

Minute #8 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 26th 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 40 ha 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, and
- A new objective for the Industrial Development Capacity Area.

Because of the extent of recommended changes to the District Plan provisions, I provided submitters with an opportunity to provide comments on the amended provisions to the District Council by close-of-business on Monday 6th July 2020. Responses were received from

- N Brodnax (for Mr and Mrs Walsh)
- P Thomas (for Auret Racing)
- L Baish (for Horizons Regional Council)
- R Snijders
- A Watson (for Rangitikei District Council as submitter)
- F Wallace (for IRO-MAR)
- P Hancock
- G Mills
- N Reid (for Waka Kotahi NZ Transport Agency)
- R Gunn, and
- David Dean and Joy Bowra Dean.

In addition, Mr Carlyon has had several phone calls to discuss the changes: a record of correspondence is attached to this Minute.

3. Next Steps

In that the District Council is the proponent of the Proposed Plan Change; I will provide opportunity for Mr Carlyon to a final supplementary right-of-reply that must be confined to any matter raised by submitters to his recommended changes to the Rangitikei District Plan. Conjunctively, I request to be supplied with a further evaluation of the recommended provisions pursuant to section 32AA, as well as an updated set of recommendations in regard to whether to accept, accept in part or reject submissions in accordance with Clause 10 of Schedule 1 of the RMA. This information is to be provided to the District Council by close-of-business on Tuesday 21st July 2020, to then be circulated to all parties. I should then be in a position to determine whether the hearing can be closed.

4. Access to Information

The written responses, along with the Council's principal right-of-reply and the Statement of Evidence from Horizons will be 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>

5. Correspondence

Any correspondence should continue to be through Charlie Hopkins at –

charlie@thecatalystgroup.co.nz



Robert Schofield
Independent Commissioner

Dated this 7th day of July 2020

Record of Correspondence in Response to Minute #7

Dear Mr. Commissioner.

The following is a record of correspondence in response to Minute 7.

Wednesday 1 July

1. Email from David and Joy inviting Greg to meeting about design options
2. Email and phone call with Natasha Reid (NZTA)
 - a. Changes could be made in Mandatory Information Rule 1(b) and 2(a) to make it more explicit how the provision relates to NZTA, and does it require that a TIA is produced
 - b. NZTA funding provision has been lost in strikeout of policy A1-5.4
 - c. Questions as to whether the policy framework adequately manages cumulative effects of several small operators whom may develop the site in the instance that NZ Bio Forestry doesn't use the site.
 - d. Discussed whether new infrastructure Policy A5-1.11 provides for
 - i. Funding
 - ii. Provision of a traffic impact assessment (TIA)
 - iii. Requiring NZTA written approval

Thursday 2 July

3. Phone call from Maree Marshall at Fraser Auret Racing
 - a. Discussed the difference between the site plan in Greg's supplementary evidence, and the site plan tabled by Wayne at the hearing.

Monday 6 July

4. Received written response from N. Brodnax (attached)
5. Received written response from P. Thomas (attached)
6. Received written response from L. Baish (attached)
7. Received written response from N. Reid (attached)
8. Received written response from R. Snijders (attached)
9. Received written response from A. Watson (attached)
10. Received written response from F. Wallace (attached)
11. Received written response from P. Hancock (attached)
12. Received written response from G. Mills (attached)
13. Received written response from R. Gunn (attached)
14. Received written response from D. Dean and J. Bowra-Dean (attached)

Kind regards,
Greg Carlyon.

07 July 2020