

**SUBMISSION ON PUBLICLY NOTIFIED PROPOSAL FOR POLICY STATEMENT OR
PLAN, CHANGE OR VARIATION**

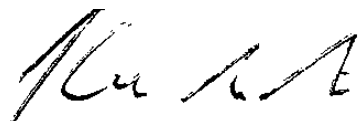
Clause 6 of Schedule 1, Resource Management Act 1991

To Buller, Grey and Westland District Councils

Name of submitter: Isaac Construction Ltd (*Isaac Construction*)

- 1 This is a submission on the proposed Te Tai o Poutini Plan/West Coast District Plan (the **Proposed Plan**).
- 2 Isaac Construction could not gain an advantage in trade competition through this submission.
- 3 Isaac Construction's submission relates to the entire Proposed Plan.
- 4 Isaac Construction seeks the following decision from the local authority:
 - 4.1 The relief as set out in **Annexure A**.
 - 4.2 Any other similar relief that would address the relief sought by Isaac Construction.
 - 4.3 All necessary consequential amendments.
- 5 Isaac Construction **wishes to be heard** in support of the submission.
- 6 If others make a similar submission, Isaac Construction will consider presenting a joint case with them at a hearing.

Signed for and on behalf of Isaac Construction Ltd by its and authorised agents Novo Group



Kim Seaton
Principal Planner
28 October 2022

Address for service of submitter:

Isaac Construction Ltd
c/- Kim Seaton
Novo Group

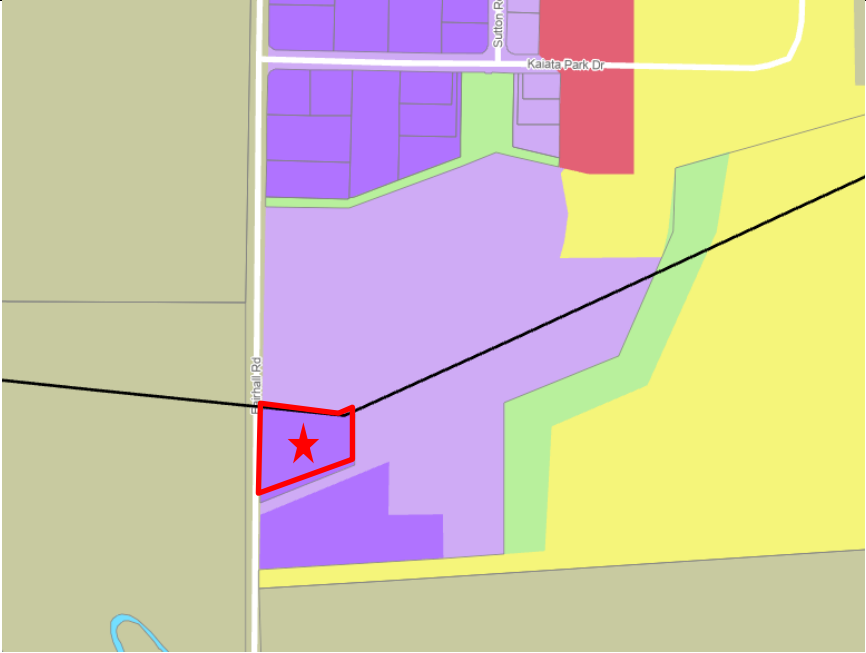
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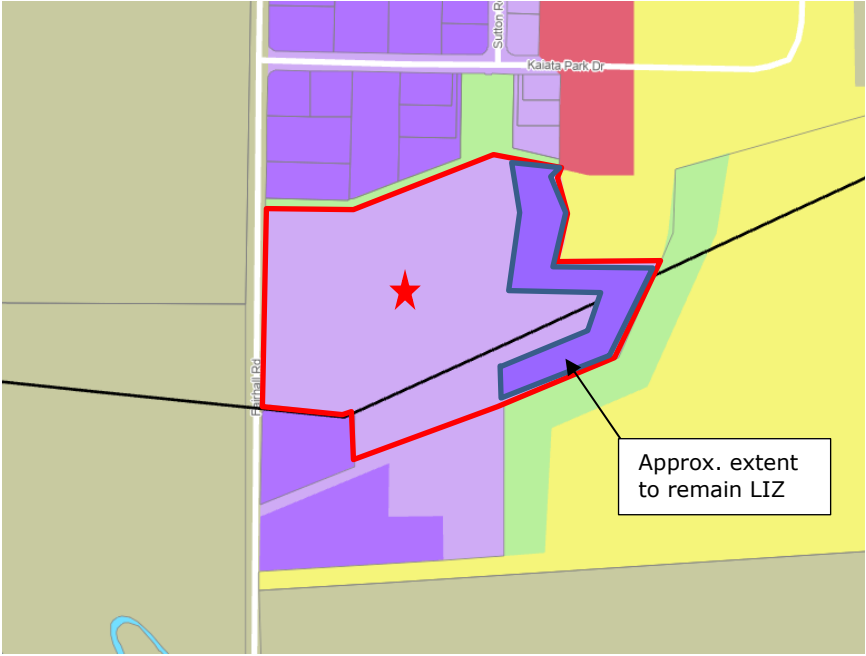
ANNEXURE A

The amendments suggested in this annexure reflects the key changes Isaac Construction seeks. Consequential amendment may also be necessary to other parts of the proposed provisions.

PLANNING MAPS

| No. | Provision | Position | Submission | Relief Sought |
|-----|--|----------|---|---|
| 1. | Zoning – General Industrial (Lot 18 DP 384771) | Support | The submitter supports the General Industrial zoning proposed for the property at Fairhall Road, Kaiata, legally described as Lot 18 DP 384771. The site adjoins other industrial zoned land on Fairhall Road and it is anticipated that it will be developed for industrial purposes consistent with General Industrial zoning, in the future. | Retain the zoning of the property (legally described as Lot 18 DP 384771) as General Industrial Zone in its entirety. Any consequential changes that may also be required to other provisions in the proposed Plan in order to provide for the requested relief. |

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|-----|--|----------------|--|--|
| | | |  | |
| 2. | Zoning – Light Industrial (Lot 2 DP 508311 – 37 Fairhall Road) | Oppose in part | <p>The submitter opposes the proposed Light Industrial zoning of much of its site at 37 Fairhall Road, Kaiata (outlined in red below) and seeks instead General Industrial zoning. A range of industrial activities occur within the site currently, including firewood storage and ancillary sales, gas storage and distribution, storage of construction materials, work shops and paint spraying. The submitter anticipates the site being further developed in future. Much of the adjoining industrial areas are zoned General Industrial and the submitter’s preferred zoning reflects this pattern.</p> | <p>Rezone the majority of the site (legally described as Lot 2 DP 5083111) as General Industrial Zone.</p> <p>Retain an approximately 50m area of land adjoining the eastern and south/eastern boundary of</p> |

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|-----|-----------|----------|---|---|
| | | | <p>The submitter accepts that a lighter industrial zone (LIZ) would be appropriate immediately adjacent the residential zoned land to the east and an approximately 50m wide area of land on the eastern and southeastern boundary of the site (consistent with the allotment widths to the north, for example 2 and 4 Sutton Road, and 53-55 Kaiata Park Drive) is therefore supported.</p> <p>The Open Space Zone to the immediate north of the site is not considered to be sensitive to General Industrial Zoning (noting the sites to the north at 29 Fairhall Road and 67 Kaiata Park Drive, for example, are zoned General Industrial), and General Industrial Zone is therefore requested on that frontage.</p>  | <p>the site as Light Industrial Zone.</p> <p>Any consequential changes that may also be required to other provisions in the proposed Plan in order to provide for the requested relief.</p> |

