

**BEFORE THE ENVIRONMENT COURT
AT CHRISTCHURCH**

**I TE KOTIMATUA O AOTEAROA
ŌTAUHAHI ROHE**

ENV-2018-

IN THE MATTER of an appeal under clause 14(1) of the First Schedule to the
Resource Management Act 1991

AND

IN THE MATTER of the Proposed Second Generation Dunedin City District
Plan

BETWEEN **LIQUIGAS LIMITED**

Appellant

AND **DUNEDIN CITY COUNCIL**

Respondent

NOTICE OF APPEAL BY LIQUIGAS LIMITED

DATED 17 DECEMBER 2018

MinterEllisonRuddWatts

PO Box 3798, Auckland 1140
TELEPHONE +64 9 353 9700
FACSIMILE +64 9 353 9701
SOLICITOR ACTING: PATRICK SENIOR
patrick.senior@minterellison.co.nz
PARTNER RESPONSIBLE: RACHEL DEVINE
rachel.devine@minterellison.co.nz

To: The Registrar
Environment Court
Christchurch

Introduction

1. Liquigas Limited (**Liquigas**) appeals against parts of a decision of Dunedin City Council (**Council**) on the Proposed Dunedin City District Plan (**Proposed Plan**).
2. Liquigas made a submission and further submission on the Proposed Plan.
3. Liquigas is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (**RMA**).
4. Liquigas received notice of the Council's decision on the Proposed Plan on 7 November 2018.

Background

5. Liquigas is New Zealand's leading handler of bulk liquefied petroleum gas (**LPG**). In Dunedin, its operations include a bulk LPG storage terminal and distribution facility at 254 Fryatt Street, Dunedin (**Dunedin Depot**). The Dunedin Depot is designated as an Upper Tier Major Hazard Facility under the Health and Safety at Work (Major Hazard Facilities) Regulations 2016.
6. Liquigas adheres to international best practice and maintains robust safety and risk management on all its sites. Nevertheless there is an inherent risk associated with the delivery, storage and transportation of LPG, primarily arising from the potential for a gas fire or explosion. Although the likelihood of any such event is low, should such event occur, the consequences could be significant.
7. The establishment and maintenance of suitable buffers between the Dunedin Depot and sensitive land uses (these include uses that attract large numbers of people for significant periods, like schools and accommodation) forms a key risk management strategy to reduce the risks associated with the operation of the Dunedin Depot. Further, risk can be managed by preventing the

encroachment of sensitive uses into the environs surrounding the Dunedin Depot.

Scope of appeal

8. The parts of the decision that Liquigas is appealing are listed in **Schedule 1** to this notice of appeal, including provisions in the following chapters of the Proposed Plan:

- (a) Chapter 1: Definitions;
- (b) Chapter 2: Strategic Directions;
- (c) Chapter 5: Network Utilities and Energy Generation;
- (d) Chapter 9: Public Health and Safety;
- (e) Chapter 11: Natural Hazards;
- (f) Chapter 18: Commercial and Mixed Use Zones (including the Princes, Parry and Harrow Street zone);
- (g) Chapter 19: Industrial Zones;
- (h) Chapter 20: Recreation Zones;
- (i) Chapter 32: Major Facilities Zone (Stadium); and
- (j) Proposed District Plan Maps.

Reasons for the appeal

9. The general reasons for the appeal are that granting the relief sought by Liquigas:

- (a) will be consistent with the relevant statutory provisions and criteria, including:
 - (i) achieving the purpose of the RMA, including:

- (aa) promoting sustainable management of natural and physical resources;
 - (bb) enabling people and communities of Dunedin to provide for their social and economic wellbeing and, importantly, their health and safety;
 - (cc) providing for avoiding, remedying or mitigating adverse effects on the environment;
- (ii) will be consistent with the principles of the RMA, including enabling the efficient use and development of natural and physical resources;
- (iii) will assist the Council with its functions under the RMA, particularly to:
 - (aa) achieve integrated management of the effects of the use, development and protection of land and resources;
 - (bb) control effects of the use, development and protection of land;
 - (cc) use timely, efficient, consistent, and cost-effective processes that are proportionate to the functions or powers being performed or exercised;
- (iv) will be the most appropriate way to achieve the purpose of the RMA, give effect to the operative and proposed Otago Regional Policy Statements (**ORPS** and **PRPS**) and effect appropriate regard to the Otago Regional Plan (**Regional Plan**); and
- (v) will ensure that any actual or potential adverse effects of the relevant activities enabled by the Plan will be appropriately avoided, remedied or mitigated;
- (b) will be consistent with the objectives and policies of the ORPS and PRPS and Regional Plans, by (for example):

- (i) seeking to protect and ensure the sustainable management of Otago's significant infrastructure within the Port (Policy 9.5.2 ORPS; Policy 4.3.4 PRPS) by restricting incompatible activities in close proximity, which may result in reverse sensitivity effects and/or restrictions on the operation, management and development of the Dunedin Depot;
 - (ii) seeking to minimise risk and health and safety effects associated with infrastructure involving the storage of hazardous substances (Objective 13.4.4 and Policy 13.5.4 ORPS; Policies 4.3.1 and 4.6.2 PRPS) by restricting sensitive activities in the area around the Dunedin Depot, and by requiring activities in that area to take account of risk associated with it and requiring activities in closest proximity to consider building design elements to mitigate risk;
 - (iii) achieving integrated and co-ordinated management of urban growth and development with infrastructure (Policies 4.5.1 and 4.5.7 PRPS);
- (c) will provide for the on-going operations, maintenance and upgrading of the Dunedin Depot, which is a critical piece of regional infrastructure with strategic importance for the functioning of the South Island economy;
- (d) achieves better consistency and an ability to implement the obligations imposed on the Dunedin Depot in accordance with the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 as an Upper Tier Major Hazard Facility (i.e. setback distances and emergency planning responses); and
- (e) will be consistent with good resource management practice.
10. Further, without derogating from the generality of the above, the relief sought by Liquegas is appropriate because:
- (a) A hazard facility mapped area overlay both alone, and in combination with zoning, will create a greater awareness of the potential risk posed

by the Dunedin Depot to surrounding land uses, particularly if an event of a low probability but high potential impact occurs and ensure that surrounding land uses are compatible with the Dunedin Depot's activities and will not lead to constraints on the ongoing operation and development of this infrastructure from encroaching incompatible activities and adverse reverse sensitivity effects.

- (b) Development within the hazard facility mapped area overlay needs to be compatible with the Dunedin Depot and able to respond to an emergency situation, through involvement in emergency management planning (i.e. the location of the facility, an understanding of its operation, etc.) and where appropriate a design control requirement for new buildings and alterations to buildings in the area would further ensure that adequate consideration is given to managing and responding to those risks through building design. This approach is required by the RMA and the objectives and policies in the regional policy statements.
- (c) The zoning of the Dunedin Depot and surrounding port and major hazard facilities needs to recognise, provide for the effects of heavy industry and major hazard facilities in the port area as an appropriate location for these activities and to support efficiently the use of the existing infrastructure located there. These activities are essential infrastructure required to provide for the energy requirements of the lower South Island, and their location at Port Otago is essential for effective LPG distribution.
- (d) Sensitive and incompatible activities need to be excluded from areas in the vicinity of the Dunedin Depot, port and major hazard facilities to avoid (the low probability high impact) adverse effects from hazardous facilities on them. For the Council to carry out its functions, zoning in that vicinity must correspond to the risk associated with proximity to hazardous and port facilities. The zoning of the zone to the north of Ravensbourne Road and west of the stadium (previously industrially zoned land) is inappropriately zoned Princes, Parry and Harrow Street zone (**PPH Zone**) and the land to the east of the Dunedin Depot across

the water is inappropriately zoned Recreation and inappropriately provides for sensitive activities to be located there.

- (e) Objectives and policies applying to the industrial zones, PPH Zone, recreation and the hazard facility mapped area overlay are necessary and appropriate to enable the Council to carry out its functions and to recognise, avoid and, where necessary, manage risk and reverse sensitivity issues associated with activities locating in proximity to major hazard facilities. These provisions need to be sufficiently stringent to prevent the encroachment of sensitive or incompatible uses into the environs surrounding major hazard facilities such as the Dunedin Depot.
- (f) Consistent with the RMA appropriate rules are required in the industrial zones, PPH Zone, recreation, stadium and the hazard facility mapped area overlay to enable the Council to carry out its functions and to avoid adverse reverse sensitivity effects and adverse effects on wellbeing, health and safety associated with activities locating in proximity to major hazard facilities. A non-complying activity status for a range of sensitive and incompatible activities within the hazard facility mapped area overlay is necessary because:
 - (i) it will send a clear signal that new or expanded sensitive activities within the hazard facility mapped area overlay are not appropriate and that such development within the hazard facility mapped area overlay does not represent sound or sustainable resource management of the Dunedin Depot, or the health, safety, wellbeing and amenity of the community; and
 - (ii) it provides greater certainty that the development of sensitive and incompatible activities within the hazard facility mapped area overlay is to be avoided.
- (g) To be consistent with the RMA, to give effect to the provisions of the regional policy statements, to reflect appropriate regard to the regional plans and to avoid and manage adverse effects, the provisions of the Proposed Plan (including the specific zones applied to areas; objectives, policies and rules; and the hazard facility mapped area

overlay) must all work in an integrated manner to discourage sensitive activities from locating in proximity to hazardous facilities and to manage both vulnerability to hazards and avoid reverse sensitivity effects.

- (h) The benefits of the hazard facility mapped area overlay, zoning and associated provisions outweigh the costs, and will result in appropriate management of risk and reverse sensitivity, while supporting the ability of the Dunedin Depot to continue to operate and if necessary, expand to meet the existing and future LPG gas energy needs of Otago and the lower South Island.
- (i) The reasons set out in Liquigas' submission and further submission.

Relief sought

11. Liquigas seeks the following decisions:

- (a) greater acknowledgement of the importance of managing effects (including reverse sensitivity effects) of sensitive and incompatible activities on major hazardous facilities located in Dunedin's port area;
- (b) plan provisions that will discourage sensitive and incompatible activities from locating in proximity to the major hazardous facilities in the port area, manage vulnerability of activities to potential risk and avoid reverse sensitivity effects;
- (c) a fair consenting framework which recognises, protects and provides for existing infrastructure located in the port area;
- (d) changes to certain definitions to provide greater certainty and clarity; and
- (e) changes sought in **Schedule 1** attached to this Notice of Appeal.

12. Liquigas also seeks appropriate consequential or similar amendments to address the issues raised in this appeal or which may be appropriate as a result of granting the relief sought in this appeal.

Documents attached to this notice

13. Liquigas attaches the following documents to this notice:

- (a) at **Schedule 2** – a copy of Liquigas' submission and further submission (with a copy of the submission opposed or supported by its further submission);
- (b) at **Schedule 3** – a copy of the relevant parts of the decision; and
- (c) at **Schedule 4** – a list of names and addresses of persons to be served with a copy of this notice.

Dated this 17th day of December 2018



RM Devine for and on behalf of
LIQUIGAS LIMITED

Address for service of Liquigas Limited:

c/- MinterEllisonRuddWatts

PO Box 3798

AUCKLAND 1140

Attn: Rachel Devine

Telephone No: (09) 353 9700

Fax No: (09) 353 9701

Email: Rachel.Devine@minterellison.co.nz

Schedule 1: Liquigas' relief sought

Schedule 1: Relief sought by Liquigas

Provision in decisions version	Relief sought
Chapter 1: Plan Overview and Introduction Rule 1.4.1 Definitions New Definition – Major Hazard Facility	Add new definition as follows: <u>Major Hazard Facility</u> <u>Any hazardous facility designated under the Health and Safety at Work Act and including: The land at 254 Fryatt Street, Dunedin, formally described as Lot 2 Deposited Plan 430695.</u>
Chapter 1: Plan Overview and Introduction Rule 1.4.1 Definitions New Definition – Infrastructure	Add new definition as follows: <u>Infrastructure</u> <u>Infrastructure has the same meaning as in section 2 RMA and also means:</u> <u>Bulk storage for wholesale or distribution purposes of natural or manufactured gas over 15 tonnes, or petroleum over 1 million litres;</u> <u>Storage and treatment facilities for a water supply distribution system;</u> <u>Storage, treatment and discharge facilities for a drainage or sewerage system;</u> <u>Class 1 solid waste landfills;</u> <u>National defence facilities;</u> <u>Facilities for air quality and meteorological services.</u>
Chapter 1: Plan Overview and Introduction Rule 1.4.1 Definitions Reverse Sensitivity	Delete existing definition and replace with: <u>Reverse Sensitivity</u> <u>When existing activities are affected by newer uses establishing that may have sensitivity to, and subsequently raise concerns or complain about, the effects of the existing activity; and which could lead to restrictions being placed on existing activities.</u> In the alternative, delete definition altogether.
Chapter 1: Plan Overview and Introduction Rule 1.4.1 Definitions New Definition – Sensitive Activities	Add definition as follows: <u>Sensitive activities</u> <u>The category of activities that are considered to be a "sensitive activity" for the purposes of the national grid setback, new roads or additions or alterations to existing roads, natural hazards provisions, and the hazard facility mapped area. Sensitive activities include:</u>

Provision in decisions version	Relief sought
	a. <u>Cemeteries</u> b. <u>Crematoriums</u> c. <u>Registered health practitioners</u> d. <u>Early childhood education</u> e. <u>Emergency services</u> f. <u>Hospital</u> g. <u>Landfills</u> h. <u>Marae-related activities</u> i. <u>Prison or detention centre</u> j. <u>Residential activities (excluding working from home)</u> k. <u>Schools</u> l. <u>Service stations</u> m. <u>Visitor accommodation.</u>
Chapter 2: Strategic Directions Objective 2.2.1	Replace with: <u>The risk to people, communities, and property from natural hazards, and from the potential effects of climate change, are managed to an acceptable level.</u>
Chapter 2: Strategic Directions Policy 2.2.1.6	Amend as follows: Manage the risk posed by natural hazards, <u>to an acceptable level</u> so that it is no more than low, including through rules that: ... (Remainder of Policy not shown below.)
Chapter 2: Strategic Directions Policy 2.2.1.8	Amend as follows: <u>Where there is incomplete or uncertain information about natural hazards take a precautionary approach and require applicants to demonstrate that risk will be no more than low. can be managed to acceptable levels.</u>
Chapter 2: Strategic Directions Policy 2.3.1.4	Amend as follows: <u>Identify land strategically important for industrial activities, including near the Harbour and key transport routes, and use industrial zoning and rules to protect industrial activities from incompatible or competing land uses in these areas, in particular retail (other than yard-based retail), and residential activities and uses</u>

Provision in decisions version	Relief sought
	<u>sensitive to the risk associated with large-scale hazardous facilities.</u>
Chapter 5: Network Utilities and Energy Generation Objective 5.2.1	Amend as follows: <i>Network utility activities, including renewable energy generation activities, are able to establish, operate and upgrade efficiently and effectively, while minimising avoiding, remedying or mitigating, as far as practicable, any adverse effects on the amenity and character of the zone; and, where located in an overlay zone, scheduled site, or mapped area, meeting the relevant objectives and policies for those areas.</i>
Chapter 5: Network Utilities and Energy Generation Policy 5.2.1.3	Amend as follows: <i>Require underground or internal network utilities and network utility structures —small scale to be designed and located to enable the provision of network utilities while avoiding, remedying or mitigating or, where avoidance is not practicable, adequately mitigating adverse effects on the amenity and character of the zone.</i>
Chapter 5: Network Utilities and Energy Generation New Policy under Objective 5.2.1	Include a new policy under Objective 5.2.1 protecting existing network utilities by avoiding the establishment of incompatible activities in adjacent areas that may adversely affect the ongoing operation and development of network utilities through reverse sensitivity effects.
Chapter 9: Public Health and Safety Policy 9.2.2.11	Amend as follows: <i>Require hazardous substances to be stored and used in a way that avoids risk of adverse effects on the health and safety of people on the site or surrounding sites or, if avoidance is not practicable, ensures any adverse effects <u>would be managed appropriately (including residual risk associated with the establishment of sensitive uses near sites where hazardous substances are stored and used)</u> are no more than low.</i>
Chapter 9: Public Health and Safety Policy 9.2.2.15	Amend as follows: <i><u>Only allow sensitive activities within a hazard facility mapped area where the risk to people from a low probability but high consequence emergency event at the hazard facility are no more than low.</u></i> <i>Avoid the establishment of sensitive activities within the hazard facility mapped area, including in particular:</i> • <u>Community and Leisure</u> • <u>Early Childhood Education</u> • <u>Emergency Services</u> • <u>Hospital</u>

Provision in decisions version	Relief sought
	• <u>Prison or Detention Centre</u> • <u>Residential Activities</u> • <u>Schools</u> • <u>Visitor Accommodation</u>
Chapter 9: Public Health and Safety Rule 9.3.8 Location (hazard facility mapped area)	Amend as follows: 9.3.8 Location (hazard facility mapped area) 1. Community and leisure—large scale, early childhood education, entertainment and exhibition, major facility activities (other than major recreation facility in the Stadium Zone and port activity in industrial zones), registered health practitioners, residential, training and education and visitor accommodation activities must not be located within the hazard facility mapped area. 2. Activities that contravene this performance standard are discretionary activities. <u>Despite any provision to the contrary in this Plan, any sensitive activity, including in particular those listed below, shall be non-complying where located in the hazard facility mapped area and shall be assessed against the matters set out at Rule 9.7.2:</u> • <u>Community and Leisure</u> • <u>Early Childhood Education</u> • <u>Emergency Services</u> • <u>Hospital</u> • <u>Prison or Detention Centre</u> • <u>Residential Activities</u> • <u>Schools</u> • <u>Visitor Accommodation</u>
Chapter 9: Public Health and Safety Rule 9.7.4 Assessment of discretionary performance	Relocate Rule 9.7.4, sub-clause 7 Location (hazard facility mapped area) to Rule 9.8.2 as follows: Rule 9.8.2 Assessment of non-complying performance standard contraventions <u>7. Location (hazard facility mapped area)</u> <u>Relevant objectives and policies (priority considerations):</u>

Provision in decisions version	Relief sought
standard contraventions, sub-clause 7	a. <u>Objective 2.2.6</u> b. <u>Objective 9.2.2</u> c. <u>the risk to people from a low probability but high consequence emergency event at the hazard facility is no more than low (Policy 9.2.2.15).</u> <u>Potential circumstances that may support a consent application include:</u> d. <u>the layout of the buildings on the site (including the orientation of main building entrances) maximises the separation of higher occupancy areas (such as offices) from the hazard facility.</u> e. <u>glazing is located away from the hazard facility, or where this is not practicable, mitigation measures (such as strengthened glass / protective films) are used to reduce the risk of harm to people.</u> f. <u>emergency egress points are located away from the hazard facility.</u> g. <u>the type and hours of operation, and number of people accommodated, minimises the risk to people if an emergency event occurs.</u> <u>Conditions that may be imposed include:</u> h. <u>Council may require the development of an Emergency Management Plan (see Rule 9.8.1) which outlines how the activity will respond to potential emergency arising from the hazard facility.</u>
Chapter 9: Public Health and Safety Rule 9.9 Special Information Requirements Rule 9.8.1 Site management and emergency response plans	Amend as follows: Rule 9.9.1 Site management, risk assessment and emergency response plans Council may require a site management plan, risk assessment and an emergency response plan to be provided with an application for resource consent for the following activities: 1. rural industry; 2. landfills; 3. mining; 4. any activity that contravenes the Hazardous Substances Quantity Limits and Storage Requirements performance standard 9.3.4;

Provision in decisions version	Relief sought
	5. <u>any non-complying activity under Rule 9.3.8.</u>
Chapter 11: Natural Hazards Policy 11.2.1.11	Amend as follows: <i>In all <u>natural</u> hazard overlay zones, the swale mapped area, and the dune system mapped area, only allow earthworks - large scale where:</i> <i>the risk from natural hazards will be avoided, <u>remedied or mitigated</u> or is no more than low;</i> <i>they will not have adverse effects on land <u>instability</u> nor create, exacerbate, or transfer risk from natural hazards;</i> <i>they will not have adverse effects on the stability or buffering capacity of dune systems; and</i> <i>they will not obstruct or impede flood water, unless part of approved natural hazard mitigation activities.</i>
Chapter 11: Natural Hazards Policy 11.2.1.14	Amend as follows: <i>Require buildings, structures, storage and use of hazardous substances, network utility activities, and earthworks - large scale to be set back an adequate distance from water bodies to ensure that the risk from natural hazards, including from erosion and flooding, is avoided, <u>remedied or mitigated</u>. or is no more than low.</i>
Chapter 18: Commercial and Mixed Use zones Rule 18.3.4 Activity status table – land use activities (CBD edge mixed use zones), sub-clauses 21, 24, 25, 27, 29, 31	Amend the activity status of the activities set out below to non-complying where these activities seek to establish within the hazard facility mapped area: 21. Visitor Accommodation 24. Community and leisure small-scale 25. Community and leisure large-scale 27. Early childhood education 29. All activities in the residential activities category 31. Emergency services
Chapter 19: Industrial zones Objective 19.2.1	Amend as follows: <i>The industrial zones enable and protect the <u>ability of industrial and port activities to establish and operate by:</u></i> <i>only providing for a very limited range of specified non-industrial or non-port activities; and to establish and operate; and</i>

Provision in decisions version	Relief sought
	b. <u>ensuring the potential for reverse sensitivity effects on industrial and port activities, from activities that are provided for within the industrial zones, is minimised is insignificant.</u>
Chapter 19: Industrial zones Policy 19.2.1.1	Amend as follows: <u>Provide for the establishment and operation of industrial and port activities, industrial ancillary tourism activities and retail ancillary to industry activities in the industrial zones.</u>
Chapter 19: Industrial zones Policy 19.2.1.10	Amend as follows: <u>Only allow industrial ancillary tourism and activities other than industrial activities in the industrial zones where the potential for reverse sensitivity is insignificant, that may affect the ability of industrial activities to operate, will be avoided or, if avoidance is not possible, will be no more than minor.</u>
Chapter 19: Industrial zones New Policy 19.2.1.11	Add the following new policy: <u>Avoid residential activity due to its high potential for reverse sensitivity effects on industrial or port activities, unless it would have significant positive effects on the successful operation of surrounding industrial or port activities.</u>
Chapter 19: Industrial zones Objective 19.2.2	Delete objective. <u>Activities are designed and operated so that:</u> <u>a reasonable level of amenity is maintained within the industrial zones;</u> <u>adverse effects on the amenity of adjoining residential, school or recreation zones are minimised as far as practicable;</u> <u>a high standard of amenity along identified an amenity route mapped areas is maintained.</u>
Chapter 19: Industrial zones Policy 19.2.2.5	Delete policy. <u>Require buildings and structures to be of a height that:</u> <u>avoids or minimises, as far as practicable, significant adverse effects on views from the central city and Dunedin's inner hill suburbs across the upper harbour toward the Otago Peninsula; and</u> <u>avoids or, if avoidance is not practicable, ensures adverse effects from shading and wind tunnelling effects on school, residential, and recreation zoned sites are no more than minor.</u>

Provision in decisions version	Relief sought
Chapter 19: Industrial zones New Policy 19.2.2.9	Add the following: <u>Only allow activities other than industrial activities in the industrial zones where the potential for reverse sensitivity, that may affect the ongoing operation and development of industrial activities, will be avoided or, if avoidance is not possible, will be no more than minor.</u>
Chapter 19: Industrial zones New Objective 19.2.3	Add the following: <u>Development and activities within the industrial zones and the Major Hazard Facilities Overlay are located, designed and operated to avoid reverse sensitivity effects to, and unacceptable risks from, existing industrial, port and major hazard facilities activities.</u>
Chapter 20 - Recreation Rule 20.3.3 Activity status table – land use activities, sub-clauses 2, 3, 5, 6 and 11 Activity status of certain activities within the Major Hazard Facility	Amend the activity status of the activities set out below to non-complying where these activities seek to establish within the hazard facility mapped area: 2. Community and leisure small-scale 3. Community and leisure large-scale 5. Early childhood education small-scale 6. Early childhood education large-scale 11. Campgrounds
Chapter 32: Stadium Rule 32.3.3 Activity status table – land use activities, sub-clause 5 Activity status of 'All other community activities'	Amend the activity status of "All other community activities" to non-complying where these activities seek to establish within the hazard facility mapped area.
Chapter 32: Stadium Rule 32.3.3 Activity status table – land use activities, sub-clause 7 Activity status of 'Visitor Accommodation'	Amend the activity status of "Visitor Accommodation" to non-complying where this activity seeks to establish within the hazard facility mapped area.
Chapter 32: Stadium	Delete rule.

Provision in decisions version	Relief sought
Rule 32.3.6 Transition to Campus Zone	Rule 32.3.6 Transition to Campus Zone or Industrial Zone 1. On receipt of written notice from both the landowner and operator of Forsyth Barr Stadium (if different) to Dunedin City Council confirming that all or part of the land within the Stadium Zone is surplus to Forsyth Barr Stadium requirements, the provisions of the Stadium Zone will no longer apply to that parcel of land and the provisions of the following zones will apply in full: a. to those parts of the Stadium Zone that are outside the hazard facility mapped area, the Campus Zone will apply b. to those parts of the Stadium Zone that are inside the hazard facility mapped area, the Industrial Zone will apply
Planning Maps Zoning	Rezone the areas of land, which is both: a. within the Princes, Parry and Harrow Street zone and Recreation zone; and b. within the hazard facility mapped area, to Industrial zone.

Schedule 4: List of names and addresses of persons to be served with a copy of this Notice of Appeal

Details of parties that made submissions on provisions in Liquigas' appeal

Submitter's name	Plan provision	Submission	Address for service
Trustpower Ltd	Objective 5.2.1 Policy 5.2.1.13 Objective 5.2.1 Policy 5.1.2.5 Policy 11.2.1.19	FS2127.15 FS2127.16 FS2127.24 FS2127.15 FS2127.18 FS2127.39	Trudy Richards trudy.richards@trustpower.co.nz
Vodafone NZ Ltd	Objective 5.2.1 Objective 5.2.1 Policy 5.2.1.5	OS576.19 OS576.19 OS576.20	Colin Clune colin.clune@vodafone.com
Spark NZ Trading Ltd	Objective 5.2.1 Policy 5.2.1.5	OS923.19 OS923.20	Chris Horne chris@incite.co.nz
Chorus NZ Ltd	Objective 5.2.1	OS925.19 OS925.20	
Transpower NZ Ltd	Rule – Definition – Reverse Sensitivity Objective 2 (Strategic Directions) Objective 5.2.1 Policy 5.2.1.3 Sensitivity definition	OS806.15 OS806.17 FS2453.12 OS806.63 FS2453.14 FS2453.1	Aileen Crow aileen.crow@beca.com
Radio NZ Ltd	Rule - Definition – Infrastructure Rule – Definition - Reverse Sensitivity Objective 5.2.1 Policy 5.2.1.5 Policy 5.2.1.3 Policy 5.2.1.13	FS2332.1 FS2332.2 OS918.18 OS918.24 OS918.26 OS918.25 OS918.29	Gary Fowles gary.fowles@radionz.co.nz
Federated Farmers of New Zealand	Policy 9.2.2.11 Rule – Definition - Reverse Sensitivity Objective 5.2.1 Policy 5.2.1.3 Policy 11.2.12 Policy 11.2.19 Sensitivity definition Rule 9.7.4	OS919.18 OS919. 91 FS2449.21 FS2449.22 OS919.107 FS2449.267 OS919.47 FS2449.265 OS919.92 OS919.114 OS919.143	Caroline Ryder and Kim Reilly cryder@fedfarm.org.nz ; kreilly@fedfarm.org.nz
Aurora Energy Ltd	Rule - Definition – Infrastructure Policy 5.2.1.5 Policy 11.2.1.19	FS2375.1 OS457.194 OS457.74	Joanne Dowd joanne.dowd@thinkdelta.co.nz
BP Oil NZ Ltd and Mobil Oil Ltd and Z Energy Ltd	Rule – Definition – Reverse sensitivity Policy 9.2.2.11 Policy 5.2.1.3 Policy 5.2.1.13 Policy 11.2.1.12 Policy 19.2.1 Policy 19.2.1.1 Policy 19.2.1.9 Policy 19.2.10	OS5634.9 FS2487.2 OS634.17 FS2487.48 OS634.1 FS2487.5 OS634.69 OS634.93 FS2487.65 FS2487.66 FS2487.67 FS2487.68 FS2487.71 FS2487.74 FS2487.117 FS2487.77	Georgina McPherson gmcpherson@burtonconsultants.co.nz

	Policy 19.2.2 Policy 19.2.2.5 Policy 19.2.2.8 Policy 11.2.1.14 Policy 9.2.2.15/19 Rule 9.3.8 Rule 9.7.4 Rule 9.9 Sensitivity definition Rule 20.3.3 Major Facility category Mapping	FS2487.85 FS2487.87-88 FS2487.73 FS2487.89 FS2487.47 OS634.88 FS2487.56-58 FS2487.62, FS2487.64 FS2487.86 FS2487.97 FS2487.1 FS2487.124 FS2487.49 FS2487.54 FS2487.56 FS2487.57 FS2487.27 OS634.3 FS2487.107 FS2487.91 FS2487.1 FS2487.124 FS2487.49 FS2487.54 FS2487.56 – 58 FS2487.62 FS2487.64 FS2487.86 FS2487.97	
Fonterra Ltd	Policy 9.2.2.11 Rule – Definition - Reverse Sensitivity Policy 19.2.1 Policy 19.2.1.1 Policy 19.2.1.9 Policy 19.2.2 Policy 19.2.2.8 Sensitivity definition	FS2317.5 OS807.5 OS807.40 OS807.41 OS807.43 OS807.44 OS807.45 OS807.4 OS807.6 OS807.7	Tom Atkins tom.atkins@russellmcveagh.com
Horticulture NZ	Policy 9.2.2.11 Rule - Definition – Infrastructure Rule – Definition - Reverse Sensitivity Policy 5.2.1.3	OS1090.23 FS2452.25 FS2452.2 OS1090.8 FS2452.14 OS1090.20	Rachel McClung Rachel.McClung@hortnz.co.nz
Ravensdown Limited	Policy 9.2.2.11 Policy 19.2.1 Policy 19.2.1.1 Policy 19.2.1.7 Policy 19.2.1.9 Policy 9.2.2 Policy 19.2.2.5 Policy 19.2.2.8	OS893.16 FS2481.6 FS2481.16 FS2481.24 OS 893.26 FS2481.9 OS893.27 FS2481.9 FS2481.10 OS893.30 OS906.34 FS2481.17 OS893.33 FS2481.18 FS2481.11 OS893.35	Chris Hansen chris@rmaexpert.co.nz

	New Objective 19.2.3 Rule 9.7.4	OS893.31 OS893.2	
University of Otago	Rule 9.7.4 Rule 9.8 / 9.9 Rule 32.3.3.3 Sensitivity definitions	OS308.221 OS308.225 IS308.319 OS308.230	Murray Brass murray.brass@otago.ac.nz
Oceana Gold (NZ) Ltd	Policy 9.2.2.11 Rule – Definition - Reverse Sensitivity Rule – Definition (Strategic Directions) Sensitivity definition	OS1088.27 FS2439.1 FS2439.7 OS1088.10 OS1088.11 OS1088.51	Jackie St John jackie.stjohn@oceanagold.com
Alex Charles and Jackie St John	Policy 11.2.1.12 Policy 11.2.1.19	OS876.2 OS876.2	Jackie St John jestjohn.email@gmail.com
Property Council NZ	Objective 2 (Strategic Directions) General Policy 11.2.1.12	OS317.35 OS317.36 OS317.4	Alex Voutratzis alex@propertynz.co.nz
Heart of Dunedin Inc	Rule 18.3.4	OS454.1	Sam Guest sam@guestcarter.com
One Zeal Ltd and Zeal Land Ltd	Rule 18.3.4	FS2269.1	Lawrence John Forbes zealsteel@xtra.co.nz
Tony MacColl	Rule 18.3.4.21	OS98.13	Tony MacColl tmaccoll130@gmail.com
Bindon Holdings Limited	Rule 18.3.4.21 Rule 18.3.4.29	OS916.25 OS916.19 FS2471.28-33	Megan Justice Megan.justice@mitchellpartnerships.co.nz
East Parry Investments Limited	Policy 19.2.1 Rule 32.3.3.2 Rule 32.3.3.5 Rule 32.3.3.7	OS922.4 OS922.15 OS922.16 OS922.18	
PowerNet Ltd	Objective 5.2.1 Policy 5.2.1.5	OS915.8 OS915.9	
Construction Industry and Developers Association	Rule 18.3.4.27 Rule 18.3.4.29	OS997.68 OS997.79	
Chalmers Properties Limited	Policy 19.2.1 Policy 19.2.1.10	OS749.27 OS749.28	Lesley McLachlan LMcLachlan@portotago.co.nz
Nichols Property Group Limited	Policy 19.2.1	FS2173.12	Alison Devlin alison@willowridge.co.nz
Willowridge Developments Ltd	Rule 20.3.3.3 Zoning – recreation zone	FS2153.89 FS2153.91	
Foodstuffs South Island Properties Limited	Policy 19.2.1	FS2086.5	Chris Fowler chris.fowler@adderleyhead.co.nz
Waste Management (NZ) Limited	Rule - Definition – Infrastructure Rule – Definition - Reverse Sensitivity Policy 5.2.1.3 Policy 19.2.1 Policy 19.2.2.8 Sensitivity definition 19.2.1.10	OS796.11 FS2444.34 FS2444.35 FS2444.49 FS2444.25 FS796.15 FS2444.30 FS2444.37 FS244.32 OS796.20 FS2444.24	Andrea Brabant abrabant@tonkintaylor.co.nz
The Otago Chamber of Commerce Incorporated	Policy 19.2.1	OS1028.10	Karen McCleery admin@otagochamber.co.nz

Bunnings Limited	Policy 19.2.1.10	OS489.9 OS906.33 FS2152.5 FS2152.4	Bunnings Limited C/- Matt Norwell Baker & Associates Limited MattN@baker.co.nz
Cadbury Limited	Policy 19.2.1.1	OS1015.5	Nigel Bryce nigelb@4sight.co.nz
New Zealand Fire Service Commission	Rule 9.3.8 Sensitivity definition Rule 9.7.4 Mapping	FS2323.21 OS945.5 OS945.43 FS2323.21	Alice Burnett alice.burnett@beca.com
KiwiRail Holdings Ltd	Rule – Definition – Reverse sensitivity Policy 19.2.1.9	OS322.13 OS322.133	Rebecca Beals Rebecca.Beals@kiwirail.co.nz
Southern Heritage Trust & City Rise Up	Policy 19.2.2	OS293.113	Ann Barsby barsby@xtra.co.nz
Rosemary & Malcolm McQueen	Policy 19.2.2	OS299.78	Malcolm McQueen malcolm1@orcon.net.nz
John Campbell	Policy 19.2.2.5	OS495.8	johnandmaryjanecampbell@gmail.com
Dunedin Rugby Football Club	Rule 20.3.3 Planning Maps	OS557.2 OS557.4	Dennis O'Dea dodea@vodafone.co.nz
Otago Railway and Locomotive Society Inc	Rule 20.3	OS553.5	Shane Murray shane@farra.co.nz
Urban Cohousing Otepoti Ltd	Rule 20.3.3.2 (small scale)	OS818.11	Kristin Robert Jack 187 Maitland Street Dunedin Central Dunedin 9016 New Zealand
Kaikorai Rugby Football Club Inc	Rule 20.3.3.3 Planning Maps	FS2330.2-3 FS2330.5	Conrad Anderson conrad_a@xtra.co.nz
New Zealand Defence Force	Rule – Definition - Reverse Sensitivity	OS583.5 FS2287.1	robert.owen@nzdf.mil.nz ; rebecca.davies@nzdf.mil.nz
Air NZ Ltd	Rule – Definition - Reverse Sensitivity	OS1046.5	Sam Davidson sam.davison@russellmcveagh.com
Anthony Parata	Objective 2 (Strategic Directions)	OS248.5	tekainga@xtra.co.nz
Robert Francis Wyber	Objective 2 (Strategic Directions) General	OS394.2 FS2059.17 OS394.1	48 Oates Street Kaikorai Dunedin 9010 New Zealand
Stewart Mervyn Campbell	Objective 2 (Strategic Directions)	FS2244.1	Leon Hallett leon.hallett@ppgroup.co.nz
Sustainable Dunedin City	Objective 2 (Strategic Directions)	OS501.1	Jenny Neilson platinum@paradise.net.nz
Otago Regional Council	Rule - Definition – Infrastructure Rule – Definition (Strategic Directions)	OS908.63 OS908.5	Warren Hanley warren.hanley@orc.govt.nz
Kati Huirapa Runaka ki Puketeraki and Te Runanga o Otakou	Rule – Definition (Strategic Directions) General Rule 9.7.4	OS1071.29 OS1071.14 OS1071.44 OS1071.45	Tim Vial tim@ktkold.co.nz
Dunedin City Council	Definition – Infrastructure	OS360.234	Anna Johnson districtplan@dcc.govt.nz
NZTA	Rule - Definition – Infrastructure Rule 9.6.4	OS881.11 OS881.13, OS881.167 FS2308.1 OS881.104	Kirsten Tebbutt dunedin@nzta.govt.nz
Southern District Health Board	Rule 9.7.4	OS917.22	Andrew Shand andrew.shand@southerndhb.govt.nz

Marrafin Trust	General	OS581.1	Mark Spencer spendecon@xtra.co.nz
Bruce Mark Norrish	General	OS461.1	bruce.norrish@gmail.com
Murray Soal	General	OS291.4	hillcrestfarm@xtra.co.nz
Dale Brewster	General	OS232.1	dale.brewster@switchbuild.co.nz
Ministry of Education	Policy 11.2.1.14	OS947.3	Ministry of Education julie.mcminn@opus.co.nz
Otago Polytechnic	Sensitivity definition	FS2448.15	Louise Taylor louise.taylor@mitchellpartnerships.co.nz
Helen Skinner and Joseph O'Neill	Sensitivity definition	OS312.4	Helen Skinner janeskinner50@gmail.com
Saddle Views Estate Limited	Sensitivity definition	OS458.15	Allan Cubitt allan@cubittconsulting.co.nz
Z Energy Limited	Sensitivity definition	OS313.8	Gael McKitterick gmckitterick@burtonconsultants.co.nz
Egg Producers Federation of New Zealand	Sensitivity definition	OS702.12 OS702.16	Poul Israelson p.israelson@harrisongrierson.com
Mainland Poultry Canterbury Limited	Sensitivity definition	OS782.4	Phil Page phil.page@gallawaycookallan.co.nz
Blackhead Quarries Ltd	Sensitivity definition	OS874.36	Allan Cubitt allan@cubittconsulting.co.nz
Tussock Top Farm Ltd	Sensitivity definition	OS901.29	Allan Cubitt allan@cubittconsulting.co.nz
AgResearch Limited	Sensitivity definition	OS924.7	Graeme Mathieson graeme.mathieson@emslimited.co.nz
Timothy George Morris	Rule 11.3.1.2	OS951.59	776 Weedons Ross Road West Melton 7618 New Zealand
Timothy Morris	Rule 11.3.1.2	OS1054.59	tmorris@tonkintaylor.co.nz