

**Submission ID:** 67761

**Submission Date:** 2023-07-14  
20:51:44

Schedule 1 of the Resource Management Act (RMA) 1991

**To: Matamata-Piako District Council**

**Submitter's Details**

**Name (individual/organisation):**

Peter Hexter

**Contact person (if different from above):**

Peter Hexter

**Address for correspondence:**

2559 State Highway 26

**Email:**

peter@cooperaitken.co.nz

**Phone Number:**

0274669035

**This is a submission on Private Plan Change 58: Avenue Business Park - Proposed General Industrial Zone, located on the western side of Morrinsville, between Avenue Road North and State Highway 26 (Lot 1 and 2 DPS 78100).**

**The specific provisions of the plan change that my submission relates to are:**

1. Acoustics Report
2. Landscape and Visual Assessments
3. Infrastructure report
4. Economic Analysis
5. Amended Provisions

My submission is:

To whom it may concern.

I have tried to review as much of the documentation as possible, but currently being on leave and out of the country it has meant that it is hard to do this full justice.

Firstly, I would like to highlight that I accept in principal what is trying to be achieved in this application and Morrinsville does need to make more land available for this type of development and as highlighted to the council in the past, that I would like my land (especially the front of my property to be considered for further future development in town). There is a general need for property that is made available for supermarket. commercial/service and retail expansion in town with good road frontage.

However have declined the application until I can have further discussion with the land owner and developer.

My key concerns are as follows:

1. Acoustics - There was no measurements taken from my property, given the lay of the land and the way the effect of the terrain of the land sends the noise towards our dwelling. We have noticed the impact of the current development on our property, stage 1 development of the Avenue road project and the building on the Bowers property. There has been no consultation with the affected land owners in regards to any of these projects. In addition, to our surprise the current land being requested for a Plan Change has had a lot work completed on it which borders on our boundary and we have not been consulted about this. There has been various fill removed and transported to stage 1.

We believe more work is required to minimise the noise pollution on our property and neighboring properties. Not only from the Earthworks stage but from a construction/erecting of buildings stage and then the ongoing noise from the activity from the businesses located their which includes transport noise.

2. Landscape and Visual Assessments - This has a severe impact on us, where we look down on to rural neighboring property, this will now be disrupted with industrial and commercial space. This not only impacts aesthetic values but the overall value of our property.

There is obvious risk of light pollution, that is the impact it will have on viewing the night sky - and the impact on our accommodation with excess light. A classic case was the storage centre next to the neighboring property with a security light shining straight into neighboring properties. There is a genuine need for a reduction in regards to light pollution and control of directional lighting. Further negotiation needs to take place here.

The report assumes that existing trees will remain to act as a buffer, however we have been in the process of looking at getting these removed due to the trouble they cause with falling debris. If these are to be removed, I feel that we will be highly impacted by the visual effect of this change in land use. The 5 metre buffer zone does not give us sufficient information or peace of mind to minimise the impact of this development. We would like to work closely with the land owner to see how we can mitigate the impact of this. Does the buffer need to be bigger, does the plantings need to be different, how can we create a more appealing view. Some of the buildings can be very high which will need to be considered. Achieving a better buffer here may mitigate the impact of the acoustic issues.

3. Infrastructure report - We need to be guaranteed that there is no further runoff to be added to the existing drainage system on the boundary of our property. The drainage is poorly maintained and the infrastructure with the associated properties needs to be reviewed. There is a potential to resolve the poor drainage for neighboring properties. This can be further investigated.

4. Economic Analysis - This report lacks substance in regards to the impact it has on neighboring properties. When reports like this are being submitted it would good to understand the likely impacts it will have, will this devalue property, reduce options for neighboring properties. I am uncertain of the impact here and need further confirmation as to what the likely effects are.

5. Amended provisions - Two key parts to this - I would like to see further discussion around good cycling and footpath usage and the connection to the existing paths in town. In the provisions there did not seem to be a very strong commitment to establishing these. Signage placement needs to be considered - we need to ensure that there is not additional light pollution on the neighboring properties. Signage placement is important and perhaps rules around when and how it is operated to reduce the impact.

Other factors to be considered.

6. Understanding the larger picture - is there a potential to allow for future development, what is the councils wider view of neighboring property, can infrastructure such as a paper road be left in place to incorporate future growth. Important to have larger scale view of the future potential of this area. For example if my property was deemed to be available for commercial/industrial use, could infrastructure be put in place to allow for this future development.

7. Sustainability - commitment to sustainability - no mention in the plan about renewable energy - should there be a commitment to using renewable energy and being more self sustaining as a development.

These are my initial thoughts that I would like to be considered for my submission. These should not be considered final but a work in progress. (these comments are made without prejudice in the above submission).

I am happy to work through these issues with the owner and developer to come out with a workable solution for all parties.

Any questions then please do not hesitate to contact me.

I will be available for further discussion after the 18 August 2023.

Kind Regards  
Peter Hexter

**I seek the following decision from Council:**

Decline the plan change

**Suggested amendments:**

**I wish to be 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:**

Yes

**I could gain an advantage in trade competition through this submission.**

No

**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

**Upload additional info (if necessary):**

**Notes:**

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**Submission ID:** 67762

**Submission Date:** 2023-07-14  
20:51:49

Schedule 1 of the Resource Management Act (RMA) 1991

**To: Matamata-Piako District Council**

**Submitter's Details**

**Name (individual/organisation):**

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**Contact person (if different from above):**

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**Submission ID:** 67763

**Submission Date:** 2023-07-14  
20:51:50

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**Submitter's Details**

**Name (individual/organisation):**

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**Contact person (if different from above):**

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