



APPENDIX F

Plan Change Correspondence

Your Ref

In reply please quote

If calling, please ask for

16 August 2019

Abbie Fowler
Senior Consultant
Mitchell Daysh
P O Box 1307
HAMILTON 3240

Postal Address

Private Bag 544
Ngaruawahia, 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

By Email: abbie.fowler@mitchelldaysh.co.nz

Dear Ms Fowler

Builtsmart Property Partnership is seeking a Private Plan Change to the Operative Waikato District Plan (Proposed Plan Change 22). Proposed Plan Change 22 relates to the land adjacent to the premises at 496 Great South Road occupied by Builtsmart Limited (Builtsmart).

Waikato District Council owns one of the properties that Builtsmart Property Partnership is seeking to rezone. This property, 2B Great South Road/Jackson Road (Section 1 Survey Office Plan 53946) has been managed by the Waikato Regional Council for a number of years.

Subject to the exact nature of the plan change, the Waikato District Council Property Team is supportive of Proposed Plan Change 22 being lodged with the Waikato District Council. Based on the information we have received to date, the Waikato District Council Property Team is supportive of the rezoning of 2B Great South Road/Jackson Road from Living Zone to Light Industrial Zone, and supportive of the economic benefits of the proposal to the Huntly community.

We will be undertaking further work over the coming months to understand the implications the proposed re-zoning may have on property values and the management of the land, but at this stage of the process we are supportive of the plan change being lodged with the Waikato District Council for due consideration under the RMA First Schedule process.

Yours sincerely



Nicolas Wells

STRATEGIC PROPERTY MANAGER

cc Betty Connolly, Policy Planner Community Development
Mark Davey, Strategic Planner
Eli Tamati, Property Officer
Sam Foster, Senior Planner, Bloxham Burnett and Olliver

2nd September 2019

Liam McCaffrey
(by email: liam@meconsultants.co.nz.co.nz)

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Dear Liam

**Re: Builtsmart Private Plan Change Huntly - capacity assessment
(Wastewater/Water)**

Thanks for meeting with the Waikato District Council (WDC) Service Delivery Water Asset Department reps recently, which enabled an engineering discussion in respect to the above. As a follow up agreed action, you have sent your investigation summaries (messages dated 30/08/2019- attached) for review and final comment.

I can confirm that the WDC Water Assets Department consider that:

- Both the existing WDC water and wastewater supply networks have adequate capacity to accommodate the proposed BuiltSmart plan change.

Please let me know if additional information is needed.

Kind regards



Stephen Howard
WDC Snr Planner (Waters)

(cc Sam Foster (sfoster@bbo.co.nz) and Abbie Fowler (abbie.fowler@mitchelldaysh.co.nz))

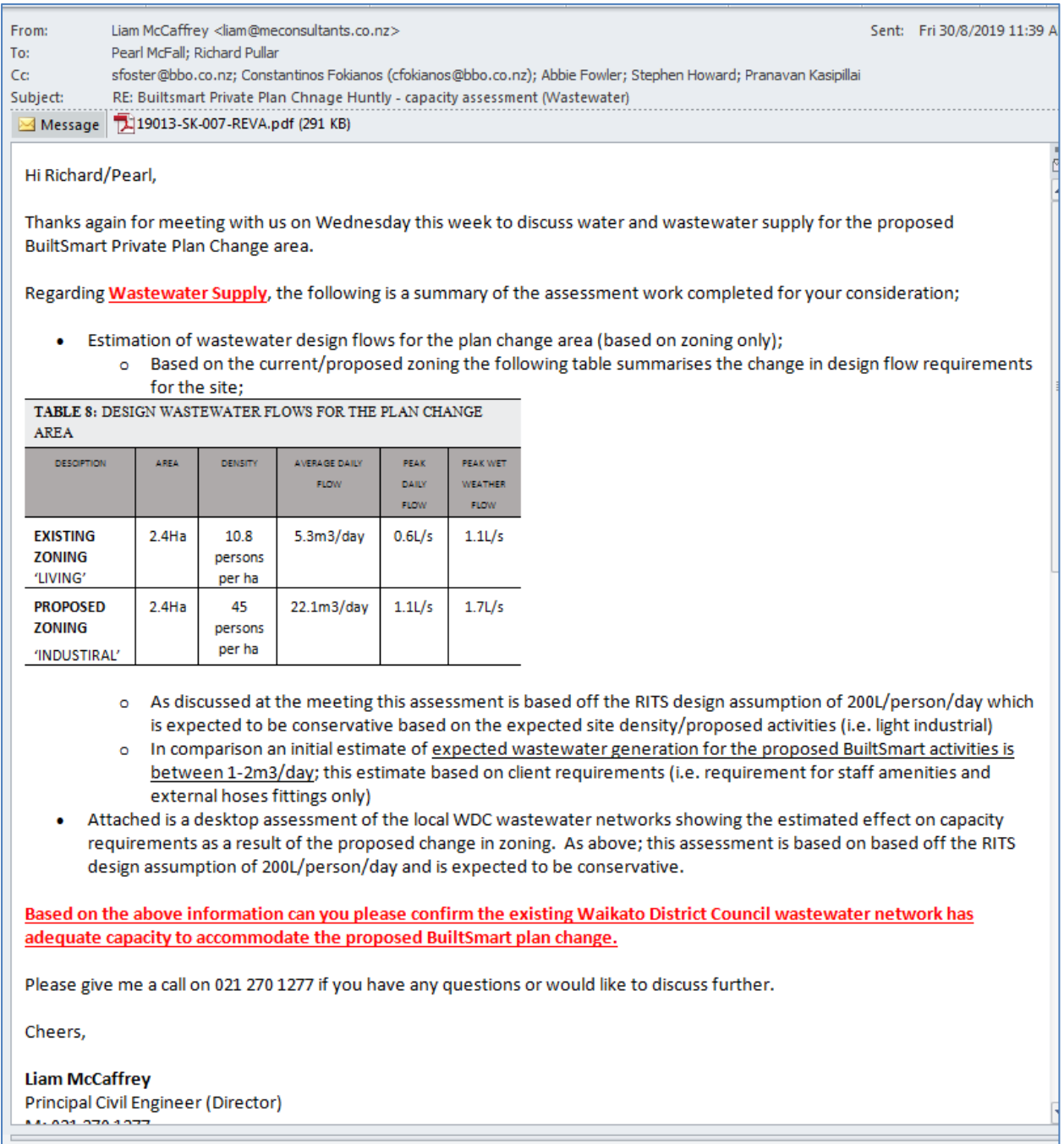


Image I: Wastewater Investigation Detail

From: Liam McCaffrey <liam@meconsultants.co.nz> Sent: Fri 30/8/2019 11:40
To: Pearl McFall; Richard Pullar
Cc: sfoster@bbo.co.nz; Constantinos Fokianos (cfokianos@bbo.co.nz); Abbie Fowler; Stephen Howard; Pranavan Kasipillai
Subject: RE: BuiltSmart Private Plan Change Huntly - capacity assessment (Water Supply)

Message 19013-SK-008-REVA.pdf (191 KB)

Hi Richard/Pearl,

Further to my last email; regarding [Water Supply](#), the following is a summary of the assessment work completed for your consideration;

- Estimation of water supply design flows for the plan change area (based on zoning only);
 - Based on the current/proposed zoning the following table summarises the change in design flow requirements for the site;

TABLE 7: DESIGN WATER FLOWS FOR THE PLAN CHANGE AREA

DESCRIPTION	AREA	DENSITY	AVERAGE FLOW	TOTAL DAILY VOLUME
EXISTING ZONING 'LIVING'	2.45Ha	10.8 persons per ha	0.03L/s/ha	6,700L/day
PROPOSED ZONING 'INDUSTIRAL'	2.45Ha	45 persons per ha	0.14L/s/ha	28,700L/day

- As discussed at the meeting this assessment is based off the RITS design assumption of 260L/person/day which is expected to be conservative based on the expected site density/proposed activities (i.e. light industrial)
 - In comparison an initial estimate of expected water usage for the proposed BuiltSmart activities is between 1-2m³/day; this estimate based on client requirements (i.e. requirement for staff amenities and external hoses fittings only)
- Attached is a desktop assessment of the local WDC wastewater networks showing the estimated change in capacity requirements as a result of the proposed change in zoning. As above; this assessment is based on based off the RITS design assumption of 260L/person/day and is expected to be conservative.

[Based on the above information can you please confirm the existing Waikato District Council water supply network has adequate capacity to accommodate the proposed BuiltSmart plan change.](#)

Please give me a call on 021 270 1277 if you have any questions or would like to discuss further.

Cheers,

Liam McCaffrey
Principal Civil Engineer (Director)

Image 2: Water Investigation Detail

13 August 2019

Naomi McMinn

Email: Naomi.McMinn@graymatter.co.nz

Dear Naomi

Proposed Private Plan Change and new vehicle crossing (Revision One) – (Built Smart) 496 State Highway 1, Huntly

Thank you for submitting your client's proposal to the NZ Transport Agency (Transport Agency) for comment. As you will appreciate, millions of dollars are invested in the transport network each year and the Transport Agency has an interest in ensuring this investment is not compromised, including by ensuring land use and subdivision do not impact on the safety and efficiency of the transport network.

The Transport Agency understands that your client is seeking to apply for a private plan change to the Waikato District Council, to rezone properties in their ownership and adjacent to their business currently operating at 496 SH 1, Huntly. Your client proposes the plan change in order to expand their business operation of constructing around 80 transportable homes per annum to 200–300 homes per annum. The operation has one existing crossing place to SH 1 and the proposal includes the construction of a new accessway to provide heavy vehicle access (see Appendix Two for location of proposed crossing place). The proposal will result in the closure of three existing vehicle crossing places located at 478, 486 and 492 SH 1.

Based on the information provided, the Transport Agency requires the conditions outlined below to be met so as to avoid and/or mitigate adverse effects on the state highway network. Subject to these conditions being met, the Transport Agency is **not opposed** to your client's proposal as mentioned above, and shown on the attached site plan (Appendix 1).

If the district council requires you to provide formal affected party approval in addition to this letter, please provide confirmation that the conditions have been or will be met and we will send this to you.

Conditions

1. The applicant shall construct the new heavy vehicle crossing in accordance with the Waikato District Council's requirements suitable for the proposed development. Preliminary designs shall be submitted to the Transport Agency prior to construction, demonstrating that the new access onto SH 1 meets the minimum sightline requirements for a 70km/h speed zone as per the NZ Transport Agency's Planning Policy Manual requirements.

2. The existing accesses located at 478, 486 and 492 SH 1, Huntly shall be permanently closed. The physical closure of these accesses shall include:
 - a. The reinstatement of the kerb and footpath; and
 - b. The reinstatement of the grassed berm and fence line.
3. A construction management plan shall be provided as a supporting document in the corridor access request (CAR) application.
4. A stormwater design shall be provided to the Transport Agency demonstrating that the on-site stormwater management and systems will not adversely impact the state highway. The plan shall demonstrate the design of the main stormwater treatment area along the legal boundary between private land and the road corridor, which shall not increase the localised ground water level or ingress of water into the adjacent road pavement.
5. The applicant shall provide a signage design and plan to be approved by the Transport Agency before installation. The design shall be in accordance with the Transport Agency's *Advertising Signs on State Highways* guideline brochure (see Appendix Three).

Advice Notes

1. Please note that landowners are responsible for maintaining their accesses and ensuring loose material is not tracked or does not migrate onto the highway so as to avoid creating a hazard to road users.
2. No works shall be undertaken within State Highway 1 without the prior approval of the NZ Transport Agency pursuant to Section 51 of the Government Rounding Powers Act 1989. A *Traffic Management Plan* and *Consent to Work on the Highway* shall be submitted to and approved by the Transport Agency via <https://www.submitica.com/> at least seven working days prior to the commencement of any works on the state highway.

To apply for any authorisation or confirmation that the relevant conditions above have been met, please contact the Transport Agency directly on consentsandapprovals@nzta.govt.nz or call 07 958 7220.

Please be aware that this response is the Transport Agency's current view of the situation. If your application changes or is put on hold for any length of time, the Transport Agency may need to consider your application further.

Thank you for undertaking consultation with us. Please feel free to contact me if you have any questions or require further information.

Yours sincerely

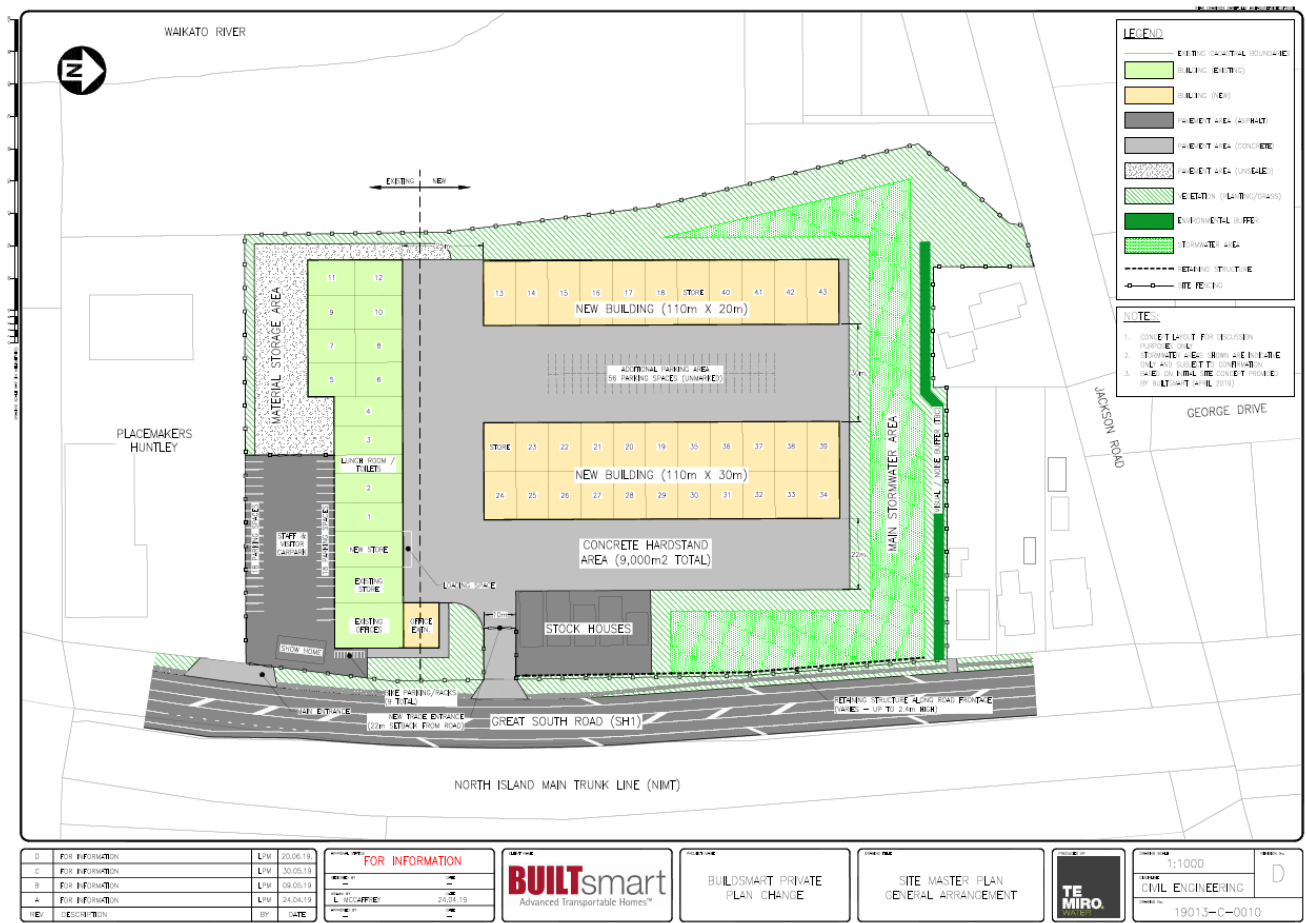


Ashleigh Peti

Consultant Planning Advisor

Email: ashleigh.peti@nzta.govt.nz

Appendix One: Site Master Plan



Appendix Two: Aerial of proposed site (black dotted line). Red arrows indicate crossings to be closed (except the crossing on Jackson Road which is to be retained). Yellow arrow shows where the existing entrance is to be retained and yellow star indicates proposed new accessway.



Signs can reduce the safety and efficiency of highways if they are poorly located, distract drivers' attention or restrict visibility. They may also have an adverse effect on the environment. As the Transport Agency has the job of providing safe and efficient state highways that meet the needs of road users and communities, we need to reduce any such possible effects.

WHAT IS AN ADVERTISING SIGN/DEVICE?

An advertising sign or device is any sign, placard, handbill, writing, picture, painting, engraving, carving, blimp, laser display, tri-vision device or any other device for attracting the attention of passers-by.

This sign or device might be fixed to, incorporated in or painted on any building, parked vehicle or trailer, post or other structure. It also may be permanent or temporary.

APPLYING TO ERECT A SIGN

To erect a sign, you will need to supply the following information:

1. A site diagram showing your property boundaries and access to your property, as well as the sign location in relation to the state highway.
2. A diagram of your proposed sign showing the colours, dimensions and lettering height, and the height and width of your sign when mounted.
3. The legal description of your property and the property where the sign is to be placed.
4. A description of the proposed activity you wish to advertise.

Contact your Transport Agency regional office as early as possible for information and advice (see the back of this brochure).

DETERMINING WHETHER AN ADVERTISING SIGN CAN BE PUT UP

This table will help you understand whether you can erect your sign and who you may need to contact.

LOCATION OF SIGN	INFORMATION YOU'LL NEED	WHO TO APPROACH
On private property adjacent to state highways in all speed limit areas. (We discourage advertising signs in locations remote from their business premises.)	Your local authority will be able to tell you if you require a resource consent. If you do, your local authority will decide whether your sign is going to be approved, with our input as an affected party.	Contact your local authority in the first instance. You should also contact us, as we'll advise on all applications for private signs adjacent to state highways that don't comply with the local authority rules (ie controlled, discretionary or non-complying activities that require a resource consent).
Within the state highway reserve area* where the speed limit is 70km/h or lower.	Your sign may be permitted behind the kerb line (at the edge of the road). Your local authority will be able to tell you if you require a resource consent. If you do, it will decide whether your sign is permitted, with our input as an affected party.	Contact your local authority in the first instance. Should you then require our input, contact your local Transport Agency office (see the back of this brochure).
Within the state highway reserve area* where the speed limit is above 70km/h.	Your sign is not permitted.	Contact your regional Transport Agency office if you require further information.
On the state highway carriageway.	It is illegal to place your sign on the carriageway (ie, the part of the road set aside for use by, or reasonably useable for, wheeled traffic). This policy is enforced. Signs include devices such as sandwich boards, 'open home' signs and flags.	

* The state highway reserve area includes the road and the roadside area – usually between fence lines. Advertising signs within the state highway reserve are controlled through the New Zealand Transport Agency (Signs on State Highways Bylaw) 2010. This bylaw does not apply to areas within a 50km/h speed restriction unless the local authority has adopted the bylaw. Contact your local authority to check.

TECHNICAL REQUIREMENTS FOR A SIGN

See below and over the page for the technical requirements for signs on or adjacent to state highways that help us provide and maintain safe and efficient highways for all road users.

The sign itself

- Signs should have messages that are clear, concise and easily read, and assist drivers to locate entrances and activities on land adjacent to state highways.
- Signs should have a minimum lettering height of 120mm where the speed limit is lower than 70km/h, or 160mm where the speed limit is 70km/h or higher.
- Signs should have a maximum of 6 words and/or symbols, with a maximum of 40 characters.
- Signs should use a colour combination for the background, wording and legend that are not similar to those used for any official road sign or traffic sign.
- Signs should not use reflective materials, internal or external illumination, or variable, flashing, rotating or animated parts.

TECHNICAL REQUIREMENTS FOR A SIGN *continued*

Location of the sign

The sign must:

- be located on the site to which the sign relates
- be located so there is an unrestricted view to the motorist depending on speed
- be at least 100m in urban areas and 200m in rural areas from an official sign or traffic signal
- not obscure driver visibility at accesses or intersections
- be at right angles to the state highway and positioned to avoid vehicle headlight reflection
- be placed to ensure there is only one advertising sign located on or adjacent to the property to which it relates.

Other safety requirements

- The sign supports must meet the requirements regarding strength, rigidity and impact performance as described in our traffic signs performance based specification (also known as specification P/24) available from our website (www.nzta.govt.nz).
- We strongly discourage the inclusion of detailed information on signs, eg prices and opening/closing times.

Chapter 3 'Advertising signs' of our *Traffic control devices manual* can also be used when assessing the suitability of a sign.

Tourist and motorist service signs

Please contact your local Transport Agency office for further information.



FURTHER INFORMATION

We also have brochures that cover access to state highways and reverse sensitivity. You can obtain a copy of these documents from our website (www.nzta.govt.nz) or from one of our regional offices:

WHANGAREI

Level 1, Walton Plaza
4 Albert Street
Whangarei 0140
P: 64 9 430 4355

NAPIER

Level 2, Dunvegan House
215 Hastings Street
PO Box 740
Napier 4140
P: 64 6 974 5520

BLENHEIM

Marlborough Roads
Level 1,
The Forum
Unit 2.4,
Market Street
PO Box 1031
Blenheim 7240
P: 64 3 520 8330
Please note: we do not
provide licensing at
this office

AUCKLAND

Level 11, HSBC House
1 Queen Street
Private Bag 106602
Auckland 1143
P: 64 9 969 9800

PALMERSTON NORTH

Level 3,
43 Ashley Street
Private Bag 11777
Palmerston North
4440
P: 64 6 953 6396

HAMILTON

Level 1, Deloitte Building
24 Bridge Street
PO Box 973
Waikato Mail Centre
Hamilton 3240
P: 64 7 958 7220

WELLINGTON

Level 9, PSIS House
20 Ballance Street
PO Box 5084
Lambton Quay
Wellington 6145
P: 64 4 894 5200

DUNEDIN

Level 2, AA Centre
450 Moray Place
PO Box 5245
Moray Place
Dunedin 9058
P: 64 3 951 3009

TAURANGA

Level 3, Harrington House
32 Harrington Street
PO Box 13 055
Tauranga 3110
P: 64 7 927 6009

TRANSPORT AGENCY NATIONAL OFFICE

For general enquiries and contact information for the NZ Transport Agency, please check our website www.nzta.govt.nz or email us at info@nzta.govt.nz

NATIONAL OFFICE

Victoria Arcade
50 Victoria Street
Private Bag 6995
Wellington 6141
New Zealand
Phone: +64 4 894 5400



ADVERTISING SIGNS on STATE HIGHWAYS

If you're thinking about putting up an advertising sign or device alongside a state highway, you need to consider some important factors. Contact your local NZ Transport Agency office and your local authority to understand what these factors are.



New Zealand Government

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