

Wiseman Holdings Limited owns a property on Otara Road. The proposed plan has been considered in this context and the following matters are requested to be addressed as part of it's submission. Wiseman Holdings Limited is of the view that the proposed extension to industrial zone is appropriate to enable future growth in the district however this should not be at the detriment of the surrounding and existing activities.

| PROVISION | POSITION | RELIEF SOUGHT | REASON |
|------------------|-----------------|---|--|
| 6.6.3.1 | Oppose | Must include reference to "all industrial activities" rather than just storage areas | Effects may/will be greater from activity rather than limiting to storage areas. |
| 6.6.3.1 | Oppose | Include: A minimum of 3m landscape strip along site boundary where adjacent non-industrial zones exist. This should extend to those non-industrial zones adjoining a road boundary. | The extension of industrial zone is within close proximity to existing dwellings on Otara road and will add to the noise corridor within the wider Otara rural area. There is concern for adverse effects from future activities within the proposed industrial zone. This includes those cumulative effects, noise, light and visual effects. Given the current proposal would enable no consent, this raises concern for no ability for an assessment to be undertaken in advance. The measure for buffer landscape strip would be a commendable and supported mitigation measure to the proposed industrial zone. |
| 6.6.3.1 | Support in part | Inclusion of "effective" planting and screening for industrial activities" rather than only storage and service areas. | The requirement for screening and planting within the industrial area should be required providing appropriate measures to avoid or mitigate potential adverse effects to |

| | | | |
|---------|-----------------|---|--|
| | | | neighbouring zones. Screening on its own, does not go far enough. Effective screening is necessary to avoid adverse effects. |
| 6.3.2.1 | Oppose in part. | Permitted criteria should be restricted to those industrial activities that have passed a test to confirm no more than minor effects. Add requirement for site management plan to cover how effects will be minimised to adjoining zones. | Refers to “industries” as permitted. Support industrial where it is conditional to demonstrate and implement appropriate measures to mitigate adverse effects to non-industrial zones. |
| 6.6.2.2 | Oppose in part | Set back distance should be a minimum of 4.5m and also include “No part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and a road boundary, whichever is the greater distance”. | This is key if there is no requirement for an industrial buffer landscape strip where the road opposite occupies rural dwellings. The plan should be supporting viable and sustainable industrial activities which minimise effects to adjoining zones. |
| 6.6.3.3 | Oppose in part | Should not be restricted to State Highways. All roads where dwellings in adjoining non-industrial zone are located within 250 metres. | The Otara road supports a number of existing dwellings that would be adversely affected by the proposed extension of industrial zone. A buffer and screening would assist with mitigation of this whilst supporting support future development within both the rural and industrial zones. It would also negate the need for screening where houses are not located to avoid |

| | | | |
|---------|------------------|--|--|
| | | | unnecessary requirements. |
| 6.6.4.1 | Oppose | Seek removal of Sunday and public holidays from proposed day time noise limit and move to the night time limit. Seek a noise management plan to be submitted to council to address and mitigate noise effects to dwellings in adjoining zones. | Not consistent with other district plans. Does not provide for existing dwellings occupied in rural setting zone. There is concern that the proposed noise limits will adversely affect the surrounding area and that no ability for the council to assess those on a case by case basis are provided for. |
| 6.6.1.2 | Support in part. | Seek inclusion of provision: "not be of a height and scale which will adversely affect adjacent non-industrial zones" | No ability for participation as a permitted activity. May in some cases impact the surrounding rural and residential zones. |
| 8.6.5 | Support in part | Remove white and leave as black and green for permitted. | White is currently impacting our Opotiki landscape. Horticulture activities should recognise that white does not minimise visual impacts and if used should be assessed site specifically. In most cases green and black will reflect the surrounding environment and avoid offensive visual landscapes within our district. |