

Manawatu District Council Hearing

6-Dec-16

Background

- We own the development on the corner of Aorangi Road and Turners road. The site has excellent profile on to Aorangi Road and is attractive for Retail type businesses. The land has been owned now by 4 generations of the Waugh family, if you count my children or my siblings children, that would make it 5 generations. The following is an approved subdivision from the Council which we are yet to implement. We have explained to Council that this is an open canvas, we have the ability to move boundary lines depending on a businesses needs. The Subdivision plan has been approved for 8 years.

PT. 5
DP 1076

PT. 1
DP 14327

4
351071

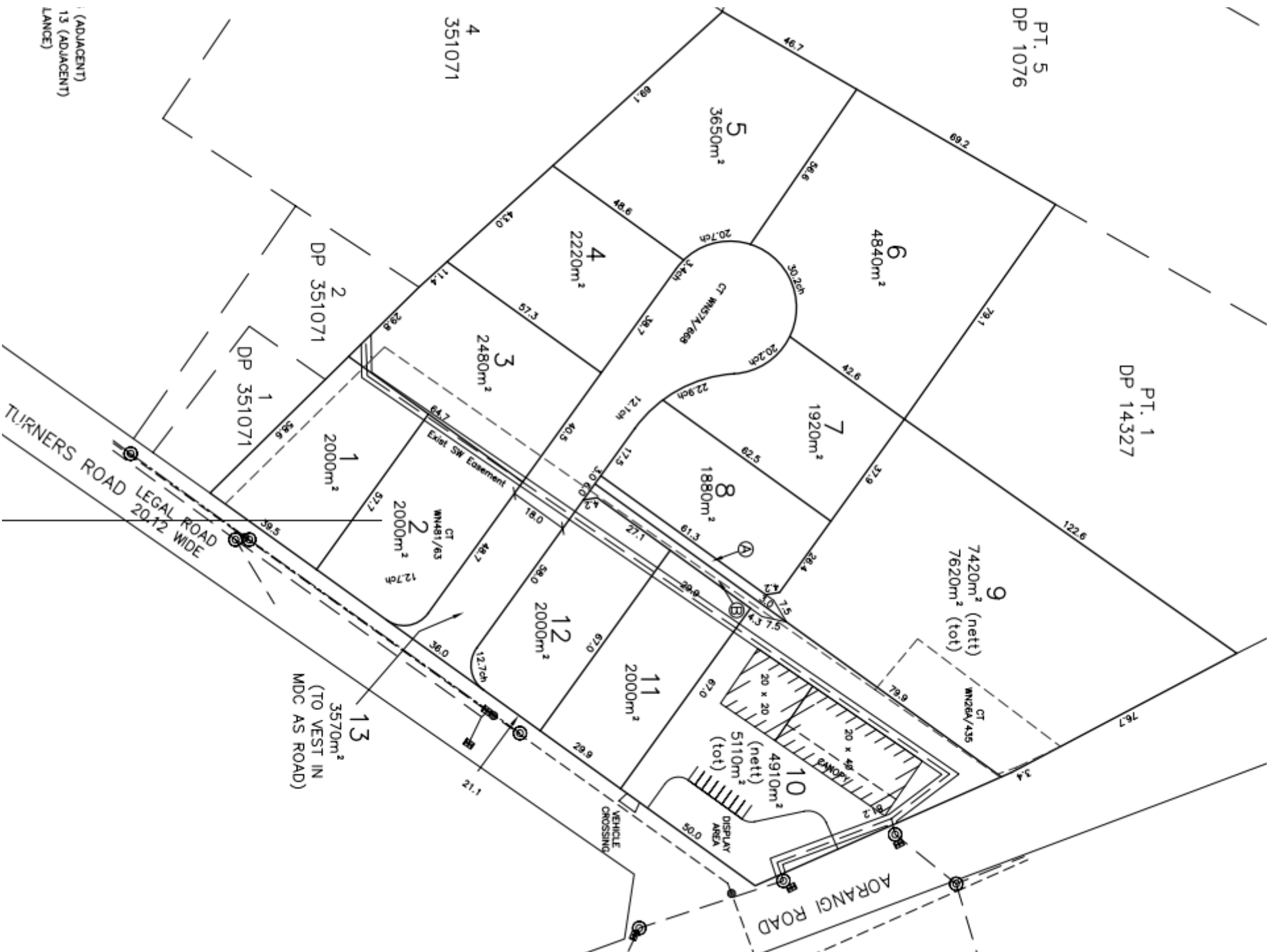
2
DP 351071

1
DP 351071

1 (ADJACENT)
13 (ADJACENT)
LANCE)

TURNERS ROAD
LEGAL ROAD
20.12 WIDE

13
3570m²
(TO WEST IN
MDC AS ROAD)



Industrial Development Vision

- To place businesses on this land that wants profile. Businesses such as RD1, Cervus, Power Farming, Farmlands, Bunnings are all the sorts of businesses we would like to come to our land.
- We are in direct competition with land down Darraghs road, Kawakawa road and the Council parcel of land that is been sold off to businesses.
- Most of the interest in our site is for Lot 9 and Lot 10. These two sites have excellent profile.

Photos of Quality Developments

Farmlands Example



Claas Example



Cervus Example



Power Farming Example



Submission Proposal

- 16.4.2 b bullet point iii). b). On Sites adjoining Waughs Road/SH 54 a 10m wide buffer screen must be provided. Council has counter proposed to 5m.

- Met with NZTA. Specifically Cole O'Keefe and Shaun Harvey
- Based on what we are trying to achieve, the NZTA fully supports us in the developments that we are looking to do. They agree that no screening is needed for these two sites. We all agreed that if we were to put a Car Wreckers type development that screening would be appropriate.
- It seems the only reason to put this extra restriction on this particular road is it is a State Highway, and the NZTA has an interest in the safety of the road. With the NZTA's agreement above, there should be no reason this restriction should be applied. The two front sites have excellent profile and are our most valuable sites. This would impact on the development in a very negative manner.
- Fence needs to be on the boundary. Any planting and maintaining is likely to be from my family and we would find it safer to do this behind a fence. This is mentioned in 16.4.2 b bullet point iv). Fence internally, landscape planting fronting the road.
- Council has an easement over the boundary, no significant plantings can occur here because of possible breakage to main drains.
- If council were to impose this restriction, it would be seen as anti-competitive behaviour since the council is in direct competition with our land.
- It is interesting to note that in 2013 the Council approached us with the idea of a beautification strip. At the time we were not interested until we sort out access issues with NZTA.

We seek that no screening is applied to these two sites. They are valuable high profile sites. The developments we would pursue would be aesthetically pleasing to anyone driving into Feilding

Submission Proposal

- 16.4.2 b bullet point iii). a). Adjourn a rural property a 10 metre wide buffer screen must be planted and maintained. Council has counter proposed to 5m.

One metre Screening Example



Subjective Call on what is enough screening

- Does the property need to hide everything?
- Should Rural users also have a responsibility on how their properties look?
- In some cases a quality development is a lot nicer to have as a neighbour than a poorly maintained rural property.
- Is it right that industrial land that already exists that has gone through the process of rezoning and no neighbours objected to impose restrictions almost 10 years later?

Rural Property Adjacent to Building



- If rural land is adjacent to Rural land, I can build big sheds without any screening at all. It is likely to be a gravel yard and not well presented and the rural property adjacent would need to plant on there side of the boundary if they deemed the new building an eyesore. This is purely subjective, but most rural property owners don't mind buildings being built by their neighbour.
- Some of the rural land adjacent to industrial land may well become industrial zoned in the future.
- Rural houses are not usually located near boundaries of industrial developments. I can understand why you could impose further restrictions on Residential, but for rural land, this seems a fairly big stretch. Even for residential 5 or 10 metres seems too much for a screening.

Example of Industrial Development next to Residential.



- Old house and section present
- Developer door knocked on the neighbours. Sought out approval.
- Neighbours were happy to go along with plans under two conditions:
 - That a high fence was constructed between us.
 - Noise levels would be kept low.

• If industrial developments can be agreed to under these conditions by the actual residents, it demonstrates to me that what is being proposed for rural is extreme.

• When the land around our rural land turned industrial, we have had no problems or complaints about these properties. No screenings or anything, the family has been happy to farm this property while industrial properties were built around it.

Outcome for Rural Screening

We still believe that the right outcome here is for no screening to be needed onto rural land that is adjacent to industrial land. However, if the council is adamant they want to push ahead we would support the following

- Create a screen one metre wide as per the photos or
- Put up a solid fence 2 metres high to maintain privacy for the rural owner. No Screening required. This seems a great deal considering that residents were happy to accept this.
- The industrial site could have a lot of foot traffic which could interrupt the privacy of a rural land owner. For this reason, a solid fence would maintain their privacy and also allow the industrial owner to use all his productive land for industrial activities.
- Given the subjective nature of this, the views of the owners that will be most affected by the change should have a very strong weighting.
- It is important to note that the land owner has been given two options.

Economic Cost

- Industrial land is valuable and is measured / charged by a square metre rate. If the proposed 5 metre screening was enforced, the cost to our development would be 2353 square metres of land. In perspective that is as big as LOT 3. There are significant costs to develop and service this whole site, to lose that much ground adds a significant expense to the development. This is also not counting the cost of the plantings or maintenance.

Submission Proposal

- 16.4.2 a bullet point ii). We support the Councils proposal of buildings should be 5 metres off the boundary. It means access around the whole building, and that's how we would want to design a site, not on any boundary. Provided that no 5 metre screening is needed which would not allow us access around the whole building.