

## Minute #7 of Independent Commissioner ADJOURNMENT OF HEARING

### 1. Introduction

This Minute is to provide further direction on the proposed plan change to rezone land from Rural to Industrial on the southern edge of Marton.

### 2. Right-of-reply

On Friday 26<sup>th</sup> June, the Council's reporting planner, Greg Carlyon, circulated a right-of-reply on behalf of the District Council in which he has recommended a range of changes to his earlier recommended District Plan provisions, including:

- Reducing the total area to be rezoned to Industrial to the 40ha adjoining the NIMT railway line, to be identified as 'Industrial Development Capacity Area', with the remaining land to be retained as Rural Zone to act as a buffer, with no deferred overlay applying and no specific provision for light industrial activities
- Making new industrial activity in the zone a full discretionary activity, rather than a restricted discretionary activity as earlier recommended, with the requirement for a comprehensive development plan to be lodged with an application and new matters for assessment
- Removal of the objectives and policies for Stage 1
- A new objective for the Industrial Development Capacity Area, and
- A number of other recommended changes.

I also note that a statement of evidence from Lynnette Baish of Horizons Regional Council in response to questions I posed in an earlier direction was also circulated on Friday 26<sup>th</sup> June 2020.

The written record of the Council's closing oral legal submissions was circulated on Monday 29<sup>th</sup> June 2020.

### 3. Next Steps

Because of the extent of recommended changes to the District Plan provisions, I consider it appropriate to provide submitters with an opportunity to provide comments on the amended provisions.

Accordingly, parties are able to provide comments on the changed recommendations, to the District Council by close-of-business on Monday 6<sup>th</sup> July 2020. Comments on the recommended provisions should be directed to Charlie Hopkins via –

[charlie@thecatalystgroup.co.nz](mailto:charlie@thecatalystgroup.co.nz)

Please note that this is not an opportunity to raise new matters or to reiterate earlier statements; any comments should address the recommended changes to the District Plan provisions in relation to the extent they may resolve (or otherwise) matters raised in submissions.

#### **4. Access to Information on Plan Change**

The Council's right-of-reply and the Statement of Evidence from Horizons have been uploaded to the Council's website, together with all other pre-circulated material, copies of statements and evidence tabled at the Hearing. This information can be found at:

<https://www.rangitikei.govt.nz/council/publications/district-plan/proposed-plan-change-1165-1151-and-1091-state-highway-1-marton>



**Robert Schofield**  
Independent Commissioner

Dated this 30<sup>th</sup> day of June 2020