

APPENDIX 10:
CONSULTATION CORRESPONDENCE



NZ TRANSPORT AGENCY
WAKA KOTAHI

405 Cameron Road
PO Box 430
Seventh Avenue
Tauranga 3140
New Zealand
T 64 7 927 6009
F 64 7 578 2909
www.nzta.govt.nz

08 March 2012

Bloxham, Burnett and Oliver
PO Box 9041
Hamilton 3240
FAO Chris Dawson

Dear Chris

KAWERAU INDUSTRIAL PLAN CHANGE – PUTAUAKI STRUCTURE PLAN LAND

Thank you for providing NZ Transport Agency (NZTA) with the opportunity to comment on Kawerau District Council's proposed Industrial Plan Change.

NZTA is generally supportive of the intent of the proposed Plan Change to make land available for future industrial development in the Kawerau District as this provides for economic growth and productivity, one of the government focus areas that are priorities for the Government Policy Statement.

NZTA has the following comments on the plan change report and further information provided:

1. Restricted Discretionary Activity Criteria

NZTA requests that the proposed Restricted Discretionary Activity criteria, C10.5.4 be amended in line with the Restricted Discretionary Activity criteria included in an existing agreed consent order between Kawerau District Council and NZTA (to resolve an appeal on the Proposed District Plan) relating to state highway access to state:

In determining an application for a restricted discretionary resource consent regarding access to land within the Industrial Zone Area 3 and Rural Lifestyle Zone (as shown on the Putauaki Structure Plan in Appendix E), Council shall restrict its discretion to the following:

The adverse effects of the proposal on the function, and safe and efficient operation of the state highway and adjoining transport network and any measures to avoid, remedy or mitigate these effects.

2. Rural Lifestyle

The structure plan map identifies land as Rural Lifestyle Zone, but does not specify access or internal roading layout. Correspondence with BBO has indicated that the existing intersection with SH 34 is appropriate for permitted land uses and would be the only point of access for the Rural Lifestyle Zone. It needs to be clarified that non compliance with the existing vehicle access in the Rural Lifestyle Zone shall be assessed as a restricted discretionary activity, as per rule C10.4.6.1 for Industrial Land, with the criteria as per the agreed consent order wording (above).

The permitted activity list needs to be amended to remove log storage and make it a restricted discretionary activity (as agreed with BBO by email dated 28 February 2012) to reflect the increased number of vehicle movements and higher effects associated with this activity. This would also require appropriate restricted discretionary activity criteria in the Rural Lifestyle Zone as per the agreed consent order wording (as per Section 1 above).

3. Change to Industrial Zone Boundary on McKee Road

NZTA notes that there is a small corner of Industrial Zoned land south of McKee Road. This is an inappropriate location for Industrial Land as the existing Rural Lifestyle access to SH 34 would be the only access available for this land. This could lead to inappropriate connectivity between the zones and will not meet the Structure Plan staging requirements. Correspondence with BBO (email dated 06 March 2012) has indicated that the zoning of this land will be changed back to Rural Lifestyle therefore the structure plan needs to be revised accordingly.

4. Vehicle Access between Rural Lifestyle & Industrial Zone

Both the Structure Plan Rules and map need to state/show that there shall be no vehicle access for any activity or potential subdivision provided between Industrial Zoned land and Rural Lifestyle Zoned land within the structure plan area. The Structure Plan rules and need to state that Non-compliance with this rule would trigger a Restricted Discretionary activity, with the criteria as per the agreed consent order (outlined above)

5. Yards & Landscaping

NZTA supports the provision of a landscape strip for amenity and buffer purposes. However, for road safety purposes it is important that any plantation within 9m of the edge line of SH 34 is frangible (ie have a trunk of less than 100mm diameter at 150mm above the ground). This should be considered when considering the design & make up of the landscape strip. These rules also need to clarify who will maintain this amenity strip and if it will be vested in Council or maintained by the developer.

6. Structure Plan Map Clarification

NZTA requests that the staging and associated infrastructure in the structure plan map is further clarified by showing the following:

- Each development stage and area differentiated by letter and /or shading.
- The types of infrastructure provision required for each stage, including different symbols for the different intersection types.
- That all accesses associated with the Putauaki Structure Plan are shown on the associated map, including both Industrial and Rural Lifestyle access.
- That there is no access to be provided between Industrial and Rural Lifestyle Land.

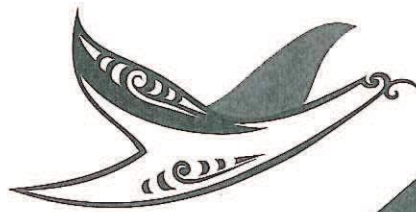
I note that many of these comments are points of clarification or amendments. Upon receiving a revised application with the above points addressed NZTA would be happy to provide a further response.

NZTA looks forward to working with BBO and Council to address any issues raised in this letter. If you have any questions or comments, or would like to arrange a meeting, please do not hesitate to contact me on (07) 927 6006

Yours sincerely



Stella Norris
Resource Planner



TE RŪNANGA O NGĀTI AWA

6474/RMT
Bloxham Burnett & Olliver

7 March 2012

14 MAR 2012

Attention: Chris Dawson (Senior Planner)

Received

Bloxham Burnett & Olliver Ltd
P O Box 9041
HAMILTON 3204

KAWERAU INDUSTRIAL PLAN CHANGE – KAWERAU DISTRICT PLAN

The following correspondence is in response to your request for comment, on behalf of Te Runanga o Ngati Awa in regard to the proposed Kawerau Industrial Plan Change. In general, the Kawerau Industrial Plan Change seeks a variation to the Kawerau District Plan to rezone an area of approximately 171 hectares to address a shortage of industrial land supply in the Kawerau area. The proposed plan change follows on from the recent boundary alteration between Kawerau and Whakatane District Councils. Correspondence received has included the following;

- Email traffic between Chris Dawson, Beverley Hughes and Ray Thompson dated between 22 November 2011 and 20 December 2011;
- Putauaki Trust Land Rezoning, Kawerau – Plan Change to the Operative Kawerau District Plan, Prepared for Kawerau District Council by Bloxham Burnett and Olliver Ltd, December 2011;
- Bloxham Burnett & Olliver Ltd Meeting Record, received 20 December 2011.

MEETING 16TH DECEMBER 2011

A meeting was held at Maori Investment House Kawerau to discuss the Kawerau Industrial Plan Change on 16th December 2011. The meeting was attended by Chris Dawson (Bloxham Burnett & Olliver Ltd, Senior Planner), Miro Araroa (Hapu Representative) and Ray Thompson (Environmental Kaitiaki, Te Runanga O Ngati Awa). Mr Dawson provided an overview of the Kawerau Industrial Plan Change and proposed amendments to the Kawerau District Plan. In general Ngati Awa representatives responded positively to details of the Kawerau Industrial Plan Change, considering it good for the area and for local employment opportunities.

STATUTORY CONTEXT

The area covered by the proposed Kawerau Industrial Plan Change is located within the Ngati Awa Antiquities Protocol Area. The nearby Tarawera River is identified as a Statutory Acknowledgement and Deed of Recognition area for Ngati Awa and neighbouring iwi Ngati Tuwharetoa. For the sake of clarity, the land area covered by the Kawerau Industrial Plan Change is Ngati Awa land, in the form of the Putauaki Trust. The Putauaki Trust has initiated the proposed development of the land area covered by the Kawerau Industrial Plan Change. This response is made by Te Runanga O Ngati Awa who represents the wider interests of Ngati Awa as an iwi.

HE MANU HOU AHAU HE KOHANGA I REREA

GENERAL COMMENTS

The proposed Kawerau Industrial Plan Change is generally supported by Te Runanga o Ngati Awa given proposed activities do not result in any increase of the discharge of contaminants to the surrounding environment. This includes discharges to air and discharges to the Tarawera River or to land and water where those discharges may enter the Tarawera River. Please note this includes the discharge of geothermal fluids or water at a temperature which may adversely affect the Tarawera River.

Generally, Te Runanga o Ngati Awa supports the appropriate development of industrial land use within the area covered by the Kawerau Industrial Plan Change. The ongoing development of the Mill industry in the area, the presence of rail and road infrastructure and the potential for the use of sustainable and renewable energy in the form of geothermal heat makes the area a prime location for further development of appropriate industry.

The potential to generate further employment opportunities in the Kawerau area is of great importance to Ngati Awa. Ngati Awa currently contributes grants of \$100,000 per annum to Tertiary education to encourage life-long learning and higher levels of achievement amongst Ngati Awa. Ngati Awa has targeted scholarships to produce skilled technicians, experts and managers in forestry, management and science and technology. The Kawerau Industrial Plan Change has the potential to influence workforce development initiatives for Ngati Awa. While employment in general will contribute socially and economically it will be through the creation of career opportunities that optimal wellbeing will be achieved.

Te Runanga o Ngati Awa reserves the right to provide comment on specific development within the area covered by the Kawerau Industrial Plan Change on a case by case basis.

This response was prepared by Ray Thompson, Environmental Kaitiaki on behalf of the Chief Executive, Te Runanga o Ngati Awa. If you have any queries, please contact the undersigned.

Kia ora



Jeremy Gardiner
CHIEF EXECUTIVE, TE RUNANGA O NGATI AWA

Copy to: Miro Araroa
C-o Postal Delivery Centre
TE TEKO

Copy to: Jessica Wiseman (Environmental Manager)
Ngati Tuwharetoa Holdings Ltd
P O Box 334
KAWERAU 3169



26 January 2012

Senior Planner

Chris Dawson

Bloxam & Burnett Olliver

PO Box 9041

HAMILTON 3204

Consultation Initial Response- Kawerau Industrial Park Plan Change

Tena koe Chris

Further to our meeting held on 16 December 2011, Ngati Tuwharetoa (BOP) Settlement Trust (NTST) would like to thank you for taking the opportunity to engage in our consultation process.

Based on the information supplied during our meeting, NTST's initial assessment has concluded that the proposal relating to change provisions of the Kawerau District Plan are not expected to directly impact NTST's cultural values. NTST in principal supports the proposal and acknowledges the anticipated positive outcomes resulting from the industrial park expansion. Through proposed ancillary activities NTST believes there will be benefits for the Kawerau district as a whole and increased employment opportunities and synergies with existing industry.

Due to the expansion being subject to different zones including height, noise and landscaping restrictions, the proposed plan change is considered appropriate. Further consultation is understood to take place between NTST and the Applicant during the subdivision process which is believed will commence at completion of the plan change process.

It is considered necessary for NTST to be involved through consultation during the planning stages of any future resource or land use consent to ensure that NTST's cultural, spiritual, historical and traditional values are protected. Due to the surrounding areas high cultural significance to NTST, and the close proximity of artefacts previously discovered, NTST require that discovery protocols be imposed to any future subdivision or land use consent.

NTST hope that this response is sufficient for initial consultation purposes and that the plan change may continue through the notification process.

Any further queries, please do not hesitate to make contact and I look forward to hearing from you in due course should any changes be required to the existing proposal.

Nga mihi na



Elaine August
TRUST MANAGER



Jessica Wiseman
ENVIRONMENTAL MANAGER

Your Ref:
Our Ref: 7.00162

Bloxam Burnett & Oliver



16 March 2012

20 MAR 2012

Received

Attention Chris Dawson

Bloxam Burnett & Oliver Ltd
Level 5
18 London Street
PO Box 9041
Hamilton 3240

Telephone: 0800 884 880
Facsimile: 0800 884 882
Email: info@boprc.govt.nz
Website: www.boprc.govt.nz
Pollution Hotline: 0800 884 883
International: +64 7 922 3390

Dear Chris

Comments from Bay of Plenty Regional Council on Kawerau District Council Industrial Plan change

Thank you for the opportunity to comment on the proposed Plan change to the Kawerau District Council plan to create an industrial site adjacent to Tamarangi Drive (State Highway 34).

The main features of the Plan change identified in the Putauaki Trust Land Rezoning Plan Change Report are:

- 1 Rezone 113 hectares of land as an Industrial Zone;
- 2 Rezone 58 hectares of land as a Rural Lifestyle Zone;
- 3 Establish fixed point of access between State Highway 34 and the Industrial zoned land and specify the required upgrade standards for the access;
- 4 Establish a fixed future crossing place within the site over the existing rail siding which connects the Tasman Mill with the Super Skid logging yard;
- 5 Provide for the future extension of wastewater and water supply infrastructure by the developer to service future land use activities within the Industrial Zone; and
- 6 Establish appropriate objectives, policies, rules and assessment criteria for future development within the Industrial Zone and the Rural Lifestyle Zone.

Bay of Plenty Regional Council staff have reviewed the information and maps provided relating to the Plan change and make the following comments.

1 Stormwater management

The Geotechnical Site Stability Report (5 March 2012) concludes that the site soils have rapid to very rapid permeability and that stormwater disposal to the ground will be an acceptable solution at this site. From the information in that report the Bay of Plenty Regional Council agrees with that conclusion.

A1057579

The disposal of stormwater to soakage on-site also is encouraged by section 4.2 (page 74) of the Bay of Plenty Regional Water and Land Plan (RWLP). In particular the Objectives in 4.2.2:

- Objective 30 Integrated and comprehensive management of stormwater within a catchment or sub-catchment framework, where practicable.
- Objective 31 Improvement, where necessary, to the quality of stormwater discharged to the environment.
- Objective 32 Erosion and scour caused or exacerbated by stormwater discharges is avoided, remedied or mitigated.
- Objective 33 The volume of stormwater from urban areas and other sources that utilise stormwater systems that discharge to streams, rivers and lakes is minimised.
- Objective 35 Stormwater is discharged to land, where appropriate.

Also policies in section 4.2.3 and the associated methods in section 4.2.4 support those objectives.

In the Industrial Zone, particular emphasis should be placed on the containment of wastes on the site and the separation of clean stormwater from potential contaminants. RWLP Method 119 seeks to encourage the Kawerau District Council and the community to use management measures to minimise the contamination of urban stormwater, including:

- (a) At-source management of contaminants.
- (b) Use of best practicable options to reduce levels of contaminants entering surface water bodies.
- (c) Treatment of stormwater prior to discharge to receiving environments where appropriate.
- (d) Prevention of inappropriate discharges of contaminants to stormwater systems, such as appropriate site management, and appropriate disposal of wastes.

Rules 30A, 30B, 30C and 30D of the RWLP set requirements for the discharge of stormwater to land soakage. Any enterprise occupying the Industrial Zone would need to take account of those rules, particularly if they have large hardstand or roofed areas and/or if they have areas with exposed product. The on-site containment and management of contaminants is important as is the separation of uncontaminated stormwater from those contaminants.

4 **Discharges to air**

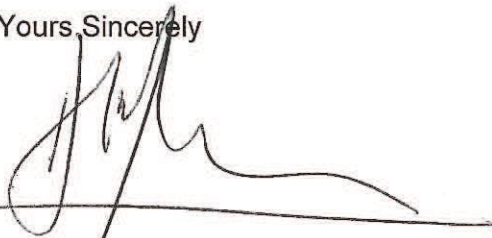
The Putauaki Trust Land Rezoning Plan Change Report correctly notes that discharges to air from any enterprise in the industrial zone would need discharge consent under the Regional Air Plan.

5 **General**

The Bay of Plenty Regional Council considers that the planning and engineering evaluation work to date gives a sound basis for the success of the Kawerau District Council Industrial Plan Change.

We thank you for the opportunity to comment on this proposed Plan Change and request that if you wish to discuss this matter further, please contact Esta Farquhar, Planner, on 0800 884 881, extension 8326 or email esta.farquhar@boprc.govt.nz.

Yours, Sincerely



David Phizacklea
Planning Frameworks Manager

for Group Manager Strategic Development

Copy to: Chris Jensen
Manager, Regulatory and Planning
Kawerau District Council
Private Bag 1004
Kawerau 3169

42 Connett Rd West
Bell Block
Private Bag 2020
New Plymouth
Phone +64 6 755 0861
Fax +64 6 759 6494
DDI (06) 769 8217



11 November 2011

Bloxam Burnett and Olliver
PO Box 9041
Hamilton 3240

Bloxam Burnett & Olliver

14 NOV 2011

Received

Att: Ben Inger

Dear Ben

Re: Industrial Land Rezoning - Kawerau District Council

Thank you for notifying Vector of Kawerau District Council's intention to rezone land which is affected by a high pressure gas transmission pipeline. The gas pipeline lies within a 12 metre wide easement which does not permit the building of any structures or allows the undertaking of any work which may adversely affect the pipeline.

Vector is pleased that the Kawerau District Plan (as proposed) contains provisions which give regard to the continued safe and effective operation of the gas transmission pipelines. Such provisions are included under Section C7.7.8 e) and Section C7.8.1 d).

Vector does not oppose development and growth in the vicinity of transmission pipelines, provided that the necessary safety and operational considerations are taken into account. The proposed re-zone is in its early stage and currently Vector does not have any specific comments. We will need to ensure that future proposed activities do not restrict our ability to operate and maintain the pipeline safely and effectively, and this will require ongoing consultation during subdivision design and proposing activities in the vicinity of the pipeline.

If you have any queries regarding this letter please feel free to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "D. McMillan".

Darryl McMillan
Land Management
darryl.mcmillan@vector.co.nz



ENGINEERS • PLANNERS • SURVEYORS

Job No. 140110

2nd November 2011

Vector Gas Ltd
Private Bag 2020
42 Connett Road West
NEW PLYMOUTH

Attention: Darryl McMillan

Dear Darryl

INDUSTRIAL LAND REZONING INVESTIGATIONS
KAWERAU DISTRICT COUNCIL

1. Introduction

Kawerau District Council has recommenced investigations into the rezoning of land located on the eastern edge of Kawerau. The purpose of the investigations is to inform a proposed change to the Kawerau District Plan.

The land that is being considered for rezoning is shown on the plan attached to this letter. The rezoning of this land was originally investigated from August 2009 as a joint initiative between Kawerau District Council and Whakatane District Council. At that time the land was split between the two districts. An outcome of the initial investigations was a recommendation to change the territorial authority boundary between Kawerau District and Whakatane District. That boundary change has now been completed and all of the land being investigated is now located within Kawerau District.

The purpose of the Plan Change is twofold; firstly it is to provide additional industrial land to address a shortage of industrial land supply in the Kawerau area, and secondly it is a statutory requirement as a consequence of the recent boundary alteration between Kawerau District Council and Whakatane District Council. The Resource Management Act 1991 requires that Council must prepare and publicly notify new District Plan provisions within a two year period following the change to the territorial authority boundaries.

Consultation in relation to this project was undertaken with Vector Gas Ltd in early 2010 as part of the initial investigations. The purpose of this letter is to outline the project, provide a brief summary and invite any further comments.

2. Project Overview

Bloxam Burnett and Olliver have been engaged by Kawerau District Council to prepare a Structure Plan and Plan Change for an area of approximately 171 hectares of land on the eastern edge of Kawerau. The area of interest is shown on the plan attached to this letter. The land is currently zoned part Industrial and part Rural and lies to the east of Tamarangi Drive (State Highway 34). All of the land is owned by a single landowner (the Putauaki Trust).

The project involves investigating site layout, access, infrastructure servicing, objectives, policies and rules and then preparing a Plan Change to the Kawerau District Plan to rezone the land. The areas shown as A, B, C and E on the attached plan are intended to be rezoned Industrial, while the area shown as D is intended to be rezoned Rural Lifestyle.

In addition to the existing District Plan standards, some specific standards relating to future development within the area of interest are also likely to be included in the District Plan. Those standards are likely to include:

- Requiring a larger building setback and landscaped buffer along the State Highway frontage within the proposed industrial area than is required under the present Industrial Zone rules;
- Introducing a new noise standard for activities within the proposed industrial area;
- Restricting the height of buildings and structures within the proposed industrial area to a maximum of 20 metres;
- Restricting the types of permitted activities on the 'Rural Lifestyle' zoned part of the Plan Change land to enable low intensity land uses only to establish without resource consent;
- Requiring that all subdivision and development must be undertaken in accordance with the Structure Plan developed for the area.

3. Comments

It would be appreciated if you would give consideration to this matter and provide a response in writing to confirm Vector Gas Ltd's views on the proposed rezoning. Alternatively, I would be happy to discuss any questions you may have.

Please contact me as follows:

Phone 0800 226 583 or 07 838 0144
Email binger@bbo.co.nz
Postal Bloxam Burnett and Olliver, PO Box 9041, Hamilton

Yours faithfully
BLOXAM BURNETT AND OLLIVER LTD


Ben Inger
Planner



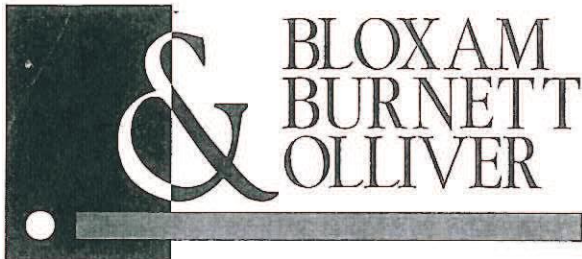
LEGEND

- KDC/WDC BOUNDARY
- PUTAIANGI RURAL 50.2ha
- PUTAIANGI INDUSTRIAL 1.8ha
- GAS TRANSMISSION STRATEGIC PIPELINE
- TELECOM
- HORIZON ENERGY
- TRANSPOWER
- TRANSPOWER LINES CORRIDOR
- 12-32m CORRIDOR
- 12-32m CORRIDOR
- 12-32m CORRIDOR

AREAS:

- A = 22.1ha (excluding Transpower corridor)
- B = 49.5ha (excluding Transpower corridor)
- C = 23.5ha (excluding Transpower corridor)
- D = 47.4ha (excluding Transpower corridor)
- E = 4.8ha (excluding Transpower corridor)

client	project	drawing title
	KAWERAU INDUSTRIAL PLAN CHANGE	SITE PLAN
	growing status	PRELIMINARY
Level 5, 111 Linden Street, Auckland Phone 84-7-332 0144, Fax 84-7-332 0431 Email: aom@bloxburnetolliver.co.nz	file: 140110_P_02.dwg	date: 10/10/2011
checked	design	drawn
approved	by	date
scale	1:5000	
revision	A	
drawing number	140110/P/02	
original sheet	8 of 1	



ENGINEERS • PLANNERS • SURVEYORS

26th October 2011

Job No. 140110

Department of Conservation
Whakatane Field Centre
1/100 Valley Rd
WHAKATANE

Attention: Fiona Hennessy

Dear Fiona

INDUSTRIAL LAND REZONING INVESTIGATIONS
KAWERAU DISTRICT COUNCIL

1. Introduction

Kawerau District Council has recommenced investigations into the rezoning of land located on the eastern edge of Kawerau. The purpose of the investigations is to inform a proposed change to the Kawerau District Plan.

The land that is being considered for rezoning is shown on the plan attached to this letter. The rezoning of this land was originally investigated from August 2009 as a joint initiative between Kawerau District Council and Whakatane District Council. At that time the land was split between the two districts. An outcome of the initial investigations was a recommendation to change the territorial authority boundary between Kawerau District and Whakatane District. That boundary change has now been completed and all of the land being investigated is now located within Kawerau District.

The purpose of the Plan Change is twofold; firstly it is to provide additional industrial land to address a shortage of industrial land supply in the Kawerau area, and secondly it is a statutory requirement as a consequence of the recent boundary alteration between Kawerau District Council and Whakatane District Council. The Resource Management Act 1991 requires that Council must prepare and publicly notify new District Plan provisions within a two year period following the change to the territorial authority boundaries.

Consultation in relation to this project was undertaken with the Department of Conservation in early 2010 as part of the initial investigations. The purpose of this letter is to outline the project, provide a brief summary and invite any further comments.

2. Project Overview

Bloxam Burnett and Olliver have been engaged by Kawerau District Council to prepare a Structure Plan and Plan Change for an area of approximately 171 hectares of land on the eastern edge of Kawerau. The area of interest is shown on the plan attached to this letter. The land is currently zoned part Industrial and part Rural and lies to the east of Tamarangi Drive (State Highway 34). All of the land is owned by a single landowner (the Putauaki Trust).

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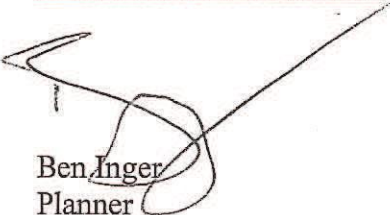
3. Comments

It would be appreciated if you would give consideration to this matter and provide a response in writing to confirm the Department of Conservation's views on the proposed rezoning. Alternatively, I would be happy to discuss any questions you may have.

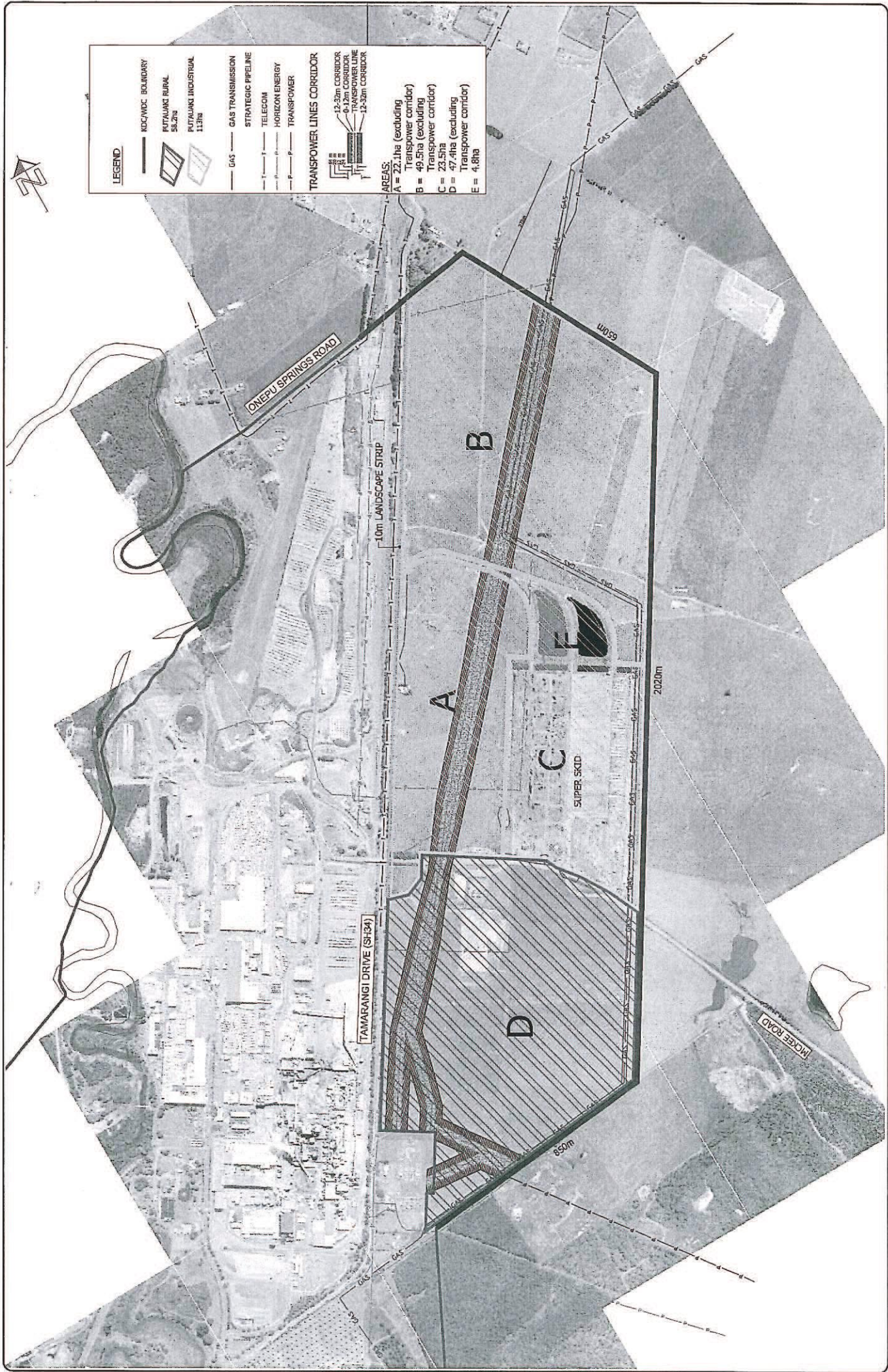
Please contact me as follows:

Phone 0800 226 583 or 07 838 0144
Email binger@bbo.co.nz
Postal Bloxam Burnett and Olliver, PO Box 9041, Hamilton

Yours faithfully
BLOXAM BURNETT AND OLLIVER LTD



Ben Inger
Planner



LEGEND

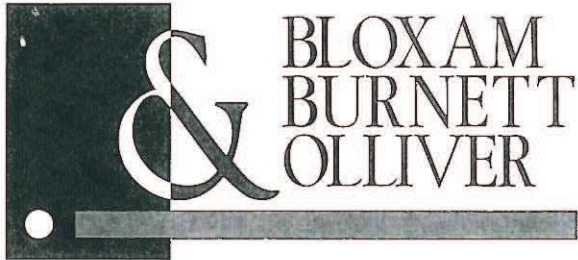
- KDC/MDC BOUNDARY
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- POTALAKI INDUSTRIAL 1137b
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by	col. rpp																													
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ENGINEERS • PLANNERS • SURVEYORS

18th October 2011

Job No. 140110

Transpower
PO Box 1021
WELLINGTON

Attention: Mike Hurley

Dear Mike

INDUSTRIAL LAND REZONING INVESTIGATIONS
KAWERAU DISTRICT COUNCIL

1. Introduction

Kawerau District Council has recommenced investigations into the rezoning of land located on the eastern edge of Kawerau adjacent to Tamarangi Drive (State Highway 34). The purpose of the investigations is to inform a proposed change to the Kawerau District Plan. The land proposed for rezoning is bisected by the Edgecumbe – Kawerau A and B 110kv lines.

The land that is being considered for rezoning is shown on the plan attached to this letter. The rezoning of this land was originally investigated from August 2009 as a joint initiative between Kawerau District Council and Whakatane District Council. At that time the land was split between the two districts. An outcome of the initial investigations was a recommendation to change the territorial authority boundary between Kawerau District and Whakatane District. That boundary change has now been completed and all of the land being investigated is now located within Kawerau District.

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Consultation in relation to this project was undertaken with Transpower in early 2010 as part of the initial investigations. The purpose of this letter is to outline the project, provide a brief summary and invite any comments.

2. Project Overview

Bloxam Burnett and Olliver have been engaged by Kawerau District Council to prepare a Structure Plan and Plan Change for an area of approximately 171 hectares of land on the eastern edge of Kawerau. The area of interest is shown on the plan attached to this letter. The land is currently zoned part Industrial and part Rural and lies to the east of Tamarangi Drive (State Highway 34). All of the land is owned by a single landowner (the Putauaki Trust).

The project involves investigating site layout, access, infrastructure servicing, objectives, policies and rules and then preparing a Plan Change to the Kawerau District Plan to rezone the land. The areas shown as A, B, C and E on the attached plan are intended to be rezoned Industrial, while the area shown as D is intended to be rezoned Rural Lifestyle.

It is currently envisaged that the existing Proposed Kawerau District Plan standards for the Industrial Zone and the Rural Lifestyle Zone will be adopted for the two different areas. The District Plan 'Subdivision and Development' standards include a rule which classifies any subdivision into two or more allotments within 32 metres of a high voltage transmission line as a Restricted Discretionary Activity (Rule C7.6.4). The Industrial Zone land use standards also include a rule (Rule C2.4.7) relating to 'transmission lines' which states as follows:

- *No buildings or structures shall be located within 32 metres either side of the centreline of a high voltage electricity transmission line shown on Council's Planning Maps.*
- *No vegetation (over 2 metres height at maturity) shall be planted within 12 metres of the centre line of a high voltage electricity transmission line shown on Council's Planning Maps.*
- *No earthworks shall be carried out within 12 metres of the closest visible edge of the foundation of a high voltage transmission line support structure.*
- *No earthworks shall be carried out within 12 metres of the centreline of a high voltage electricity transmission line shown on Council's Planning Maps that result in an increase in ground level (i.e. that reduces the clearance distance from conductor to ground level).*

Any activity which cannot meet any of the standards in Rule C2.4.7 requires resource consent as a Restricted Discretionary Activity. The transmission line corridors referred to in the above rule are represented on the plan which is attached to this letter.

In addition to the existing District Plan standards, some specific standards relating to future development within the area of interest are also likely to be included in the District Plan. Those standards are likely to include:

- Requiring a larger building setback and landscaped buffer along the State Highway frontage within the proposed industrial area than is required under the present Industrial Zone rules;
- Introducing a new noise standard for activities within the proposed industrial area;
- Restricting the height of buildings and structures within the proposed industrial area to a maximum of 20 metres;
- Restricting the types of permitted activities on the 'Rural Lifestyle' zoned part of the Plan Change land to enable low intensity land uses only to establish without resource consent;

- Requiring that all subdivision and development must be undertaken in accordance with the Structure Plan developed for the area.

3. Comments

It would be appreciated if you would give consideration to this matter and provide a response in writing to confirm Transpower's views on the proposed rezoning. Alternatively, I would be happy to discuss any questions you may have.

Please contact me as follows:

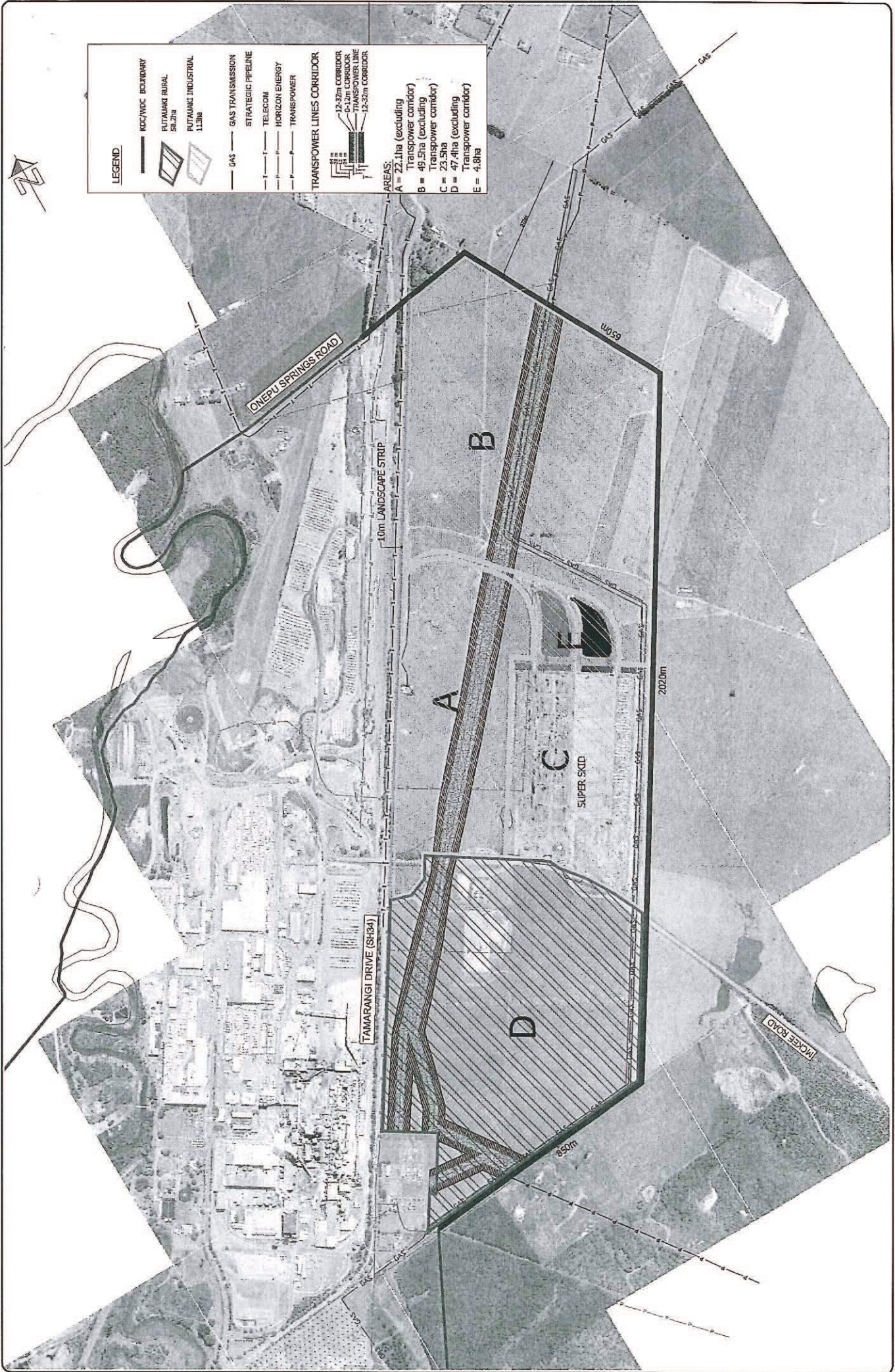
Phone 0800 226 583 or 07 838 0144
Email binger@bbo.co.nz
Postal Bloxam Burnett and Olliver, PO Box 9041, Hamilton

Yours faithfully
BLOXAM BURNETT AND OLLIVER LTD



Ben Inger
Planner

Encl Kawerau Industrial Plan Change - location plan



LEGEND

- KCC/WDC BOUNDARY
- PUTAUAKI RURAL 59.2ha
- PUTAUAKI INDUSTRIAL 113ha
- GAS TRANSMISSION
- STRATEGIC PIPELINE
- TELECOM
- HORIZON ENERGY
- TRANSPOWER
- TRANSPOWER LINES CORRIDOR
- 12-22m CORRIDOR
- TRANSPOWER LINE
- 12-32m CORRIDOR

AREAS:

- A = 22.1ha (excluding
Transpower corridor)
- B = 49.5ha (excluding
Transpower corridor)
- C = 23.5ha
Transpower corridor)
- D = 47.4ha (excluding
Transpower corridor)
- E = 4.8ha
Transpower corridor)



drawing title SITE PLAN	project KAWERAU INDUSTRIAL PLAN CHANGE			drawing status PRELIMINARY	design drawn checked approved	scale A1 = 1:5000	date 8.10.2011	sheet number 1	total sheets 1	drawing number 140110/P/02	revision A
										© copyright	original sheet size: A1

Meeting Record			
Purpose:	Kawerau Industrial Plan Change	Prepared by:	Chris Dawson
Project:	Kawerau Industrial Plan Change	Project No:	140110
Place:	MRP offices, Peachgrove Rd, Hamilton	Date of Meeting	13 January 2012
Present:	Chris Dawson (CD)	Organisation:	BBO
	Jo-Anne Munro		MRP
	Mason Jackson		MRP
Apologies		NA	
Distributed to:		Jo-Anne Munro, Bev Hughes/ John O'Brien / Chris Jensen	
Item		Action By/Date	
1.	CD had sent a copy of the draft plan change and map to JM earlier in the week and she had reviewed the text prior to the meeting. JM was very comfortable with the plan change provisions and preferred the simple approach taken to objectives, policies and rules.		
2	<p>JM confirmed that the easements being discussed between MRP and PT were going to go onto the title by the end of March 2012. CD discussed the preferred approach to the protection of the MRP assets within the plan change area, which was to leave these off the Structure Plan itself and recognise that MRP and PT will have to discuss any prospective development on the land anyway. Better to leave the discussions to this forum and not clutter up the Structure Plan with all of the easement detail, which is provided for in the formal agreements already in place with MRP.</p> <p>JM will check with Wayne Richards (MRP) over this approach to the protection of easements, however JM confirmed that she was happy with this method.</p>	JM	
3	<p>CD asked for any subsurface information from the drilling works that MRP has undertaken in the area. MJ confirmed that he would investigate this information and send anything he could find through to CD.</p> <p><i>(NB – Information was sent through today on sites PK 5 and PK 6)</i></p>	MJ	
4	JM suggested that some discussion be added into the plan change documentation referring to the benefits of the project on section 7 (j) due to the proposal not constraining existing or future geothermal development in the area. CD confirmed that he would ensure some discussion around this part of the RMA would be added into the plan change discussion.	CD	

27 February 2008

Bloxam Burnett & Olliver

Chris Dawson
Bloxam Burnett & Olliver
PO Box 9041
HAMILTON

11 MAR 2008
Received

Mighty River Power Limited
160 Peachgrove Road
Hamilton East
Hamilton 3216
PO Box 445
Hamilton 3240

Phone: +64 7 857 0199
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www.mightyriverpower.co.nz

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Dear Chris

Thank you for coming in to see us to talk about the proposed re-zoning of some of Putauaki Trust land at Kawerau. We appreciate the opportunity to have some initial input into this process.

Following our meeting, our understanding of the re-zoning proposal is as follows:

- To develop and apply a new zone over a block of land (nominally 19ha) that sits immediately north of the logging road bridge, immediately east of the state highway and immediately west of the super skid site. This block of land is currently owned by the Putauaki Trust. This block straddles the Kawerau / Whakatane territorial authority boundary. The portion within the Kawerau District is currently zoned industrial. The portion within the Whakatane District is currently zoned rural.
- The new zoning over this land is intended to be industrial. However, it is not intended to accommodate heavy or wet industries, rather, its purpose is to accommodate light to medium industries (e.g. those that might support the heavy industries nearby).
- To develop a new set of rules that will apply to this new industrial zone. These rules will more likely reflect Whakatane District's industrial zone rules rather than Kawerau District's ones.

Mighty River Power's initial concerns with this proposal revolved around whether or not it would impact on, or restrict, the exercise of existing resource consents we hold over this block of land. Our initial assessment was that our consents will run with the land, thereby protecting our existing use rights - irrespective of any future land zone changes. At our meeting, you concurred with this assessment. More recently, we have received additional advice that confirms this assessment is correct.

Mighty River Power is generally supportive of this re-zoning proposal but requests the following:

1. Allowance for an area of 1.5 ha to be kept clear for potential future exploration drilling activities (i.e. setting up a drilling rig).

Reason:

Modern drilling techniques (deviated well tracks) mean that well pad sites do not necessarily need to be vertically above drill targets. However, if this block of land was fully developed, given there are limitations on lateral throw distances of wells, this will result in difficulties reaching some potential subsurface drilling targets in the future. An area of 1.5 ha reserved for future drilling activities, would secure our future exploration options. In turn, this would provide us with greater operational flexibility and would help facilitate an adaptive reservoir management approach.

Our existing consent requires that drilling locations be no closer than 500m from any existing residential dwelling (unless the owner provides written approval). In order to maintain compliance with this requirement, it is requested that any area reserved for future well drilling activities be sited no closer than 500m from any permanent dwellings. To this end, an area located approximately halfway down this land block (near its western/road boundary) should enable compliance with this requirement.

2. That access to monitoring well KA25 remain unobstructed (see map attached).
3. That Mighty River Power be consulted during the formulation of rules that would apply to the new zone.

We remain available to discuss or clarify this information if required.

Kind regards

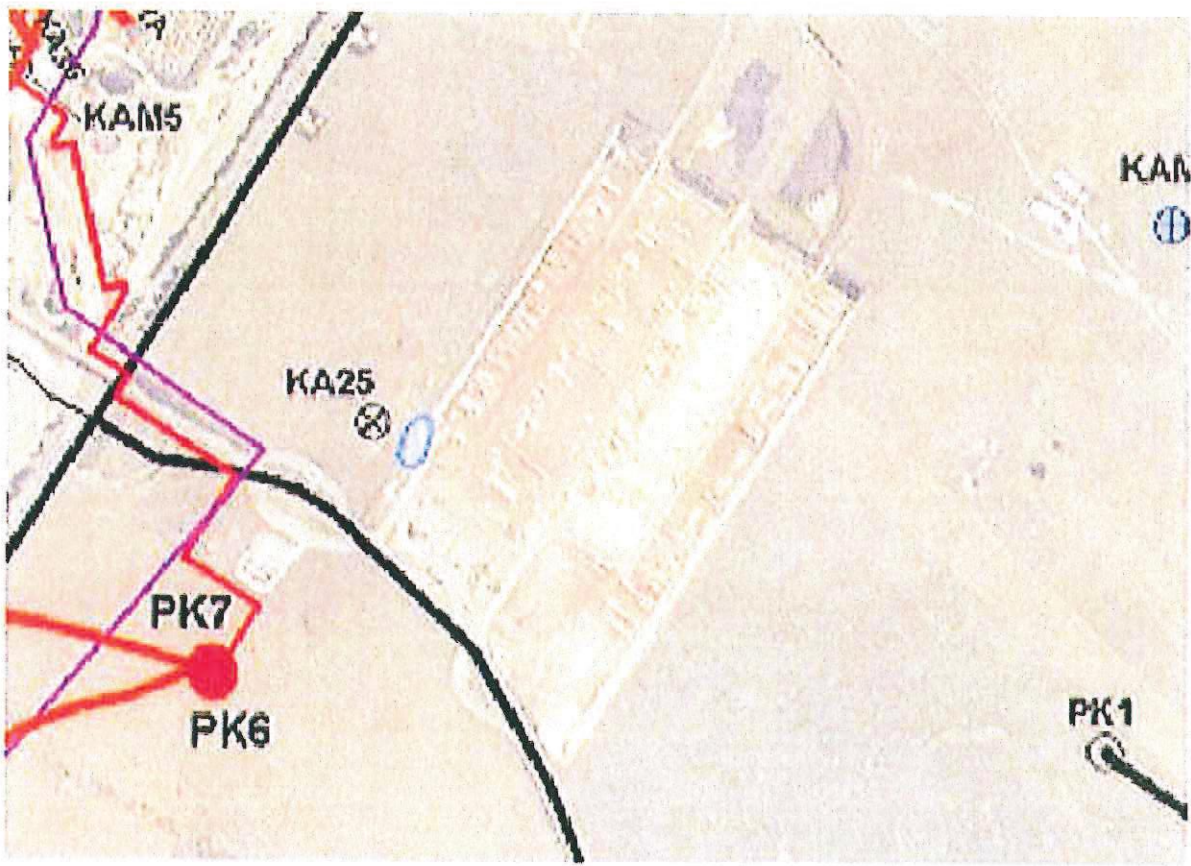


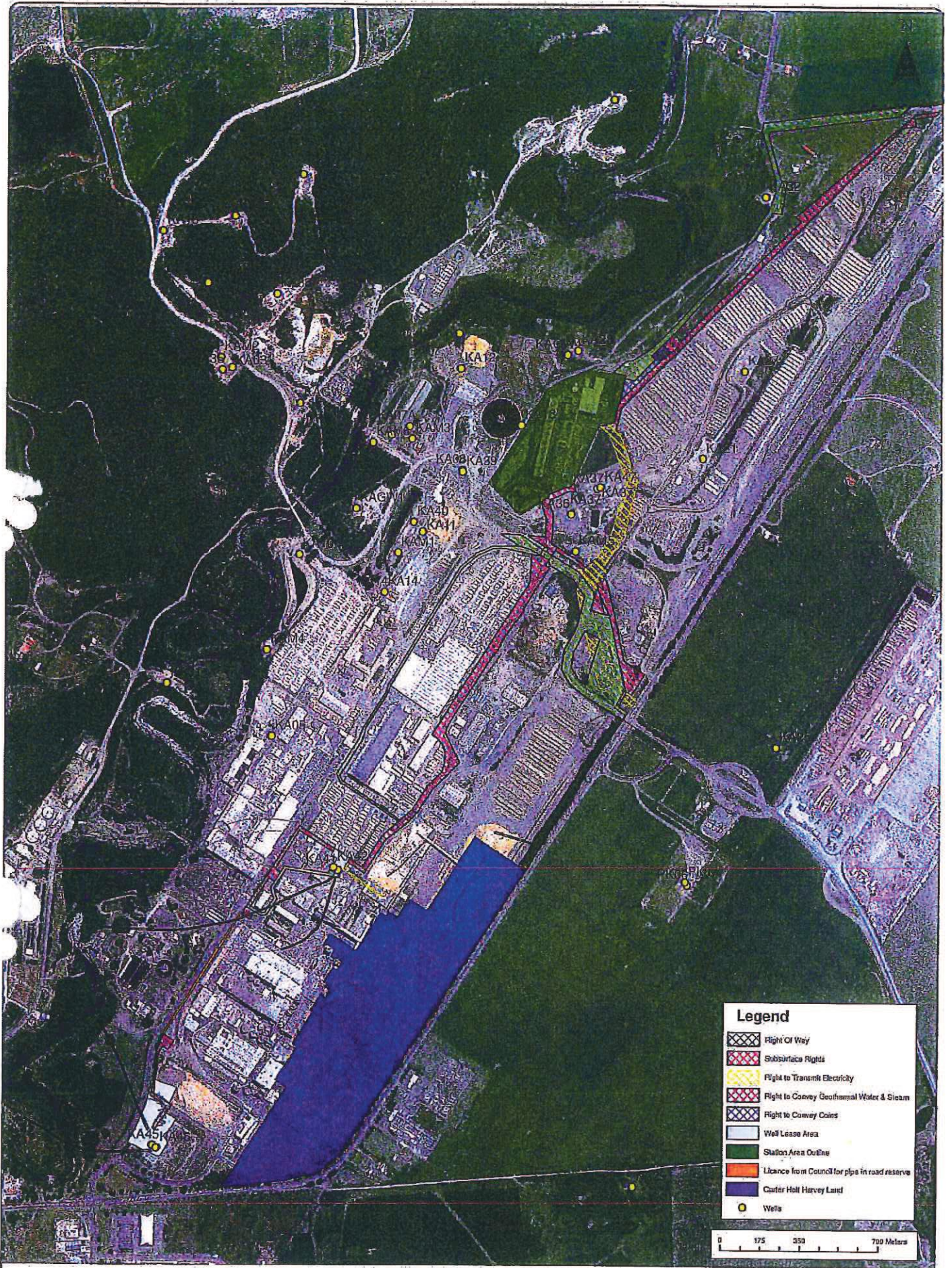
Mason Jackson

Environmental Advisor

Mighty River Power

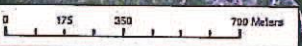
Attachment: Location of Monitoring Well KA25





Legend

- Right of Way
- Subsurface Rights
- Right to Transmit Electricity
- Right to Convey Geothermal Water & Steam
- Right to Convey Coals
- Well Lease Area
- Station Area Outline
- Licence from Council for pipe in road reserve
- Carter Holt Harvey Land
- Wells

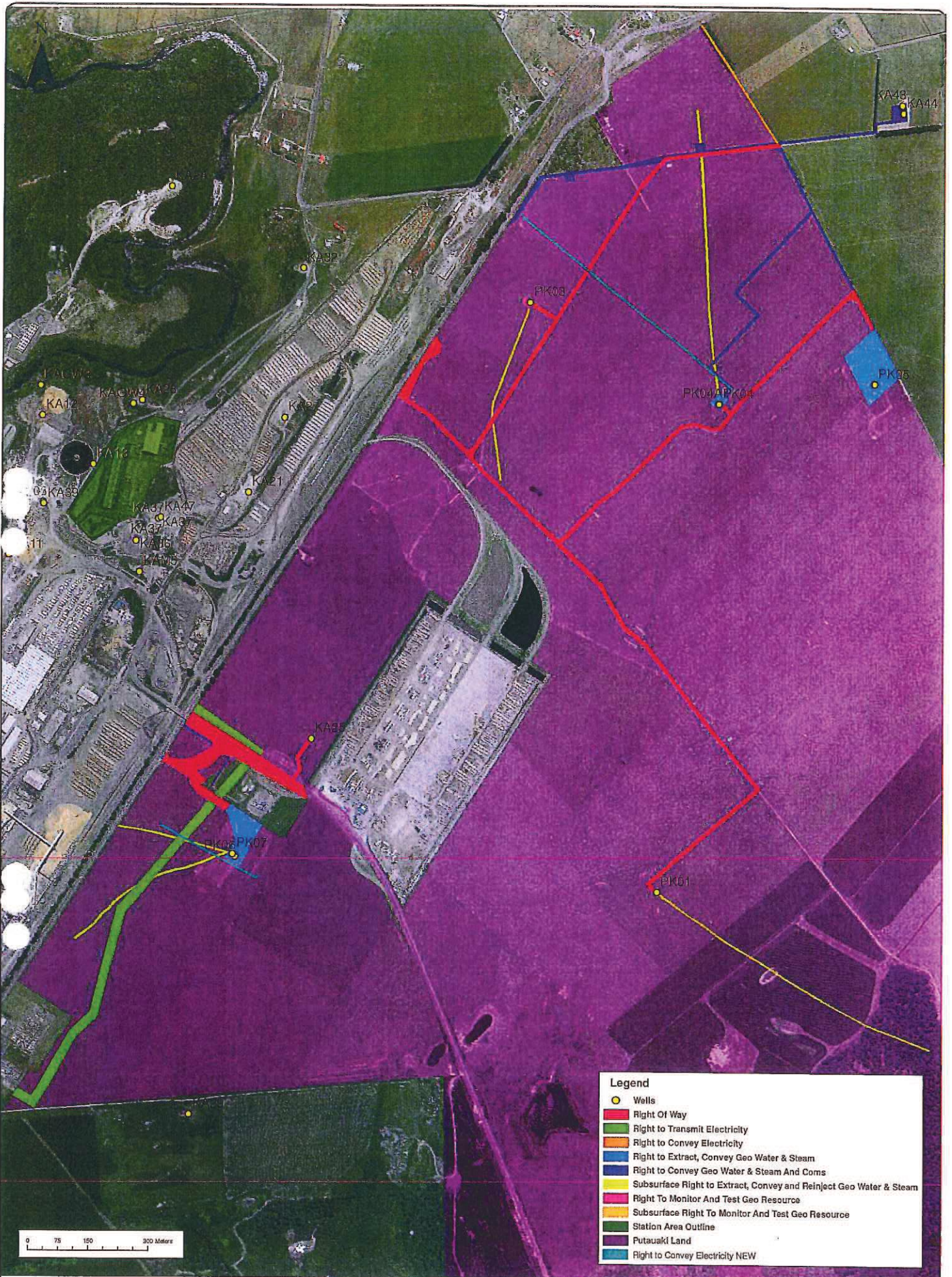


Amendment	By	App	Date	DRAWN	N.Kurtz	DATE	2/9/10
				CHECKED	N.Moynagh	DATE	2/9/10
				APPROVED		DATE	



KAWERAU POWER STATION
 EASEMENTS SURROUNDING KAWERAU
 POWER STATION
 WEST SIDE OF SH34

SCALE FOLDER
GMRH 92-A



Legend	
	Wells
	Right Of Way
	Right to Transmit Electricity
	Right to Convey Electricity
	Right to Extract, Convey Geo Water & Steam
	Right to Convey Geo Water & Steam And Coms
	Subsurface Right to Extract, Convey and Reinject Geo Water & Steam
	Right To Monitor And Test Geo Resource
	Subsurface Right To Monitor And Test Geo Resource
	Station Area Outline
	Putauaki Land
	Right to Convey Electricity NEW

Amendment	By	App	Date	DRAWN	N.Kurth	DATE	25/5/10	
A	New electricity easement added	NK	NM	19-6-11	CHECKED	N.Moynagh	DATE	25/5/10
				APPROVED			DATE	



KAWERAU POWER STATION
 EASEMENTS SURROUNDING KAWERAU
 POWER STATION
 EAST SIDE OF SH34

REVISION | A

GMRH 92-B



Department of Conservation
Te Papa Atawhai

SAR-05-36-20

27 January 2010

Bloxam Burnett and Olliver Limited
Level 5, 18 London Street
HAMILTON

Attn: Chris Dawson

Tena Koe Chris

RE: RESOURCE CONSENT APPLICATION - KAWERAU INDUSTRIAL PLAN CHANGE.

The Department of Conservation has the following comments with regard to the above proposed application:

- The Department has assessed the above application and believe the potential effects and impacts the department's interests are minor.
- The Department would like to recommend that the remnant kanuka and native vegetation on the outskirts of the boundary be protected and enhanced.

Please note that this letter does not constitute formal section 95D approval under the Resource Management Act 1991, nor should it be construed as such by any other party.

If you wish to discuss any of the above please feel free to contact me on (07) 3087079.

Nga Mihi

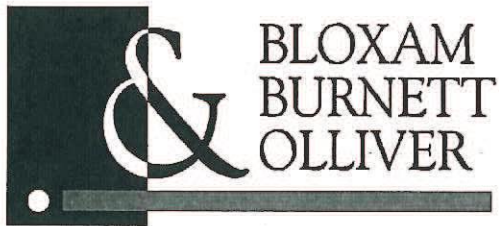
cskeet

Charlotte Skeet
Ranger - Community Relations
Whakatane Field Centre
GISBORNE WHAKATANE AREA OFFICE

Bloxam Burnett & Olliver

10 FEB 2010

Received



**BLOXAM
& BURNETT
OLLIVER**

ENGINEERS • PLANNERS • SURVEYORS

Meeting Record			
Purpose:	Consultation with Mill representatives	Prepared by:	Chris Dawson
Project:	Kawerau Industrial Plan Change	Project No:	132610 - 18
Place:	Norske Skog boardroom, Tasman Mill	Date of Meeting	1 October 2009
Present:	Chris Dawson	Organisation:	BBO
	Nick Eynon-Richards		CHH Tasman
	Wu Khoo		CHH Tasman
	Chris Bruns		Norske Skog Tasman
	Ernie Hacker		Norske Skog Tasman
	Doug Logan		Pederson Contracting
	Kay Mead		CHH Woodproducts
Distributed to:		All of the above plus Whakatane DC, Kawerau DC & Putauaki Trust representatives	
Item			Action By/Date
1.	Stormwater – No room for additional inputs as the Mills wish to retain sole responsibility for their resource consents with regards to stormwater discharge and wastewater discharge. Also concerned with monitoring problems when more than one discharge is allowed for. Area of the Tarawera River that they discharge into and then monitor is 6 km from opposite the mills to a point downstream (between the mill water intake and the treated wastewater discharge).		
2.	Dust Substantial amounts of dust can be generated from the log handling operations. While the Mill operations do their best to control dust within the constraints of their regional consents they are concerned that additional sensitive neighbours may make matters worse.		
3.	Noise – Probably the most understood and controllable effect, noise levels are higher adjacent to the pulp mill. May need to look at acoustic insulation for buildings and strict rules on what kinds of activities can locate in the new zone.		

4	<p>Hazardous substances - Chlorine and other chemicals are produced and used on site, particularly associated with the Pulp mill. Mill operations are very concerned as reverse sensitivity and hazardous substances issues are problematic. A spill from the Chlorine plant could require all of Kawerau to be evacuated. Would not want to see any development on the land noted as Long Term industrial zone. Mills consider that the further north (or much further south) the better for any development or further south around Manukorihi Drive.</p>	
5	<p>McKee Road</p> <ul style="list-style-type: none"> - Mills very concerned over potential use of McKee Road for public vehicles to get access to proposed industrial area. - Concerned over Public vs Private vehicles (Forestry trucks are not licensed for public roads) - Heavy truck drivers vs Public road drivers (road safety) - Mills want Councils to look at other options that do not involve McKee Road. 	
6	<p>Visual Screening - Mills would not want to undertake any more visual screening than they already have. Size and scale of the mill operations is that they cannot screen their site any more. Discussed possibility of some on site screening within the industrial zone to screen it from the State Highway.</p>	
7	<p>Lighting from site at night – 24 hours operation, would not want to be further restricted in terms of concerns over night lighting and glare.</p>	
8	<p>Reverse Sensitivity - Would want to explore the idea of a no complaints covenant against Noise / Dust / Smell should land be rezoned via Council process.</p>	
9	<p>Correspondence</p> <ul style="list-style-type: none"> - To Chris Bruns / Kaye Mead / Nick Eynon-Richards- 	<p>CD to send out meeting notes. Meet with Mills again once plans are more progressed.</p>