



Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S14
Submitter Name	Francis Holdings Ltd
Submitter Company/Group Name	Francis Holdings Ltd
Submitter is contact	No
Contact company	Thomas Planning Ltd
Attention:	Mr. Paul Thomas
Email	paul@thomasplanning.co.nz
Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
APPENDICES AND MAPS	MAPS	Amend	The land is currently used for industrial activities namely a depot and offices for Higgins Construction and a Higgins Concrete Batching Plant. The land is zoned rural in the Operative Plan and does not have any flood risk overlay. In the Proposed Plan the land is shown as Rural and also has a Flood Hazard overlay. There are no records of the site flooding. The site will continue to be used for industrial activities and it is therefore appropriate that the existing activities are recognised in the zoning of the land. Alongside this it is also appropriate that the flood hazard be recognised and a site specific permitted activity standard be included in the Plan that all buildings shall have a floor level above the stated 100 year flood level.	This submission is that the plan maps be amended to change the zone for land at 17 Lindsay Road Waipukurau from Rural to Industrial and to include a site specific rule ensuring that all buildings have a minimum floor level above the 100 year flood level. The land is in title HBB1/437 and the legal description is Pt Lot 1 DP 3634 Blocks XIV and XV Waipukurau SD.

Documents included with submission

None

CONTACT