

# Summary of all Submissions for Proposed Plan Change 31

## Submissions in Support

1. Submission Number: 31-1  
Name: P&M. Equipment Hire Ltd.  
Address: 600 Bain Rd RD2, Huntly, 3772

### Submission:

- No road extension through their property
- Rates to remain the same after the land zone change
- Sections sizes are similar to Ashworth and Mackenzie Place
- Property owners can maintain existing land use for at least 10 yrs if they wish

Decision Sought from Council: Approve Proposed Plan Change 31 provided the above mentioned points are considered

2. Submission Number: 31-2  
Name: Corvette Finance Ltd  
Address: PO Box 2150 Shortland St, Auckland 1140

### Submission:

- The submitter supports the plan change as it provides consistent and coordinated development
- It provides suitable roading and connectivity as well as sufficient open space to create an attractive development

Decision Sought from Council: Approve Proposed Plan Change 31

3. Submission Number: 31-4  
Name: Matamata-Piako District Council  
Address: PO Box 266 Te Aroha, 3342

### Submission:

- Appendix 13.2 Structure Plans - Diagram 1 Density Areas and Diagram 2 Movement and Open Space Network to be shown as one structure plan within the District Plan. In addition the key for Diagram One is to refer to rule "6.1.3" not 6.13. The reason for this is to clearly define where each element of the plans fit in with one another
- To provide clarity to rule 1.4.20A Subdivision – Restricted Discretionary Activities (2) (f) – Future Urbanisation so that the rule is clear that it gives guidance on the size of future lots. For example if 1500 m2 lots are triggered by the rule then a minimum lot of 750m2 should be considered for the future lot or smaller where different densities are provided for
- Under the provisions for Comprehensive Housing Developments rule 4.14.4(v) relates to maximum building coverage whereby it applies to the parent site. This rule may prohibit the putting up of small outdoor garden sheds or accessory buildings

- To provide numbering within the District Plan that provides for subsequent numbering throughout the District Plan. For example remove reference to repeated numbers that utilise letter numbering (1.4.20A) and renumber 1.4.21 and subsequently renumber the rest of the section

Decision Sought from Council: Accept with amendments

4. Submission Number: 31-5  
Name: Te Manawhenua mo Matamata-Piako

Submission:

- Te Manawhenua mo Matamata-Piako seeks changes to be included in the Proposed Plan Change to provide for Maori Culture within the assessment criteria

Decision Sought from Council: Approve Proposed Plan Change 31 subject to amendments

5. Submission Number: 31-6  
Name: Eldonwood Ltd  
Address: Tollemache Consultants Ltd, PO Box 52015, Kingsland, Auckland 1352

Submission:

- Addition of words to Rule 7.1 (viii)
- Amend Section 2.2 Activity Table to correct minor errors
- Zoning Map – error in structure plan boundary
- Amend map 34 so the Precinct F Structure Plan Area is located on the same map at an appropriate scale
- Appendix 13.2 Diagram 1 – error in references to Rule 6.1.3.
- Amend Rule 4.13.5(iv) Precinct F Matamata

Decision Sought from Council: Approve Proposed Plan Change 31 with the above mentioned amendments

6. Submission Number: 31-7  
Name: New Zealand Fire Service  
Address: Beca Carter Hollings & Ferner Ltd, PO Box 448, Hamilton, 3240

Submission:

- The New Zealand Fire Service concerns relate to the provision of water supplies and access suitable for fire fighting purposes for new dwellings located with the area proposed by Proposed Plan Change 31

Decision Sought from Council: Approve Proposed Plan Change 31 with amendments to ensure fire fighting provisions are adequately provided as part of the plan change

7. Submission Number: 31-8  
Name: A Shaw  
Address: PO Box 433, Matamata, 3400

Submission:

- The submitter supports Proposed Plan Change 31 and wishes to present to Council

Decision Sought from Council: Approve Proposed Plan Change 32

8. Submission Number: 31-9  
Name: SJ & R Broomhall Pippins Ltd  
Address: Pippins Haig Rd, Matamata, 3400

Submission:

- The submitter states both Beathy Road and Haig Rd properties should be residential to maximise land use at a site where drainage is more than adequate for this type of development (very good sand base with no Waitoa Clay)
- Comments on link road and proposed buffer walking track cycle on southern part of Haig Rd – The submitter believes the link road should be the buffer between urban and rural zones. This would mean traffic flows for possible heavy vehicles would not be on residential streets

Decision Sought from Council: Approve Proposed Plan Change 31 subject to the amendments listed above

9. Submission Number: 31-10  
Name: New Zealand Transport Agency (NZTA)  
Address: PO Box 973, Waikato Mail Centre, Hamilton, 3240

Submission:

- Supports location
- Supports the use of a structure plan
- Supports the urban design approach taken in developing the plan change.
- Has concerns over the impact that increased density would have at points on the state highway and does not concur with the findings and conclusions reached by Traffic Design Group in their 'traffic impact assessment
- NZTA will undertake an independent assessment of the Proposed Plan Change and will work alongside Council to resolve any issues raised prior to a hearing

Decision Sought from Council: Approve Proposed Plan Change 31 subject to the amendments listed above

10. Submission Number: 31-10  
Name: Ministry of Education  
Address: Ministry of Education c/o Beca Planning, Private Bag 448, Hamilton

Submission:

- Acknowledges the suitability of the site in terms of accessibility to existing residential development and schools etc
- Praises the use of cycle and walkways as well as the goal of creating a positive environment for raising children
- They are concerned that the development will increase the number of school age children beyond the current capacity of the existing schools
- They acknowledge that they will need to provide increased capacity over time and request council engagement around future planning for education facilities
- Consideration of staging, seek information on the effect of school age population

Decision Sought from Council: The Ministry of Education has submitted to provide information and wishes to remain neutral

- 11.** Submission Number: 31-13  
Name: Federated Farmers, Attn Rhea Dasent  
Address: PO Box 447, Hamilton, 3240

Submission:

- Issues regarding reverse sensitivity
- Soil contamination has been identified; it should be assessed and remedied at subdivision stage
- Recommend that stormwater is managed in a manner that does not adversely affect rural neighbours
- Encourage the collection of stormwater for use
- Why does the Precinct F Zone not follow existing property boundaries?

Decision Sought by Council: Approve with amendments

- 12.** Submission Number: 31-15  
Name: Clevedale Farms Ltd, Attn Ron Vosper  
Address: 72-74 Hinuera Rd, Matamata, 3472

Submission:

- Is concerned that activities occurring within the proposed development could negatively affect their organic accreditation
- Concerns over reverse sensitivity particularly regarding the spreading of fertilizer and noise from farming activities
- Encourages the use of a buffer

Decision Sought by Council: Approve with amendments

## Submissions in Opposition

13. Submission Number: 31-3  
Name: Wayne & Christine Liddicoat  
Address: 34 Jellicoe Rd, Matamata, 3400

### Submission:

- Loss of rural view
- Concerned that Jellicoe road will become an access rd to the new development even though the affected residents of Jellicoe road voted to keep the road a dead end

Decision Sought by Council: Decline Proposed Plan Change 31

14. Submission Number: 31-12  
Name: Barr & Harris Surveyors Ltd  
Address: PO Box 266, Te Aroha, 3342

### Submission:

#### Servicing Issues

- Based on the pond locations proposed, and groundwater levels, sufficient fall for pipes to the storage levels from the 1 in 100 year event are likely to be unachievable for much of the area identified
- Based on existing capacity issues with the drain that runs from Station Road past Pohlen Park and under Peria Road disposal of stormwater to that catchments is not expected to be accepted.
- The option to dispose of stormwater towards the Waitoa river is considered feasible in the long-term for residential development in the western end of precinct F
- It is critical that an overall plan for the township servicing is developed and included in the structure plan provisions

#### Structure planning maps

- Object to roading layout other than main interconnecting route
- Seek to have routes other than main interconnecting route removed
- Seek to have servicing and stormwater issues addressed on the structure plan

#### Plan Change Proposal

- Object to design and layout proposals. Conflicts with Engineering Code, lot shape criteria not applicable over the whole precinct
- Request reserves proposals to be assessed uniformly across the district
- Address development control on a district wide basis
- Remove jargon and text duplication of other provisions

Decision Sought from Council: Decline Proposed Plan Change 31 in its current form

## Further Submissions

15. Submission Number: 31-15  
Name: NZ Transport Agency  
Address: level 4, BNZ Building, 354 Victoria Street, PO Box 973, Waikato  
Mail Centre, Hamilton, 3240

### Submission:

- Supports the submission by Corvette Finance Ltd
- NZTA supports in part the submission by Ministry of Education
- NZTA is opposed in part to the submission by Barr and Harris Surveyors Ltd
- Is supportive of the use of structure plans and indicative layouts

Decision Sought by Council: Approve Proposed Plan Change 31 subject to the amendments

16. Submission Number: 31-16  
Name: Eldonwood Ltd.  
Address: PO Box 52015, Kingsland, Auckland, 1352

### Submission:

- Supports the submission by Corvette Finance Ltd
- Opposes to that in part the submission by P&M Equipment Hire Ltd
- Opposes to that submission by W & C Liddicoat
- Supports submission by MPDC
- Supports submission by Te Manawhenua mo Matamata-Piako
- Opposes to that submission by NZ fire service
- Supports submission by A Shaw
- Opposes to that submission by SJ & R Broomhall Pippins
- Supports in part that submission by NZTA
- Opposes in part that submission by Ministry of Education
- Opposes the submission by Barr & Harris Surveyors Ltd
- Opposes in part that submission by Federated Farmers
- Opposes in part that submission by Clevedale Farms

Decision Sought by Council: Approve Proposed Plan Change 31 subject to the amendments

17. Submission Number: 31-17  
Name: P & M Equipment Hire Ltd  
Address: 600 Bain Rd, RD 2, Huntly, 3772

### Submission:

- One item of the submission by P & M Equipment Hire Ltd was excluded from the summary document. Remove proposed road from running through their property
- Any future roading extensions will be at their discretion

Decision Sought by Council: Approve Proposed Plan Change 31 subject to the amendments

18. Submission Number: 31- 18  
Name: Matamata-Piako District Council Utilities  
C/- Graham Robertson

Address:, PO Box 266, Te Aroha  
Further Submission on: 31-12  
Name of Original Submitter: Barr & Harris Surveyors Ltd

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

- It is agreed that there are significant ground soakage limitations in this area
- It is agreed that Council will require provision for the 1 in 100 year storm (and also the effect of climate change) and that this will be difficult to achieve.
- It is agreed that the siting of the stormwater pond as proposed will not provide for stormwater disposal over much of the land proposed to be rezoned
- It is agreed that no runoff from Precinct F will be able to be discharged to the Peria Drain
- It is agreed that stormwater disposal to the Waitoa River is a key to developing the western side of Precinct F but the design and application for necessary resource consents should be undertaken by the developers rather than Council. They are the ones with the knowledge of what they propose and it is also agreed that the resource consent (and details of how the balance area is to be serviced) is a key to the development of the Precinct.
- It is also agreed that an overall plan for the servicing of the Precinct F is required in respect of stormwater and sewer to ensure the infrastructure and the proposed developments are compatible

Decision Sought by Council: Approve Proposed Plan Change 31 subject to the amendments

- 19.** Submission Number: 31- 19  
Name: Matamata-Piako District Council Utilities  
C/- Graham Robertson  
Address: PO Box 266, Te Aroha  
Further Submission on: 31-7  
Name of Original Submitter: New Zealand Fire Service

The submitter supports the following aspects of New Zealand Fire Service submission;

- The submitter believes it would be best to address the issue raised by NZ Fire Service on a district wide scale as part of proposed plan change 24 rather than on a piecemeal basis.

Decision Sought by Council: Approve the submission in principle but address the issue on a district wide basis as part of proposed plan change 24.

- 20.** Submission Number: 31- 20  
Name: Ross Sainsbury  
Address: 282 Tower Road, RD 2 Matamata 3471  
Further Submission on: Not applicable (see below)  
Name of Original Submitter: Unknown (see below)

Note: This submission does not submit in support or opposition to an original submission. The submission is an original submission received during the further submission period and as such the submission cannot be accepted.

Submission:

- The submitter opposes the Proposed Plan Change due to the proposed use of residential land over high class soils
- Effects of stormwater drainage and the downstream effects on the Waitoa/Piako River is a cause for concern

Decision Sought by Council: Requests the Proposed Plan Change be declined