



In the matter of:

****Hearing in Relation to the Proposed Te Tai o Poutini Plan: International Panel and Lumber****

IPL requests that the Hearing recognize the correction needed to the zoning of their car park (Part Lot 2 DP 1460), which is currently zoned for Industrial usage and is proposed to be re-zoned to Rural Lifestyle. IPL also emphasizes that, to their knowledge, they were not notified about this zoning change.

****Background:****

The IPL factory site was established in 1965 and officially opened on April 22, 1965, as part of the Fletcher Industries group. The opening was carried out by then Prime Minister, the Right Hon. Keith Holyoake, marking the culmination of five years of planning by the Fletcher Organization. This led to the establishment of the largest single industry on the West Coast at that time.

Today, IPL remains one of the largest employers in the West Coast Region, with a current staff of 90. IPL is one of only two fully operational plywood factories still operating in New Zealand today and is renowned for being West Coast made Plywood and for its high standards. With the plant operating for over 59 years, IPL has been a massive contributor to the Coast economy. IPL currently operates 3 shifts (24 hours per day) over 5 days and operates crews on weekends as required.

****Car Park:****

The area in question for re-zoning was established as a car park in the 1980s as an overflow area to the factory due to changing staff habits, with more staff no longer sharing transport to work, and more staff coming from outside the local Gladstone community. IPL believes this Hearing should recognize the existing use of this area over the past 40 years, where it currently accommodates 40–60 staff vehicles and serves as truck and trailer overflow for log trucks and freight trucks waiting to enter the site. It needs to be noted that Trickies road is a narrow road, passing over an uncontrolled rail crossing and has no adequate room for verge parking.

Clearly, this area was already zoned correctly with the Industrial Zoning as part of the IPL operational area. IPL cannot understand the benefit to the West Coast in changing the zoning of an area that is attached to a fully operational plant when it is clear this area is part of our operational needs.



If the zoning is changed to Rural Lifestyle, IPL could face significant issues with operating this area outside of the Activity Status Permitted under the proposed rules. Given the industrial/commercial nature, yard/car park size over 100m, number of vehicle movements, and hours of operation, any change to the scale of the IPL operation would need resource consent under these rules and would likely be a non-complying activity:

RLZ - R24 Industrial Activities including Rural Industry

Activity Status Non-complying

RLZ - R17 Commercial Activities

Where:

1. The maximum combined floor and yard area for any Commercial activity shall be 100m ; and
2. All performance standards for Rule RLZ - R1 are complied with.

Activity status where compliance not achieved: Non-complying

Regards



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Made for New Zealand**

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