

7 October 2019

Sandra Kelly  
Hearing Coordinator / District Plan Administrator  
Waikato District Council  
Private Bag 544  
Ngaruawahia 3742  
Postcode

### **Alstra (2012) Limited – Proposed Waikato District Plan – Hearing 3 – Strategic Objectives**

**Dear Sandra**

Kinetic Environmental Consulting Limited (Kinetic Environmental) made a submission on behalf of Alstra (2012) Limited.

We have reviewed the s42A report for Hearing 3 – Strategic Objectives in relation to the Proposed Waikato District Plan. This report addresses matters to which Alstra (2012) Limited submitted on. We support the recommendations made in the s42A report and do not wish to be heard at a hearing. This however, is on the basis that this letter be read at the hearing on behalf of Alstra (2012) Limited.

Section 27.1.2 of the s42A report states the following:

- “227. *Submission 445.12 (BTW Company) raises the issue as to the likely timing for the relocation or removal of the existing poultry shed complexes and the suitability of the 300 metre buffer. The matter of the 300 metre subdivision rule is better addressed in the s42A report on Subdivision.*
228. *The issue of the existing poultry shed complexes needs to be addressed. In the first instance, it needs to be noted that a district plan is an ‘enabling’ document and cannot set timeframe. Policy 4.1.15 reflects the discussions held by Council with the operators of the poultry complexes. It was concluded that a policy direction in the PWDP that identified the land as being suitable for residential development would assist them in determining the viability of continuing with the operation on the existing sites or whether the residential zoning would provide the necessary financial incentives to relocate. I note there are no submissions from the operators to the policy.”*

The last sentence in paragraph 228 is incorrect. Alstra (2012) Limited, being the operators of the two poultry farms the subject of this discussion made a submission (693) to the Proposed Waikato District Plan and in particular submission point 693.3 relates to policy 4.1.15.

Our submission as a whole identifies the following points which are relevant:

- Alstra has operated two Poultry Farms in the Ngaruawahia area for many years and has seen the community of Ngaruawahia grow around its sites. The farms are located at 5463B Great South Road, 38B River Road and are contracted to Inghams Enterprises (NZ) Pty Limited (Inghams).



- The hatching, breeding and rearing operations are managed under Site Management Plans (SMP) taking into account the surrounding environment, Animal Welfare (Broiler Chickens: Fully Housed) Code of Welfare 2012, and Inghams comprehensive requirements in terms of farm management.
- Both of these operations are proposed to continue for the foreseeable future under contract with Inghams
- Alstra very much appreciate the Councils efforts to single them out for protection within this policy and believe that this provides a clear direction to potential developers of the new residential areas that these existing operations will be protected.
- No change is sought to policy 4.1.15.
- Alstra appreciate that they are faced with a double-edged sword with this proposed approach to zoning in Ngaruawahia. Should this zoning be confirmed, Alstra will be able to realise the residential value of the property but are also faced with a potential increase in neighbours on small blocks creating reverse sensitivity effects.
- Alstra accept this situation as inevitable given a growing Ngaruawahia and reiterate that with strong policy direction and implementation methods they can be adequately protected by this development, until such time as the intensive farms cease to exist.

In addition to the above, Alstra (2012) Limited made a further submission (point 1316.8) in opposition to the submission made by BTW Company (submission 445.12) which stated:

*“The Alstra Poultry farms located at 5463B Great South Road and 38B River Road are proposed to continue for the foreseeable future. Therefore it is not appropriate to include a timing for shutdown in policy 4.1.15.”*

On the basis of the above, we continue to support the protection of Alstra’s existing intensive farming activities from reverse sensitivity as per policy 4.1.15.

Yours faithfully,



**Julia Masters**  
Senior Planner

