

## Melanie Hunkin

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**From:** Kathryn Drew <kdrew@bbo.co.nz>  
**Sent:** Friday, 24 April 2020 3:55 p.m.  
**To:** Jane Macartney  
**Subject:** Hearing 7 Northgate Feedback Attachment 9  
**Attachments:** L01 - Industrial Zone Revisions Correspondence 24.5.2020.pdf

Hi Jane,

Please find attached our feedback on behalf of our client Northgate on the revised Chapters 4, 20 and 21 of the Proposed District Plan.

Many thanks

Please note, this version replaced an earlier version I circulated today.



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24 April 2020

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Ms Jane Mccartney  
Senior Policy Planner  
Waikato District Council  
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Dear Jane

### Hearing 7 – Industrial Zone Provisions – Submitter Feedback on Revised Provisions

This correspondence sets out the feedback we have, on behalf of our client Northgate Industrial Park Ltd and Northgate Developments Ltd (Northgate), on the revised Industrial Zone provisions circulated to the submitters on the 16 April 2020.

We have limited our commentary to the matters that Northgate were particularly interested in. As such, if commentary on a provision has not been provided, it should also be assumed that Northgate has no concerns with that provision as set out in the revised documentation.

#### Section 20.1 – 20.4

Sections 20.1- 20.4	
Provision	Commentary
Rule 20.2.6.1 – Signs General	As per my Evidence in Chief <sup>1</sup> Northgate still opposes the size limits that apply in this provision.

#### Section 20.5 Horotiu Industrial Park (HIP)

Section 20.5 Horotiu Industrial Park	
Provision	Commentary
Rule 20.5.1(a) specifies the land use activity rules that no not apply, being Rules 20.1.1, 20.1.2 and 20.1.3.	It is our opinion that this should also refer to Rule 20.1.4 – Non Complying Activities on the basis that Rule 20.5.2.4 covers the same activities albeit with differing cross-referencing that Rule 20.1.4.
Rule 20.5.1	As the rule currently reads all of the Rules in 20.2, 20.3 and 20.4 would also apply to the Horotiu Industrial Park, even though Section 20.5 includes some other rules that supersede those. For example Rule 20.2.2.1 – Noise – General is superseded by Rule 20.5.3.1 – Noise General. We request that Rule 20.5.1 be updated to note that the following additional rules do not apply to the Horotiu Industrial Park: <ul style="list-style-type: none"> <li>• Rule 20.2.1 – Landscape planting</li> </ul>

<sup>1</sup> Paragraph 31 of Kathryn Drew EIC for Hearing 7 on behalf of Northgate



	<ul style="list-style-type: none"> <li>• Rule 20.2.2.1 – Noise General</li> <li>• Rule 20.2.2.1A – Noise in Pokeno</li> <li>• Rule 20.3.1 – Building height</li> <li>• Rule 20.3.2 - Building height in an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Amenity Landscape</li> <li>• Rule 20.4.1 – Subdivision – General</li> </ul> <p>Without specifically excluding these provisions the PDP may need to go back to clause that stated: “the rules in Development Area 20.5 take precedence where there is any inconsistency with the rules in chapter 20.”</p>
Rule 20.5.3.1 – Noise General	We support the change to P2 (b)(ii) in relation to the night time house level applicable when measures in the Residential Zone.
Rule 20.5.3.2 - Landscaping	We support the permitted activity status that now applies to the landscaping, the amended wording adopted for this provision, and the matters of discretion set out in RD1 and RD2.
Rule 20.5.4.1 – Building Height	We support the amended arrangement of this rule, to provide a cascade of building heights that apply depending on the sites proximity to Horotiu Road as its consistency with the existing rule framework in the Operative District Plan.
20.5.4.2 – Building Setback from Earthbund	We support the permitted activity status and the wording adopted for this provision.

If any further clarification on the above is required, please do not hesitate to contact the undersigned.

Yours sincerely

**Bloxam Burnett & Olliver**

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