

Tabled 27/11

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My Name is John Keith

1) Owner of Lakeside Business Park. + J.B.M. Keith <sup>trustees</sup> + Masden  
Investment - ~~named~~ Camilla Heights + White Sands Peninsula  
along with my wife Robyn Mary Keith

2) <sup>we</sup> have owned Industrial and residential land in Ruakaka  
since 1995.

Being 64 Ha - Now 53 Ha - Industrial  
and Residential 22 Ha  $\frac{1}{2}$  shore 19 Ha.

3) My expertise in B4 ~~is~~ land in Ruakaka  
I have owned, developed and studied this land for over  
25 yrs

4) Our land holdings are the biggest privately owned <sup>B4</sup> before  
→ HI in Ruakaka

5) Our property supplies most of the sand for cement in  
Northland (40,000 tons yearly)

6) We have established over 25 Businesses on our  
property

7) The land we lease and land sold to our ex tenants,  
now employ over 250 people

8) Take the corporated company out - 80% of the establish  
remaining businesses are on h.B.P.

9) I have personally visited and studied over 100 ports  
worldwide over 9 mths.

## Ownership of B4 - H1 Land and Rates.

1) Main Land Owners B4 land are:

- A) Port
  - B) Refinery
  - C) Rio Pinto
  - D) J.S. + R.M. Keith Trustees
  - E) WDC.
- } Corporates.

2) The land was zoned B4 in 1964.

The commercial use of the land peak in 1975 → 1980 with refinery and power station

3) The power station has been demolished and land sold.

4) Rio Pinto has done naught.

5) L.B.P. developed ~~land~~ used land is probably equal to the port.

6) The single thing that has limited development is rates.

7) Rates are ~~at~~ 0.03% unimproved land.

average value \$20/m<sup>2</sup> or 60¢/m<sup>2</sup> or \$6,000.00/  
Interest rates are 0.41%.

8) Area over 34 HA used for farming pay rural rates  
eg ~~port~~ Rio Pinto.



## Living in H.I.

The District Plan must allow for living (resting) in HI to comply with H+S req 11(d) 12(e) W.D.C. cannot regulate out of the H+S act.

# Noisy Vehicles Permitted Activity On H.I.

- 1) LBP has been home for Whangarei mx for last 15 years.
- 2) The club has grown to be the best winter track in the North Island.
- 3) The land is provided free to use to the club.
- 4) The club has maintained and looked after the practice and racing track at the own expense.
- 5) Outside LBP there is no legal place to race — because noise, dust and ~~hazardous~~ <sup>hazardous</sup> activity. B4 and H1 are the perfect and only location for this activity.
- 6) In the last few years car & bike burnout have been held on the same site. those two are noisy-dusty and smokey.
- 7) Both of the above are motor sports.
- 8) WDC under their SAR Plan have a responsibility to provide a location for such sports — eg. noise park.
- 9) W.D.C. have in the past ~~tried~~ <sup>tried</sup> to obtain a consent for noisy vehicles — but failed.
- 10) LBP has stepped up and provided such a park at no cost to WDC.
- 11) If noisy vehicles are not permitted in H.I they will be forced to leave.