

Summary of Submissions

For Proposed Plan Change 24

Submissions in Support

1. Submission Number: 24-1
Name: New Zealand Fire Service Commission
Address: C/- Beca Carter Hollings & Ferner Ltd, Attention: Fiona Murray, PO Box 448, Hamilton 3240

Submission:

- The proposed plan change should take into account the operational requirements of the Commission to adequately provide for fire-fighting activities as outlined in the NZFS Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- Amend the wording of 6.2.11 C) ii) to recognise the above code.

Decision Sought from Council: Approve Proposed Plan Change 24 with the above amendment.

2. Submission Number: 24-3
Name: NZ Transport Agency
Address: Attention: Steve Howard, PO Box 973, Waikato Mail Centre, Hamilton 3240

Submission:

- NZTA acknowledges the benefit of integrating the Design Manual with the District Plan and in particular urban design aspects which help to assist in mitigating potential adverse traffic impacts and provide integrated transport solutions.
- NZTA has an interest in proposals with the potential to affect the state highway network. The NZTA Planning Policy Manual provides guidance when preparing comment as an affected party on such proposals. There is benefit in informing plan users clearly that NZTA may be consulted as an affected party, the District Supplement of the Development Manual goes some way towards this but further clarification could be useful, a good example can be found in the Otorohanga District Plan.
- The NZTA has replaced Transit NZ and this plan change provides opportunity to make changes to any references to Transit NZ and Land Transport NZ within the District Plan.

Decision Sought from Council: Approve Proposed Plan Change 24 subject to the amendments listed above.

3. Submission Number: 24-4
Name: Transpower New Zealand Limited
Address: C/- Burton Consultants, Attention: Kathryn Lacey, PO Box 33-817, Takapuna, Auckland 0740

Submission:

- Transpower supports the integration of the Development Manual but is concerned the National Grid in the Matamata-Piako District is not recognised

or protected. The Development Manual should be amended to give effect to the NPSET, ensure sustainable management of the National Grid, provide for ongoing operation and maintenance of the network, ensure the existing network can be upgraded to meet growth, protect the network from reverse sensitivity issues and ensure provision for planning and development of new lines.

- Amend Appendix 6 to recognise and provide protection for the National Grid from adverse effects of development and that Transpower be considered an affected party.

Decision Sought from Council: Approve Proposed Plan Change 24 subject to the amendments listed above.

4. Submission Number: 24-5

Name: Powerco Limited

Address: C/- Burton Consultants, Attention: Kathryn Lacey, PO Box 33-817, Takapuna, Auckland 0740

Submission:

- Powerco supports the integration of the Development Manual but is concerned with the lack of recognition and protection of the sub-transmission network in the Matamata-Piako District from the adverse affects of third party development. The sub-transmission network needs to be explicitly recognised in the district.
- Powerco seeks protective corridors to protect sub transmission lines from potential adverse effects of subdivision, building and structures.
- Powerco also requests that new subdivisions are required to demonstrate adequate security if supply.

Decision Sought from Council: Approve Proposed Plan Change 24 subject to the amendments listed above.

5. Submission Number: 24-6

Name: Federated Farmers of New Zealand

Address: Rhea Dasent, PO Box 447, Hamilton 3240

Submission:

- The Development Manual will allow for a holistic approach to development standards and simplify the subdivision process for developers and Council.
- Waikato Federated Farmers asks if the Development Manual applies district wide or to certain zones. This should be clarified.

Decision Sought from Council: Approve Proposed Plan Change 24 subject to the amendments listed above.

6. Submission Number: 24-7

Name: Barr and Harris Surveyors Limited

Address: PO Box 112, Matamata 3400

Submission:

- The submitter supports the guidelines but raises issues over clarity, consideration of local conditions and practicality of application, as detailed below and in the full submission.

- Section 6 - Subdivision: 6.1.2 - Engineering staff need to retain control for exemptions to specific criteria. 6.2.1 - Object to Urban Design and CPTED criteria without clear guidelines. 6.2.2 - Object to standards in the Development Manual. 6.2.3 - Need to describe procedure where new sightline criteria cannot be achieved. Object to access width requirements. 6.2.11 - Storm events are not properly defined.
- Section 9 - Transportation: remove reference to 'private access to rear lot'.
- Add definition for site coverage or building coverage.
- Object to adoption of the HCC Development Manual until the individual sections are addressed in terms of Council conditions, assets and objectives.
- MPDC Supplement: 2.4.3 Object to contour criteria. Remove 2.1a.
- 3.1A is contradictory.
- 3.4 is not practical and no allowance for permeable pavements is provided for.
- 3.5.1 is ambiguous. Road boundaries and fencing should not be a 224 issue.
- 3.6.2 Applicable to state highways not necessary on all arterial routes.
- 3.7.3/3.7.4 Elimination of GAP materials is not an environmentally sustainable practice, private access legs should be required to be formed.
- Part 4 Stormwater Drainage - Object to section 4.2 in its entirety. 4.8 Contrary to Stormwater Bylaw.
- Part 5 Wastewater - support this section.
- Part 7 Street Landscaping - unclear.
- Part 8 Network Utilities - object to 8.2 and 8.4.
- Appendices - 1, 5, 6, 8, contradictory and unclear. Appendix 8 contains errors previously discussed.
- The submitter queries whether the MPDC supplement will be reviewed annually as the HCC Development Manual is.

Decision Sought from Council: Approve Proposed Plan Change 24 subject to amendments detailed in submission.

7. Submission Number: 24-8
 Name: Noel Harvey-Webb
 Address: 18 Millar Street, Te Aroha

Submission:

- Plan Change 24 is well conceived, requires active Council planning and implementation.
- Council planning should cover urban, housing and transport design.

Submissions in Opposition

1. Submission Number: 24-2
Name: Wolfgang Goldbach-Faber
Address: 40 Shakespeare Street, Te Aroha 3320

Submission:

- The proposed plan change is difficult to understand and flawed.
- Policy is mixed with technical matters.
- Proposed Stormwater rules contradict Proposed Stormwater Bylaw.

Decision Sought from Council: Decline Proposed Plan Change 24.

2. Submission Number: 24-9
Name: Eldonwood Limited
Address: C/- Tollemache Consultants Ltd, PO Box 52 015, Kingsland
Auckland 1352

Submission:

- The submitter opposes parts of the Plan Change, in particular 6.21, 6.23, and 9.1.1 and seeks the deletion of these performance criteria.
- The plan change fails to recognise land use consent applications for 'Comprehensive Residential Developments'.
- Performance standards need to be measurable and specific. The proposed performance standards are subjective and not quantifiable. This creates uncertainty for the community.
- It is more appropriate for urban design, CPTED and transportation to be addressed through Section 1.4.20 of the District Plan.

Decision Sought from Council: Amend Proposed Plan Change 24.

Further Submissions

1. Submission Number: 24-10
Name: Graham Robertson
Address: C/O Matamata-Piako District Council, PO Box 266, Te Aroha
Further Submission on: 24-7
Name of Original Submitter: Barr & Harris Surveyors Ltd

The submitter supports the following aspects of Barr & Harris Surveyors submission;

- Amend the wording of 6.2.11(A) (Vii).
- Amend wording of Vol. 5 MPDC supplement 2.4.3 As-Builts.
- Amend wording of Vol 5 MPDC supplement 4.21.
- The submitter recommends no changes other than those stated above be made.

Decision sought from Council: Approve Plan Change 24 provided the following amendments are made;

- Amend the wording of 6.2.11(a) (vii) "The effect of climate change on a proposal shall be taken into account".
- Amend part of the wording of Vol. 5 MPDC Supplement 2.4.3 As-Builts to read"----and the earthworks, roading and stormwater plans shall show completed ground level contours at a minimum interval of 0.5 meters in terms of Moturiki Datum."
- Amend part of the wording of Vol 5 MPDC Supplement 4.21 by replacing the words "25mm diameter" with "approved".
- That there is no other change as a result of all other aspects of the submission.

2. Submission Number: 24-11
Name: Eldonwood Limited
Address: C/- Tollemache Consultants Ltd, PO Box 52 015, Kingsland
Auckland 1352
Further Submission on: 24-7
Name of Original Submitter: Barr & Harris Surveyors Ltd

Further Submission: Eldonwood Ltd supports the entire submission so long as the relief is consistent with that sought in the submission by Eldonwood Ltd.

Decision Sought from Council: Supports proposed plan change 24 provided the relief aligns with that sought by Eldonwood.

3. Submission Number: 24-12
Name: GeoMetrix
Address: 10Lawrence Ave, PO Box152, Te Aroha
Further Submission on: 24-7 & 24-11
Name of Original Submitter: Barr & Harris Surveyors Ltd & Eldonwood Ltd

Further Submission:

- The submitter opposes the proposed plan change and the Development Manual.
- The submitter supports the submission by Barr and Harris.

- The submitter supports the submission by Eldonwood Ltd.