

Received Consent Authority

10 JUN 2011

Timaru District Council

Received

124445

Form 5

Submission on Publicly Notified Proposal for  
Policy Statement or Plan

Clause 6 of First Schedule of the Resource Management Act 1991

To: .....Timaru District Council

Name of Submitter : .....Alan Donald & Lynley Kaye MacKenzie

This is a submission on the following proposed policy statement (or on the following proposed plan or on a proposed change to the following policy statement or plan) (the **proposal**):

Proposed Zone change Residential 4 to Industrial L  
Land at 16, and 22 Martin Street, Washdyke Street,  
legally described as Lot 1DP 301498 and Lot 2 DP 304931

The specific provisions of the proposal that my submission relates to are: *[Give details]*

Lighting

Noise

Driveways

Traffic safety -Speed limit, Traffic humps and footpaths. Provision for and monitoring of Customer and employee parking on sites

Bulk and location of buildings

Tree Buffer between no 16 and 14 Martin Sts

No telecommunications activities on this land

Increase of Parking area of Sir Basil Arthur Park

Access to Sir Basil Arthur Park, and businesses

**My submission is:**

We believe it is the Council's wish to extend the boundaries of Industrial L land to include areas such as the land in this proposal, and although we would wish it to stay as it is, if it is to change, we would want the following issues to be discussed and remedied.

Access – Since the division of Goldpine's yard, to create another yard for Sicon to hold their trucks, we have seen an increase of traffic on a daily basis. Not only that, cars are now parking from near our gate to the end of the street. On a regular basis, trucks are double parked, and left for periods. The grass verge area between the cars and fence lines will become wetter, and not suitable for walking as winter approaches. At present to keep clear of the cars and trucks, we are having to walk on the roadway. The cars parking on the verge up Martin St, and the emerging traffic from Sicon's transport yard in Christies at no 16, is often creating a real mess of mud on the road. We appreciate that is swept by Sicon, but this is not a long term solution. The addition of a footpath will be something we hope is to be included if this zone change happens to allow for safety of walking public.

We would also ask that the Council monitor the parking of employees and customers, as we note that the District plan states that parking spaces are not to be used for storage of goods, but only for the purpose of parking.

We note that at times the Council seems to take a view of acting only when in possession of a complaint by the public, instead of seeing that businesses are not complying with the District Plan. We would like this to change.

Lighting - We have been at the property for 4 years. Power Farming and Goldpine were the only businesses in the area. The green neon from Goldpine is obvious, but not bright as it is off the right of our bedroom. The Powerfarming lights are bright at night. Since then, the lighting from new buildings at Primepac and Scarlett Hydraulics have made for a much stronger light spill showing into our home. Due to the height of these properties, the light cannot be countered by a buffer of trees etc. The zone change will impact on this much more, as security and night lighting will increase. We would ask that the night lighting be tightly controlled, and a buffer be created between us and the adjoining property to filter this light spill at night.

Noise – at present there is intermittent beeping from loaders and fork trucks, road and sport noise. We have noticed an increase in road noise since the removal of trees on the North side of the property next door to us. We are aware of noise on Racecourse Road, and from those businesses trading in the surrounding areas. We anticipate that this noise will only increase as Zone changes are made along the Racecourse Road, Laughton St, and Martin St. We are noticing an increase in cumulative noise, which has an impact on our daily lives.

With more land around us being rezoned Light Industrial, we ask that strict control of what type of business activity be allowed to reduce the possible and potential detrimental effect it will have on the adjoining Residential 4 residents.

We ask for a buffer of trees to be created to block the noise. We ask the Council to only approve Resource consent for those activities which are unlikely to add significantly to noise levels in this residential area.

Habitat for birds and small animals -A tree buffer is also necessary to provide a home for the birds and small animals such as geckos and hedgehogs, that live in the existing hedge between no 14 and 16 Martin St.

Driveway – we ask that the driveway to no 16 Martin Sts be changed to exit further up the street, so that traffic noise, dust and movements be limited to Industrial areas, away from the residential portion of the street.

Speed limit – We would ask that signs showing the speed limit be clearly visible – A quick survey of drivers in the area showed there was confusion over speed limits, some believing this to be a 70km area. With tractors and large trucks already regularly using these roads, this potential hazard can be mitigated with larger or more obvious signs. The addition of a footpath will keep the walking public safe.

Traffic hump – if speed humps were placed at the ends of Doncaster and Martin Sts it would reduce speed and possibly the volume of traffic that passes by this small Residential Zone. This will mitigate the effects on Residents that a Zone change will have.

Bulk and location of buildings – we ask that buildings be located at the northern boundary of 16 Martin St, reducing the impact it would have on the residents living in Residential 4 land. We also ask that the size of buildings be controlled to protect the lifestyle of those living in Residential Zone 4.

Footpaths – traffic in the area has increased in the 4 years we have been residents, We anticipate an increase if the area is developed further. We notice an increase of traffic using Martin/Doncaster Sts to travel to and from Sir Basil Arthur park for sports, and big trucks and tractors use it as a slip road during the week, often to turn at the bend where Doncaster and Martin Sts meet.

We ask that the Council fast-track any plan to include footpaths in these streets, to allow for safety of residents, school children and customers of businesses.

Parking area of Sir Basil Arthur Park - We ask that the Council address the possibility of obtaining part of the property of 16 Martin St for use as parking for Sir Basil Arthur Park sports ground. We notice the parking for the grounds next door is not adequate on site, with many cars lining the Racecourse Road. Although the 100 km speed limit is now in place further north of the Park, in practice many drivers are not adhering to this speed. We ask that the possibility of acquiring this land be part of the decision to rezone, as more traffic is expected and pedestrian safety will be enhanced by this.

**We seek the following decision from the local authority: [Give precise details]**

We ask that you accept this Zone change proposal, but only if these requirements can be met

- the legally required height(10m) and bulk of building be set back further than the required 5m from our North boundary (adjoining 16 Martin St) to reduce the impact of such a building on the Residential Zone 4.

--that the driveway of 16 Martin St be moved away from the boundary of 14 Martin St.

- that boundary screening with thick trees be planted and maintained to a height that is capable of acting as a buffer from noise, light and dust all year round. This is also necessary to create a continued habitat for the local bird and wildlife. We ask to be involved in the choice of trees.

-That no telecommunications facilities be erected in this area.

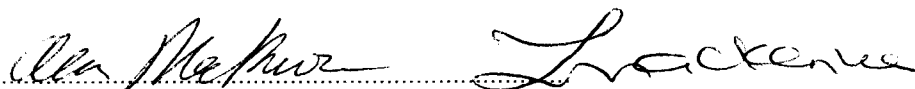
-That spill lighting from security or advertising signs be directed away from our boundary at night.

-That the lighting not be brighter than the allowed 10 lux directed at our boundary.

- That parking for customer or employees does not sit outside the boundary of the properties, and that this is enforced by the Council.

- That a footpath be installed along the road of Martin and Doncaster Sts, in order to maintain the safety of walking residents, school children and customers of businesses in the area.

We wish to be heard in support of my submission.

  
Signature of submitter or person authorized to sign on behalf of submitter

Date 10 June 2011

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Contact person Alan MacKenzie