

TAMAHERE COMMUNITY COMMITTEE

Southside Sands Ltd, Application to Hamilton City

June 2011: OPPOSE

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The Tamahere Community Committee is a group set up by the Waikato District Council to work alongside Councillor Wally Hayes. The Committee's aim is to act as a portal for Community views on Council planning and issues that impact on the Tamahere community and any cross boundary issues.

In particular the Committee's focus is on the ongoing development, review and implementation of the revised Tamahere Community Plan, "The Lifestyle Community", 2004-2013, and to ensure development that takes place within the region and on its boundaries also fits within the Waikato District Council's [WDC] LTCCP and Future Proof. The Committee submitted its strong support of Future Proof during the consultation phase.

Whilst the world cannot stop, major planning milestones must be taken into account when considering developments such as Southside Sands which will impact on urban parts of Hamilton City, Tamahere Country Living Zone residents and on WDC's road network.

SUBMISSION: OPPOSE. WISH TO BE HEARD

We submit that the Tamahere Community Committee oppose the Southside Sands Quarry application for the following reasons:

1. Environmental Impact:

- a) After the removal of soil, we question the ability of Southside Sands to adequately rehabilitate the site to the standard required for building. The applicant suggests that no fill will be used where building has been designated, are they saying no fill will be used in the whole future residential zone? Hardly practical because at the present time building sites have only been outlined as part of the southern Links Project and as such no sites have been designated or consented. How will fill type and areas be monitored? Local Councils are already dealing with the "Leaky House" issue and this project has the ability to create another building problem.
- b) This proposal is on the banks of the Waikato River streams and as such will be detrimental to the river's water quality and cleanliness.
- c) It is unclear how and where sand and soil will be stockpiled and how fine particles will be stopped from flying in the wind. This will be a nuisance to local residents; especially those who use rain water. As use of rain water is now a conservation issue, it is imperative that its collection is not compromised by projects such as this. The prevailing westerly winds will see major impact of dust and noise affecting properties on the eastern side of the Waikato River in the Waikato District Council Tamahere Ward.

- d) Where is the applicant acquiring water for the quarry?
- e) How can an extraction activity such as this sand plant possibly be allowed in an area zoned future residential. The two are not compatible, and if the project is allowed it will most likely stall residential development until long after the quarrying is complete. The presence of a sand extraction activity in a residential area will discourage developers, and most certainly the ultimate section buyers as it will transform what might be a highly desirable residential area into one that is much less desirable.
- f) If this activity is allowed to proceed it opens the door for other industrial activities to also seek to set up in the area. This should be discouraged. It is already zoned future urban and has been for some time. The public needs to be able to RELY on zoning when they make a purchase decision.

2. Future Proof:

The essence of the Tamahere Community Committee's submission to Future Proof was to stop this kind of adhoc development happening. Does a sand quarry with all its implications fit within the Future Proof strategy documentation especially with regard to "Buffer Zones"? Any development taking place MUST comply with Future Proof even though the documentation is still to be enacted. Other points within Future Proof worth noting:

- Suggestions of Priority Issues: Protection of green areas, gully areas, RIVER EDGES and peat lakes.
- Protection of key ecological sites where appropriate.
- Need for greater emphasis on industrial land provision to address land supply shortages.
- Specific comments about strategic sites for rezoning: Horotiu, Te Rapa, Hautapu and Hamilton Airport.
- Site selection and development controls to avoid land use conflicts between industry and residential/rural residential land uses.
- Ensure that rural residential and urban development avoids mineral resource areas and that conflict between extraction of mineral resources and associated activity has been reduced by ensuring that any sensitive activities are not located adjacent to where mineral resources are being extracted. (Note: The timeframe for this is ongoing.)

3. Traffic:

One of the key objectives of the Government is to get locals out of cars and onto bikes and footpaths, most especially children going to and from school. The increased traffic flow from this development will seriously compromise such activities especially if trucks use the Peacocke/Bader Road route. The roads are small, have visibility issues and the route passes a school.

- a) Leakage of water, sand particles and silt onto the local roads will be another hazard for road users; especially for cycles, motor-bikes and scooters.

- b) If consent is granted but conditions for truck routes are imposed; who will monitor the trucks on a daily basis?

4. Monitoring and Controls:

We have major concerns at the Council's ability to monitor and control the Resource Consent conditions if this proposal given consent to proceed.

5. Noise:

The noise nuisance has not fully been investigated as the proposal appears to use a report from another site. Local residents need to be sure a proper noise assessment has been carried out. The amenity and life-style of residents living across the Waikato River in the WDC's Country Living Zone will be seriously compromised.

- a) Many residents will be affected by the noise of machinery. The hours of operation mean this nuisance will increase in summer months (7 – 18 winter, 7-19 summer) and yet this is when most New Zealanders like to live outside. The hours of operation are unacceptable.
- b) Future proof policies and philosophy's regarding buffer zones and zone types should be used in reviewing this application.
- c) Current development in the Dixon Road area includes a retirement village and if trucks use this road to access SH3 the location of this village will be seriously compromised.