

**IN THE MATTER OF
AND
IN THE MATTER OF**

the Resource Management Act 1991
Proposed Private Plan Change 13 to
the Hamilton City Operative District
Plan: Te Rapa Racecourse

Submitter

Alan Day, Owner 431E Te Rapa Rd

STATEMENT OF EVIDENCE OF ALAN LLOYD DAY

Introduction

1. My name is Alan Lloyd Day. I am the owner of the industrial property at 431E Te Rapa Road.
2. I have owned that property for over 26 years.
3. The property is one of a line-up of industrial properties along our service lane that have a broad range of uses in a long-established industrial area.

Uses of the property over time

4. For the first 12 years or so of my ownership I occupied the property myself for my company's business. I used the building for assembly and storage of medical equipment.
5. After I moved to larger premises it was occupied by Kitchen and Things, a kitchen manufacturer that carried out construction work, storage and other related activities on the site.
6. After Kitchen and Things left there was Sentinel Homes Waikato that carried out a range of storage, construction and related activities, mainly indoors but also sometimes outdoors. Containers were often brought to site.
7. The current occupier is Ideal Buildings Waikato another building company that makes steel sheds, garages and other steel buildings. They have a showroom at the site with some construction work being carried out to make display buildings. Any restriction on noise, dust or odour could affect our tenant's business.
8. The open area out the back of the building is used for vehicle access, loading and storage, loading of goods and equipment. It has a concrete apron and then a gravel and grass area that drops down 1-1.5 metres to the boundary with the racecourse land. There is no fence so access to the rear from the racecourse is not difficult.

9. That is a total of four occupiers of the site over the past 20 years, with there being three different tenants over the past 8 years.
10. The building has always been well maintained and the area out the back has been kept clean but undeveloped, so it is available for outdoor activities, storage, parking, etc.

Reasons for opposing Plan Change 13

11. The changes in occupiers of this property over the years highlights the pattern of changing occupiers at this site and surrounding sites. People come and go and new tenants are required from time to time.
12. I have kept ownership of the building on the understanding that it is available for a wide range of industrial activities, so it is attractive to a wide range of potential tenants. The last thing I and my neighbours need is to have activities at these properties affected in any way by nearby residential development.
13. As an example of the reality of residential complaints about nearby activities I can refer to what happened when the residential units were put on top of the industrial units to the south of the racecourse. There was such a fuss from residents about the smell from horses on the racecourse land that the racecourse was forced to shift the horse grazing away from that area, leaving it much less usable than previously. To my knowledge no industrial tenant ever complained. I can see the same sort of thing happening with our industrial properties from residential tenants. .
14. If the racecourse and the Council want to create a new residential area, in my view, it needs to be much further away from any industrial activity. Better still, find different parts of town to expand residential development. Because our business premises are in established industrial areas any developments on adjacent land should be zoned the same. The conditions and activities we currently are allowed to carry out on our premises must not be affected by any future adjacent development and the conditions we currently operate under should in no way be changed because others see a commercial opportunity.

15. I understand that commercial/industrial land is a similar price to residential land so suggest converting the racecourse land the industrial would be the better option.

Access and parking

16. Access for my tenants and their customers needs to be as easy as possible. The Te Rapa Road service lane parking spaces are always at a premium and leaving the lane is already difficult. With any future developments this will only become more congested and town planning issues need to be addressed. The two current accesses to the PC 13 site are limited and congested much of the time and there is difficult access onto Te Rapa Road. Significant traffic to the Te Rapa entrance will cause further congestion including the service lane and accessing main roads and will be a source of future road safety issues. There are already traffic lights to access the Bunnings complex and with another entry road just metres down the road it is not practicable to install further traffic lights.
17. There is little parking available for the sites that are on the service lane. Most customers and many staff park on the lane and I expect that residents from this proposed development would want to use that lane for parking as well.
18. If there are residents using the service lane for parking, they will look for a short cut to the residential development through the industrial properties, so there would need to be a continuous high wall around any residential development that might be allowed under this Plan Change. I personally don't think that will solve any of the issues about pressure on normal industrial activity, but it might help prevent access between the two areas.
19. Security has always been an issue so with a residential area directly behind the area would need security fencing (possibly acoustic) as part of any development.
- 20.

21. From my personal experience you can't make a difficult parking and access situation better by adding 200 residential units into the neighbourhood.

Dated: 23rd August 2023

A handwritten signature in blue ink, appearing to read 'Alan Day', with a long horizontal stroke extending to the right.

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Alan Day