

SUBMISSION 1

RECEIVED

17 FEB 2010

Date received:

HASTINGS DISTRICT COUNCIL

## SUBMISSION FORM 5

Submission on Proposed District Plan Change 50  
Irongate Industrial Zone



HASTINGS  
DISTRICT  
COUNCIL

Submissions can be:

Posted to:

Plan Change 50  
Environmental Planning (Policy)  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Delivered to:

Resource Management  
2<sup>nd</sup> Floor – Central Administration Office  
Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

### 1. Your details:

Full Name: David Renouf

Postal Address: 603 A Ballantyne St, Hastings 4120

Email: \_\_\_\_\_ Phone: 8783239

Fax: \_\_\_\_\_

### 2. My submission is that:

(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).

That all discharges of stormwater before being discharged into any waterway to be treated to HBRC-RRMP 5.4 surface water quality and to ANZECC 2000 freshwater levels.

That all stormwater volume not to increase above the average flood level in any water ways.

There is a riparian buffer option 3/4 so that any stormwater is enhanced to the Iron gate Stream.

Roof water to be used for toilet water.

All stormwater run off to be treated.

3. I/We seek the following decision: (Please give precise details)

That any discharge of stormwater into any water way is treated to HBRC-RRMP 5.4 Surface Water Quality and to ANZECC 2000 fresh water levels.

That the volume of stormwater not to increase any water level above the average flood level in any water way

That there is a riparian buffer - option 3/4

That all roof water is used for toilet water

That all stormwater run off to be treated when it may enter ground water.

4. Please indicate whether you wish to be heard in support of your submission:

- I wish to speak at the Hearing in support of my submission; or  
 I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

- If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission

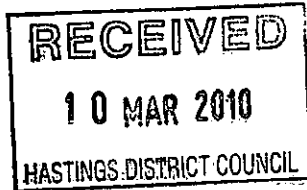
D.v. Kemp

Date: 14/02/2010

If you have used extra sheets for this submission please attach them to this form and indicate this below:

- Yes, I have attached extra sheets  No, I have not attached extra sheets

PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.



Date received:

**SUBMISSION FORM 5**  
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 Irongate Industrial Zone



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 Hastings District Council  
 Lyndon Road East  
 Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

## 1. Your details:

Full Name: BRUCE STEPHENSON FAMILY TRUST (20 IRONGATE RD)  
 Postal Address: 41-43 RUMANENHA STREET, WAIPANA  
 Email: stevietrans@xtra.co.nz Phone: 06/8578170 Fax: 06/8578890

## 2. My submission is that:

(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).

13-7. SIGNS: OUR ROAD FRONTAGE IS VERY SMALL AND WE REQUEST A SIGNIFICANTLY LARGER SIGN THAN IS ALLOWED.

14-2. NOISE: HOW CAN WE MEASURE IT? WE ARE A TRUCKING BUSINESS WHICH HAS MAINTENANCE WORK, WASHING STOCK CRATES, NOISE OF VEHICLES & EQUIPMENT USED - 24 HOURS. IMPOSSIBLE TO CONTROL OR CONTAIN. THE NOISE LEVELS NEED TO BE SUFFICIENT TO CATER FOR THESE INDUSTRIES + NOT RESTRICT.

15.1.9.2. WATER SUPPLY.

WATER SUPPLIED NEEDS TO BE IN SUFFICIENT QUANTITIES TO CATER FOR ALL TRANSPORT INDUSTRY REQUIREMENTS, ESP. WASHING STOCK CRATES

3. We seek the following decision: (Please give precise details)

15.1.9.20. SEWAGE SYSTEM.

MUST BE CAPABLE OF TAKING RELATIVE QUANTITIES OF WATER SUPPLIED, IN THE FORM OF RUN OFF FROM THE SETTLING PONDS OF THE STOCK TRUCK WASH EFFLUENT SYSTEM.

4. Please indicate whether you wish to be heard in support of your submission:

I wish to speak at the Hearing in support of my submission; or

I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission



Date: 9/3/2010

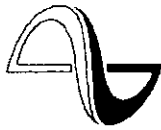
If you have used extra sheets for this submission please attach them to this form and indicate this below:

Yes, I have attached extra sheets

No, I have not attached extra sheets

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**SUBMISSION 3**



**NZ TRANSPORT AGENCY**  
WAKA KOTAHI

**RESOURCE MANAGEMENT ACT 1991**

**Submission on Proposed Plan Change 50 - Irongate Industrial Zone  
Hastings District Plan**

To: Hastings District Council  
Private Bag 9002  
HASTINGS

Submitter: NZ Transport Agency  
PO Box 740  
NAPIER 4140

**This is a submission on the following proposed plan change:**

Plan Change 50 - Irongate Industrial Zone to the Hastings District Plan (the proposal).

**The specific provisions of the proposal that this submission relates to are:**

The Plan Change in its entirety.

**The NZ Transport Agency's submission is:**

NZ Transport Agency (NZTA) generally supports the proactive steps that the Council are taking to promote a more sustainable approach to industrial land management in Hastings. Generally the Plan Change raises very little issues for NZTA's consideration however given that Stage 2 of the proposed re-zoning will border the Southern Extension due diligence was given to the proposal.

Generally Stage 1 of the proposed plan change has very little effect on the state highway network as by the time that this comes on stream Maraekakaho Road will be back under the management of HDC as a local road. However NZTA supports the principle of deferring the rezoning until such a time as the necessary infrastructure is in place.

Of the proposal the main items for NZTA's consideration were the boundary treatment for properties with boundaries along the Expressway. As a gateway into the region it is considered that boundary treatment is a significant issue and the proposed rules, particularly in Section 10 address any concerns that NZTA may have had.

On a side issue it is noted from the proposed changes to the District Plan maps that the Southern Extension has not been annotated on the relevant maps. NZTA considers that this would be an appropriate time to include the designation as it will clarify why the Stage 2 boundary is set as it is.

**Specific points:**

<b>Section Number</b>	<b>Comments</b>	<b>Decision requested</b>
Table 13.7.8.1-1	NZTA supports the restriction on the maximum area of advertising signs on Stage 2 of the Deferred Zone to 2.5m <sup>2</sup> as this area	Retain wording or words to the effect of.

	will front the Expressway. Large signs have the ability to distract drivers along the high speed section of the Expressway and as such restricting the placement and size along this frontage will reduce any risk to passing traffic.	
Section 10.8.2	NZTA supports the rule relating to yard setback under 10.8.2.1 and 10.8.2.2 and wishes them to be retained.	Retain wording or words to the effect of.
Section 10.8.4B: Parts (2) (a)- (e)	NZTA supports the setting of rules for shelterbelts along the Expressway especially in an area susceptible to frosts. Height and setback rules will ensure that ice does not form on the road during the winter months.	Retain wording or words to the effect of.
Section 10.8.7B	NZTA supports this provision and seeks to see it retained. Light spill can cause a visual distraction to passing motorists and create a safety issue. Rules to reduce this affect are therefore supported.	Retain wording or words to the effect of.

**The reasons for this submission are:**

The NZTA's statutory objective is to carry out its functions in a way that contributes to an affordable, integrated, safe, responsive and sustainable land transport system. Some of these functions relevant in this case are:

- to promote an affordable, integrated safe, responsive, and sustainable land transport system
- to manage the State highway system in accordance with the relevant legislation; and
- to assist, advise, and co-operate with approved organisations (such as regional councils and territorial authorities).

In submitting on this Plan Change proposal, the NZ Transport Agency is pursuing these objectives and functions in relation to the land transport system, and in particularly the State highway system, and contributing to the objectives of the New Zealand Transport Strategy.

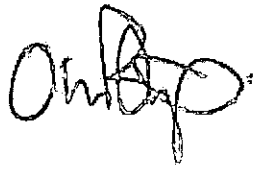
**NZ Transport Agency seeks the following decisions from the Council:**

That proposed Plan Change 50 be approved.

**The NZ Transport Agency does not wish to be heard in support of this submission.**

If others make a similar submission, the NZ Transport Agency will consider presenting a joint case with them at a hearing.

Dated at Napier this \_\_\_\_\_ day of \_\_\_\_\_ 2009.



**Oliver Postings**  
Regional Planner  
Pursuant to a delegation from  
the Chairman and the Board  
of the NZ Transport Agency

**Address for Service:**

NZ Transport Agency  
PO Box 740  
NAPIER 4110

**Attention: Oliver Postings**

Phone: (06) 974 6502  
Facsimile: (06) 835 0283





3. I/We seek the following decision: *(Please give precise details)*

3.1 That Council reject Plan Change 50.

3.2 That Council undertake a proper and thorough Section 32 analysis to demonstrate that the proposed rezoning is the most appropriate means of achieving the objectives and ultimately the purpose of sustainable management.

3.3 That Council whether jointly with other Councils or on its own, undertake a comprehensive study of the need for this rezoning having regard to the regionally available supply of industrial land for different industrial uses.

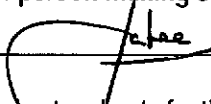
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6. Signature of person making submission or person authorised to sign on behalf of person making submission

 James Lee. General Manager. Date: 11 / 3 / 2010

If you have used extra sheets for this submission please attach them to this form and indicate this below:

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## **SUBMISSION**

- 2.1 The Submitter is not opposed to the rezoning of land for any purpose provided the need for the rezoned land can be established and it can be shown that the rezoning meets the overall purpose of the Resource Management Act of sustainable management of natural and physical resources.
- 2.2 The rezoning of land for Industrial 2 purposes is not currently required and will not be required within the 10 year planning horizon envisaged by section 79 of the RMA. This is not remedied by rezoning on a "deferred" basis as deferred zones create both planning blights on areas and expectations that all services will be provided and the deferral will be lifted in the near future.
- 2.3 The rezoning is inconsistent with Council's functions under section 31 of the Resource Management Act. Section 31 requires the establishment and implementation of objectives, policies and rules, such as those contemplated by this plan change to achieve integrated management. The rezoning would result in Council's servicing resources being split between the Irongate area and existing zoned areas that are yet to be fully and/or properly serviced.
- 2.4 A regional approach to industrial land supply and planning needs to be undertaken in a similar manner to the Heretaunga Plains Urban Development Strategy. The existing Hastings Industrial Strategy is flawed and does not reflect good resource management practice or the most recent demographic predictions.
- 2.5 The proposed rezoning does not represent an efficient and sustainable use of existing natural and physical resources including (but not limited to) the land and soil resource and the resources both public and private that have already been committed to existing but underutilised industrial development.
- 2.6 The plan change is contrary to Part 2 of the Resource Management Act and does not reflect good management of the District's resources.

## SUBMISSION 5

## Facsimile

TO	Resource Management	FROM	Rick Cranswick
ORGANISATION	Hastings District Council		
FAX NO	06 871 5115		
DATE	11 March 2010	PAGES	11 - incl this 1
TITLE	SUBMISSION FORM 5		
<input type="checkbox"/> Urgent <input type="checkbox"/> For Review <input type="checkbox"/> Please Comment <input type="checkbox"/> Please Reply			

208 Avenue Road East  
Hastings, 4122

PO Box 941  
Hastings, 4156

T +64 6 872 9200  
F +64 6 878 3953

## MESSAGE:

Please find attached our Submission Form 5 and related documentation.

I would be grateful if you could please email my assistant on [Alana.Steyn@whk.co.nz](mailto:Alana.Steyn@whk.co.nz) to confirm receipt of this submission.

Kind regards



Rick Cranswick

better advice for a better life

Date received:

**SUBMISSION FORM 5**  
**Submission on Proposed District Plan Change 50**  
**Irongate Industrial Zone**



**HASTINGS**  
**DISTRICT**  
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Delivered to:  
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Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: Richard Anthony Cranwick  
Postal Address: 4- WHK, PO Box 941, Hastings 4156  
Email: rick.cranwick@whk.co.nz Phone: 872 9200 Fax: 872 9202

**2. My submission is that:**

*(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).*

Please see attached

3. I/We seek the following decision: (Please give precise details)

*Please see attached*

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*[Signature]* \_\_\_\_\_ Date: 11/13/2010

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**SUBMISSION FORM 5**

We support the proposed district plan change 50 that rezones areas of the Irongate area from plains to industrial land. We are happy that our land is included in that plan. It is poor quality land and in fact has been unable to be developed and not all the land has been able to be used for other purposes. It is classified as class 7 land. There is a greater benefit to the community in using this poorer land for industrial purposes, rather than using more productive land areas for this purpose.

With the industrial activity that is occurring in the area it is a natural step to progress and formalise the current activities.

Please see attached letter and email to Tony Gray regarding the misinterpretation of our original feedback as we believe there is a greater economic benefit to the community which needs to be taken into account and that the costing needs to reflect that. At current Council costings the movement of our property into industrial land is uneconomic. We are very keen to develop the property but need the Council to reconsider their position on a number of costing items. These are detailed in my letter to Tony Gray dated 15<sup>th</sup> December 2009 and my email to him dated 24<sup>th</sup> February 2010.

We do have some concern that the Council costings, in relation to the development levy, have not been fully disclosed to us at this point and we are anticipating some significant reduction in those costs to take into account our belief that the original development margins calculated by Mr Spencer were excessive. Please read the letter attached for more details.

15<sup>th</sup> December 2009

Tony Gray  
Hastings District Council  
Private Bag 9002  
HASTINGS 4156

Dear Tony

**RE: PROPOSED PLAN CHANGE 50 – IRONGATE INDUSTRIAL ESTATE**

We are very pleased that the Council is now moving to notify the intention to enable an industrial park to be established in the Irongate area. We have a property at 22 Irongate Road which is in stage one. Our property is currently a producing orchard; however, with the industrial activity on a joining property we are having difficulty in renting the dwelling and we understand the orchard only has a limited production life because of the state of the trees and the activity on adjoining properties. We are therefore very supportive and hopeful we will be included in stage one of the Irongate industrial zone.

Representatives of our company have attended a number of meetings and have been very pleased with the openness and willingness to work with our group that the Council staff and contractors have displayed. We are keen to work with Council to have our property one of the first to develop industrial sites.

We do however have some issues we need to work with Council on in order to make the rezoning economically viable for us.

Economic Viability

We have read through the information provided by Frank Spencer of Logan & Stone to Council and we feel that this may have given a false impression of the margins available to land owners and this therefore may have influenced the thinking when dealing with the costs of the rezoning.

Frank's report suggests that the underlying value of land is about \$4.80 per square metre. This cost has no relationship to any land sales in the Irongate area. Our costs are approximately \$20 per square metre as the costs need to include the value of all improvements to the land which need to be recovered on a change

of zoning. For us these include trees, fences, shedding, dwelling, swimming pool, bores and other improvements. Each property will have costs over and above the bare land.

Properties in this area have, for some time, been selling at costs considerably more than the \$4.80 land value. This land has been sold to a number of end users who are not property speculators and have either purchased the properties with or obtained resource consent for the activities they wish to undertake. The lifestyle block next to our own property which has a very poor house and recently had the orchard felled is on the market for approximately \$12 per square metre. Other property sales in the area have been Stephenson Transport, approximately \$35 per square metre and Ballance Fertiliser, approximately \$20 per square metre.

We outlined to Council staff at a meeting some weeks ago that our costs and likely profitability are as follows:

Land and improvement costs	\$20
Council and development costs	\$37
<b>TOTAL COST</b>	<b>\$57</b>

We think Frank identified that to encourage development of land such as this there needed to be approximately 30% margin. Current sale price for this type of land (as identified by Frank) is about \$55 and obviously this leaves us with no margin.

We would like to work with Council on possible ways of reducing costs to enable us to successfully develop the property.

#### Council Costs

Two to three years ago we had a number of discussions with Council regarding the likely costs to bring services to the property. These costs were in the order of \$7-\$10 per square meter. Our understanding is that the only real increase in costs that occurred since that time have been a requirement for additional fire fighting water capacity to be delivered from Flaxmere. It would seem extraordinary that the Council costs have therefore reached \$27 per square metre.

We are happy to work with Council to try to identify where cost savings can be made however there are a number of general issues that we think need to be addressed.

#### 1) Multiplier effect – community economic benefit

It is our understanding that no account has been taken of the multiplier effect and the additional economic benefit that developing the Irongate area into



industrial as opposed to rural land use will have on the whole region. Some account needs to be taken of this.

2) Land quality

The Irongate area is poor quality land and some account needs to be taken by the general rate payer that using this land for industrial activities has a benefit to the community over using other more productive land areas.

3) Holding Costs

Holding costs are one of the largest contributors to the perceived Council costs. Once again we are happy to meet with Council to reduce or defer the incurring of underlying costs to as late as possible. This should have the overall effect of reducing the holding cost. We do however think that it would be reasonable for later projects, which incur the holding costs, to pay a greater proportion of those costs. If we are able to develop and utilise Council provided services sooner then we shouldn't be sharing in the holding and financing costs of properties that are developed later. We will have already contributed our share of the capital costs and therefore there should be no holding costs.

4) Risk Margin

We understand from discussions with various parties that the Council has included a high risk margin. We imagine this is because the Council has been led to believe that developers will have an extremely high margin. Because the developers will not have an extremely high margin we suggest that perhaps Council's risk margin needs to be revised.

Delaying of Services

Because a large part of the costs are the holding costs, delaying the need for services could be useful. We would like and are happy to meet with engineers to discuss how we might utilise the current water supplies we have and how waste water might be addressed. It might be possible to simply put in place holding tanks which could be emptied on a regular basis for a number of years until sufficient industrial sites have been developed and justify the cost of providing services.

Sharing of Costs

Costs can only be paid when property is or nearing sale. Therefore we suggest that Council uses its lower rate of borrowing to fund these costs. We also agree that the only method that we've seen viable is to charge a development fee as the property is sold.

We can understand the Council's desire to recover all costs from stage one development however as you've seen, the costs do need to be addressed to make it viable to develop and we believe that Council should have confidence in the area's economic growth and share those costs over both stages. The properties that are in stage two will also presumably be selling on an increased market value simply due to the effects of time and they will have greater ability to pay the costs than we do in the current depressed market.

#### Waste Water

Currently the intention is to have minimal waste water from dry site industrial use. Has the Council considered providing full waste water services? This could provide increased value in the land and may not actually add significant amounts to the \$4million planned for waste water removal in the current plan.

#### Lot Size

Our property is an odd shaped property and when land is acquired from us for swales the value of the blocks may be significantly enhanced by allowing some flexibility around the size of the lots rather than sticking to the minimum one hectare site size. This could be an effective way of producing greater returns and allowing development to occur without significant impact on the area or for Council.

#### Water

Many of the properties in the area have existing wells which would be capable of producing ample water for both drinking purposes and for fire fighting. There must be an engineering solution which would cost less than the \$3.4million to pipe the water from Flaxmere. Perhaps this is only a temporary measure if there are overall economic benefits in cost reduction by linking in to the current Council systems. Once again we are happy to work with Council engineers to explore that idea.

#### Roundabout Costs

We do not believe the costs of the roundabout on York Road/Maraekakaho and Irongate/Maraekakaho Roads should be treated as a cost of the Irongate Industrial Zone. There is a benefit to the whole community of these roading improvements.

#### Summary

Tony, thank you for the opportunity to put these ideas forward. As you can see we are keen to work with Council to resolve the issues and provide a margin to allow

us to develop our property. We are happy to be first off the rank and produce a quality industrial sub-division which will attract industry and economic activity to the area and grow our region. We would be happy to meet and discuss with you, Council or Council officers any of the ideas above and look forward to the rezoning being notified.

Yours faithfully

**Rick Cranswick**  
**Director – Irongate Holdings**

**Rick Cranswick**

---

**From:** Tony Gray [tonyg@hdc.govt.nz]  
**Sent:** Wednesday, 24 February 2010 7:43 a.m.  
**To:** Rick Cranswick  
**Cc:** Lawrence Yule; Mary Green ; mm.hindmarsh@xtra.co.nz; kanukadev@xtra.co.nz  
**Subject:** RE: Irongate Rezoning

Rick it was good to meet you as well at Vidals.

To ensure that Council had full information and to avoid any potential misunderstanding all submitters submissions were provided to Council as part of the Council paper.

I will however review your comments and get back to you.

Tony

---

**From:** Rick Cranswick [mailto:Rick.Cranswick@whk.co.nz]  
**Sent:** Wednesday, 24 February 2010 12:22 a.m.  
**To:** Tony Gray  
**Cc:** Lawrence Yule; Mary Green ; mm.hindmarsh@xtra.co.nz; kanukadev@xtra.co.nz  
**Subject:** Irongate Rezoning

Dear Tony,

It was nice to meet you at the Institute function at Vidals . As you suggested, I got home and downloaded the Council papers and minutes of the meeting Thursday 28<sup>th</sup> January 2010.

I do have to apologise for my previous letter, dated 15<sup>th</sup> December 2009 as I was obviously not clear enough in our disagreement with the notion that developers have been purchasing property at inflated prices on the expectation of rezoning. We do not believe this to be the case at all.

The council papers have a summary of my letter. It says "the most significant issue here is that properties have been changing ownership of prices reflecting an expectation of the change in zoning. Indeed Mr Cranswick only purchased his property a few years ago when, at that point, there was value increases based on the expectation of rezoning". Your paper to the Council also said at 6.7 "In terms of Irongate Holdings' submission, there is little the Council can do to address negative commercial impact on developers who have purchased land at higher than rural land prices in the expectation of rezoning when the full development of servicing costs are uncertain. In this respect, some of the 'windfall margins' have already been passed on to the previous rural landowner. The expectation of higher end values through subdivision and development of Irongate Holdings property may, in the end analysis, justify the prices paid for the land in any event".

I presume this is taken this from the first page of my letter which said "Frank's report suggests that the underlying value of the land is about \$4.80 per square metre. This cost has no relationship to any land sales in the Irongate area. Our costs are approximately \$20 per square meter as the costs need to include the value of all improvements to the land which need to be recovered on a change of zoning. For us these include trees, fences, shedding, dwelling, swimming pool, bores and other improvements. Each property will have costs over and above the bare land.

Properties in this area have, for some time, been selling at costs considerably more than the \$4.80 land value. This land has been sold to a number of end users who are not property speculators and have either purchased the properties with or obtained resource consent for the activities they wish to undertake. The lifestyle block next to our own property which has a very poor house and recently had the orchard felled is on the market for approximately \$12 per square metre. Other property sales in the area have been Stephenson Transport, approximately \$35 per square metre and Balance Fertiliser, approximately \$20 per square metre."

I'm sorry that I was not clear enough in my meaning. My intention was to explain that the land sales in the

area have been at rates of up to \$35 per square meter without the expectation of rezoning. The land owners have been able to use the properties for their intended use without them being rezoned and that the value they pay has reflected the value they saw in the property without rezoning.

I feel that this interpretation of my letter may have misled Councillors to interpreting that we support Frank Spencer's contention that property prices had been significantly higher than the normal market would expect because there was a prospect of rezoning. We do not think that land values were factoring in the prospect of rezoning. They reflected the value of the land to the end user. The windfall gains calculated are therefore not realisable.

I think it essential that we are able to clear this misunderstanding up with Council. Could you advise how we should do that.

I look forward to hearing from you.

Regards  
Rick  
Irongate Holdings Ltd

---

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**Attention:**

The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies.

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 Please consider the environment before printing this e-mail

**SUBMISSION FORM 5**  
**Submission on Proposed District Plan Change 50**  
**Irongate Industrial Zone**

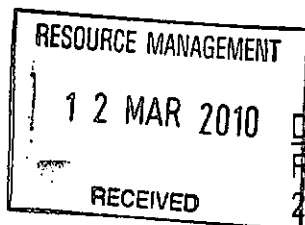


**HASTINGS  
DISTRICT  
COUNCIL**

Submissions can be:

Posted to:

Plan Change 50  
Environmental Planning (Policy)  
Hastings District Council  
Private Bag 9002  
Hastings 4156



Delivered to:

Resource Management  
2<sup>nd</sup> Floor – Central Administration Office  
Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: **Hastings District Council**

Postal Address: **Private Bag 9002, Hastings 4156**

Email: **traceyk@hdc.govt.nz** Phone: **06 871 5000** Fax: **06 8715100**

**2. My submission is that:**

*(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).*

**Proposed Plan Change 50 is supported subject to the following amendments:**

**1. That clause 10.7.4 is amended to read as follows:**

**10.7.4.2 PERMITTED ACTIVITIES**

- (a) The following activities shall be Permitted, provided they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Sections ~~10.9.1, 10.9.3, and 10.9.7,~~ and 6.9.4.
- LAND BASED PRIMARY PRODUCTION (EXCLUDING FORESTY).
  - COMMERCIAL ACTIVITIES (EXCLUDING VISITOR ACCOMODATION).
  - TEMPORARY EVENT DAYS.

**10.7.4.3 CONTROLLED ACTIVITIES**

- (a) The following activities shall be Controlled Activities in the Deferred Industrial 2 Zone (Irongate), provided they comply with the General Performance Standards and Terms in Section 10.8 and the Specific Performance Standards and Terms in Section ~~10.9.1, 10.9.3,~~ 10.9.5, 10.9.7. and 6.9.1:

- INTENSIVE RURAL PRODUCTION.

(b) Applications for Controlled Activities will be considered without notification or without the requirement to serve notice. Conditions may be imposed in relation to the matters over which control will be exercised, identified in the Assessment Criteria in Sections 6.10 and 10.10 of the Plan.

2. That clause 10.9.1 is amended to read as follows:

10.9.1 ACTIVITY THRESHOLD LIMIT

In the I1, I2, I2 (Irongate), ~~DI2 (Irongate)~~ and I3 zones, the following activity threshold limits shall apply to all permitted and controlled activities (other than industrial activities) and shall be used as a guide in the assessment of all other activities.

Outcome

*Optimum and efficient use of industrial land resources and the avoidance of significant adverse effects. Non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*

Activity	Threshold Measure	Limit Per Site		
		I1	I2, I2 (Irongate) <del>DI2 (Irongate)</del>	I3
Commercial Service Activities (Excluding dairies and Takeaway food premises)	Net indoor Retail and Display Building Gross Floor Area	200m <sup>2</sup>	100m <sup>2</sup>	200m <sup>2</sup>
Sale Yards	N/A	Nil	Nil	No limit
Service Stations	N/A	N/A	N/A	N/A
Tavern	Number of persons to be accommodated	200	100	200
Visitor Accommodation	Number of rentable units	20	Nil	Nil
Warehousing and storage	Total indoor/outdoor storage	No limit	No limit	1000m <sup>2</sup>
All other activities	Building Gross Floor Area	100m <sup>2</sup>	100m <sup>2</sup>	100m <sup>2</sup>

**In the Deferred Industrial 2 Zone (Irongate) there are no threshold limits on land based primary production.**

These amendments are intended to clarify:

- the activities which are to be permitted within the Deferred Industrial 2 (Irongate) zone; and
- the rules applicable to permitted and controlled activities within the Deferred Industrial 2 (Irongate) zone.

3. I/We seek the following decision: *(Please give precise details)*

That Proposed Plan Change 50 be accepted subject to the requested amendments.

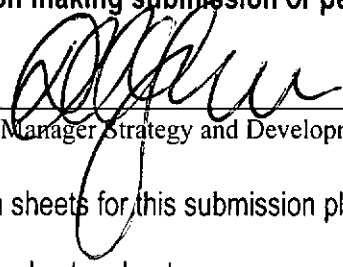
4. Please indicate whether you wish to be heard in support of your submission:

- I wish to speak at the Hearing in support of my submission; or
- I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

- If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission



Date: 12 / 3 / 2010

Dennis Morgan, Group Manager Strategy and Development

If you have used extra sheets for this submission please attach them to this form and indicate this below:

Yes, I have attached extra sheets

No, I have not attached extra sheets

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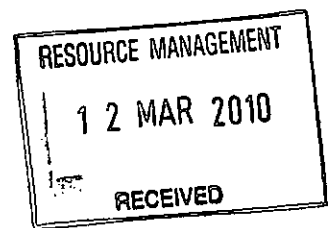
**PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.**

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12<sup>th</sup> March, 2010

**SUBMISSION FORM 5**

Submission on Proposed District Plan Change 50  
Irongate Industrial Zone

Hastings District Council

Thomas Graeme Heard/ Ruth Mary Heard  
70 Irongate Road  
RD 5  
Hastings  
Phone (06) 8798 428

My Submission.....

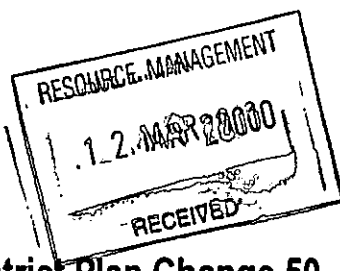
We live in what is about to become the blind end of the development and the second stage of Irongate Road and what will become the second stage of the industrial development and affects me, my wife and family directly, in the way of industrial noise of which we all ready have a considerable amount as well as what the expressway will generate.

No.1. There are some points I would like to ask, the 4.0m wide corridor, is this to be constructed inside our boundary or outside.?

No.2. It has been suggested the development be partly financed by increasing the rates, but as we are in the second stage of the development this will not apply to me, but could I have this confirmed in writing.

No.3. The cul-de-sac head. As this is in stage 2 of the development this should be postponed until the second development stage is started. There is no need for traffic to proceed past out gateway and all effort needs to be made to discourage boy racers, rubbish dumpers, etc from this end of the road.

Thomas Graeme Heard



Date received:

SUBMISSION FORM 5
Submission on Proposed District Plan Change 50
Irongate Industrial Zone



HASTINGS DISTRICT COUNCIL

Submissions can be:

Posted to:
Plan Change 50
Environmental Planning (Policy)
Hastings District Council
Private Bag 9002
Hastings 4156

Delivered to:
Resource Management
2nd Floor - Central Administration Office
Hastings District Council
Lyndon Road East
Hastings

Please use additional sheets if necessary.

We need to receive your submission by 4.30 pm, Friday 12th of March 2010

1. Your details:

Full Name: Te Tamihana a Heretaunga
Postal Address: 821 Graham Rd
Email: marziapata@tdc.hkiwi.nz Phone: 06 8730971 Fax: 06 8730972

2. My submission is that:

(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).

We neither support or oppose the plan change but wish to be a part of this submission that we're consulted for our input into the treatment process & design of systems that will ultimately discharge stormwater into the Irongate drain. The concerns here are 1) the potential contaminants that may find its way into the discharge point of the drain, particularly from the industrial activities & road runoff 2) the monitoring of tree traps / interceptors on a regular basis to ascertain the make up & 3) monitoring in the drains to ascertain any effects of discharges before entering into a sensitive environment.

3. I/We seek the following decision: (Please give precise details)

- 1. Regular monitoring of the treatment process + discharges into the drains.
- 2. That the monitoring is reported to a tangata whenua body, i.e. tangata whenua wastewater joint committee & Taubane o Heretanga.
- 3. That if any significant effect of stormwater or industrial discharge i.e. high levels of contaminants etc are dealt to immediately.
- 4. We are concerned of the single bed area above the unconfined aquifer that in the past or perhaps currently that has been used as a point of discharge on top of a sensitive area that requires Council's immediate attention; The Council has to decide whether it will be to be sealed or the water is run thru swales.

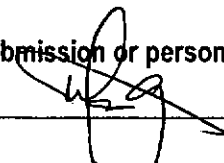
4. Please indicate whether you wish to be heard in support of your submission:

- I wish to speak at the Hearing in support of my submission; or
- I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

- If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission



Date 13/3/2010

If you have used extra sheets for this submission please attach them to this form and indicate this below:

- Yes, I have attached extra sheets
- No, I have not attached extra sheets

PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.

## Submission on Proposed Plan Change 50

My submission is that

We neither support or oppose the plan change but wish to be as a part of this submission consulted for our input into the treatment process and design of the system that will ultimately discharge stormwater into the Irongate drain

The concerns here are 1) the potential contaminants that may find its way into the discharge point of the drain, particularly from the Industrial activities and road run off 2) the monitoring of these traps/interceptors on a regular basis to ascertain its makeup 3) monitoring done in the drains network to ascertain any effects of discharges entering into a sensitive environment

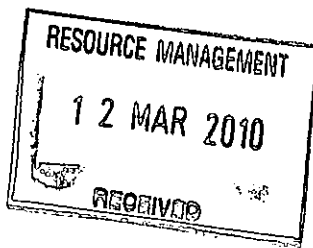
We seek the following

1. Regular monitoring of the treatment process and discharge into the drains
2. That the monitoring is reported to a tangata whenua body i.e. tangata whenua wastewater joint committee and the te Taiwhenua o Heretaunga.
3. That if any significant effect of stormwater or industrial discharge i.e. high levels of contaminants are dealt with immediately
4. We are concerned that a shingle bed and dug out hole in this area is above the unconfined aquifer that in the past or currently, that it has been used as a point of storm water discharges on top of a sensitive area that we draw to Councils attention, and what is to be done with this area, whether it will be tarsealed or that water will be run through swales.

I wish to speak at the Hearing in support of my submission

Marei Apatu

SUBMISSION 9



Date received:

**SUBMISSION FORM 5**  
Submission on **Proposed District Plan Change 50**  
Irongate Industrial Zone



**HASTINGS  
DISTRICT  
COUNCIL**

Submissions can be:

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Hastings District Council  
Private Bag 9002  
Hastings 4156

Delivered to:  
Resource Management  
2<sup>nd</sup> Floor – Central Administration Office  
Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: AWATOTO LTD  
Postal Address: C/- PO BOX 84001, WESTGATE, AUCKLAND 0657  
Email: grant@elementimf.co.nz Phone: 07 5786760 Fax: 07 5714392  
Contact: Grant Downing

**2. My submission is that:**

*(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).*

\_\_\_\_\_  
\_\_\_\_\_  
SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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## SUBMISSION

1. The Plan Change should not have been notified ahead of the adoption of the Heretaunga Plains Urban Development Strategy (HPUDS). The strategy has goals to:

*Describe what level of growth will be over the next 30 years and beyond by identifying*

- *Where growth will go and desired density*
- *What the sequence of development should be and the timetable/or triggers*
- *The criteria for establishing the boundaries to urban growth*
- *What infrastructure is needed, particularly transportation and drainage*
- *The budget implications*

*Propose policies to guide growth through:*

- *Regional Policy Statement*
- *District Plans*
- *The LTCCPs*
- *The Regional Land Transport Strategy*
- *Infrastructure Development Planning (including both policy and social infrastructure networks).*

In the development stage of the strategy it was identified that there was a

*...need for a regional response to industrial development. It is recommended that the industrial needs of Napier and Hastings be considered at a regional level integrated with the infrastructure resource available in different parts of the Heretaunga Plains.*

Drafting of the strategy, publication, consultation, hearings and decisions are scheduled for later in 2010. Plan Change 50 should be rejected or withdrawn pending the decisions and adoption of the HPUDS.

2. There are other locations for additional industrial land in Hawkes Bay that are superior to the Irongate site in Plan Change 50.



3. I/We seek the following decision: (Please give precise details)

1. THAT COUNCIL REJECT PLAN CHANGE  
50.

4. Please indicate whether you wish to be heard in support of your submission:

- I wish to speak at the Hearing in support of my submission; or  
 I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

- If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission

*G. Dunning* Date: 12/ 3 /2010

If you have used extra sheets for this submission please attach them to this form and indicate this below:

- Yes, I have attached extra sheets  No, I have not attached extra sheets

**PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.**

12 March 2010

Hastings District Council  
Private Bag 9002  
Hastings 4156

Attention: Shane Lambert

Dear Mr Lambert,

**PLAN CHANGE 50 – IRONGATE INDUSTRIAL ZONE**

Proposed Plan Change 50 seeks to rezone some 78.4 hectares of Plains Zone land to Deferred Industrial 2 Zone (Irongate) in and around the Irongate Road and Maraekakaho Road Junction.

The Regional Council **supports** plan change 50 in its entirety and requests that Hastings District Council adopt plan change 50.

Reasons for this submission are that the Regional Council considers that plan change 50:

- a) is consistent with the RMA's purpose and principles;
- b) gives effect to the Regional Policy Statement, particularly provisions in Chapters 3.5, 3.8 and 3.10;
- c) is not inconsistent with any regional plan;
- d) will contribute to the reduction of industry sprawl across the Heretaunga Plains;
- e) provides satisfactory stormwater solutions;
- f) will enable integrated management of infrastructure with land use and development in the rezoned area.

The Regional Council does wish to be heard. The Regional Council does not wish to present a joint presentation at a hearing.

If you have any queries regarding this submission, please contact Esther-Amy Bate on (06)833 8026.

Yours sincerely

**HELEN CODLIN**  
**GROUP MANAGER STRATEGIC DEVELOPMENT**

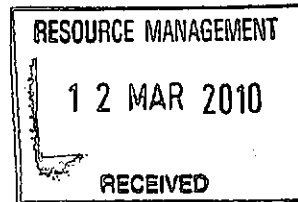
Phone: (06) 833 8045  
Mobile: 027 2568548  
Email: helen@hbrc.govt.nz

# Dorrington Poole & Partners

BARRISTERS AND SOLICITORS

12 March 2010

Resource Management  
2<sup>nd</sup> Floor – Central Administration Office  
Hastings District Council  
Lyndon Road Ease  
**HASTINGS**



Dear Sir

**Re: Plan Change 50**

We act for Trustees of the D & K Healey Family Trust and enclose Submissions in respect of the above Plan Change.

Yours faithfully

**DORRINGTON POOLE & PARTNERS**

Per:

**S A Smith**

**Partner**

cpb

**PARTNERS**

Stuart Alistair Smith, LLB  
Nicola Mary Roberts, SAB(NSW)  
Sarah Anne Heald, BCA,LLB(Hons.)

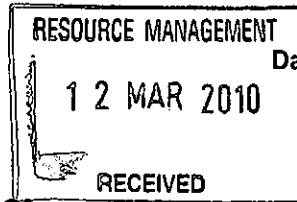
**Practice Manager**  
David Andrew Roberts



38 Denmark Street  
PO Box 69 DX PC 78001  
**DANNEVIRKE 4942**

Telephone (06) 374 7089  
Facsimile (06) 374 5598

Email [dpsr@dorrington.co.nz](mailto:dpsr@dorrington.co.nz)



Date received:

**SUBMISSION FORM 5**

Submission on **Proposed District Plan Change 50**  
Irongate Industrial Zone



**HASTINGS  
DISTRICT  
COUNCIL**

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Hastings District Council  
Private Bag 9002  
Hastings 4156

Delivered to:  
Resource Management  
2<sup>nd</sup> Floor – Central Administration Office  
Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: DAVID JOHN HEALEY  
Postal Address: 62 Irongate Road, Hastings 4120  
Email: \_\_\_\_\_ Phone: 06 879 9073 Fax: \_\_\_\_\_

**2. My submission is that:**

*(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).*

1. I am a Trustee of the D & K Healey Family Trust which is the registered proprietor  
of the land at 62 Irongate Road, Hastings.

2. My property is situated on the northern side of Irongate Road, within Stage 2  
of the proposed zone.

3. I oppose the draft structure plan as it is currently proposed. I submit that  
the plan be implemented in 3 stages rather than the currently proposed 2 stages.

- Stage 1 would be as currently proposed.

- Stage 2 would encompass the land north of Irongate Road which is currently  
within the proposed Stage 2.

- Stage 3 would encompass the land south of Irongate Road which is currently  
within the proposed Stage 2.

4. My reasons for suggesting that the currently proposed Stage 2 be divided up into  
stages are:

(continued over page)

**3. I/We seek the following decision: (Please give precise details)**

We seek to have the rezoned area opened up in 3 stages:

Stage 1 - as presently proposed

Stage 2 - that portion of the present Stage 2 that is north of Irongate Road

Stage 3 - the land in the presently proposed Stage 2 which is south of Irongate Road

**4. Please indicate whether you wish to be heard in support of your submission:**

I wish to speak at the Hearing in support of my submission; or

I do not wish to speak at the Hearing in support of my submission.

**5. Please indicate if you wish to make a joint case:**

If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

**6. Signature of person making submission or person authorised to sign on behalf of person making submission**

*D J Healey*

Date: 5/3/2010

If you have used extra sheets for this submission please attach them to this form and indicate this below:

Yes, I have attached extra sheets

No, I have not attached extra sheets

**PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.**

(cont'd)

- There are three landowners within the currently proposed Stage 2 who are north of Irongate Road. All have dwellings on their land.
  - There is only one landowner in the currently proposed Stage 2 who is south of Irongate Road and that land owner also owns land in the proposed Stage 1.
  - Due to the proposed zoning change my land is not saleable. It will remain so until Stage 2 is implemented.
  - If Stage 2 is opened up as one block as currently proposed it is obvious that industrial land purchasers will want the vacant land south of Irongate Road in preference to the land north of Irongate Road with dwellings. This will mean that our land will not be saleable until after all of the land south of Irongate Road has been sold.
  - As the owner of the land south of Irongate Road in Stage 2 will already have had the economic benefit of selling its land in Stage 1 it is not equitable to defer the saleability of our land until all other land in stages 1 and 2 have been purchased. To do so could result in our land being unsaleable for upwards of 30 years.
5. If the rezoning proceeds as proposed then the impact on the amenity values for my property will be considerable. Once Stage 1 is completed there will be a considerable increase in traffic movements along Irongate Road. The bulk of this will be heavy vehicles to maximise efficiencies trucks will be arriving at and existing from the industrial sites late into the evening and early in the morning.

When Stage 2 is opened up and the land south of Irongate Road is developed the traffic movements will increase further. In addition the noise pollution which will emanate from the sites directly across Irongate Road from my property will substantially increase from the present noise levels.

If the land south of Irongate Road is developed in preference, as I fear it will be, then my property will be situated directly opposite an industrial park. A very different environment from the amenity values it currently enjoys.

Once the rural setting from my property is destroyed I will not want to remain in residents however it will remain unattractive to industrial purchasers until all vacant land has been purchased. That being so my

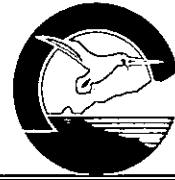
only option will be to try and lease property to generate some return on investment until it is able to be sold. The rental value of a dwelling sited directly opposite an industrial park with its noise pollution and unattractive outlook will be substantially reduced.

6. My Family Trust has an investment of over \$1,000,000.00 tied up in its Irongate Road property and it cannot reasonably be expected to have a substantial portion of its assets frozen and non productive for such a period of time – this is nearly one-half of the remaining life span of this Trust.
7. It is appreciated that the Council intends to proceed with this zoning change and that my Trust's land is going to be caught up in the zoning change irrespective of our objections, however to enable the Trustees of my Trust to have the opportunity to sell its land before my children are superannuitants, I would ask that you adopt my suggestion and have three stages to the plan.

Date received:

RESOURCE MANAGEMENT  
 12 MAR 2010  
 RECEIVED  
 HASTINGS DISTRICT COUNCIL

**SUBMISSION FORM 5**  
**Submission on Proposed District Plan Change 50**  
**Irongate Industrial Zone**



Submissions can be:

Posted to:  
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 Environmental Planning (Policy)  
 Hastings District Council  
 Private Bag 9002  
 Hastings 4156

Delivered to:  
 Resource Management  
 2<sup>nd</sup> Floor – Central Administration Office  
 Hastings District Council  
 Lyndon Road East  
 Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: Lowe Corporation  
 Postal Address: C/- Gifford Devine, PO Box 148, Hastings 4156  
 Email: gjf@giffdev.co.nz Phone: 873 0420 Fax: 876 0043

**2. My submission is that:**

*(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).*

As per attached



3. I/We seek the following decision: *(Please give precise details)*

That the Council reject Plan Change 50.

4. Please indicate whether you wish to be heard in support of your submission:

- I wish to speak at the Hearing in support of my submission; or  
 I do not wish to speak at the Hearing in support of my submission.

5. Please indicate if you wish to make a joint case:

- If others make a similar submission please tick this box if you would consider presenting a joint case with them at the Hearing.

6. Signature of person making submission or person authorised to sign on behalf of person making submission

Lone Corporation Ltd by its Solicitor and authorised Agent Date: 12/03/2010  
GJC/Ferguson

If you have used extra sheets for this submission please attach them to this form and indicate this below:

- Yes, I have attached extra sheets       No, I have not attached extra sheets

PLEASE NOTE: ALL SUBMISSIONS ARE MADE AVAILABLE TO THE COUNCILLORS AND PUBLIC.

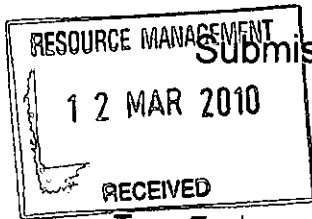
## SUBMISSION

1. Lowe Corporation is opposed to the rezoning of the land.
2. The rezoning of the land for Industrial 2 purposes is not required; does not represent an efficient and sustainable use of land; does not meet the principles or purposes of the Resource Management Act; and is not good management of the resources of the Hastings district.
4. Industrial demand can be adequately serviced by existing industrial zones which have not yet been fully and properly utilised and serviced.
5. A regional approach to an Industrial Strategy is required to comply with best resource management practice. A regional approach has not been applied in this case. That can be compared to the regional approach taken with the Heretaunga Plains Urban Development Strategy. A regional approach will best ensure that:
  - (a) Council's servicing resources are most efficiently coordinated and sustainably utilised;
  - (b) That any rezoning then meets the objectives of the Resource Management Act and provides for integrated management of resources as required by Section 31 of the Resource Management Act;
  - (c) That existing Industrial areas are properly considered, appropriately serviced and utilised before any rezoning of Plains land otherwise appropriately zoned, occurs;
  - (d) That the land then zoned is consistent with a cohesive strategy of objectives, policies and methods which identify the appropriate lot size and type of industrial use to be provided for.
6. The proposed plan change is contrary to Part 2 of the Resource Management Act.



## Form 5

Submission on publicly notified proposal for policy statement or plan

*Clause 6 of First Schedule, Resource Management Act 1991*

**To:** Environmental Planning (Policy)  
Hastings District Council  
Private Bag 9002  
Hastings 4156

**Name of submitter:** Navilluso Holdings Ltd  
C/- Planned Solutions Ltd,  
PO Box 1026, Napier,  
Attention: Matthew Holder

**This is a submission on the following proposed change to the following plan:**

- Proposed Plan Change 50 to the Operative Hastings District Plan- Irongate Industrial Plan Change.

**The specific provisions of the proposal that our submission relates to are:**

- The Proposed amendments to Zoning Maps 53a and 61a
- The Proposed Structure Plan as it relates to our land
- The Section 32 analysis accompanying the proposed changes
- Section 10.0 of the Operative Hastings District Plan

**Our submission is:**

- The land owned by Navilluso Holdings should be zoned entirely Industrial 6 and not the current proposed mixed mismatch of Deferred Industrial 2 (Irongate), Industrial 6 and Plains. Our change is reflected in the attached annotated Zoning Maps
- The Proposed Structure Plan- Appendix 15-1-7 should be amended to reflect the attached annotated Structure Plan and suggested revised Structure Plan- Appendix 15-1-7 which allows for a relocated attenuation area and shortened Infrastructure corridor.
- Amend the wording in the explanation accompanying Objective IZP 21 as attached.
- Amend the Industrial 6 Zone explanation as attached.
- Include an additional specific environmental outcome under section 10.6 (Anticipated Outcomes) of the District Plan as attached.
- Amend Section 10.7.1 (Permitted Activities) as attached.

Reasons:

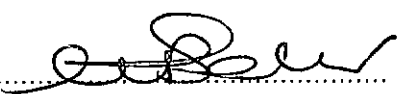
- The current proposed Structure Plan inhibits the future growth of our current tenant- Tumu Timbers.
- The proposed changes do not reflect the past anomalies with zoning as it relates to our land, further they do not recognise existing resource consents allowing for existing activities onsite.
- The proposed changes will still support the overall initiative of the Council in its planned provision for further available industrial land, however they allow a greater ability for us to use our land more efficiently.
- We believe the proposed Plan Change in its current form, as it relates to our land, is unworkable and detrimental to the current and future activities occurring on our land.
- Our land, has been identified in the Council's analysis and investigations as unproductive, therefore it makes no sense for it to remain partly zoned Plains.
- The proposed Attenuation area is located in a position that doesn't allow for the most efficient use of our land and also creates the need to introduce a services corridor that will sever our site and impede access across our land.
- The proposed amendment to the explanation accompanying IZP21 recognises that our submission proposes that not all of the Irongate area be zoned Deferred Industrial 2.
- The suggested amendments to the Industrial 6 Zone explanation and additional specific environmental outcome under section 10.6 (Anticipated Outcomes) of the District Plan will reflect the outcomes sought under our submission.
- The proposed changes to Section 10.7.1 of the District Plan better reflects existing activities on our land and provides for complimentary activities to establish on our land in the future.
- The Section 32 evaluation does not demonstrate adequate consideration or reasoning as to why an Industrial 6 Zoning should not apply to our land.

**We seek the following decision from the local authority:**

- Amend the proposed Plan Change 50 to give affect to our submission.

**We wish to be heard in support of our submission.**

**If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



Matthew Holder  
Consultant to and duly authorised to sign on behalf of  
Navalluso Holdings Ltd

10/3/10

Date

Address for service of  
submitter:

C/- Planned Solutions Ltd  
PO Box 1026  
Napier

Telephone:

(06) 834 4046

Fax/email:

(06) 834 4047

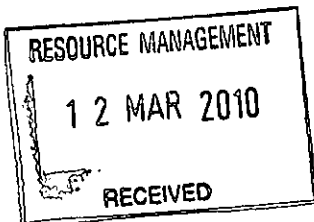
plannedsolutions@xtra.co.nz

Contact person:

Matthew Holder – Director



- Improved access to service industry in close proximity to residential areas.
- Steady improvement in the environmental quality of existing industrial areas. In particular, a gradual reduction in emissions of noise, odour and air contaminants, heavy traffic on residential streets, lighting spill on adjacent residential dwellings and general disturbance.
- No more than minor additional adverse and cumulative effects from new industrial developments.
- Retention and reinforcement of buffers between incompatible activities.
- Improved on-site landscaping and screen planting, resulting in improved street amenity in industrial areas.
- Provision for the continued operation of existing industrial activities within non-industrial areas where any adverse effects on the environment can be avoided, remedied or mitigated.
- Provision for the continued operation and development of major industries that make a significant contribution to the District and Regional economies.




---

## **10.7.78 INDUSTRIAL 6 (I6 Specific Industrial) ZONE**

### **10.7.78.1 PERMITTED ACTIVITIES**

The following activities shall be Permitted provided that they comply with the General Performance Standards and Terms in Section 10.8 and the relevant Specific Performance Standards and Terms in Section 10.9.

- PLASTIC, FIBREGLASS AND POLYSTYRENE MANUFACTURING AND ACCESSORY PROCESSES, AND ACCESSORY NON-RESIDENTIAL BUILDINGS (INCLUDING ADMINISTRATION BUILDINGS) ON PT LOT 1, DP 7254, AND PT LOT 1 DP 14371. (444 S.H. 2, HASTINGS SOUTH)
- TIMBER, MILLING, TREATMENT, STORAGE, AND SALES ON PT LOT 2 DP 7785. (2670 OMAHU ROAD).
- TIMBER MILLING, TREATMENT, STORAGE, SALES AND SALES OF BUILDING SUPPLIES ON PT LOT 1 DP 3470, LOT 1 DP 23232, LOT 1 DP 26022 AND LOT 1 DP 20209 ~~LOTS 1 & 2 DP 367052~~. (1215 MARAEKAKAHO ROAD).
- JOINERY FACTORIES AND BUILDERS DEPOT ON LOTS 12, 13 AND 14 DP3266. (1103 KAIAPO ROAD).
- BUILDING CONTRACTORS DEPOT ON LOTS 2, 3 AND 4 DP3400 (1102 - 1106 KAIAPO ROAD).
- GRAVEL PROCESSING ON LOTS 11, 12, 13 AND 14 DP 12203 (136 MERE ROAD) AND CONCRETE BATCHING INCLUDING ANCILLARY USES ON LOT 11 DP 12203 (136 MERE ROAD).
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- TRANSPORT OPERATORS DEPOT ON LOT 2 DP 4144 AND LOT 1 DP 7508 (1172 AND 1194 MARAEKAKAHO ROAD).

- **TRANSPORT OPERATORS DEPOT ON LOT 2 DP 367052 (1215 MARAEKAKAHO ROAD).**
- AGRICULTURAL CONTRACTOR'S AND FIREWOOD DEPOT AND THE SALE OF LANDSCAPING SUPPLIES AND FIREWOOD ON LOT 1 DP 24887 (1206 MARAEKAKAHO ROAD).
- **THE REPAIR AND RETAILING OF AGRICULTURAL MACHINERY AND PRODUCTS ON LOT 2 DP 367052 (1215 MARAEKAKAHO ROAD).**
- ELECTRICITY PRODUCTION. PRIMARILY FOR USE ON ANY OF SITES SPECIFIED.
- POWER GENERATION ON LOT 2 DP 23 303 (1085 WAIROA ROAD SH2).
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**10.8.4C LANDSCAPING IN THE INDUSTRIAL 2 ZONE (IRONGATE)**

**(1) Front Yards fronting the Southern Expressway, and Side and Rear Yards adjoining Plains zoned land:**

**(a) A shelterbelt shall be established and maintained along the entire length of each boundary fronting the Southern Expressway or adjoining Plains Zoned land.**

**Outcome**

*The visual amenities of adjacent Plains zoned sites and of the Southern Expressway will be maintained.*

**(b) The shelterbelt shall consist of one of the following tree species:**

- Poplar varieties
- Pittosporum varieties
- Beech – *Fagus sylvatica*
- Conifer – *Cupressus glabra*
- Salix varieties

**(c) The individual trees shall be at least 2m in height at the time of planting.**

**(d) The shelterbelt shall be planted no closer than 5m and no further than 10m from the boundary.**

**(e) The shelterbelt shall be maintained so that:**

- (i) the branches do not extend over the boundary; and
- (ii) its height does not exceed the distance the shelterbelt is from the boundary plus 4 metres

(e.g. at a distance of 5 metres from the boundary, the height limit is 9 metres; at a distance of 9 metres from the boundary, the height limit is 13 metres).

- (f) No new shelterbelt shall be required to be provided on a boundary where there is an existing legally established shelterbelt parallel to and within 10m of that boundary.



- IZP21 Ensure the integrated and efficient development of the Irongate Industrial Area through the use of a Structure Plan, a deferred zone, and staging.

#### Explanation

The 82.4ha Irongate Industrial Area (shown in the Structure Plan in Appendix 15.1.7) is anticipated to provide in the vicinity of twenty years supply of 'dry' industrial land for the district. However, the actual take up of this land will depend upon the prevailing economic and market conditions. A flexible approach to the timing of infrastructural development of this area is therefore needed.

~~Land~~ The entire area is initially to be zoned Deferred Industrial 2 Zone (Irongate) and Industrial 6. This deferred zone is intended to provide a clear signal of the Council's intention to progressively develop this land for industrial use. The two stages proposed for the infrastructural development of this area are shown on the Structure Plan (Appendix 15.1.7). The Structure Plan also provides details of: the bulk infrastructure to be provided; the infrastructure corridors to be set aside; and the stormwater features which must be addressed in developing the area.

The Stage 1 deferment is intended to allow time for the detailed planning and construction of the infrastructure shown on the Structure Plan (Appendix 15.1.7). This deferment is to be lifted when this infrastructure has been commissioned. The Stage 2 deferment is intended to be much longer and is only intended to be lifted if and when demand warrants it.

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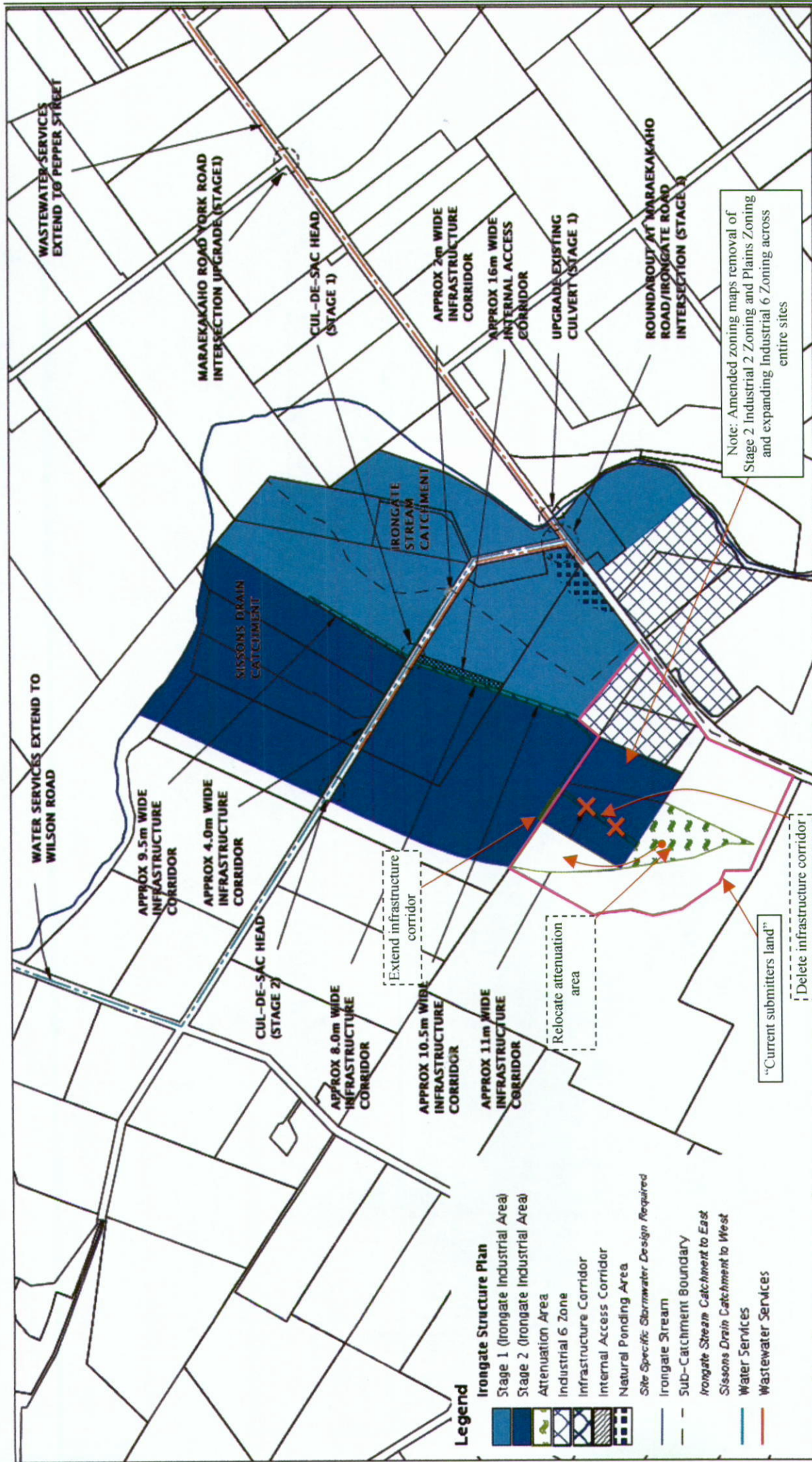
Industrial 6 (Specific Industrial) Zone: This zone is applied to existing industrial activities carried out on identified land within the Irongate area and on isolated sites throughout the District. While these activities have been long established in their specific locations, their continued operation has the potential to create adverse effects on adjacent activities. The District Plan recognises their importance and protects their continued operation, while ensuring that any adverse effects on the environment are avoided, remedied or mitigated.

---

## 10.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific environmental outcomes will be achieved:

- Efficient use and redevelopment of the large Tomoana and Whakatu industrial sites.
- Concentration and rationalisation of industrial development within existing zones at Whakatu, Tomoana, Irongate, Omahu Road, Karamu, King Street, Stortford Lodge, Havelock North and Whirinaki.
- Establishment of improved road, rail and infrastructural connections between the Irongate, Tomoana and Whakatu industrial areas.
- Concentration of wet industry in the Tomoana and Whakatu areas utilising existing infrastructure.
- Concentration of new dry industry in the Irongate Industrial Area.
- The recognition of existing activities in the Irongate Industrial Area.



**- Proposed Annotated Amendments Sought**

**STRUCTURE PLAN (IRONGATE INDUSTRIAL AREA) APPENDIX 15-1-7**



Grid: New Zealand Map Grid  
 Height Datum: Mean Sea Level  
 Coordinate in Meters  
 Quadrant Datum 1949

















































**HASTINGS DISTRICT COUNCIL**

GIS Prepared by GreenWare

Date: Thu Dec 22 2009



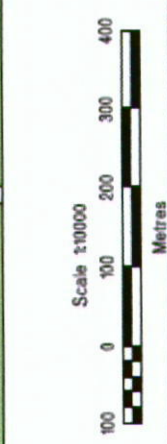
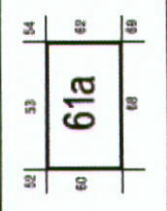
# PLANNING MAPS LEGEND

 Rural Zone	 Contaminated Sites
 Plains Zone	 River / Lakes
 Rural Residential Zone	 Coastal RMU
 General Residential	 River RMU
 Plains Residential	 Flooding RMU - Clive, Southland, Te Awanga
 Coastal Residential	 Flooding RMU - Karamu
 Deferred General Residential	 Haumoana Inundation RMU
 Commercial Service	 Land Instability RMU
 Central Residential Commercial	 Reserves
 Central Commercial	 Recommended Areas for Protection (RAP)
 Suburban Commercial	 Riparian Areas  List 1  List 2
 Industrial 1	 Designated Sites
 Industrial 2	 Railway (Designation No. 55)
 Deferred Industrial 2 <u>Kirkwood Road</u>	 Heretaunga Plains Unconfined Aquifer
 Deferred Industrial 2 <u>Irongate</u>	 Outstanding Natural Features and Landscapes
 Industrial 3	 Prohibited Building Area
 Industrial 4	 Significant Landscape Character Areas
 Industrial 5	 Waahi Tapu Sites
 Industrial 6	 Outstanding Trees
 Te Mata Special Character Zone	 Heritage Items
 Restricted Building Area	 Marae
 Lifestyle Area	 Coastal Environment Inland Boundary (Rule 15.1.7.3)
 Tuki Tuki Special Character Zone	 Coastal Environment Inland Boundary (Information only)





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## District Plan Zones

June 2003



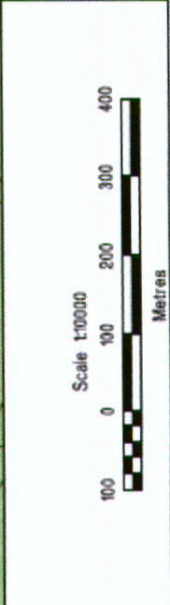




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**DATA SOURCE**  
 Data derived from the Hastings District Council's Land Information System (LIS) and the Hastings District Council's GIS (Geographic Information System).

**PREPARED BY**  
 The Hastings District Council's Planning Department  
 The date shown on this map is 08/06/2003.



**District Plan Zones**

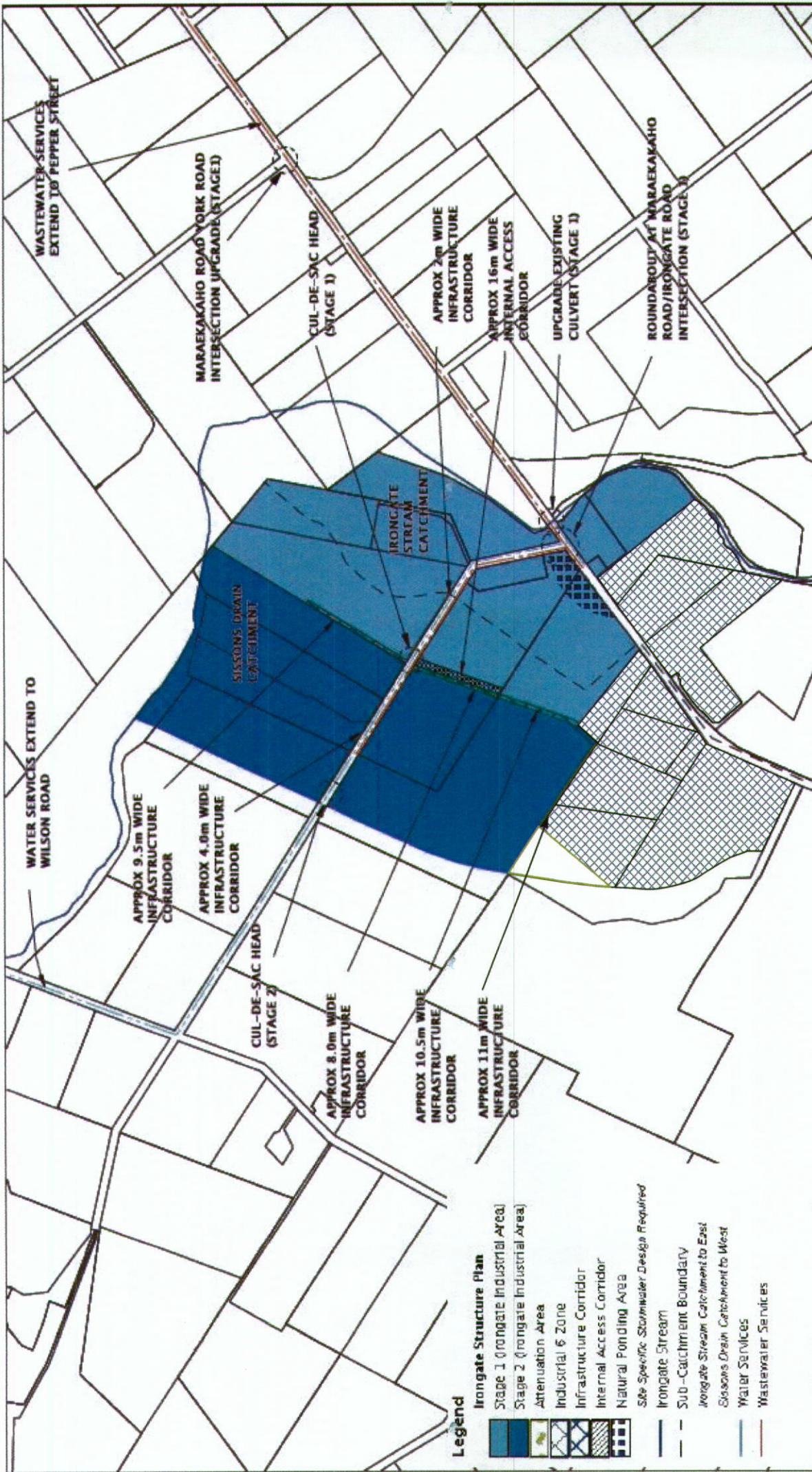
June 2003

**HASTINGS DISTRICT COUNCIL**









15/10/2009  
 Prepared by: Hastings District Council  
 Date: 15/10/2009  
 Project: IRONGATE  
 Project Description: The Hastings District Council is preparing a Structure Plan for the Irongate Industrial Area. The Structure Plan will provide a framework for the development of the area and will include provisions for the provision of infrastructure, the protection of the environment, and the promotion of sustainable development.

Scale 1 : 12500 (plan A4)  
 125 0 125 250 375 500  
 Metres

## STRUCTURE PLAN (IRONGATE INDUSTRIAL AREA) APPENDIX 15-17

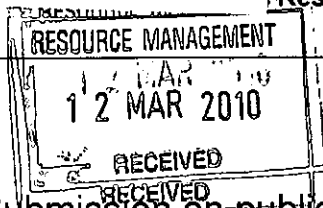
G88 Renewability  

 HASTINGS DISTRICT COUNCIL  

 GreenWays

- Legend**
- Irongate Structure Plan
  - Stage 1 (Irongate Industrial Area)
  - Stage 2 (Irongate Industrial Area)
  - Attenuation Area
  - Industrial 6 Zone
  - Infrastructure Corridor
  - Internal Access Corridor
  - Natural Ponding Area
  - Site Specific Stormwater Design Required
  - Irongate Stream
  - Sub-Catchment Boundary
  - Irongate Stream Catchment to East
  - Sixsons Drain Catchment to West
  - Water Services
  - Wastewater Services

Date: Thu Dec 22 2009



## Form 5

Submission on publicly notified proposal for policy statement or plan

*Clause 6 of First Schedule, Resource Management Act 1991*

**To:** Environmental Planning (Policy)  
Hastings District Council  
Private Bag 9002  
Hastings 4156

**Name of submitter:** Tumu Timbers Ltd  
C/- Planned Solutions Ltd,  
PO Box 1026, Napier,  
Attention: Matthew Holder

**This is a submission on the following proposed change to the following plan:**

- Proposed Plan Change 50 to the Operative Hastings District Plan- Irongate Industrial Plan Change.

**The specific provisions of the proposal that our submission relates to are:**

- The Proposed amendments to Zoning Maps 53a and 61a
- The Proposed Structure Plan as it relates to our land
- The Section 32 analysis accompanying the proposed changes
- Section 10.0 of the Operative Hastings District Plan

**Our submission is:**

- The land occupied by Tumu Timbers Ltd should be zoned entirely Industrial 6 and not the current proposed mixed mismatch of Deferred Industrial 2 (Irongate), Industrial 6 and Plains. Our change is reflected in the attached annotated Zoning Maps
- The Proposed Structure Plan- Appendix 15-1-7 should be amended to reflect the attached annotated Structure Plan and suggested revised Structure Plan- Appendix 15-1-7 which allows for a relocated attenuation area and shortened Infrastructure corridor.
- Amend the wording in the explanation accompanying Objective IZP 21 as attached.
- Amend the Industrial 6 Zone explanation as attached.
- Include an additional specific environmental outcome under section 10.6 (Anticipated Outcomes) of the District Plan as attached.



- Amend Section 10.7.1 (Permitted Activities) as attached.
- The Section 32 evaluation does not demonstrate an adequate consideration or reasoning as to why an Industrial 6 Zoning should not apply to our land.

Reasons:

- The current proposed Structure Plan inhibits the future growth of our business operations.
- The proposed changes do not reflect the past zoning anomalies in relation to our land, further they do not recognise existing resource consents allowing for existing activities onsite.
- The proposed changes will still support the overall initiative of the Council in its planned provision for further available industrial land, however they allow a greater ability for us to use our land more efficiently.
- We see the proposed Plan Change in its current form to be unworkable and detrimental to the continued growth of our company in the future.
- The land as it relates to our operation, has been identified in the Council's analysis and investigations as unproductive, yet this is not reflected in the proposed continued mixed zoning that applies to all land we occupy.
- Our operation does not require the need for reticulated services as we employ extensive and comprehensive onsite services.
- The proposed Attenuation area is located in a position that doesn't allow for the most efficient use of our site and also creates the need to introduce a services corridor that will sever our site and presents a future access and growth impediment in a key area of our site.
- The proposed amendment to the explanation accompanying IZP21 recognises that our submission proposes that not all of the Irongate area be zoned Deferred Industrial 2.
- The suggested amendments to the Industrial 6 Zone explanation and additional specific environmental outcome under section 10.6 (Anticipated Outcomes) of the District Plan will reflect the outcomes sought under our submission.
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**We seek the following decision from the local authority:**

- Amend the proposed Plan Change 50 to give affect to our submission.

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**If others make a similar submission, we will consider presenting a joint case with them at a hearing.**



Matthew Holder  
Consultant to and duly authorised to sign on behalf of  
Tumu Timbers Ltd

10/3/10.

Date

Address for service of  
submitter:

C/- Planned Solutions Ltd  
PO Box 1026  
Napier

Telephone:

(06) 834 4046

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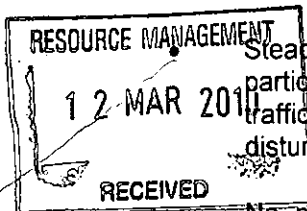
plannedsolutions@xtra.co.nz

Contact person:

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#### **10.7.78 INDUSTRIAL 6 (I6 Specific Industrial) ZONE**

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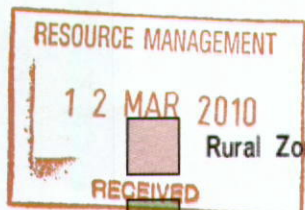
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






































## **10.6 ANTICIPATED OUTCOMES**

It is anticipated that the following specific environmental outcomes will be achieved:

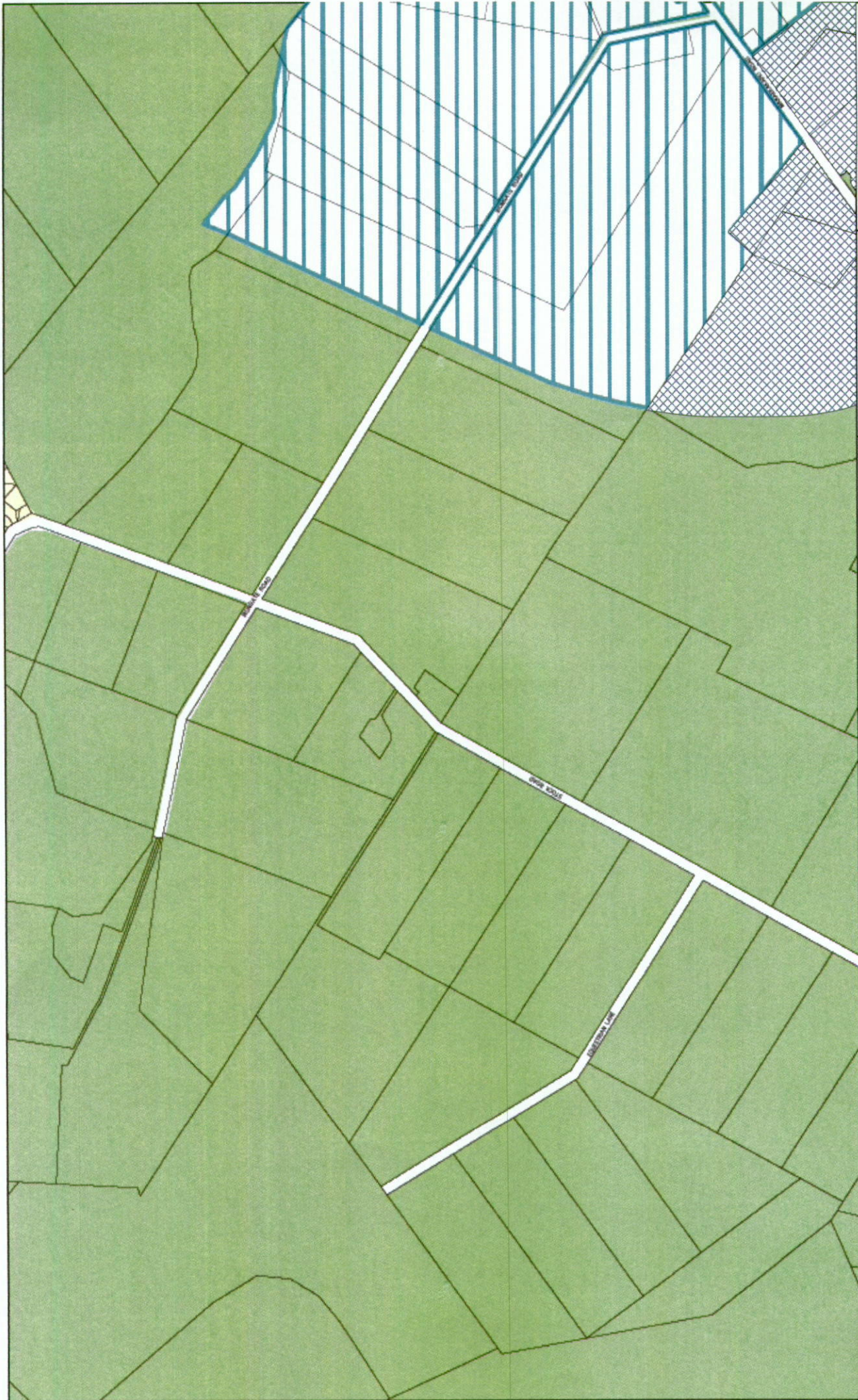
- Efficient use and redevelopment of the large Tomoana and Whakatu industrial sites.
- Concentration and rationalisation of industrial development within existing zones at Whakatu, Tomoana, Irongate, Omahu Road, Karamu, King Street, Stortford Lodge, Havelock North and Whirinaki.
- Establishment of improved road, rail and infrastructural connections between the Irongate, Tomoana and Whakatu industrial areas.
- Concentration of wet industry in the Tomoana and Whakatu areas utilising existing infrastructure.
- **Concentration of new dry industry in the Irongate Industrial Area.**
- The recognition of existing activities in the Irongate industrial Area.

# PLANNING MAPS LEGEND

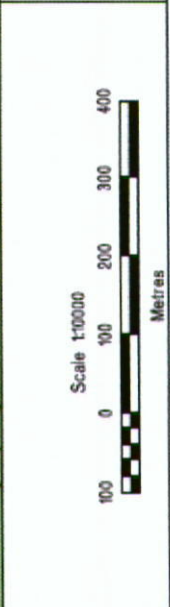


- |  |  |
|--|--|
|  Rural Zone                                   |  Contaminated Sites                                       |
|  Plains Zone                                  |  River / Lakes  |
|  Rural Residential Zone                       |  Coastal RMU  |
|  General Residential                          |  River RMU  |
|  Plains Residential                           |  Flooding RMU - Clive, Southland, Te Awanga               |
|  Coastal Residential                          |  Flooding RMU - Karamu                                    |
|  Deferred General Residential                 |  Haumoana Inundation RMU                                  |
|  Commercial Service                           |  Land Instability RMU                                     |
|  Central Residential Commercial               |  Reserves   |
|  Central Commercial                          |  Recommended Areas for Protection (RAP)                  |
|  Suburban Commercial                        |  Riparian Areas    - - - - List 1    - - - - List 2     |
|  Industrial 1                               |  Designated Sites                                       |
|  Industrial 2                               |  Railway (Designation No. 55)                           |
|  Deferred Industrial 2 <u>Kirkwood Road</u> |  Heretaunga Plains Unconfined Aquifer                   |
|  Deferred Industrial 2 <u>Irongate</u>      |  Outstanding Natural Features and Landscapes            |
|  Industrial 3                               |  Prohibited Building Area                               |
|  Industrial 4                               |  Significant Landscape Character Areas                  |
|  Industrial 5                               |  Waahi Tapu Sites                                       |
|  Industrial 6                               |  Outstanding Trees                                      |
|  Te Mata Special Character Zone             |  Heritage Items   |
|  Restricted Building Area                   |  Marae  |
|  Lifestyle Area                             |  Coastal Environment Inland Boundary (Rule 15.1.7.3)    |
|  Tuki Tuki Special Character Zone           |  Coastal Environment Inland Boundary (Information only) |





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**DATA SOURCE**  
 The information shown on this map is based on the Land Information New Zealand's Land Information System (LIS) and the Department of Conservation (DOC) data.  
**DISCLAIMER**  
 The Hastings District Council does not guarantee the accuracy of the data shown on this map to 100% accuracy.



**District Plan Zones**

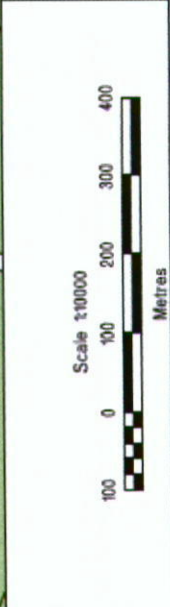
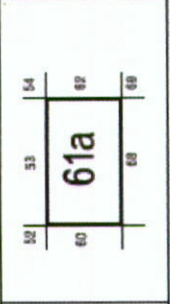
June 2003








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 JULIA BODICEY  
 City Planner Hastings District Council  
 City of Hastings Hastings District Council  
 1000 Highway 101 Hastings  
 ONTARIO L9C 1G7  
 The Hastings District Council cannot guarantee the accuracy of the data shown on this map as of 2003.



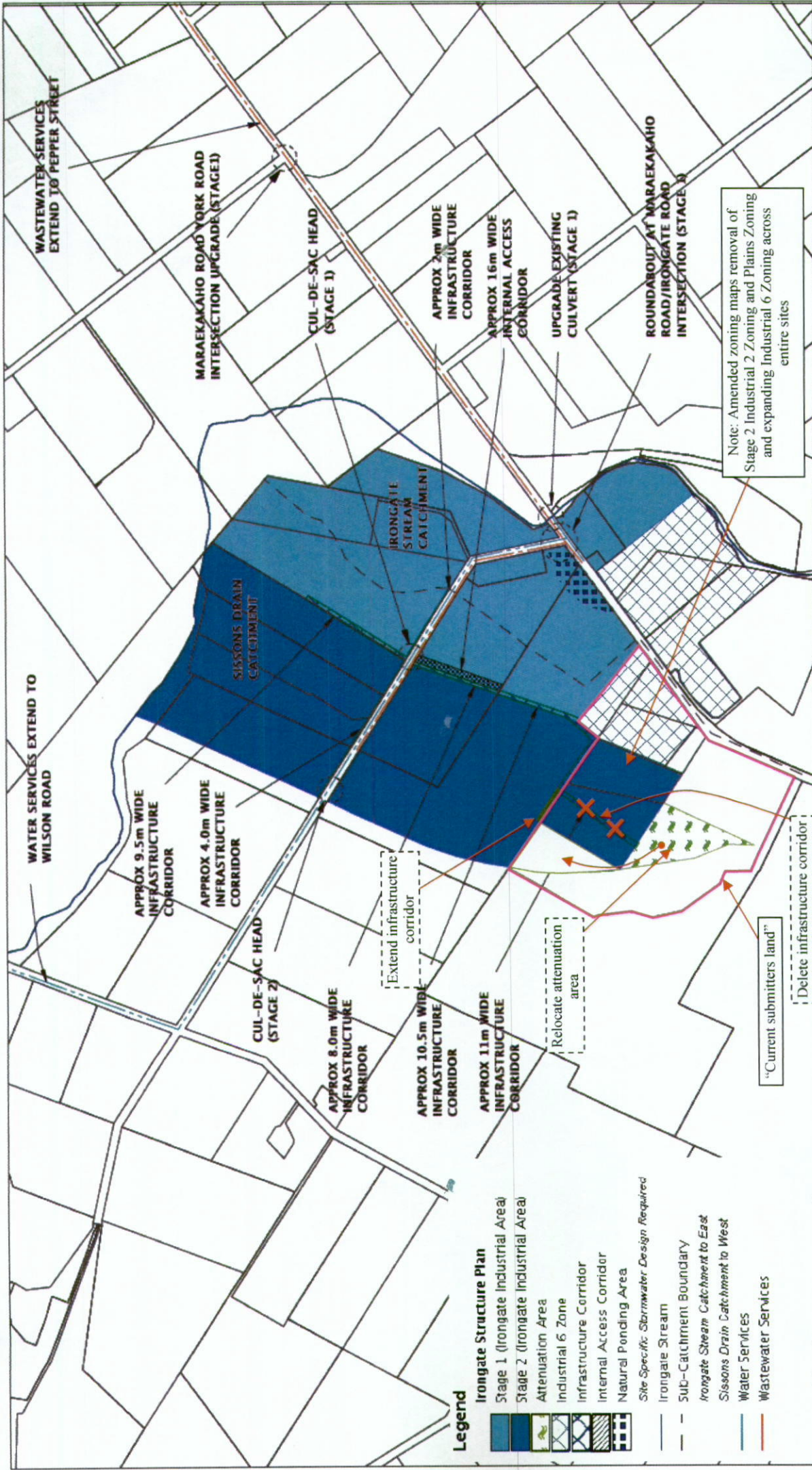
**District Plan Zones**



June 2003





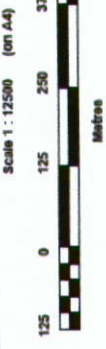


Note: Amended zoning maps removal of Stage 2 Industrial 2 Zoning and Plains Zoning and expanding Industrial 6 Zoning across entire sites

- Legend**
- Irongate Structure Plan
  - Stage 1 (Irongate Industrial Area)
  - Stage 2 (Irongate Industrial Area)
  - Attenuation Area
  - Industrial 6 Zone
  - Infrastructure Corridor
  - Internal Access Corridor
  - Natural Ponding Area
  - Site Specific Stormwater Design Required
  - Irongate Stream
  - Sub-Catchment Boundary
  - Irongate Stream Catchment to East
  - Sissons Drain Catchment to West
  - Water Services
  - Wastewater Services

**- Proposed Annotated Amendments Sought**

**STRUCTURE PLAN (IRONGATE INDUSTRIAL AREA) APPENDIX 15-1-7**



ONE New Zealand Map Grid  
Height Datum: Mean Sea Level  
Coordinates in Metres  
Geoidetic Datum 1949

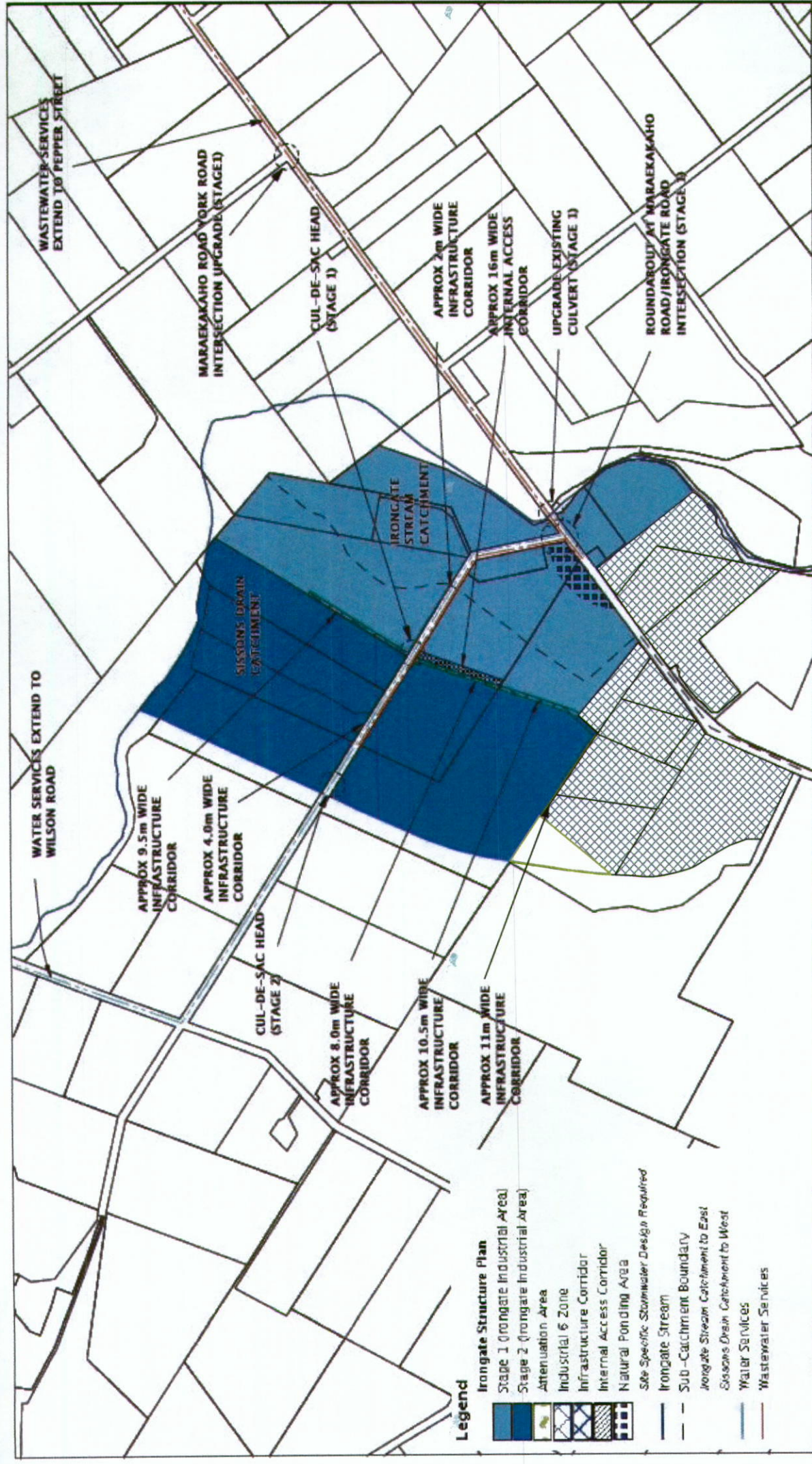
DATE: 2009  
 CONSULTANTS: GHD  
 CLIENT: HASTINGS DISTRICT COUNCIL  
 PROJECT: IRONGATE INDUSTRIAL AREA  
 DRAWING: APPENDIX 15-1-7  
 DATE: 22 DEC 2009

**HASTINGS DISTRICT COUNCIL**

GIS Provided by **GeoWare**

Date: Thu Dec 22 2009





- Legend**
- Irongate Structure Plan
  - Stage 1 (Irongate Industrial Area)
  - Stage 2 (Irongate Industrial Area)
  - Attenuation Area
  - Industrial 6 Zone
  - Infrastructure Corridor
  - Internal Access Corridor
  - Natural Ponding Area
  - Site Specific Stormwater Design Required
  - Irongate Stream
  - Sub-Catchment Boundary
  - Irongate Stream Catchment to East
  - Sissens Drain Catchment to West
  - Water Services
  - Wastewater Services

**STRUCTURE PLAN (IRONGATE INDUSTRIAL AREA)  
APPENDIX 15-17**



GIS: New Zealand Map Grid  
Height Datum: Mean Sea Level  
Coordinates in Metres  
Geospatial Station 1988

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Date: The Day 22 2009

**HASTINGS DISTRICT COUNCIL**

GIS provided by



Date received:

**SUBMISSION FORM 5**  
Submission on Proposed District Plan Change 50  
Irongate Industrial Zone



**HASTINGS  
DISTRICT  
COUNCIL**

Submissions can be:

Posted to:  
Plan Change 50  
Environmental Planning (Policy)  
Hastings District Council  
Private Bag 9002  
Hastings 4156

Delivered to:  
Resource Management  
2nd Floor – Central Administration Office  
Hastings District Council  
Lyndon Road East  
Hastings

Please use additional sheets if necessary.

**We need to receive your submission by 4.30 pm, Friday 12<sup>th</sup> of March 2010**

**1. Your details:**

Full Name: Adrienne Sudell  
Postal Address: 58 Irongate Rd ROS HASTINGS  
Email: go.a.sudell@xtra.co.nz Phone: 8767138 Fax: \_\_\_\_\_

**2. My submission is that:**

(State the nature of your submission, clearly indicating whether you support or oppose the specific provisions or wish to have amendments made, giving reasons. Please continue on separate sheet(s) if necessary).

The nature of my submission is to OPROSE the amendments made.  
As an occupier of a property in Irongate Rd, I feel that the council has been a bully as to the proposed changes. As a single mum I cannot fight a large organisation.  
I am concerned for the noise as my property is adjacent to the boundary of the Stage 1 industrial zone. I am concerned about the finer details that will be taking place on the land bordering my property.  
The motor way is going thru 400 metres from my boundary and it leaves myself and my neighbours in a situation that is very unpleasant and no opportunity

to sell would you want to live here! NO!!



Kowhai Park Trust  
C/- Peter Alexander Roil  
R D 9  
Hastings 4179  
Phone: 8532133  
Fax: 8532132  
E-mail: [info@kanukaewp.co.nz](mailto:info@kanukaewp.co.nz)

Submission Form 5  
Submission on Proposed District Plan Change 50  
Irongate Industrial Zone

I would like to support the section 15.1.9.20 sections(a) through to (v) which will allow subdivision and creation of titles subject to the clauses identified within the Stage One deferred industrial 2 zone. I believe this to be an important consideration to the economic viability of the rezoning success of this plan change.

Real Estate personnel have commented that previous deferred zoning classification have been unworkable and not practical.

I consider it essential that council officers are given the discretion to allow the preferred industrial activity to happen prior to council services being delivered. Subject to the implementation of clause 10.10.3 (a) – (d).

Section 10.8.4B – Section (f) Landscaping in the industrial zone:

I would like clarification of section F where there is an existing shelterbelt on neighbouring plains zoned land. I interpret this to mean that a further shelterbelt on the rezoned boundary would not be required.