

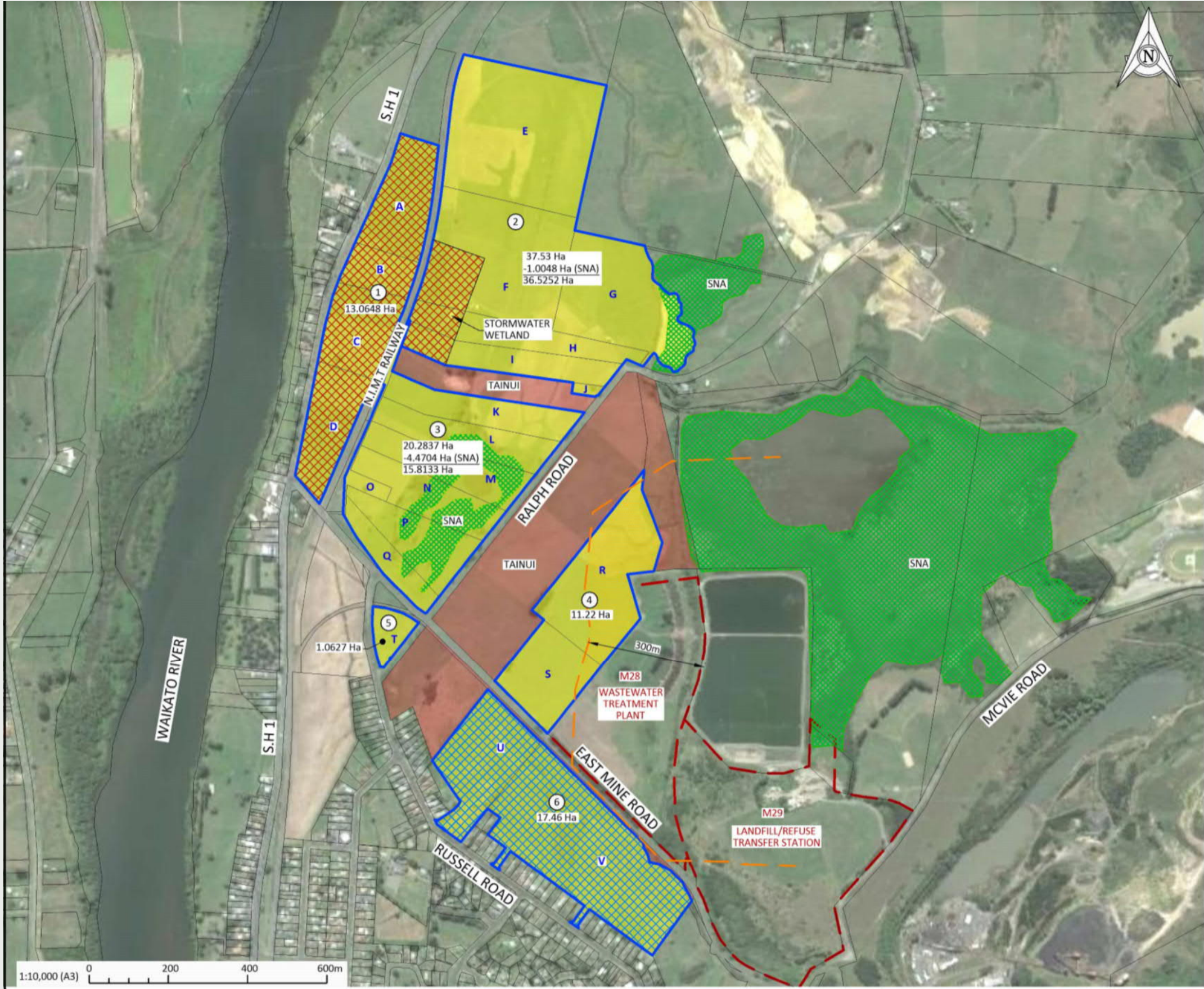
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BARRISTER

Shand Properties Limited

Proposed Waikato District Plan
Hearing 25: Zone Extents

Shand property:
zoning map



KEY:

| | |
|--|--------------------------------|
| | SIGNIFICANT NATURAL AREA (SNA) |
| | SHAND PROPERTIES |
| | AREA TO BE REZONED RESIDENTIAL |
| | AREA TO BE REZONED INDUSTRIAL |
| | TAINUI |
| | DESIGNATION |
| | 300m BUFFER |

| AREA SCHEDULE | | | | |
|---------------|-------|--------------------------------|-----------------------|-----------|
| ID | SHOWN | DESCRIPTION | RECORD OF TITLE | AREA |
| 1 | A | LOT 2 DPS 12402 | SA9C/63, SA40C/873 | 4.0494 Ha |
| | B | LOT 1 DPS 12402 | SA43C/865, SA40C/873 | 1.8006 Ha |
| | C | PT LOT 12 DP 24355 | SA43C/865, SA40C/873 | 3.5911 Ha |
| | D | LOT 11 DP 24355 | SA43C/866 | 3.6237 Ha |
| 2 | E | ALLOTMENT 22 TAUPIRI PARISH | SA9C/63, SA40C/873 | |
| | F | PT ALLOTMENT 21 TAUPIRI PARISH | SA9C/63, SA40C/873 | |
| | G | PT ALLOTMENT 18 TAUPIRI PARISH | SA9C/63, SA40C/873 | |
| | H | LOT 1 DP 23455 | SA1086/107, SA40C/873 | 3.5640 Ha |
| | I | LOT 2 DP 23455 | SA1086/107, SA40C/873 | 3.5190 Ha |
| | J | LOT 1 DPS 9628 | SA34A/500 | 0.2023 Ha |
| 3 | K | LOT 4 DP 23455 | SA43C/880 | 3.5185 Ha |
| | L | LOT 5 DP 23455 | SA60D/753, SA40C/873 | 3.5190 Ha |
| | M | LOT 6 DP 23455 | SA60D/753, SA40C/873 | 3.5190 Ha |
| | N | LOT 7 DP 23455 | SA60D/753, SA40C/873 | 3.5190 Ha |
| | O | LOT 10 DP 23455 | SA60D/753, SA40C/873 | 0.8251 Ha |
| | P | LOT 8 DP 23455 | SA33A/479, SA40C/873 | 3.4998 Ha |
| | Q | PT LOT 9 DP 23455 | SA33A/479, SA40C/873 | 1.8833 Ha |
| | R | PT ALLOTMENT 16 TAUPIRI PARISH | SA1783/11, SA43C/878 | 7.2584 Ha |
| 4 | S | PT ALLOTMENT 12 TAUPIRI PARISH | SA1298/46 | 3.7356 Ha |
| | T | PT LOT 23 DP 23455 | SA43C/870 | 1.0627 Ha |
| 6 | U | LOT 2 DPS 33575 | SA43C/876 | 5.0730 Ha |
| | V | PT ALLOTMENT 11 TAUPIRI PARISH | SA2B/843, SA26B/948, | 5.0730 Ha |

STRATEGIC GROWTH - HUNTLY

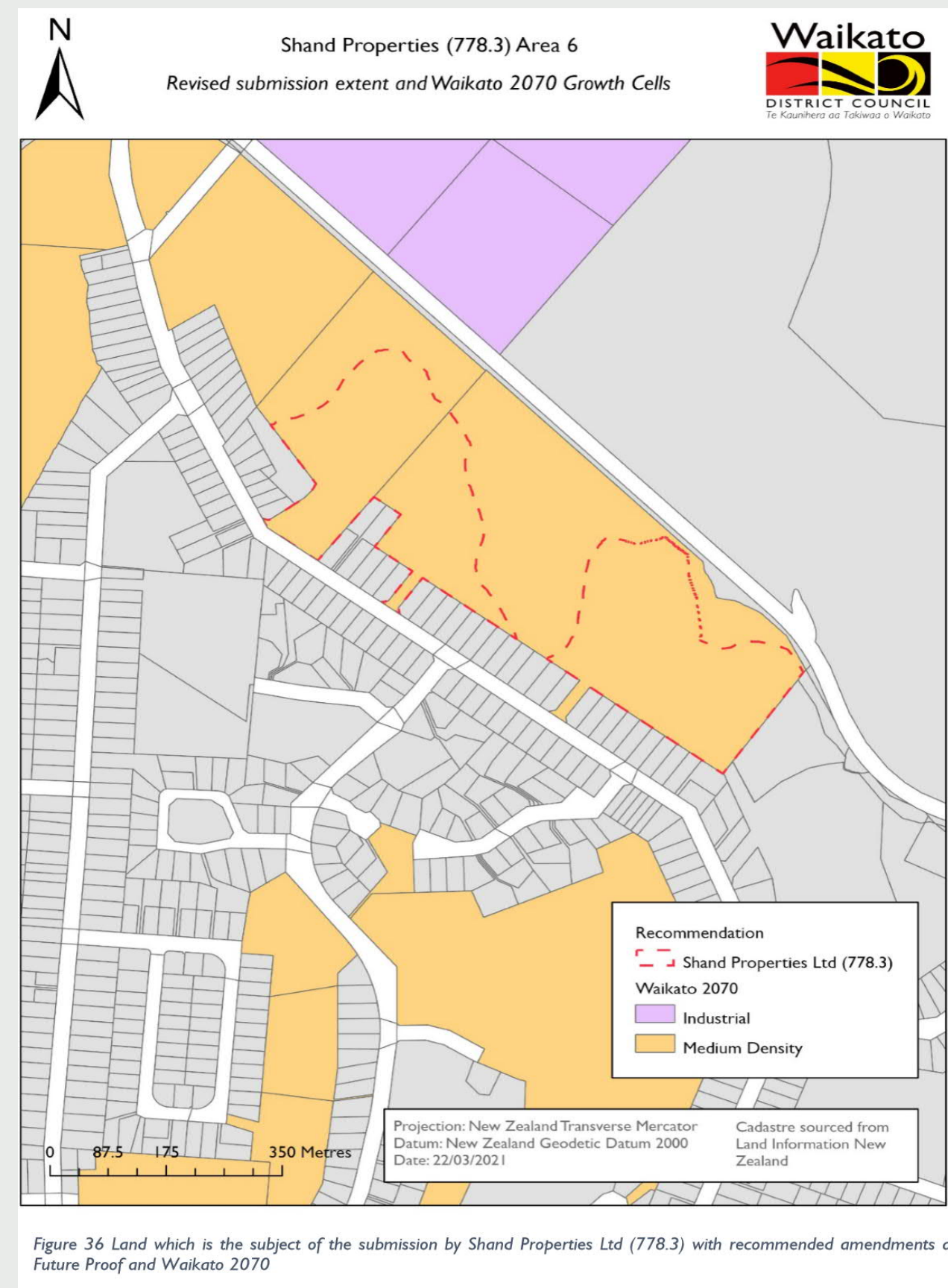
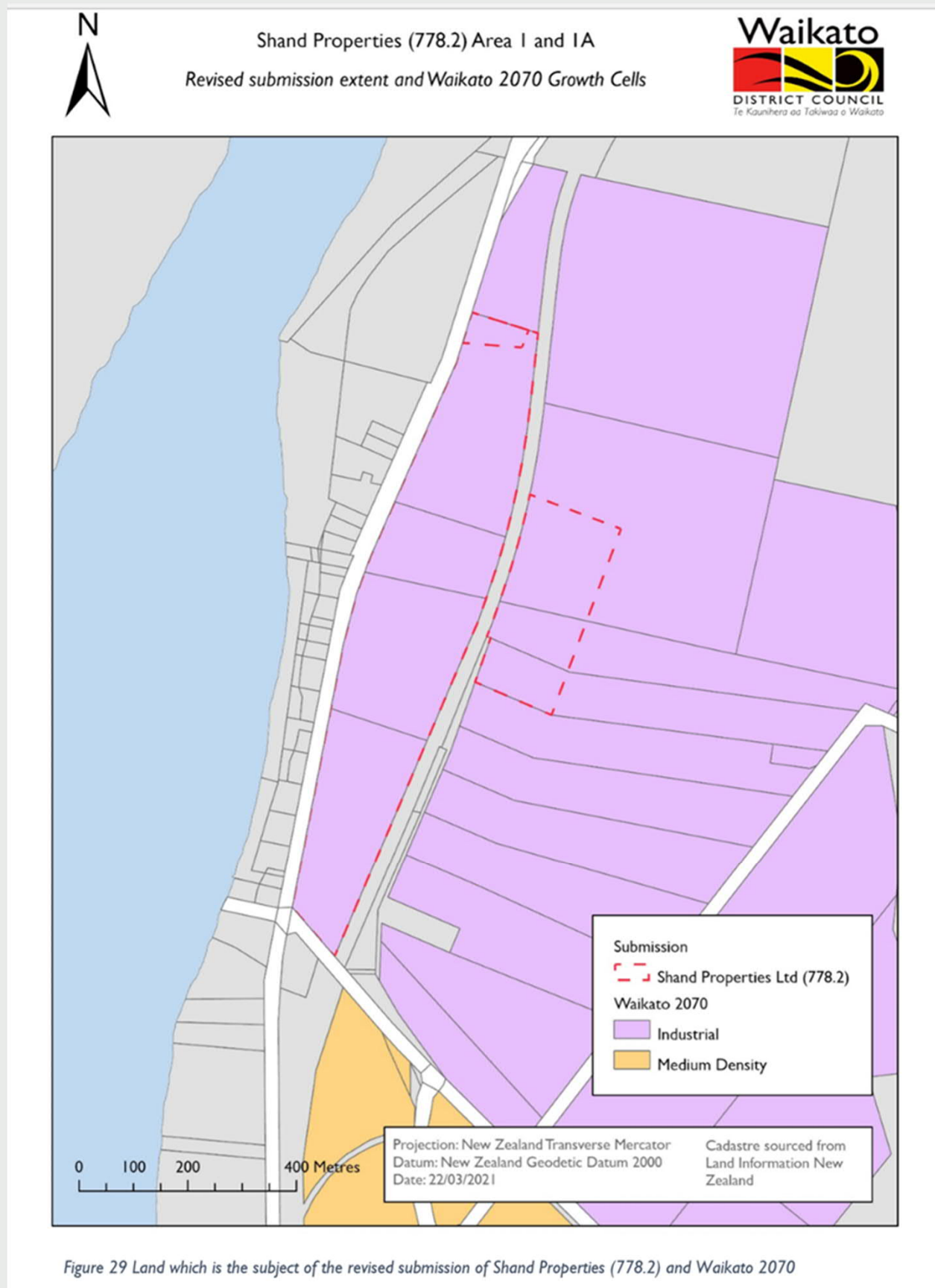
Waikato 2070

- Identified as being in need of redevelopment.
- Priority growth area.
- Areas 1 & 1A: long-term industrial growth next 3-10 years.
- Area 6: future Residential Zone next 3-10 years.

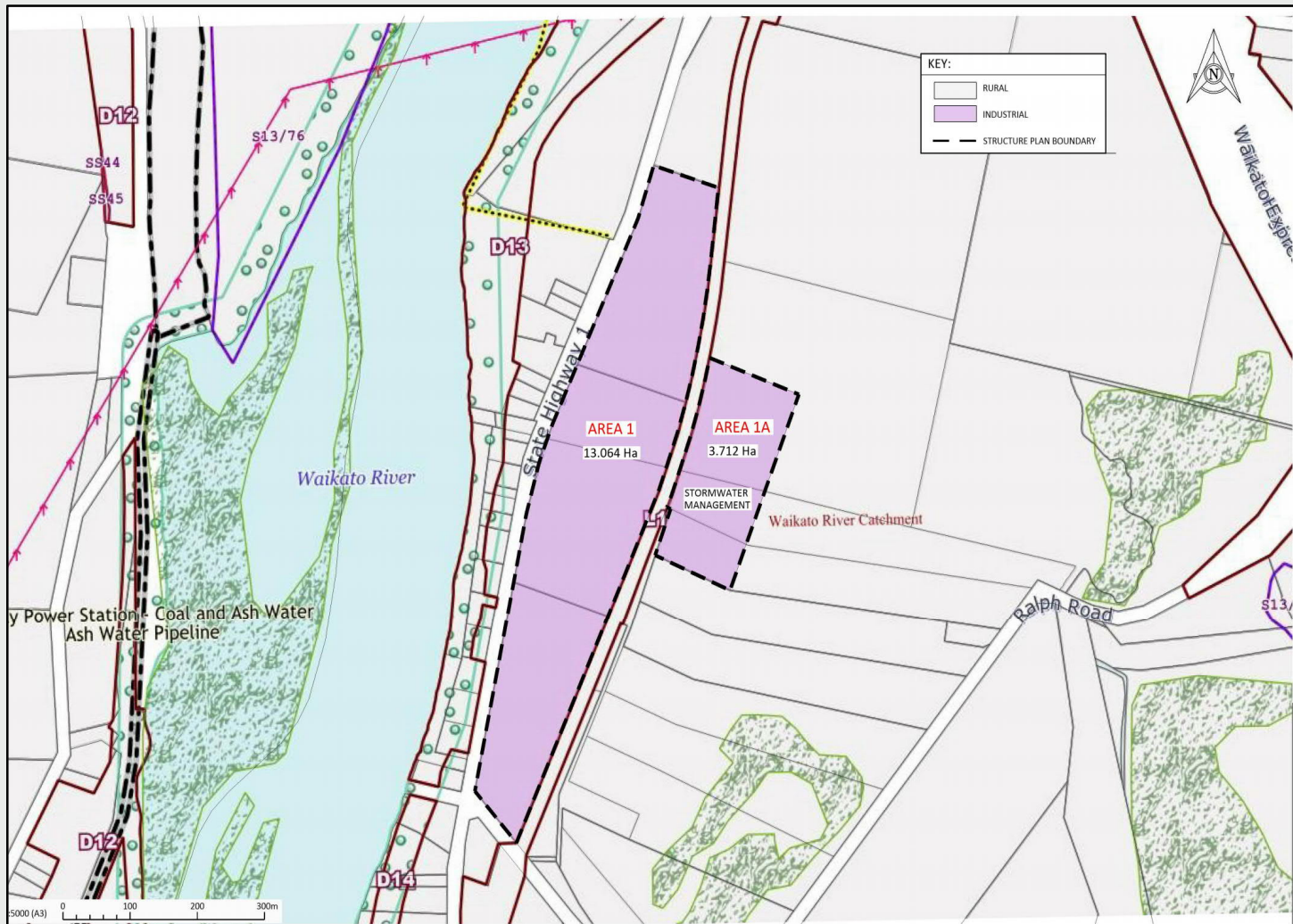
Future Proof

- 80% of growth in towns including Huntly.
- Strong demand for industrial land in Huntly.

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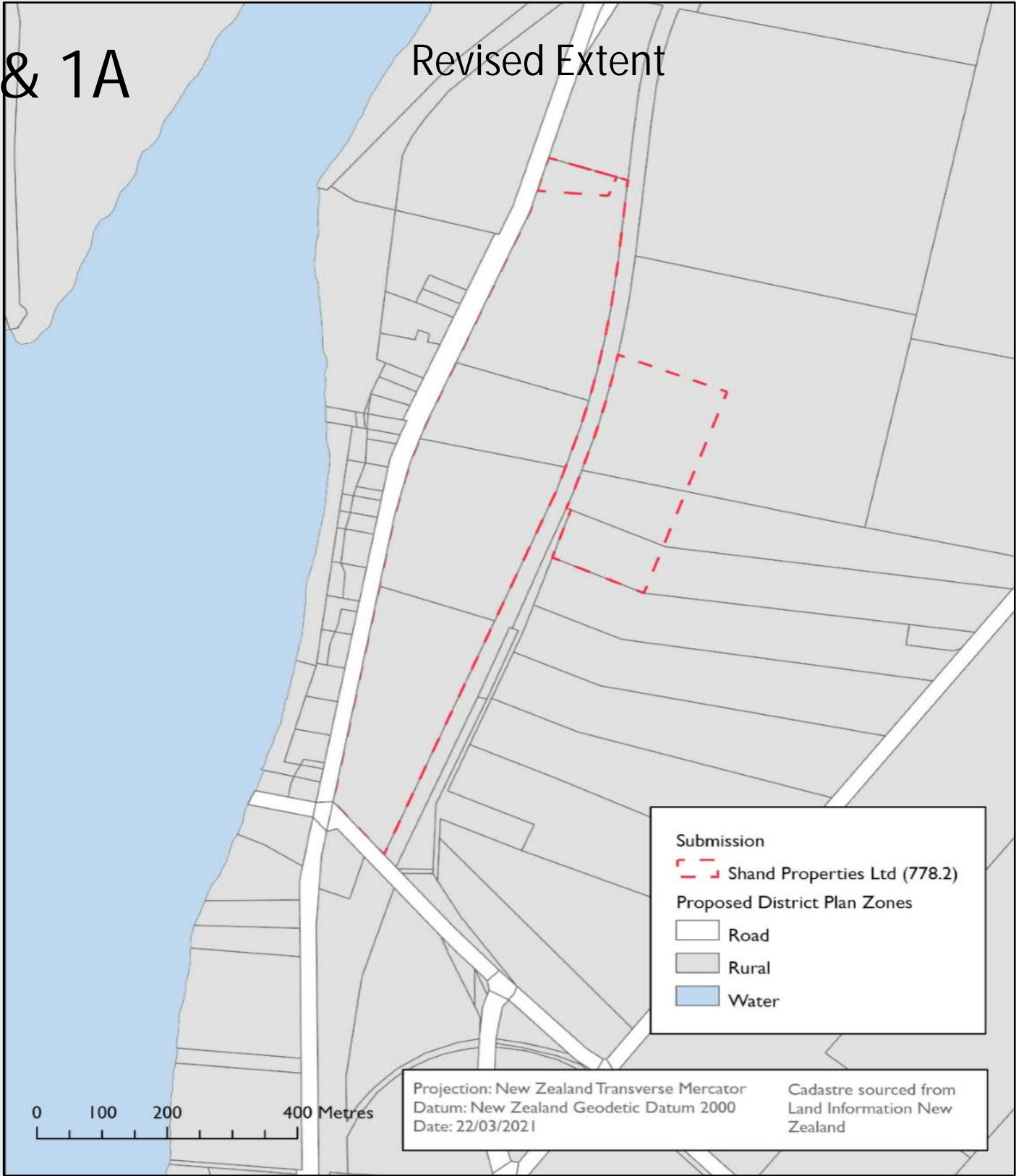
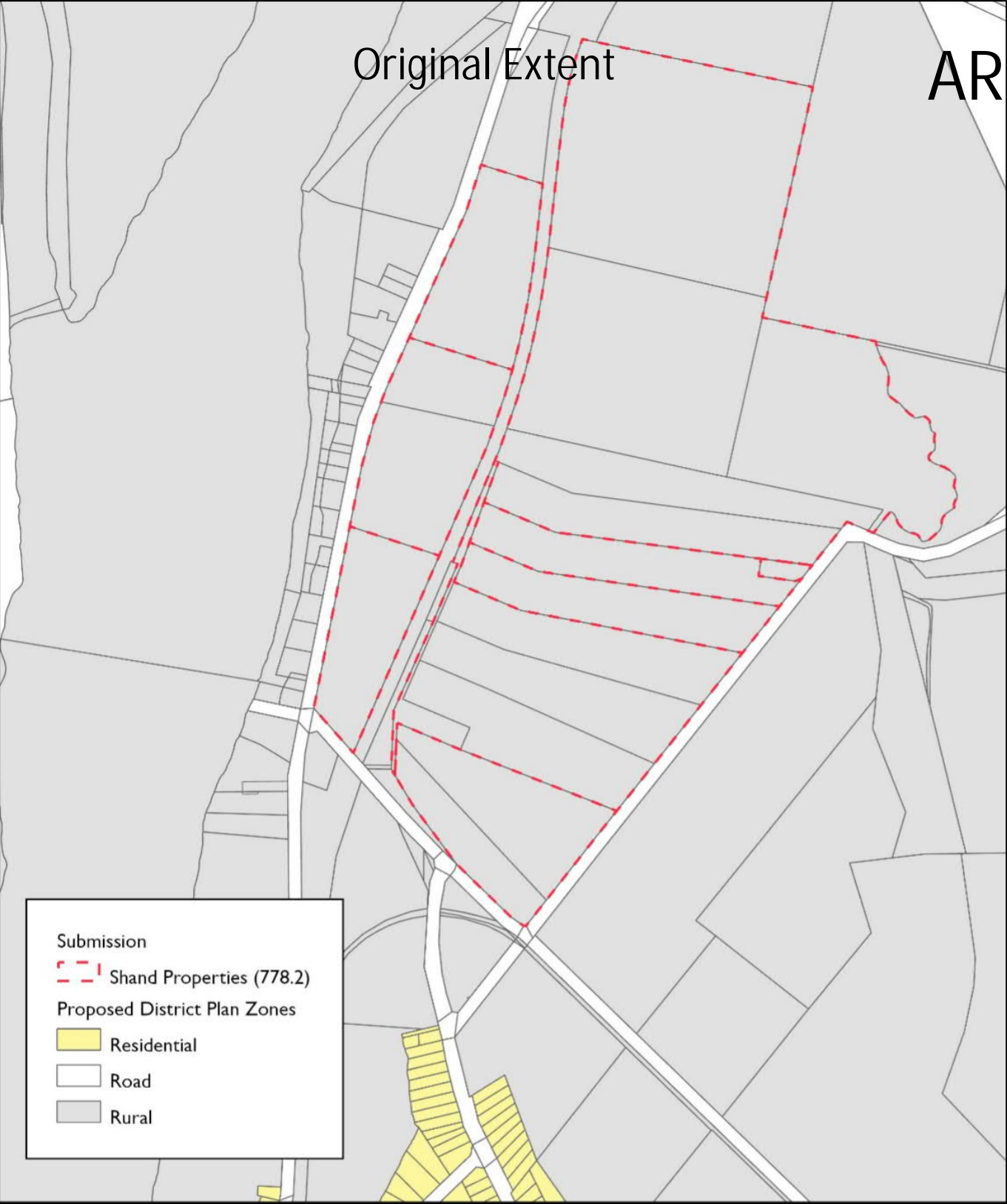


Areas 1 & 1A



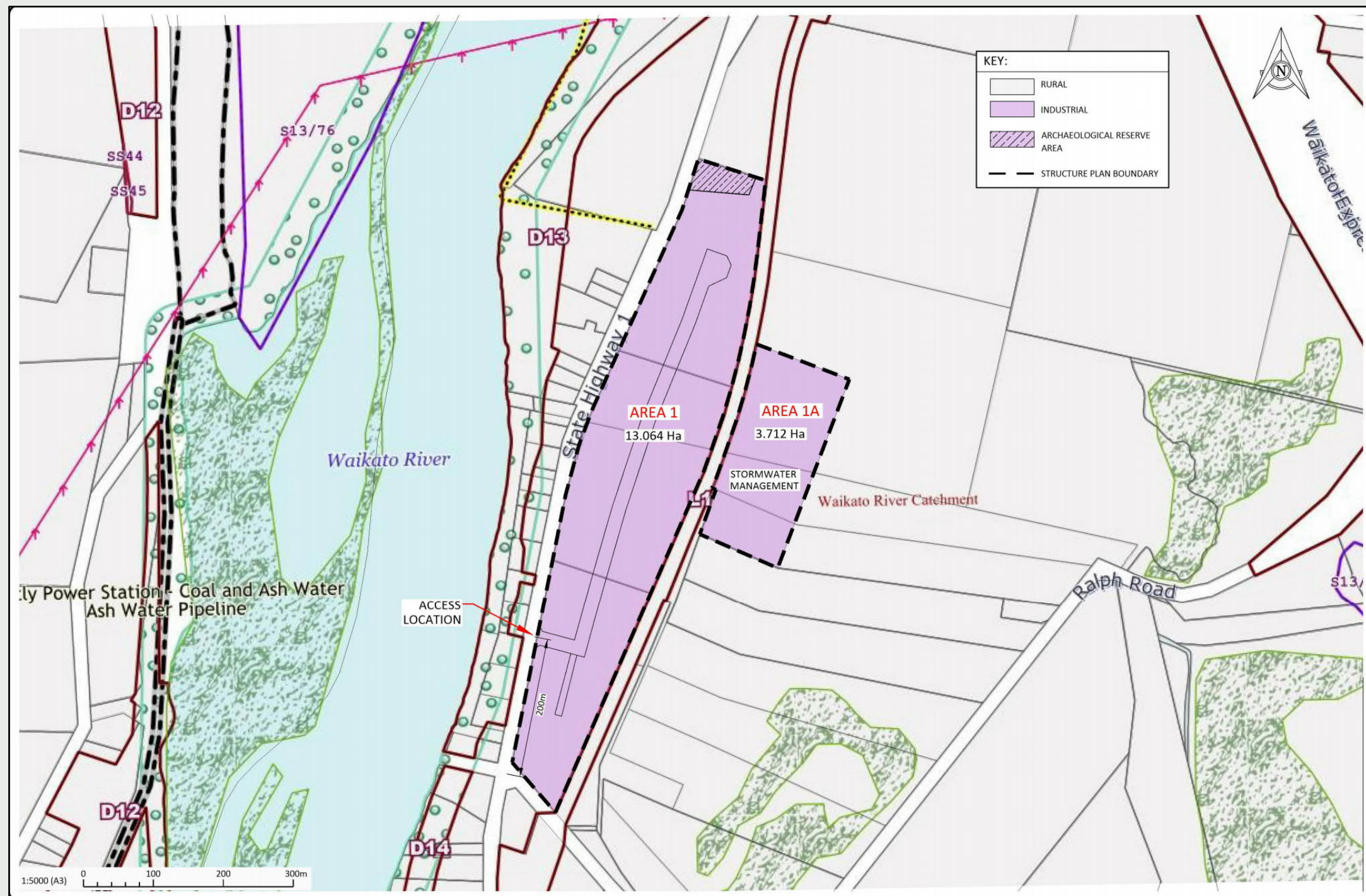
- Between Great South Road/SH1 and the NIMT.
- Submission opposed notified Rural Zone over 74ha area.
- Now reduced to 16.776ha.
- Submission seeks to rezone Industrial.

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Industrial Zone
conceptual
subdivision plan

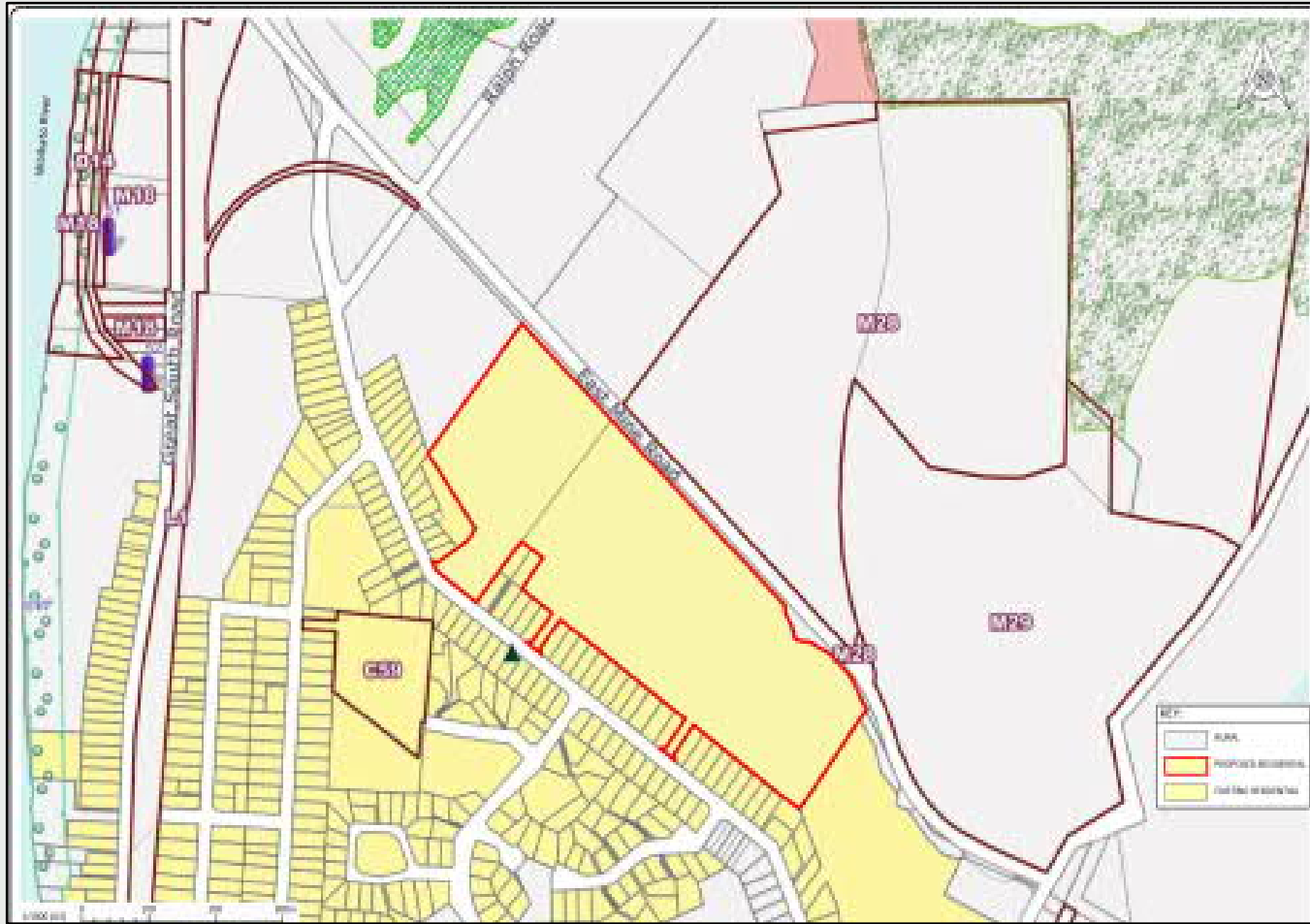




Proposed Huntly North Structure Plan

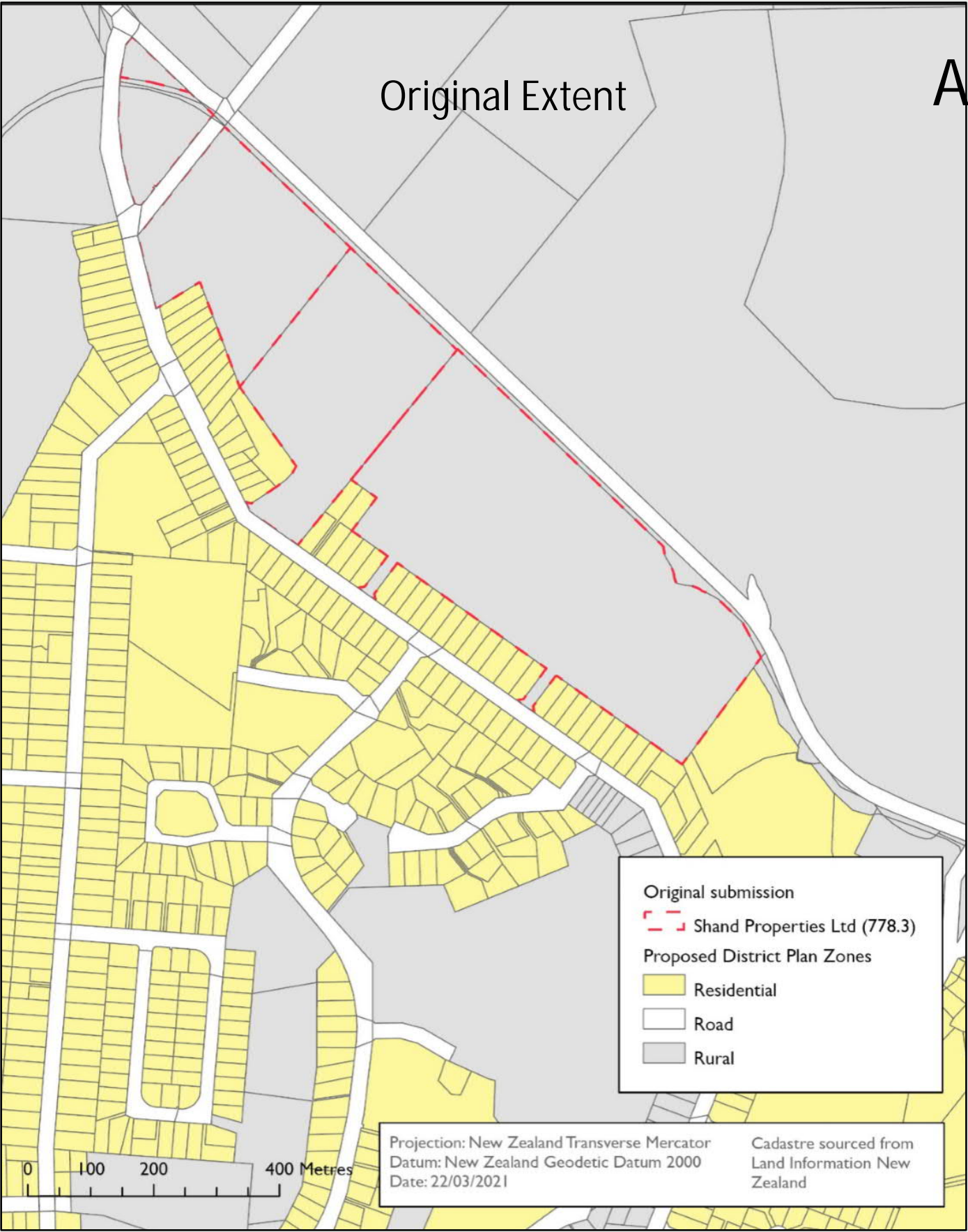
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Area 6

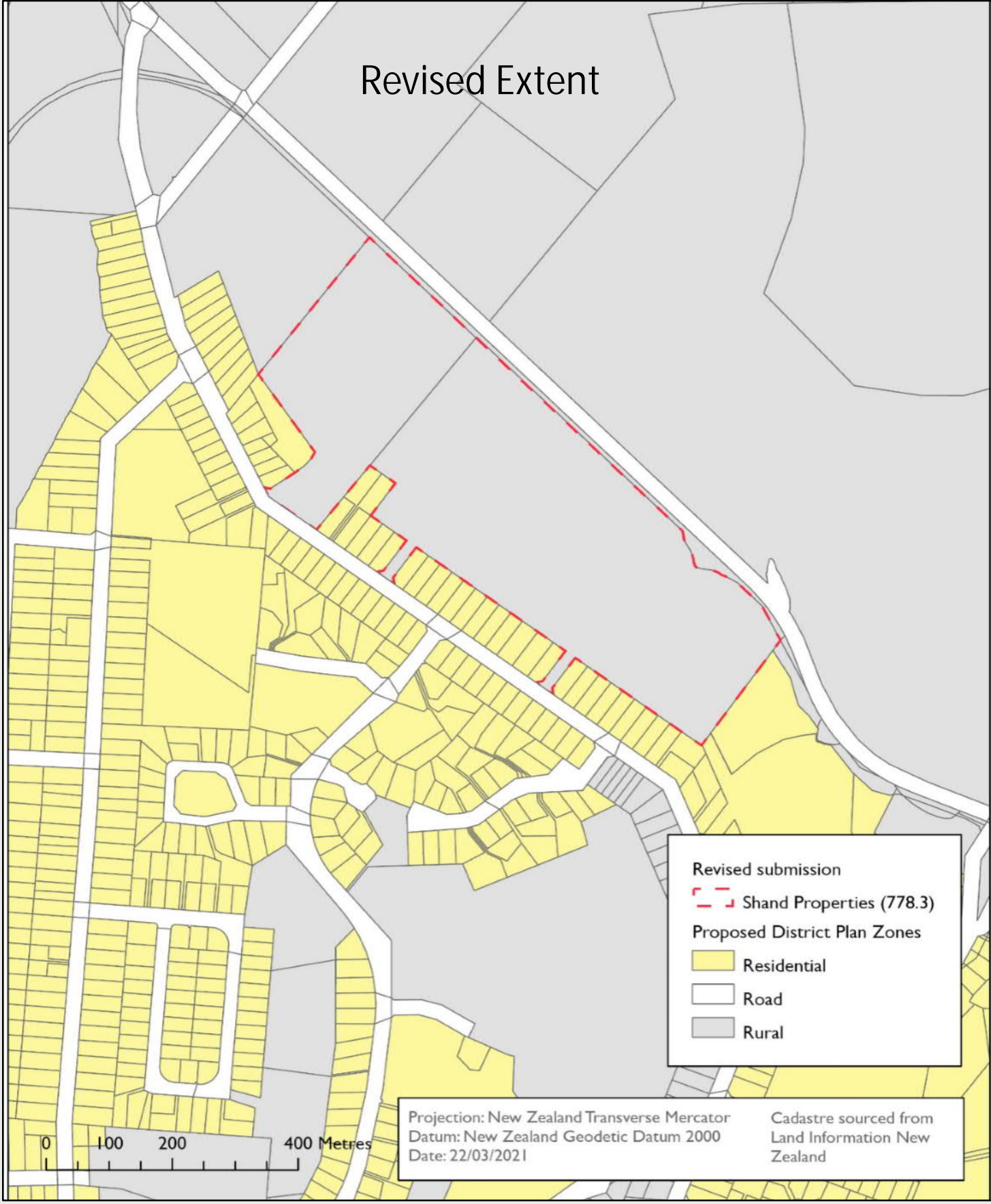


- South of East Mine Road.
- Submission opposed notified Rural Zone over 22.95ha area.
- Now reduced to 17.46ha.
- Submission seeks to rezone Residential.

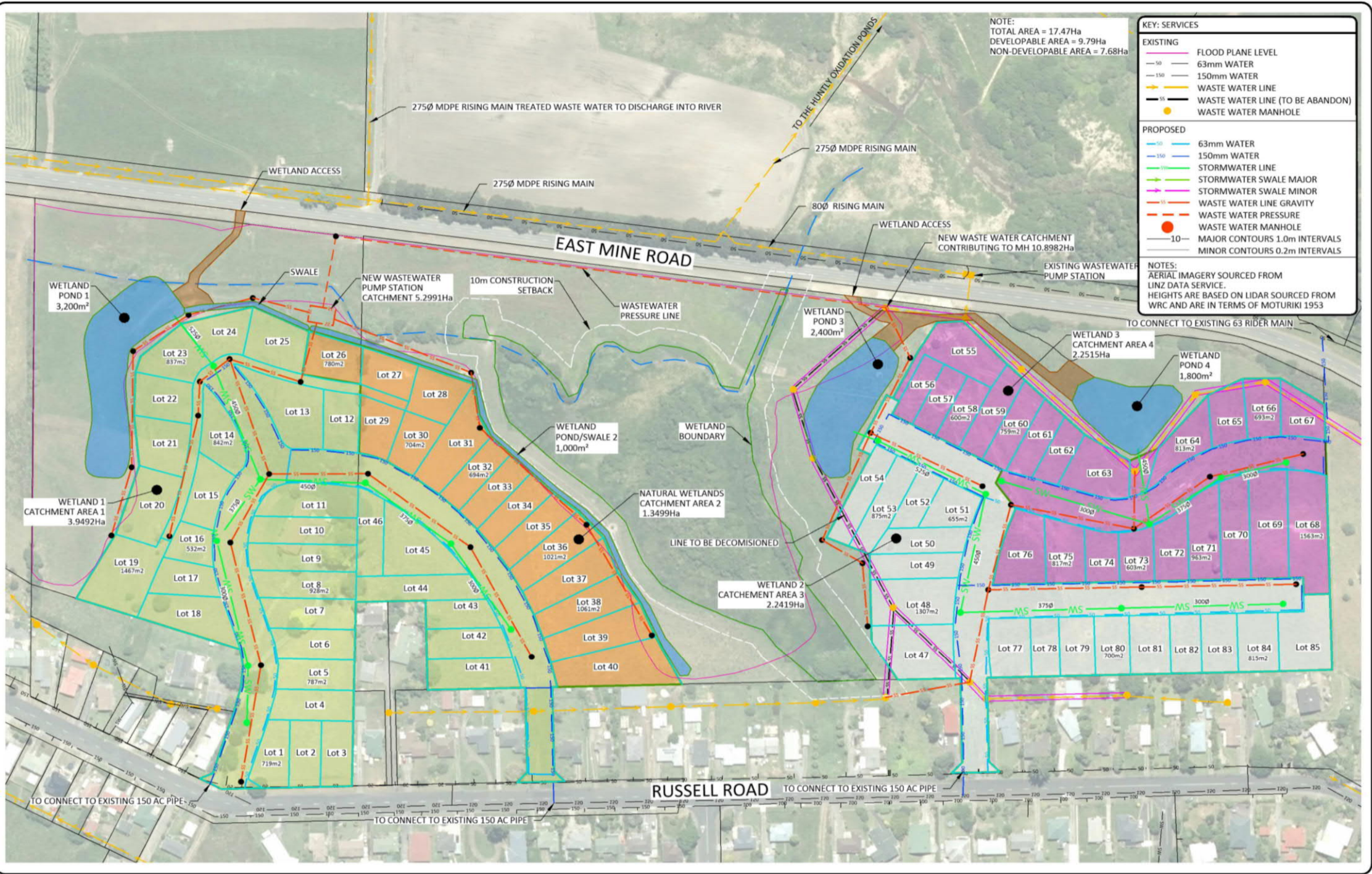
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Area 6



Residential
Zone
conceptual
subdivision
plan

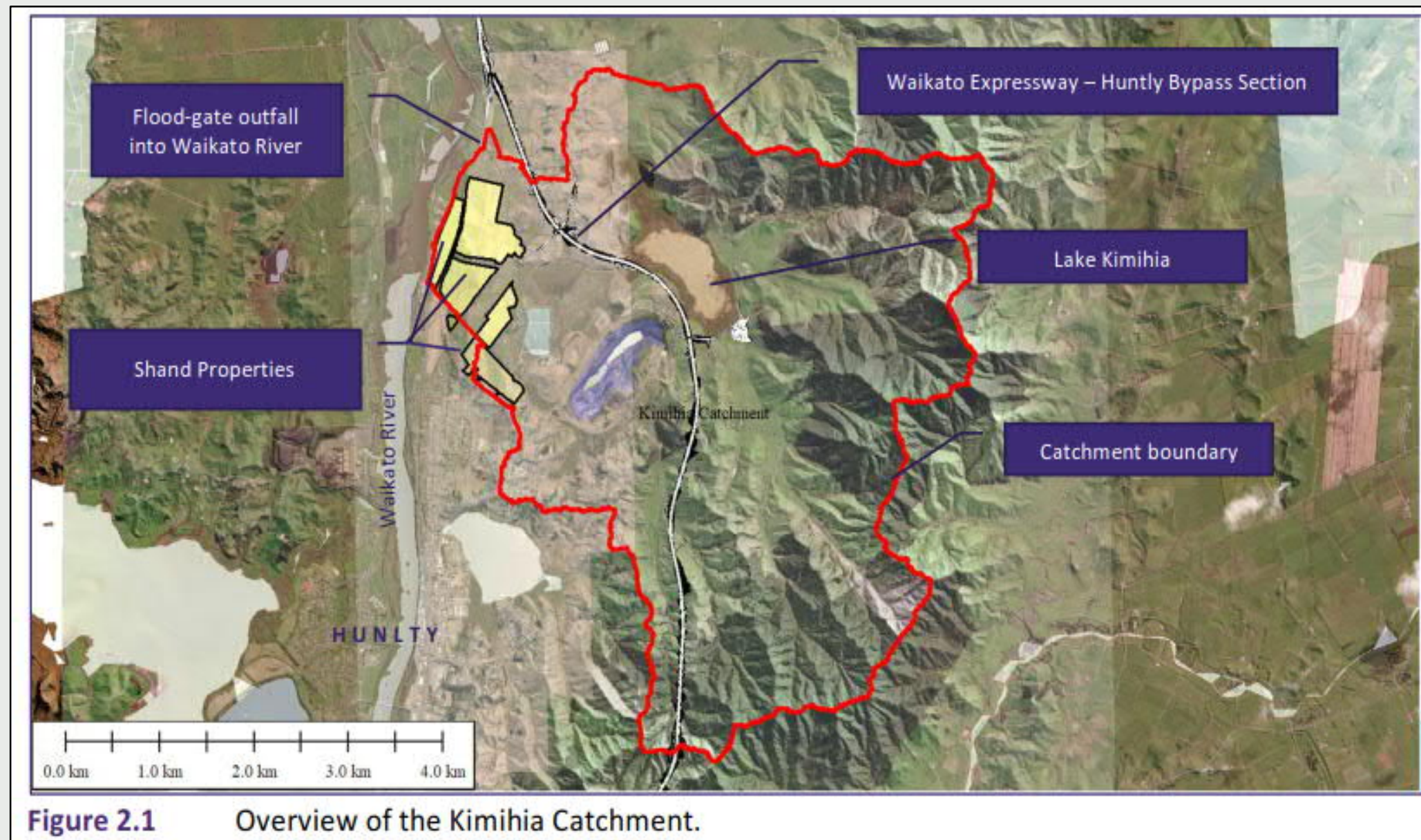


Issues in contention: 1

Duplication of the stormwater breach assessment

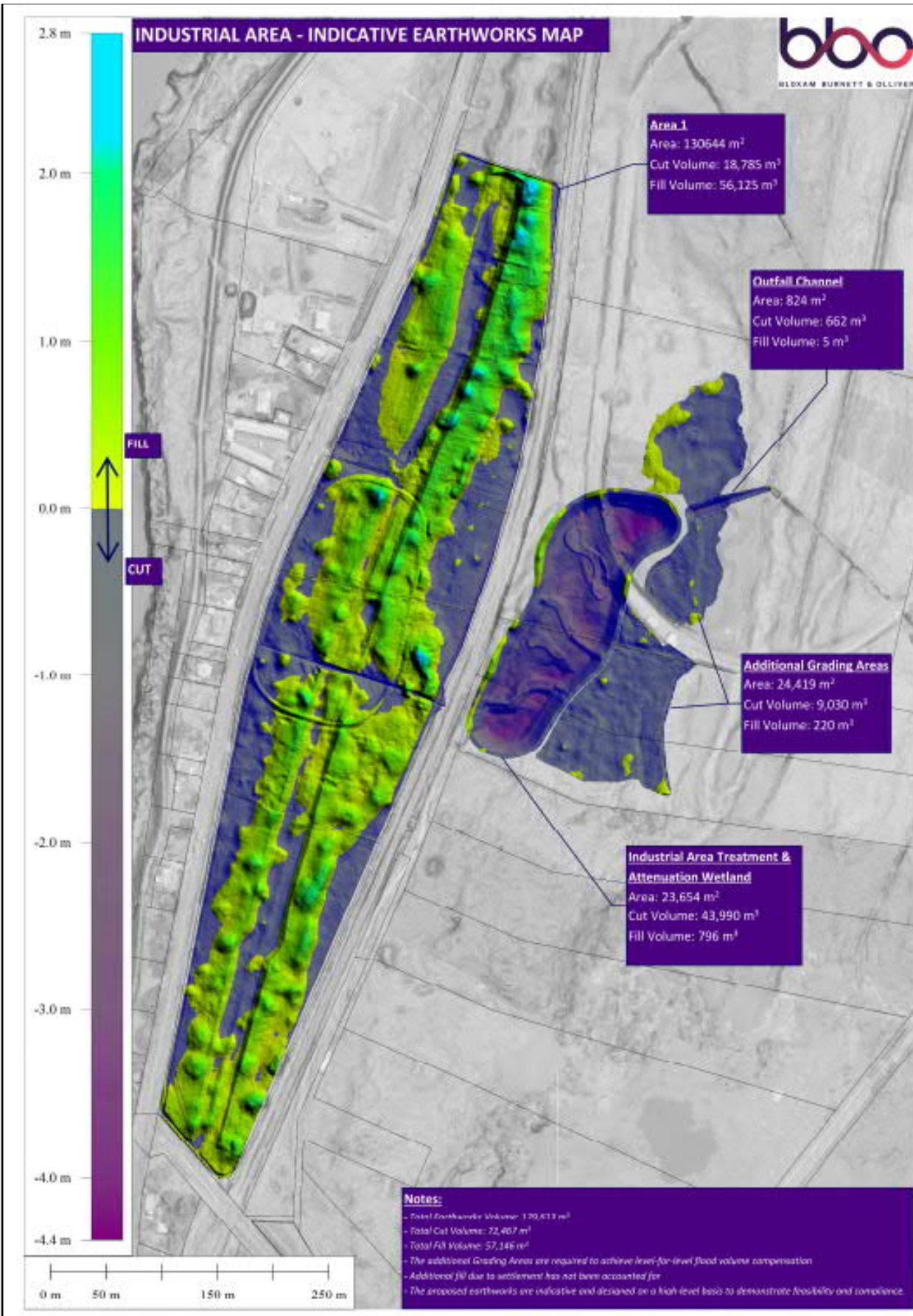
- Risks identified by Mr Seyb answered by Mr Fokianos in his supplementary evidence.
- Rule 15.6.2: assessment of flood risk for subdivision activities in the Defended Area.
- Unnecessary to duplicate this at resource consent stage.
- S 42A report recommendation: amend Chapter 20 so only land use activities not created by a subdivision consent assessed as Restricted Discretionary activity.
- Amendment supported by Shand.
- False distinction in Restricted Discretionary Rule 20.6.3: RD1 & RD2.

Issues in contention: Visual 1



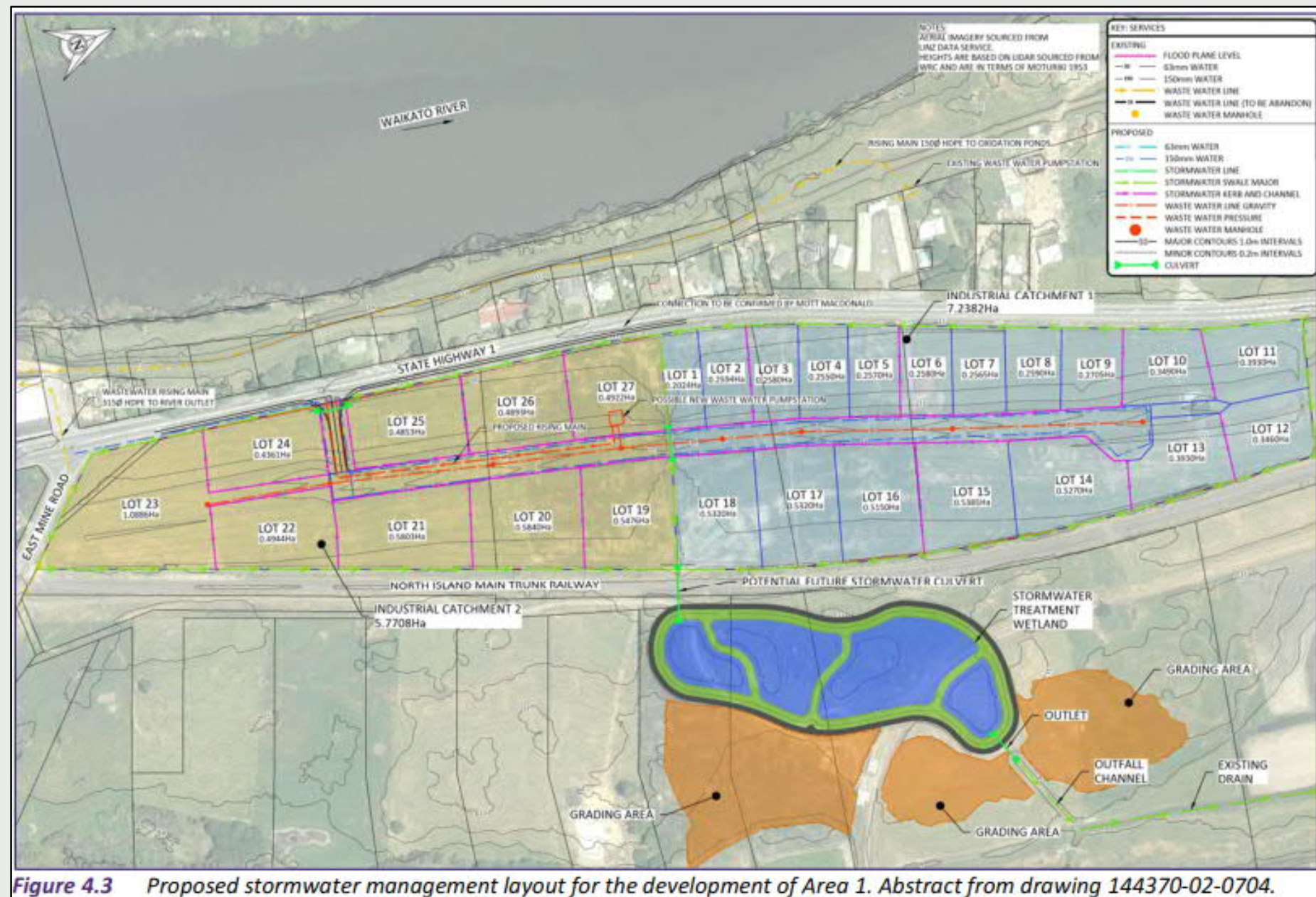
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Issues in contention:
Visual 2



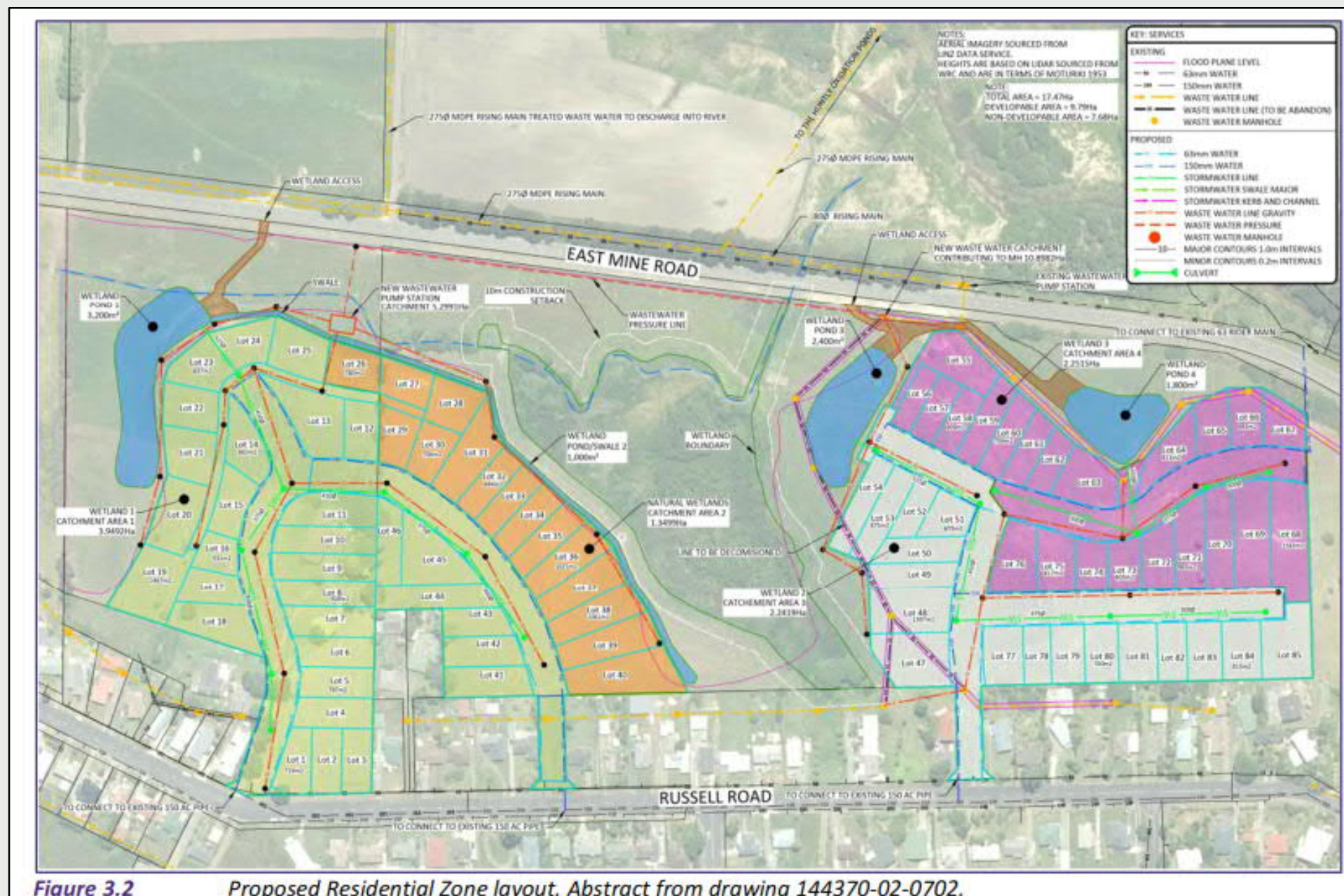
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Issues in contention: Visual 3



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Issues in contention: Visual 4



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Issues in contention: 2

Exclusion of low-lying areas from the rezoning of Area 6

- Creates a split zone.
- Two different suites of objectives and policies.
- Reverse sensitivity issues.
- All houses located outside flood plane.
- Poor planning practice.
- More appropriate to retain Residential Zoning across all of Area 6.