

## Outcomes from the Unitary Plan

GETBA and other industrial business associations can be satisfied that most of their key points were accepted:

- a number of heavy industry sites that had been rezoned 'light industrial' or other zoning in the Proposed Unitary Plan ('PAUP') were rezoned 'heavy industrial' again.
- industrial sources of air pollution, which were the focus of the Unitary Plan's controls, contribute only 10 per cent of the emissions. The Independent Hearings Panel encouraged the Council to lobby central government for better controls on vehicle emissions and to develop its own controls on domestic fires by way of bylaws rather than impose more restrictions on industry. The proposed heavy industry air quality overlay (a 500m air quality buffer into Heavy Industry Zones) was removed.
- the importance of freight movements and that it was sufficient to provide for one parking space for every 100m<sup>2</sup> GFA in warehousing and storage sites in industrial zones (and one parking space for every 50m<sup>2</sup> GFA for a manufacturing site).
- within heavy industrial zones, the Unitary Plan prohibits community facilities (including churches) over 450m<sup>2</sup>, while those under 450m<sup>2</sup> and child care centres will be non-complying activities.
- the Council decided not to pursue green star rating ratings in relation to industrial buildings as compliance was occurring on a voluntary basis.
- the restrictions on reclamation of the Port were reduced from a non-complying to a discretionary status, making it easier for the Port to obtain consents for reclamation into the future.
- and to keep Transpower buffer zones to only 24m (12m either side of a transmission line centreline) rather than the 32 metres for 110kV lines and 37 metres for 220kV lines appealed by Transpower.

It is important to recognise that without this advocacy, those opposing the views expressed on behalf of industrial business areas would have had far more influence and the shape of the Plan on those things could have gone another way.

However, regarding minimum subdivision lot sizes in heavy industrial areas, the IHP's recommendations were to keep these at 2000m<sup>2</sup> (minimum net site size) and 5000m<sup>2</sup> (minimum average site size) rather than reducing them to 1000m<sup>2</sup> and 2000m<sup>2</sup> as the Associations had submitted.