

**HCC PC13 HEARING**  
**Day 2 - 24<sup>th</sup> August 2023**

**Mark Donovan, Bill Wasley (Chair), Lee Beattie**

**8.59am**  
**B Wasley**

**Tabled statements**  
**Fire and Emergency NZ**

**9.02am**                      Introductions

**9.05am**  
**Fonterra**  
**Daniel Minninnick (Legal)**

**9.16am**  
**QUESTIONS**

**B Wasley**                      Messara Report, land use compatibility  
broader land use pattern, future view, something panel should do  
  
D Minninnick

**9.22am**  
**L Beattie**                      not seen report, consolidation, client feel more comfortable  
D Minninnick

**9.23am**  
**Suzanne O’Roarke (Corporate)**

**9.28am**  
**L Beattie**                      4.9, 4.10, 325m from factory  
Mosgiel  
  
S O’Roarke

**9.30am**  
**B Wasley**                      fig 1, location of PC13, Crawford Street, west residential prior  
existing area, have issues arisen  
  
S O’Roarke

**M Donovan**                      do containers change in shape, semi permanent fixtures  
S O’Roarke  
**L Beattie**                      did Fonterra put them in place  
S O’Roarke

**9.35am**  
**Mark Chrisp (Planning) (Powerpoint)**

**9.38am**  
**B Wasley**                      activities, industrial zoning, permitted as a right

**L Beattie** noise overlay, apply to these sites  
no extra control over residential properties

M Chrisp

**9.50am  
QUESTIONS**

**L Beattie** MPRS, PC12, overall master plan  
where will the line be, from a planning point of view  
impact relationship with main track line

M Chrisp

**9.59am**

**B Wasley** 4.4C, minimising key word, mitigation, policies not absolute

M Chrisp

**10.03am**

**M Donovan** how many staff Canpac, local Hamilton residents

M Chrisp

**B Wasley**

any view, judgment policy regime

M Chrisp

L Beattie

**10.04am**

**EnviroWaste**

**Kaaren Rosser (Remote)**

**10.15am**

**QUESTIONS**

**L Beattie** separation distance, where line would be  
client received complaints about odours, noise

K Rosser

**10.20am**

**M Donovan** significant growth in Hamilton, what plans for impact

Rotokauri Campus, any complaints

K Rosser

**10.22am**

**B Wasley** your site, clarification, operates under permitted activity basis

K Rosser

**10.23am**

**Murray Vereker-Bindon**

**10.31am**

**QUESTIONS**

**L Beattie** Refers to PowerPoint

**B Wasley**

**L Beattie** 1.6h of parkland, walk around

M Vereker-Bindon

**10.36am**

**Metlife Care**

**Dylan Pell (Corporate)**

**10.43am**

**Fraser McNutt (Planning)**

**10.53am**

**QUESTIONS**

**L Beattie**

interface, decision on qualifying matter

Plan Change 12, pre-determine

understand line of logic, trying to understand what you want to do

F McNutt

D Pell

F McNutt

B Wasley

**10.56am**

**MORNING BREAK**

**11.16am**

**RESUMED**

**Takanini Investors & Ecostream**

**Alan Day**

**L Beattie**

Refers to Powerpoint map

A Day

**11.31am**

**QUESTIONS**

**M Donovan**

tenants from residential parking in service lane

A Day

**11.33am**

**B Wasley**

para 13, residential units

A Day

**11.34am**

**Jade McNally**

**11.43am**

**QUESTIONS**

**L Beattie**

refers to PowerPoint, proposed gate, 2m grade difference

complaints

J McNally

**11.47am**

**Shane Housley (read by Sue Housley)**

**11.51am**

**NO QUESTIONS**

**11.52am**  
**NTB Racing**  
**Angela Fisher**

**11.54am**  
**QUESTIONS**

**L Beattie** show us where you are on map  
A Fisher

**11.55am**  
**Phil Lang (Legal)**

**12.14pm**  
**QUESTIONS**

**B Wasley** para 17, competing demands of industrial land, HBA assessment critical element  
further evaluation  
P Lang

**12.18pm**  
**L Beattie** missing a vital plan  
proposition, further development of site  
para 10, is your view same as Mr Welsh  
P Lang

**12.22pm**  
**B Wasley** housing and building assessment, HBA, need for wider assessment Racecourse site  
P Lang

**12.25pm** **5 min break**

**12.30pm**  
**Grant Titchener (Corporate)**

**12.46pm**  
**QUESTIONS**

**L Beattie** 2010/2009  
G Titchener

**B Wasley** para 16, 6 bullet point concerns, restrictions imposed, not apply to your property currently  
G Titchener

**12.48pm**  
**Sharryn Franklin & Wayne Brown**

**12.57pm**  
**QUESTIONS**

**L Beattie** para 5, ECO  
S Franklin  
W Brown

12.58pm

5 min break

1.07pm

**Chartwell Investments**

David Heald (Corporate) Apologies

**Jason Welsh (Legal)**

1.35pm

**B Wasley**

provide to Mr Rice

J Welsh

**B Wasley**

2.09pm

**LUNCH BREAK**

2.55pm

**RESUMED**

**QUESTIONS**

**L Beattie**

Can we rely on MDRS, not have ability to rectify

Mr Titchener, zones

Takanini units

J Welsh

3.00pm

**Joint Experts**

**Michael Hall (Transport)**

3.09pm

**QUESTIONS**

**M Donovan**

parking on slip lane, on main road, if removed, extra pressure, dangerous

M Hall

**B Wasley**

parking behaviour, proximity to residential

M Hall

3.12pm

**Alex Jacob (Acoustic)**

3.37pm

**QUESTIONS**

**B Wasley**

4m high wall could achieve, if PC approved, address concerns of impulsive and low frequency specification of wall

height permitted in industrial zone, higher than 4m wall, noisy activities

resulting in imposition for industrial, greater

A Jacob

3.41pm

**Bevan Houlbrooke (Planning)**

4.00pm

**QUESTIONS**

**B Wasley**

Mr Titchener, 6 bullet points concerned about, requirements on industrial properties, site subject to plan change or resource consent  
traditional, residential already there, potential impact

B Houlbrooke

**4.06pm**

**J Welsh**

**P Lang**

**4.09pm**

**M Mackintosh**

**4.10pm**

**Adjourned**