

Builtsmart Private Plan Change 22 to the Operative Waikato District Plan

Executive Summary

Builtsmart Property Partnership Limited has lodged a Private Plan Change request with Waikato District Council (Plan Change 22) to alter the zoning of 2.45 hectares of land in Huntly South from Living Zone (Residential) to Light Industrial Zone under the Operative Waikato District Plan.

Builtsmart Limited has been in the construction business for over 35 years, specialising in the construction of factory built pre-fabricated affordable transportable homes. Builtsmart Limited has identified Huntly as being a key growth area for its business, and to accommodate such growth, the business needs to physically expand its production facility (i.e. make the site larger). This expansion will enable increased production of transportable homes from the current 60 transportable homes per year to approximately 400.

Builtsmart Property Partnership has purchased (or has an agreement to lease) a number of residential properties to the north of the existing site and is planning on expanding the Builtsmart business into those properties (see attached plan). However, under the operative Waikato District Plan those properties are zoned Living Zone and the plan does not allow for industrial activities to occur within the Living Zone. Builtsmart Property Partnership is therefore advancing a private plan change to change the underlying zoning of those properties (and adjacent Council owned land) from Living Zone to Light Industrial Zone. The applicant has prepared a Site Masterplan showing the general arrangement of buildings, stormwater ponds and carparking areas on the site and this masterplan is attached to this summary.

The Huntly Builtsmart premises is shown in the figure below (from the Operative Waikato District Plan). In terms of neighbouring land uses, there is a pocket of residential / living zone uses to the north of the site, amongst the wider industrial environment.

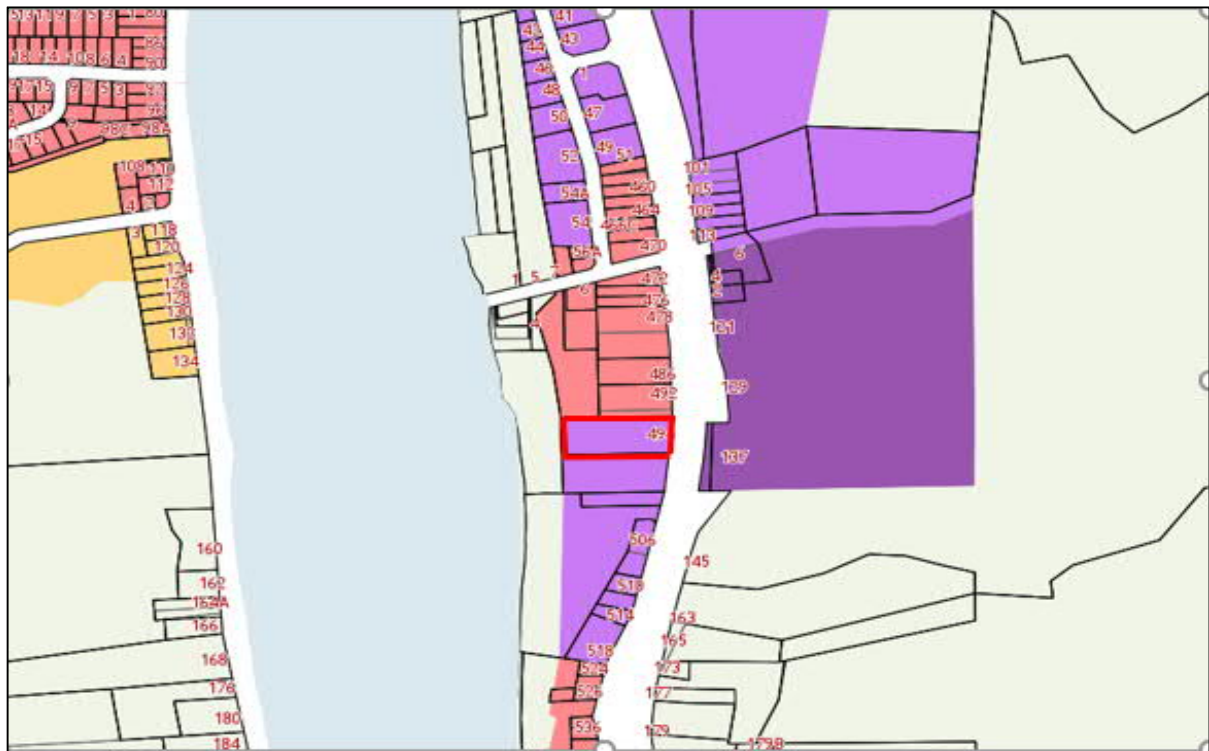


Figure 1. WDP zoning (and location) of the Builtsmart Site (red box). Industrial Zoning is shown in purple and Living Zone in the red.

The following figure details the area forming the Private Plan Change and re-zoning proposal.

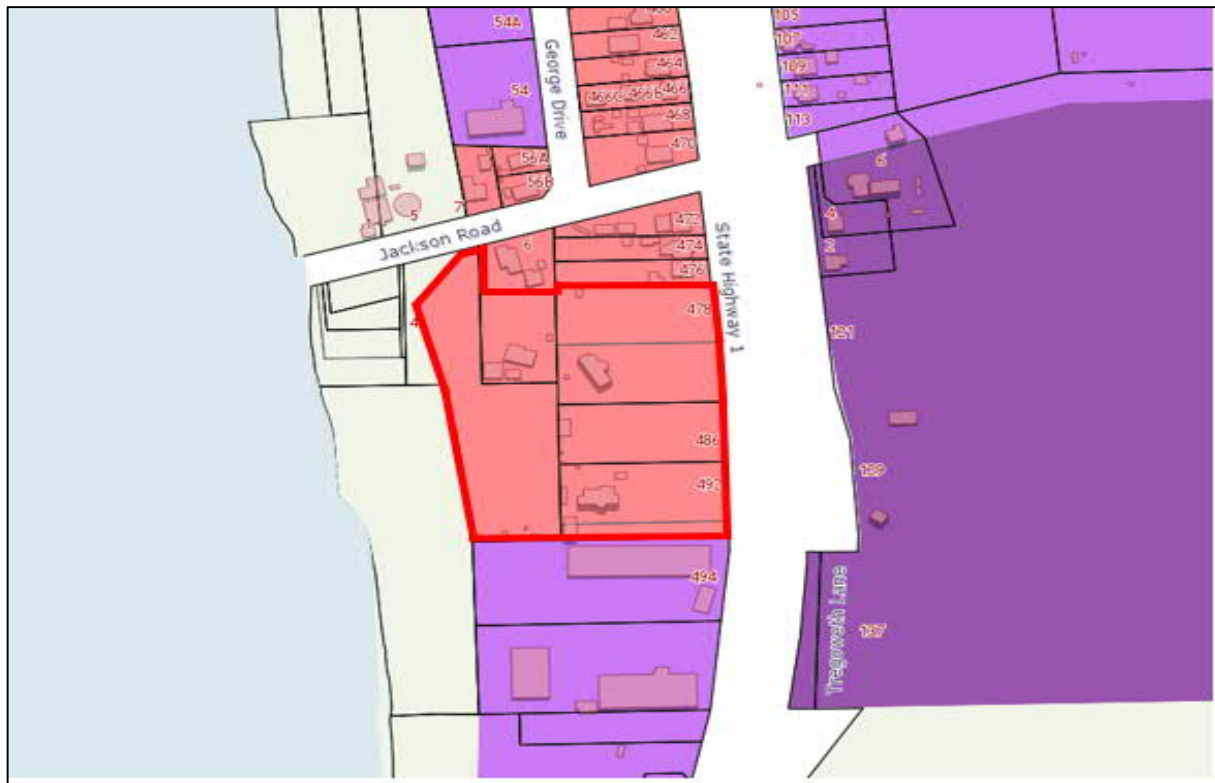


Figure 2. Proposed Plan Change 22 Area. Industrial Zoning is shown in purple and Living Zone in the red.

The zoning change applies to the following properties:

- 492 Great South Road (Lot 10 DP 875 and Lot 1 SP South Auckland 39041);
- 486 Great South Road (Lot 9 DP 875);
- 4 Jackson Road (Lot 1 Deposited Plan 33424);
- 478 Great South Road (Lot 7-8 Deposited Plan 875); and
- 2 B Great South Road / Jackson Road (Section 1 Survey Office Plan 53946).

The applicant has completed specific assessments in relation to stormwater management (including flood risk), water, wastewater and transportation as well as a planning assessment against the requirements of the Resource Management Act. Consultation has been undertaken with a number of parties, including Waikato District Council, Waikato Regional Council, Future Proof, Waahi Whaanui, Waikato-Tainui and the neighbouring residents to explain the proposal to them and to understand any key issues of those parties.

Plan Change 22 seeks to rezone the land to Light Industrial Zone under the Operative Waikato District Plan. This would adopt all of the existing Operative Light Industrial Zone rules plus a specific noise rule in relation to the site, along with a specific setback rule for buildings to ensure that they will be at least 25 metres from the site boundary next to the neighbouring Living Zone properties.

