

5th December 2019



Proposed Waikato District Plan Hearing Panel
Waikato District Council
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Dear Commissioners,

Hearing 7 – Industrial Zone – Support for s42A recommendations

The purpose of this letter is to table our express support for recommendations made in the Hearing 7: Industrial Zone Section 42A Reports.

The Surveying Company (TSC) on behalf of Fellrock Development Limited/TTT Products Limited made a number of submission points relating to the Industrial Zone. The table below outlines Fellrock Development Limited/TTT Products Limited submission points where the s42A recommendations are supported.

Submission Point	s42A Recommendation
543.3 Fellrock Developments Limited and TTT Products Limited requested to delete Rule 20.2.1 to not restrict industries that operate 24/7 with shift work and/or deliveries during off peak times.	Accepted – The s42A accepts it is not necessary to constrain industrial activity where any primary reverse sensitivity effects generated from servicing are addressed by Rule 20.2.3 and 20.2.4.
543.6 Fellrock Developments Limited and TTT Products Limited - Earthworks	Amended - The s42A recommends increasing the permitted volume of earthworks to 2,000m ³ and area to 10,000m ³ within a 12-month period.
543.8 Fellrock Developments Limited and TTT Products Limited - Signs	Amended - The rule has been amended and is workable.
543.9 Fellrock Developments Limited and TTT Products Limited requested Rule 20.2.8 to be amended to not limit coverage or increase setback.	Accepted – The section 42A recommends Rule 20.2.8 be deleted.
543.10 Fellrock Developments Limited and TTT Products Limited Subdivision supported Rule 20.4.1 General Subdivision General Rear Lots, however requested amendment to remove the restriction on rear lots.	Accepted.
543.12 Fellrock Developments Limited and TTT Products Limited supported the Boundaries for Records of Title rule.	Accepted.

543.16 Fellrock Developments Limited and TTT Products Limited supported Rule 20.3.3 for Daylight Admission however requested amendment to exclude boundaries with the Heavy Industrial Zone.	Accepted – The rule has been amended so that a building must not project 45-degrees above ground level along the boundary of a site located outside of an Industrial or Heavy Industrial Zone.
543.17 Fellrock Developments Limited and TTT Products Limited – Building Setbacks	Accepted.

If you have any queries on the above matters, please contact Nic Wingrove, Intermediate Planner on (09) 238 9991 or via email nic@subdivision.co.nz

Kind regards,



Leigh Shaw
The Surveying Company Ltd
Planning Manager