

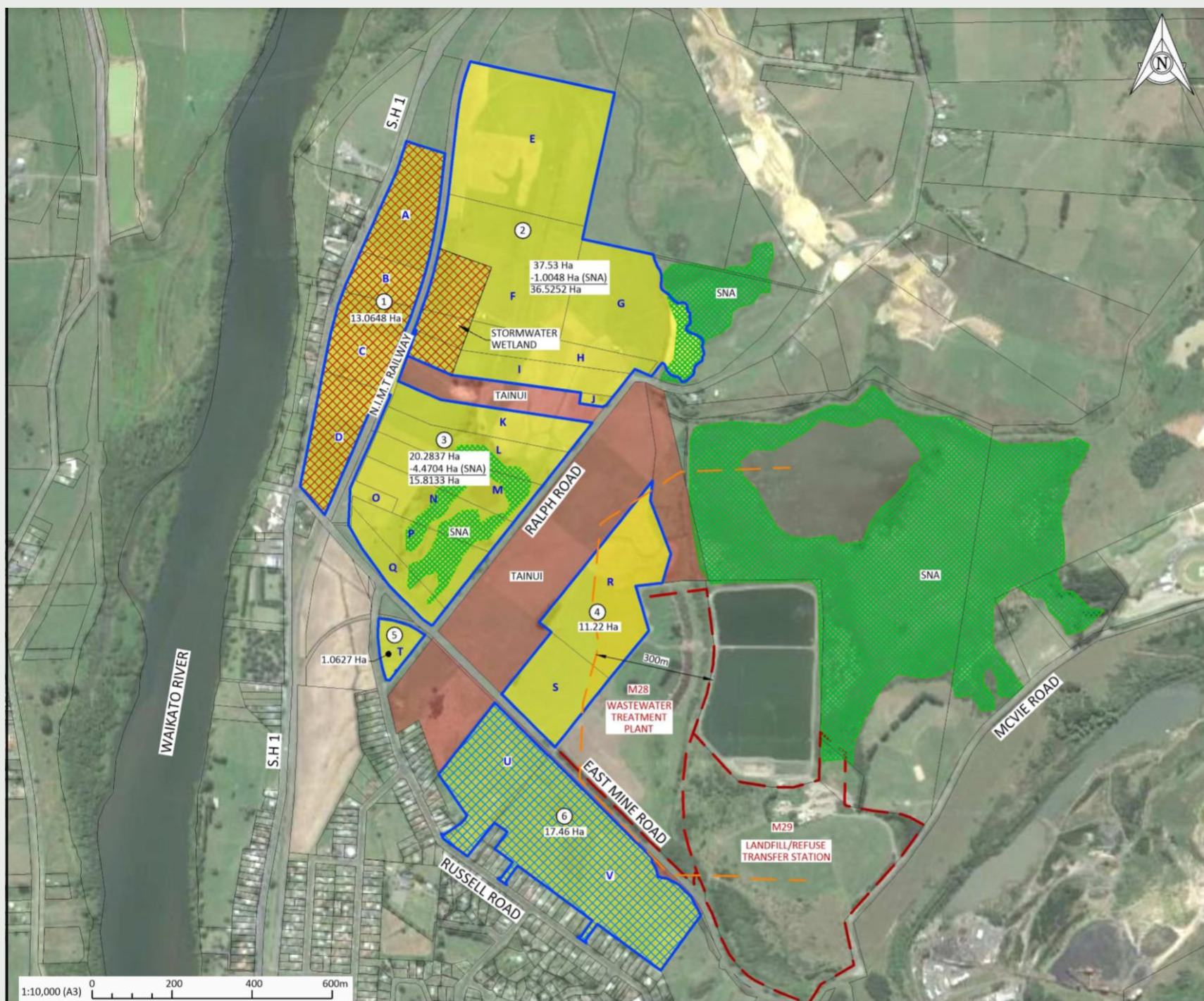
LACHLAN MULDOWNY

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	
4		R	PT ALLOTMENT 16 TAUPIRI PARISH	SA1783/11, SA43C/878	7.2584 Ha
		S	PT ALLOTMENT 12 TAUPIRI PARISH	SA1298/46	3.7356 Ha
5		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.



Shand Properties (778.2) Area I and IA
Revised submission extent and Waikato 2070 Growth Cells

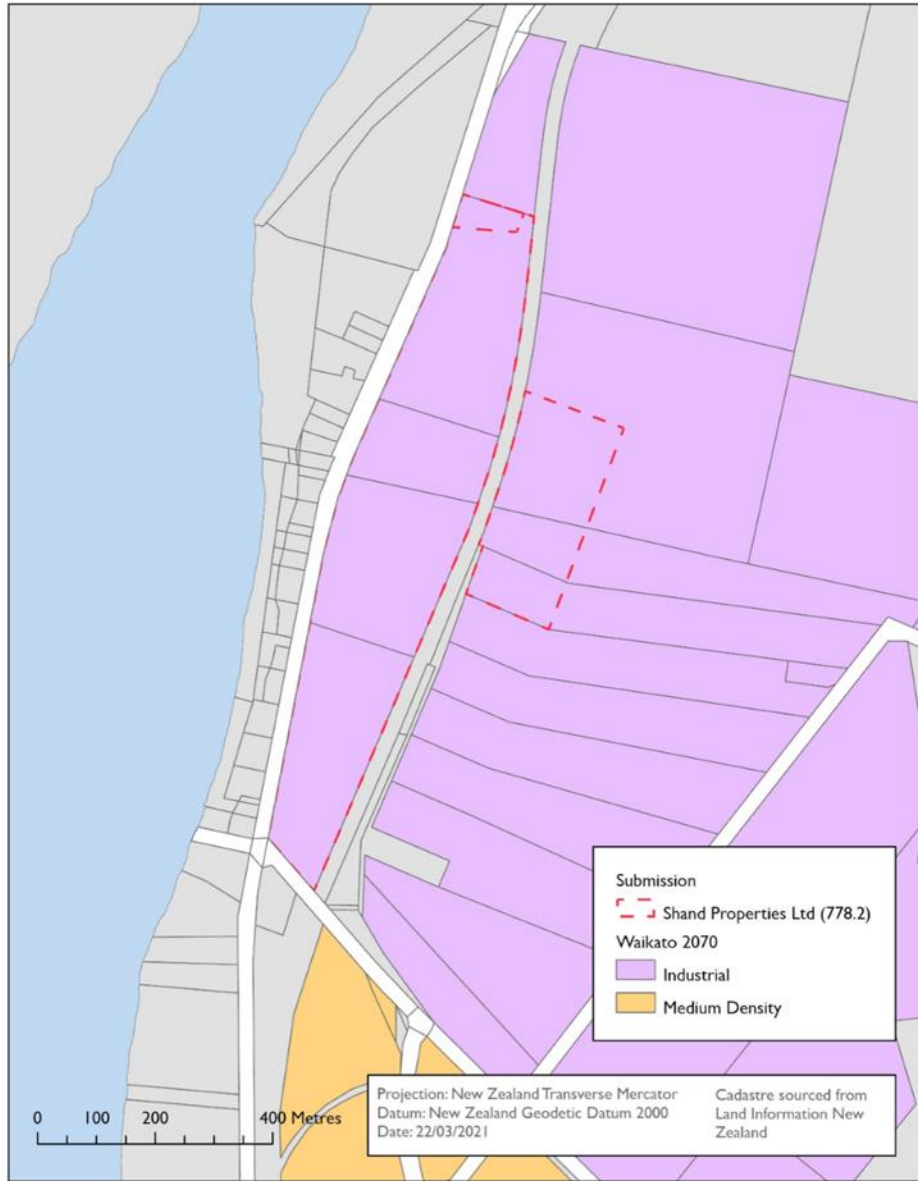


Figure 29 Land which is the subject of the revised submission of Shand Properties (778.2) and Waikato 2070



Shand Properties (778.3) Area 6
Revised submission extent and Waikato 2070 Growth Cells

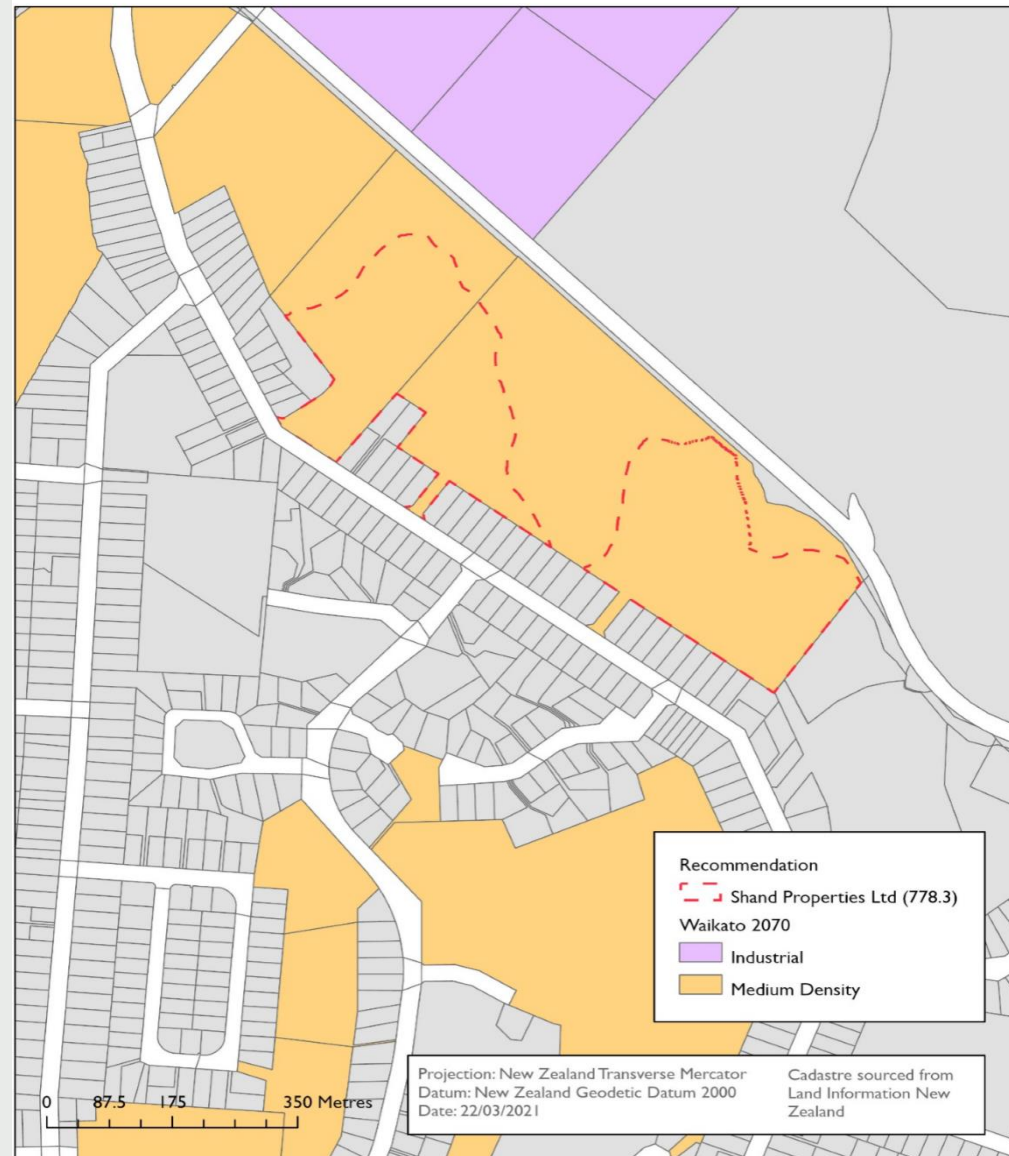


Figure 36 Land which is the subject of the submission by Shand Properties Ltd (778.3) with recommended amendments to Future Proof and Waikato 2070

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Areas 1 & 1A

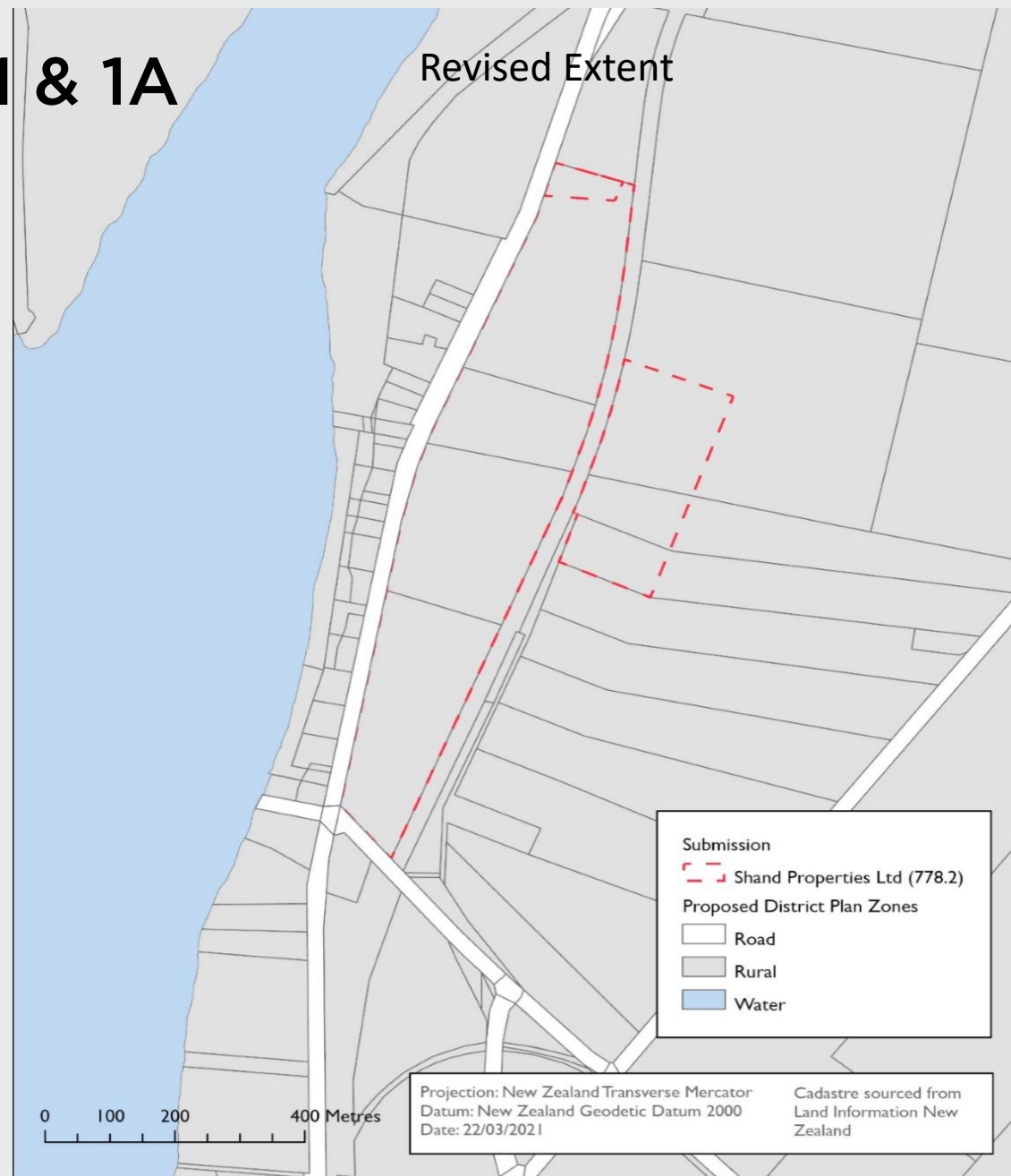


- Between Great South Road/SH1 and the NIMT.
- Submission opposed notified Rural Zone over 74ha area.
- Now reduced to 16.776ha.
- Submission seeks to rezone Industrial.

Original Extent

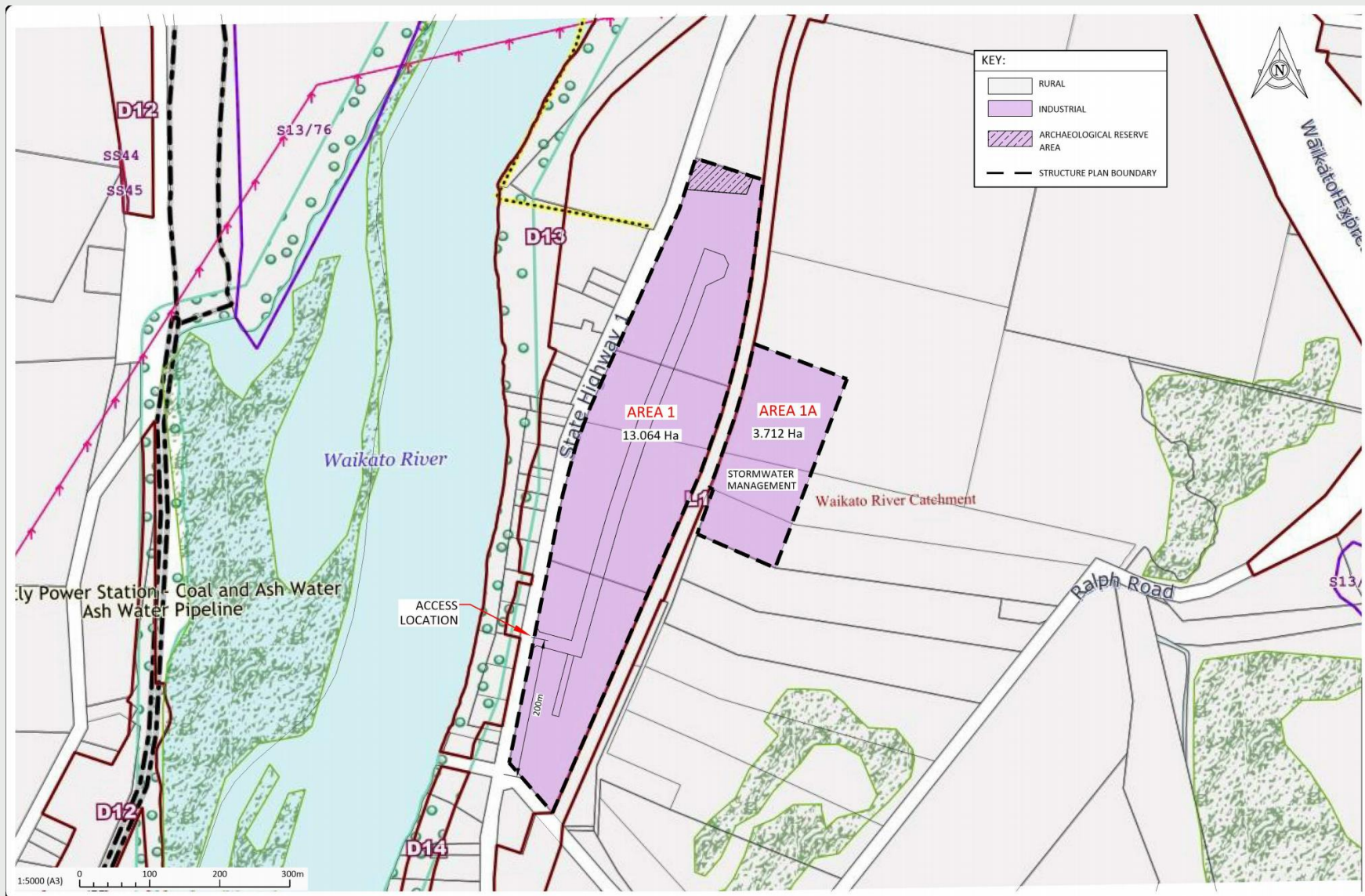
AREAS 1 & 1A

Revised Extent



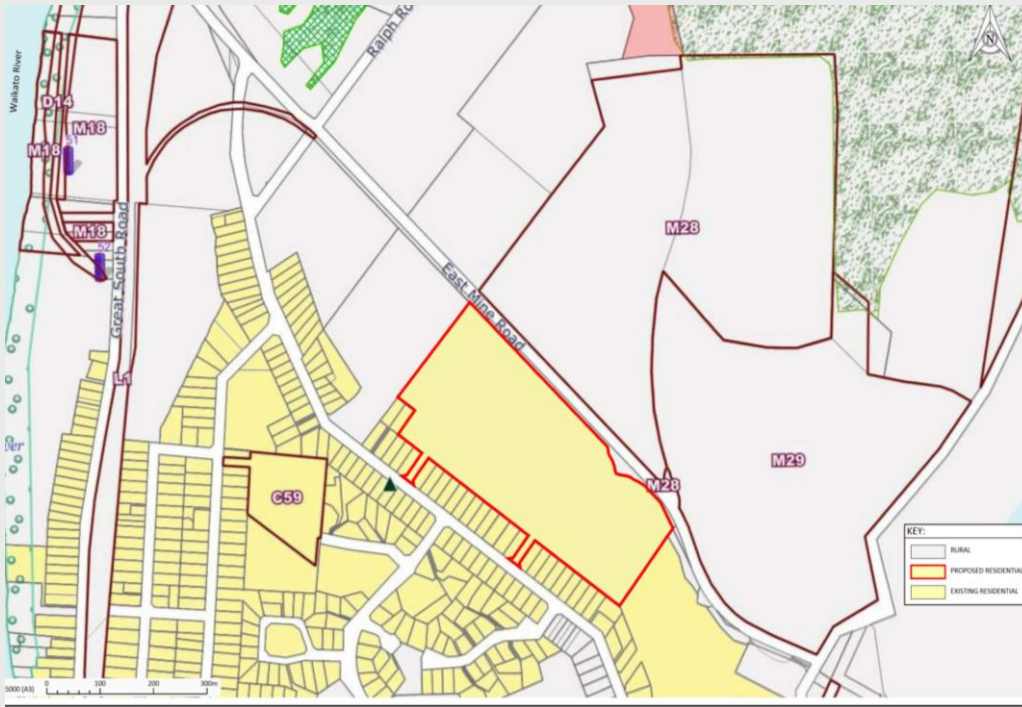
Industrial Zone conceptual subdivision plan





Proposed Huntly North Structure Plan

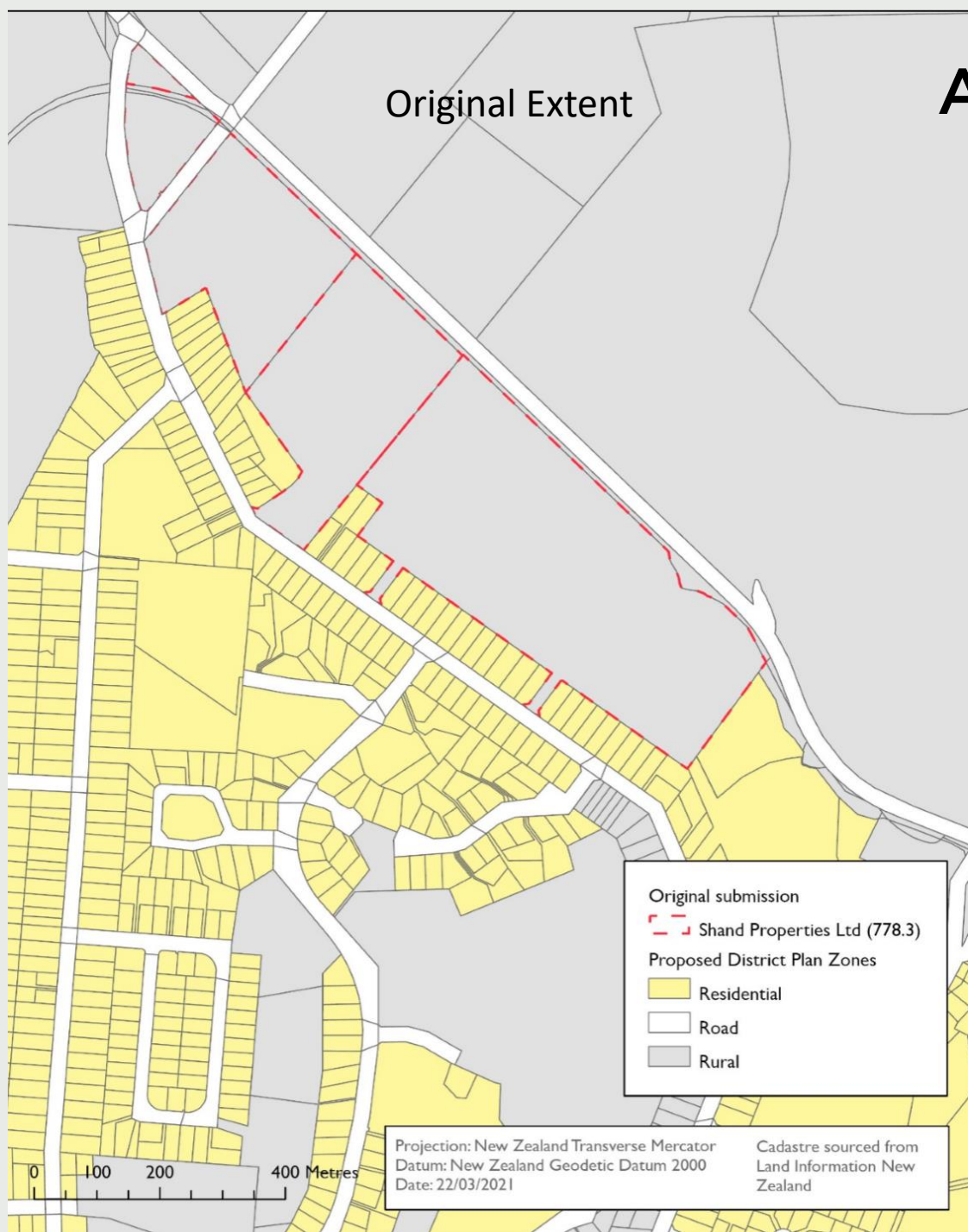
Area 6



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

Area 6

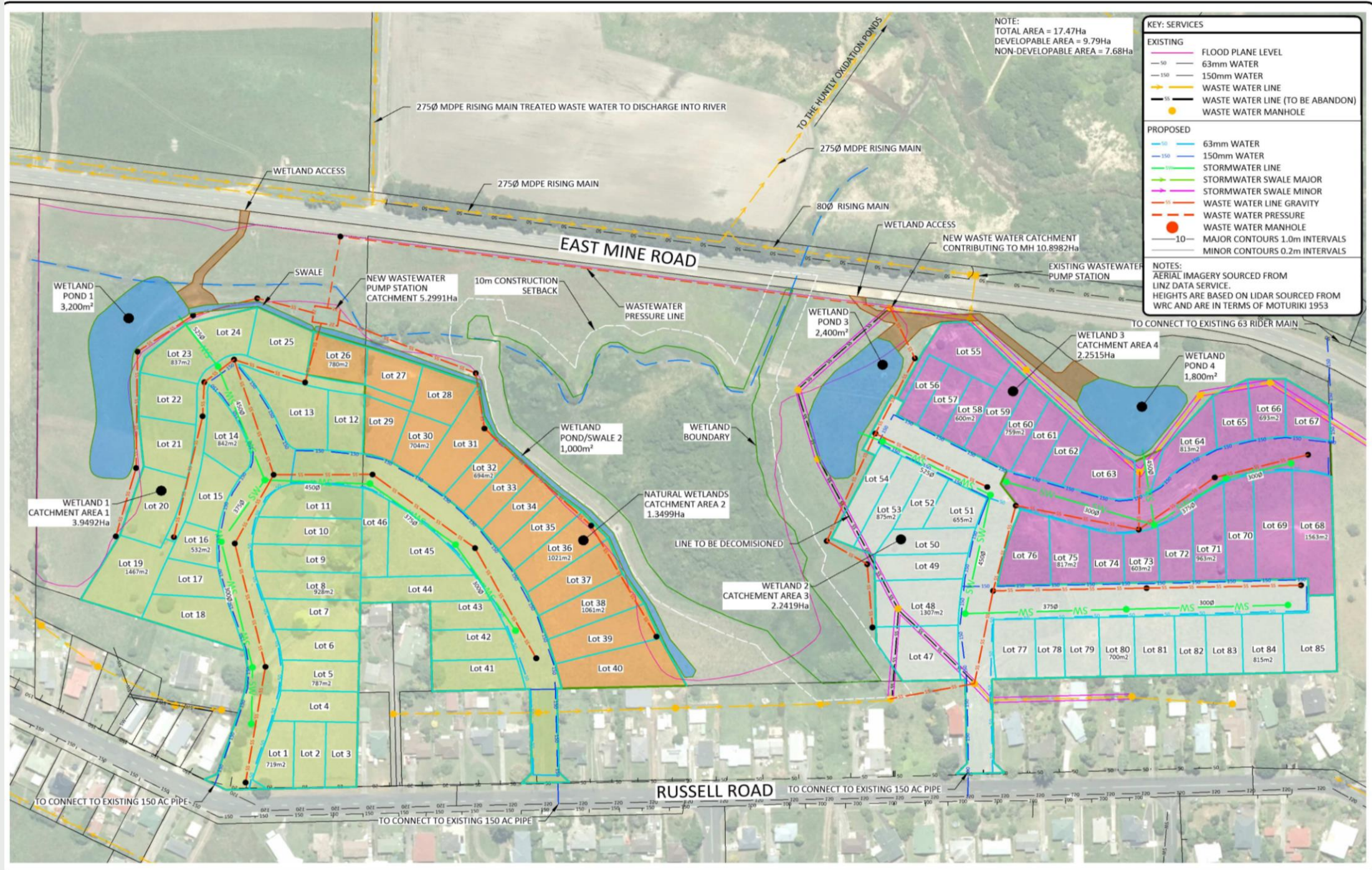
Original Extent



Revised Extent



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.

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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.