1	Support	Maps
Maps	General	General	MacBlack Timber	2.2	Opposes Does not support separate zoning.	Maps
Maps	General	General	Greytown Trust	4.1	Oppose in part Bedford Ave rezone to Residential will result in more negative impacts - existing use and potential use; diminished investment; pressure on traffic and infrastructure, will add little to housig stock of District.	Maps
Maps	General	General	Ian McDonald	5.1	Opposes in part. Change of zoning in Kaikokopu Road area will reduce industrial expansion.	Maps
Maps	General	General	George Russel	9.1	Support	Maps
Maps	General	General	Ministry of Education	11.1	Support rezoning Matipo Street area	Maps
Maps	General	General	Ministry of Education	11.2	Supports rezoning St Mary's school area	Maps
Maps	General	General	First Gas	12.1	Support rezoning Matipo Street area	Maps
GIZ - General Industrial Zone	Rules	GGIZ-R2 Restricted Discetionary	First Gas	12.16	Support in part - the intent of the policy is supported. Oppose in part - the word 'area' needs clarification on whether this refers to the spatial area in which the non-compliance is occurring, or the type of non-complane.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Issues	GIZ-I1	A T Wanganui	8.1	Opposes. No evidence that significant adverse effects can occur to the transport network on zoned Industrial Land that results in reduced quality of environment and incompatibility with different land uses beyond the zone.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Issues	GIZ-I2	A T Wanganui	8.2	Opposes Incorrect and not demonstrated by the s32 analysis.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Issues	GIZ-I3	A T Wanganui	8.3	Opposes. Inappropriate attempt to control development. Should be providing infrastructure and promulgating an appropriate development contributions policy.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Issues	GIZ-I3	First Gas	12.2	Support	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Objectives	GIZ-O1 Establish safely and efficiently	First Gas	12.3	Supports	GIZ - General Industrial Zone

GIZ - General Industrial Zone Objectives	GIZ-O2 Adverse effects on amenity value	First Gas	12.4	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Objectives	GIZ-O3 Role, function and character	First Gas	12.5	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Objectives	GIZ-O4 Level of amenity	First Gas	12.6	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P1 Enable industrial activities	Fire & Emergency NZ	10.1	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P1 Enable industrial activities	First Gas	12.7	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P2 Discourage activities that are incompatible	First Gas	12.8	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P3 Encourage efficient use and development	A T Wanganui	8.4		GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P3 Encourage efficient use and development	First Gas	12.9	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P4 Manage the establishment of non-industrial activities.	Fire & Emergency NZ	10.2	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P4 Manage the establishment of non-industrial activities.	First Gas	12.10	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P5 Maintain the role, function and level of amenity appropriate to the zone by managing effects.	First Gas	12.11	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P6 Require industrial activities located on sites adjoining Residential, Open Space or Rural Lifestyle to manage adverse effects.	First Gas	12.12	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P7 Ensure development in the Mill Road area is consistent with indicative layouts.	A T Wanganui	8.5	Opposes. Policy makes no sense. No Mill Road Structure Plan. Structure Plan will be for major infrastructure and does not control development.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Policies	GIZ-P7 Ensure development in the Mill Road area is consistent with indicative layouts.	Fire & Emergency NZ	10.3	Supports	GIZ - General Industrial Zone

GIZ - General Industrial Zone	Policies	GIZ-P7 Ensure development in the Mill Road area is consistent with indicative layouts.	First Gas	12.13	Support in part - the intent of the policy is supported. Opposes - Mill Road Structure Plan has not been provided,	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Policies	GIZ-P8 Enable development that deviates from the Mill Road Structure Plan	Powerco Ltd	7.1	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Policies	GIZ-P8 Enable development that deviates from the Mill Road Structure Plan.	First Gas	12.14	Support in part - the intent of the policy is supported. Opposes - Mill Road Structure Plan has not been provided,	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R1 Permitted	Dept of Corrections	6.1	Oppose Does not specifically reference community corrections activities.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R1 Permitted	Powerco Ltd	7.2	Oppose Network Utilities should be contained within the NU-Network Utilities chapter across all zones.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R1 Permitted	First Gas	12.15	Support in part Support the provision for network utilities as a permitted activity and as per their existing chapter is supported.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R2 Restricted Discretionary	Powerco Ltd	7.3	Oppose Network Utilities should be contained within the NU-Network Utilities chapter across all zones.	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R3 Discretionary	First Gas	12.17	Oppose in part. The cross-referencing of the rule back to the network utilities chapter is not required	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Rules	GIZ-R3 Discretionary	Fire & Emergency NZ	10.4	Oppose in part. Emergency service facilities are not listed as a permitted activity and therefore default to a Discretionary activity in GIZ-R3. There may be a functional need for emergency services (including fire stations) to be located within this zone	GIZ - General Industrial Zone

GIZ - General Industrial Zone Rules	GIZ-R3 Discretionary GIZ-R4 Non-complying	Ministry of Education	11.3	Oppose Education facilities are considered 'sensitive activities' under DP definitions. Plan is seeking to apply sensitive activities as non-complying. Certain education facilities such as work skills centres may need to be located within Industrial areas.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Rules	GIZ-R4 Non-complying	Powerco Ltd	7.5	Support	GIZ - General Industrial Zone
GIZ - General Industrial Zone Rules	GIZ-R4 Non-complying	First Gas	12.18	Oppose in part. These activities are not considered appropriate for the Industrial zone, however earthworks and buildings/structures within 20 metres of the Gas transmission network should also be avoided.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S1 Buildings and structures	Powerco Ltd	7.6	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S1 Buildings and structures	Fire & Emergency NZ	10.5	Oppose in part Some fire stations include a hose-drying tower of between 12-15 metres in height. Include an exemption for emergency services from the recession plane.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S1 Buildings and structures	First Gas	12.20	Oppose in part The provision is supported but further control on setback of buildings and structures is required.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S10 Hazardous Substances	A T Wanganui	8.8	Opposes. There are no standards in the HAZ-Hazards and Risk chapter	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S10 Hazardous Substances	First Gas	12.28	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S10 or S11 <u>Setbacks from the Gas Transmission Network</u>	First Gas	12.29	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S2 Outdoor storage and work areas	Fire & Emergency NZ	10.6	Support in part Planting and screening should not be required where it will obscure access to emergency panels, hydrants, shut-off valves or other emergency response facilities; or should be constructed in a way to ensure the signs and facilities are visible and accessible.	GIZ - General Industrial Zone

GIZ - General Industrial Zone Standards	GIZ-S2 Outdoor storage and work areas	First Gas	12.21	Support	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S3 Visual Amenity	A T Wanganui	8.6	Oppose Does not appear to be justified.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S3 Visual Amenity	Fire & Emergency NZ	10.7	Support in part Planting and screening should not be required where it will obscure access to emergency panels, hydrants, shut-off valves or other emergency response facilities; or should be constructed in a way to ensure the signs and facilities are visible and accessible.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S3 Visual Amenity	First Gas	12.22	Oppose in part. There should be no planting of any vegetation within 10 metres of the Gas transmission network without the prior authorisation from Firstgas. Registered pipeline easements include provisions such that no planting is permitted without Firstgas approval, and that Firstgas has the right to remove vegetation, without reinstatement at any time.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S4 Extent of Ancillary Commercial Activity	Dept of Corrections	6.2	Oppose Community corrections activities, when involved in industrial areas, typically involve a large building that accommodate work programmes, probation, rehabilitation and other reintegration services. A building used for community corrections (comprising in part elements of "office" activities) may be larger than 500m ² in gross floor area, likely to exceed 10% site coverage, and 100% of the floor area will likely be used for community corrections activities.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S4 Extent of Ancillary Commercial Activity	First Gas	12.23	Support	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S4 Extent of Ancillary Commercial Activity	A T Wanganui	8.7	Oppose No demonstrated need for the provision.	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S5 Parking, loading and vehicle crossings	First Gas	12.24	Supports	GIZ - General Industrial Zone
GIZ - General Industrial Zone Standards	GIZ-S6 Signage	First Gas	12.25	Supports	GIZ - General Industrial Zone

GIZ - General Industrial Zone	Standards	GIZ-S7 Noise	First Gas	12.26	Support	GIZ - General Industrial Zone
GIZ - General Industrial Zone	Standards	GIZ-S8 Earthworks	First Gas	12.27	Oppose in part The intent of the standard is supported however extra protection is required for the gas pipeline which is not covered in the Earthworks chapter.	GIZ - General Industrial Zone
GRUZ - General Rural Zone	Standards	GRUZ-S3 Hazardous substances	First Gas	12.46	Support	GRUZ - General Rural Zone
GIZ - General Industrial Zone	Rules	GRZ-R3 Discretionary	Powerco Ltd	7.4	Oppose Network Utilities should be contained within the NU-Network Utilities chapter across all zones.	GIZ - General Industrial Zone
GRZ - General Residential Zone	Standards	GRZ-S9 Hazardous substances	First Gas	12.44	Support	GRZ - General Residential Zone
Definitions		Hazardous Facilities	Fire & Emergency NZ	10.9	Neutral. Clarification sought on the provisions that relate to hazardous facilities in relation to 'significant hazardous facilities'.	Definitions
Definitions		Hazardous Facilities	First Gas	12.53	Supports	Definitions
HAZ - Hazards and Risks	Issues	HAZ-I1 Risks with new hazardous facilities	First Gas	12.30	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Issues	HAZ-I2 Locating sensitive activities	First Gas	12.31	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Objectives	HAZ-O1 Risk of use , storage and disposal of hazardous substances.	First Gas	12.32	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Objectives	HAZ-O2 Location of sensitive activities	First Gas	12.33	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Policies	HAZ-P1 Manage locations	First Gas	12.34	Oppose in part Not practical to internalise all possible adverse effects.	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Policies	HAZ-P2 New or expanding facilities located appropriately.	First Gas	12.35	Oppose in part Not practical to internalise all possible adverse effects.	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Policies	HAZ-P3 Avoid duplication with other statutory processes	First Gas	12.36	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Policies	HAZ-P4 Avoid establishment of new sensitive activities	First Gas	12.37	Support	HAZ - Hazards and Risks

HAZ - Hazards and Risks	Rules	HAZ-R1 Discretionary	A T Wanganui	8.9	Oppose. Not necessary to make a discretionary activity in General Industrial Zone. Should be a restricted discretionary activity, after specifying non-compliance with appropriate standards. General Industrial zone is an appropriate place generally for hazardous facilities.	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Rules	HAZ-R1 Discretionary	Fire & Emergency NZ	10.10	Neutral. Unclear if 'hazardous facilities' are considered 'significant hazardous facilities'. There are no provisions relating to 'hazardous facilities' in PC54.	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Rules	HAZ-R1 Discretionary	First Gas	12.38	Support	HAZ - Hazards and Risks
HAZ - Hazards and Risks	Rules	HAZ-R2 Non-complying	First Gas	12.39	Support	HAZ - Hazards and Risks
NFL - Natural Features & Landscapes	Standards	NFL-CESM-S4 Hazardous substances	First Gas	12.43	Support	NFL - Natural Features & Landscapes
GIZ - General Industrial Zone	Rules	Notification	First Gas	12.19	Support. Applications subject to Rule GIZ-R2 are precluded from public or limited notification except where the subject site adjoins a residential zone site.	GIZ - General Industrial Zone
RLZ - Rural Lifestyle Zone	Standards	RLZ-S6 Hazardous substances	First Gas	12.47	Support	RLZ - Rural Lifestyle Zone
RPROZ - Rural Production Zone	Standards	RPROZ-S3 Hazardous substances	First Gas	12.48	Support	RPROZ - Rural Production Zone
SETZ - Settlement Zone	Standards	SETZ-S3 Hazardous substances	First Gas	12.49	Support	SETZ - Settlement Zone
GIZ - General Industrial Zone	General	Standards	Fire & Emergency NZ	10.8	Supports in part. There are no rules provisions to ensure that adequate water supply for firefighting purposes will be provided to new building and structures. There are no provisions requiring an alternative method to provide for an adequate firefighting water supply.	GIZ - General Industrial Zone
SUB - Subdivision	Policies	SUB-P34A Building platforms and electricity transmission corridor	A T Wanganui	8.10	Oppose. No Mill Road Structure Plan attached	SUB - Subdivision
SUB - Subdivision	Policies	SUB-P35 Development in Springvale and Mill Road Structure Plans.	First Gas	12.40	Unclear what the provisions in Mill Road Structure Plan are as Appendix M not provided.	SUB - Subdivision

SUB - Subdivision	Policies	SUB-P38 Development that allocates reticulated infrastructure intended to service the structure plan areas to other areas.	First Gas	12.41	Support the intent of the provision, but unclear what the provisions of Mill Road Structure plan are as Appendix M not provided.	SUB - Subdivision
SUB - Subdivision	Policies	SUB-P38 Development that allocates reticulated infrastructure intended to service the structure plan areas to other areas.	A T Wanganui	8.11	Oppose. Should be no control on subdivision or development concerning infrastructure limitations.	SUB - Subdivision
SUB - Subdivision	Rules	SUB-R2(11) Restricted discretionary	Powerco Ltd	7.7	Support	SUB - Subdivision
SUB - Subdivision	Rules	SUB-R2(11) Restricted discretionary	A T Wanganui	8.12	Oppose No demonstrated need for restricted discretionary. Matter of discretion (g) relates to a Structure plan which does not exist and inappropriate to use planning to obtain infrastructure from developers.	SUB - Subdivision
SUB - Subdivision	Rules	SUB-R2(11) Restricted discretionary	Fire & Emergency NZ	10.11	Support in part. In Mill Road Structure Plan firefighting water supply cannot be provided through reticulated water supply systems. No requirements to provide an alternative firefighting water supply system. The note provided with rule SUB-R2 is inconsistent with SUB-R2(11) which applies to the GIZ.	SUB - Subdivision
SUB - Subdivision	Rules	SUB-R2(11) Restricted discretionary	First Gas	12.42	Oppose in part. A trigger is required to ensure that gas infrastructure is considered for proposed subdivisions. Firstgas to be considered an affected party if any activities including new boundaries, earthworks, or potentially resulting subsequent development is proposed near their assets.	SUB - Subdivision
Definitions			A T Wanganui	8.13	Their changes and their purpose are unclear. Definitions	