

Part 5

Industry

Section 42A Errata Report

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Attachments

1. Attachment 1 – Recommended HI Chapter including PREC 1.

Introduction

1. The Whangarei District Council's (**WDC**) Proposed Plan Changes Light Industrial Zone (**PC88G**) and Heavy Industrial Zone (**PC88H**) are two of a suite of proposed district plan changes scheduled for hearing beginning 25 November 2019. PC88G and PC88H have been addressed in Part 5 of the Section 42A hearing report (**s42A**). Two errors within the report have been identified and the purpose of this supplementary report is to provide the details of those errata for correction.
2. This report has been prepared by Melissa Ivy McGrath, District Plan Manager. My statement of qualifications and experience is set out in paragraphs 4 and 5 of the s42A report.

Erratum 1: Section j Activities

3. S42A paragraph 181 should refer to Light Industrial Zone, amend as follows:

181. I acknowledge the support for ~~H~~LI-R1.

4. S42A paragraph 182 and recommendation paragraph 188 (a) should not recommend the retention of LI-R7 clause 1. The rule detailed in Attachment 3 of the s42A report is the correct reflection of my recommendation. Amend paragraph 182 as follows:

182. The Urban and Services plan changes introduce a number of business and industry zones. These zones have a tiered approach to amenity, outcomes, land uses, rules and activity status. The HI is intended for the primary use of large-scale industries and noxious industries that generate objectionable odour, dust or noise. While LI is intended for smaller scale, non-objectionable industry and trade retail activities, being located closer to sensitive zones it is intended to act as a buffer between those sensitive zones and HI. A maximum GFA for industrial activities within LI-R7 in my opinion is an effective method to maintain a difference between LI and HI and to achieve the objectives of the LI. However, in my opinion industry that is noxious or will generate objectionable odour, noise and dust should be located within the HI no matter what the scale of the activity. In my opinion it is more critical to consolidate and provide for noxious activities within the HI, than it is to require large industry to solely be located in the HI.

5. Amend paragraph 188(a) as follows:

188. I recommend that the Commissioners accept and/or reject the submission points as detailed below:

- a. Amend ~~Retain~~ LI-R7-R11 as detailed in Attachment 3. ~~clause 1 as notified.~~

Erratum 2: Attachment 4 HI Chapter Recommended Changes

6. Part 12 of the s42A addresses submissions against PC88J Precincts. This includes a recommendation to relocate the Oil Refinery Precinct (Marsden Point Energy Precinct) provisions to the HI chapter as detailed in paragraph 30 of Part 12.

7. Part 5 of the s42A, Attachment 4 being the recommended HI chapter did not include the precinct provisions. An amended HI Chapter is attached to this report (Attachment 1), replacing the recommended HI Chapter in its entirety.

Conclusion

8. I do not change any of my recommendations or conclusions as a result of the abovementioned errata.

Authors

A handwritten signature in black ink, appearing to read 'Melissa McGrath', with a long horizontal flourish extending to the right.

Melissa McGrath

District Plan Manager