

Waikato District Council Proposed Plan Change 22: Builtsmart Limited

Summary of Submissions

Submitter number	Submitter	Organisation	Address/Email/Phone	Wish to be heard?	Submission Point	Support/Oppose/Seek Amendment	Plan Provision	Summary	Decision sought
1	Ashleigh Peti	NZ Transport Agency	P O Box 973 Waikato Mail Centre Hamilton 3240 hamiltonplanning@nzta.govt.nz 07 958 7220	Yes	1.1	Support with conditions	NA	NZTA support the plan change proposal providing a number of conditions are met: a) New heavy vehicle crossing is constructed in accordance with Council requirements; b) Existing accesses located at 478, 486, 492 State Highway 1, Huntly shall be permanently closed; c) A construction management plan is provided; d) A stormwater design is provided to demonstrate that on-site stormwater will not adversely affect the State Highway; e) The applicant shall provide a signage design and plan for approval by NZTA prior to installation.	Approve.
2	Miffy Foley	Waikato Regional Council	Private Bag 3038 Waikato Mail Centre Hamilton 3240 Miffy.foley@waikatoregion.govt.nz 07 839 0516	No	2.1	Support	NA	WRC supports the plan change and considers that it achieves the following: a) Reduced level of residual risk from natural hazards through a change to a less sensitive land use (light industrial from residential). b) Consistency with the Waikato Regional Policy Statement which requires that industrial development locate within Strategic Industrial nodes of which Huntly is one. c) Maintains access to the stop bank which will allow for continued operation and maintenance by Waikato Regional Council staff.	Approve, no specific relief sought.
					2.2	Support	NZ	WRC considers that the three waters report provided with the application is acceptable. The submitter notes that the application assumes the proposed stormwater discharge from the expansion area will be authorised under the existing Waikato District Council Comprehensive Stormwater Discharge Consent for Huntly. The submitters considers that this may not be the case and requests the opportunity to review the detailed stormwater design when it becomes available.	No specific amendments are sought.

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3	David Whyte	Huntly Community Board	38 Ohinewai North Road R D 1 Huntly 3771 027 558 4448 Davidwhyte.5th@gmail.com	Yes	3.1	Support	NA	The submitter considers that the economic benefits flowing from the proposed plan change will be significant but notes that potential adverse effects on nearby residents and the community need to be taken into account.	Approve
					3.2	Support	NA	The submitter considers that the proposed plan change has been well thought through and incorporates changes made in discussion with local residents. These include: a) Zone change only applies to land that is occupied by Builtsmart; b) No construction traffic on local roads; c) Significant setbacks of 25 metres between the activity and the nearby residents to reduce or eliminate negative impacts; d) Careful approach to the localised management of stormwater and local ponding.	Approve
					3.3	Support	NA	Submitter considers that the issue of dust contamination building up over time in the river close to where the Huntly water intake is located. Submitter seeks the following conditions to be applied to any activity on site: a) Active dust extraction to minimize dust; b) Dust producing activities to be undercover; c) Any work carried out that is not undercover to include prompt removal of dust to avoid it getting into the stormwater system.	Approved with inclusion of conditions in relation to dust management.
4	Megan Anne & William B Ryder	Landowner	5 Jackson Road Huntly Waikato 3700 megnbro@outlook.com 021 877 984	Yes	4.1	Support	NA	Submitter is concerned at the potential for dust from demolition and building activity on site and wants to ensure that adequate dust mitigation is in place.	Approved subject to appropriate dust mitigation being in place
					4.2	Support	NA	Submitter wishes to ensure that Jackson Road will not be opened to Great South Road and that no operational traffic associated with the activity utilises Jackson Road.	Approved subject to confirmation that Jackson Road will not be used for operational activity and will not be opened to Great South Road.

5	Carol Trevelyan	Landowner	6 Jackson Road Huntly Waikato 3700 07 828 9068	No	5.1	Oppose	NA	Submitter is concerned that the plan change will alter the value of her property as it was bought for her retirement. Property will be affected by noise from the building activity and dust.	Do not proceed with the plan change.
					5.2	Oppose	NA	Concerned at the use of the accessway next to her property for access to the site.	Her property should be purchased by the applicant.

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