

Mark Hamilton

From: Waharoa Park Limited <gavin@barrharris.co.nz>
Sent: Thursday, 26 October 2017 16:51
To: Mark Hamilton; Kelly Moulder
Subject: You have received a new submission!

You have a new submission on Plan Change 51

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I am making a submission on: Private Plan Change 51: Development concept plan for milk processing site, Waharoa

The specific provisions of the plan change that my submission relates to are: Assessment of infrastructure capacity and recognition of Industrial land-use on Lot 1 - 3, 14 - 17 DP 418618, Lots 4, 6 - 12 DP 492375 and Lot 13 DP 459279 described as Waharoa Park Limited Dunlop Road/Mowatt Street Subdivision (Matamata Piako District Council land-use consent reference RCN 0474, and varied consents 102.2006.8474, 106.2006.1623 and 102.2014.10883).

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views): Waharoa Park Limited do not object to the Plan Change concept but request that assessment and planning decisions recognise the existing Light Industrial land-use consent on Lot 1 - 3, 14 - 17 DP 418618, Lots 4, 6 - 12 DP 492375 and Lot 13 DP 459279 described as Waharoa Park Limited Dunlop Road/Mowatt Street Subdivision (Matamata Piako District Council land-use consent reference RCN0474, and varied consents 102.2006.8474, 106.2006.1623 and 102.2014.10883).

The Waharoa Park Limited subdivision and associated land-use consent initially issued on 6th November 2007 (subdivision consent reference RCS 1623 and land-use consent reference RCN 0474) was subject to traffic and servicing infrastructure criteria that were required to be completed by Waharoa Park Limited both on the subject property, and in terms of existing infrastructure upgrades or extensions on the north west side of Waharoa.

The subdivision and land-use consent approvals were given effect to in stages with the final stage of the subdivision completed in 2015.

Upgrades to public infrastructure were required to be complete in anticipation of the fully developed Waharoa Park Limited light industrial subdivision based on assessments of traffic, servicing and other land-use effects.

The off-site works required to be completed and funded by Waharoa Park Limited included a requirement for detailed engineering design, approval and construction of the following assets:

- Upgrade of the Hawes Street/SH27 intersection including centre splitter island, left turn out lane, and lengthening of the right turn bay taper by 37 metres.
- Road widening on Hawes Street and associated berms and footpaths and pavement improvements.
- Associated upgrade of Hawes Street/Casey Street intersection and formation at the rail crossing.
- Upgrade of Factory Road and Dunlop Road intersection. Upgrade Factory Road formation from rail

crossing to Dunlop Road intersection through the private section of Factory Road.

- Upgrade of Dunlop Road from a rural road standard to an industrial standard. Including strengthening, reshaping, basecourse improvement and road widening to a 9 metre width over a length of over 600 metres, from the Factory Road intersection over the Dunlop Road length past the subdivision frontage.
- Public road lighting provision and stormwater management improvements.
- Public water main extension from the existing township services via Hawes Street, through the rail corridor (including Tranzrail approvals and fees) and along Dunlop Road 150mm diameter water main to the Waharoa Park Ltd site.
- Upgrade of electricity and telecommunication services on Dunlop Road.

The above infrastructure upgrades were in addition to the internal subdivision roading, water, stormwater (internal reticulation and stormwater storage, treatment pond and associated reserve vested in MPDC) and utility services constructed.

The public infrastructure upgrades were required to be funded by Waharoa Park Limited in recognition of the fully developed site impacts.

Waharoa Park Ltd had previously investigated a private plan change for Industrial zoning of the development with others. That plan change proposal was not completed on the basis of a MPDC advice on a proposed, but subsequently delayed, Plan Change 49 addressing zoning in Waharoa.

As the Plan Change 51 Development Concept Plan proposal is being assessed prior to the Plan Change 49 proposal the Waharoa Park Ltd submission is to seek to ensure that the assessment of effects recognises the consented and previously mitigated infrastructure effects of the Waharoa Park Limited subdivision. Waharoa Park Limited support the development of the Waharoa Industrial area as proposed by Open County Cheese, but request that the application assessment recognise the fully developed land-use effects of the consented Waharoa Park Ltd subdivision. A specific example is the Traffic Assessment reference to existing traffic movements. It is requested that the assessment be amended to recognise the fully developed Waharoa Park Ltd site as addressed in terms of the land-use consent mitigation.

I seek the following decision from Council: Accept the plan change with the following amendments
Please give precise details: Assessment of infrastructure effects in terms of the land-use consent RCN 0474 and varied consents 102.2006.8474, 106.2006.1623 and 102.2014.10883, recognising the prior mitigation works for the fully developed Waharoa Park Ltd subdivision.

I wish to present at the Council planning hearing: Yes

I would be prepared to present a joint case at the hearing with others making a similar submission: No

I could gain an advantage in trade competition through this submission.: No

If you could gain an advantage in trade competition through this submission please complete the following:
I am directly affected by an effect of the subject matter of this submission that— (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition: