

Original Submissions

Submission Number	Name	Address	Submission Details (Summary)	Recommendation to Council
41-1	New Zealand Transport Agency	PO Box 973, Waikato Mail Centre Hamilton 3240	<ul style="list-style-type: none"> • District Plan – Include a statement specifying that NZTA standards and guidelines take precedence over the provisions of the Development Manual in relation to State Highways and local road / State Highway intersections. 	Neutral with amendments
41-2	GeoMetrix	PO Box 152, Te Aroha 3320	<ul style="list-style-type: none"> • District Plan, Part B, 1.4.24(ii) – Re-word this section to allow for flexibility in design. • District Plan, Part B, 1.5.1(viii) – Re-word this section to allow for flexibility in design. • Urban Design Guidelines – These guidelines should be finalised before this plan change is adopted. • Infrastructure Code of Practice – We would appreciate the opportunity to review this document before it is adopted. 	Decline unless the issues raised are resolved
41-3	Barr + Harris Surveyors Limited	PO Box 112 Matamata 3400	<ul style="list-style-type: none"> • Object to references to Stormwater Bylaw 2009, Stormwater Disposal Guidelines, Soakage Manual, Urban Design Guidelines and MPDC Infrastructure Code of Practice. • Various amendments to the proposed plan changes and Development Manual. 	Decline unless the issues raised are resolved
41-4	Fonterra Co-Operative Group Limited	C/O Environmental Management Services Ltd PO Box 1307 Hamilton 3240	<ul style="list-style-type: none"> • District Plan – Supports the flexibility provided for assessing vehicle crossings. • Development Manual – comments on and amendments to rural vehicle entrance standards. • Concerns raised over how some of the provisions may affect Fonterra sites at Morrinsville and Waitoa. 	Support with amendments

41-5	New Zealand Fire Service Commission	C/O BECA Carter Hollings and Ferner Ltd PO Box 448 Hamilton 3240	<ul style="list-style-type: none"> The Development Manual meets the requirements of the New Zealand Fire Service. 	Support
41-6	Noel Harvey-Webb	18 Millar Street Te Aroha, 3320	<ul style="list-style-type: none"> District Plan, Part A, 1.1 Information Requirements for Resource Consent Applications – The use of the word “appropriate” is good but this needs to be emphasised. Development Manual, 3.17 Pedestrian Accessways – Access way width should be flexible, the design should match the purpose. District Plan, Part B, 3.5.4 Non Complying Signage – May need to provide for animated signs on State Highways e.g. flashing sign near the Murray Oaks Railway Bridge in Morrinsville. District Plan, Part B, Natural Hazards – Increase the minimum habitable floor level from 500mm to 1000mm above flood level. Development Manual, 1.6.2, Part 3 Roading – Amendment to text requested. Development Manual, 5.10 – Correct typographical error – delete <u>Manoles</u> and replace with <u>Manholes</u>. 	Support with amendments
41-7	Wolfgang GoldBach-Faber	40 Shakespeare Street Te Aroha, 3320	<ul style="list-style-type: none"> Does not agree with the intent of integrating the Development Manual and the District Plan. More public consultation and discussion is required. Section 6.2.1 should sit outside the District Plan. A handbook should be created for users. 	Decline
41-8	KiwiRail	Wellington Railway Station Bunny Street PO Box 593 Wellington 6140	<ul style="list-style-type: none"> District Plan, Part B 1.1.11 – Include NZ Railways Corporation to consultee list. District Plan, Part B, 3.5.4 – Include provision to protect rail traffic from non-complying signage. 	Support with amendments



			<ul style="list-style-type: none"> • Development Manual and District Plan – Include provisions for stock rail crossing. 	
41-9	Federated Farmers of New Zealand	PO Box 447 Hamilton	<ul style="list-style-type: none"> • Development Manual , Drawing DG307 – supports the reduction in seal width at the road boundary. • Development Manual 3.9.4 – Supports the approach to determine the seal width of entranceways. • Development Manual – Supports the ability to apply for a variation to the Development Manual • District Plan, Part B, 9.1.1 b – Supports the activity status change to discretionary. 	



Further Submissions

Submission Number	Name	Address	Original Submission Referring to	Original Submitter Name	Submission Details (Summary)	Recommendation to Council
41-F1	Fonterra Co-operative Group Limited	C/- Environmental Management Services Limited PO Box 1307 Hamilton 3240	41-1	New Zealand Transport Agency	<ul style="list-style-type: none"> • District Plan – Opposes suggestion that NZTA standards and guidelines for State Highway intersections should take precedence over the Development Manual. • This would be <i>ultra vires</i>, as the NZTA's document can be amended without public consultation. 	
			41-3	Barr + Harris Surveyors Limited	<ul style="list-style-type: none"> • Proposed Plan Change 41, Section 3.2 – Supports that the process for variations or alternative engineering design approaches needs specific timeframes and responsibilities. • District Plan, Part B, 1.4 – Supports that consideration of restricted discretionary activities should be addressed primarily with respect to the matters over which the Council have reserved control. 	
41-F2	S & L Consultants Limited	PO Box 231 Tauranga 3140	41-2	GeoMetrix Limited	<ul style="list-style-type: none"> • Urban Design Guidelines – Supports that these should be finalised before being adopted into the District Plan, so that it can be considered how these would be adapted into subdivision proposals. 	Finalise the guidelines before adopting them into the District Plan



			41-3	Barr + Harris Surveyors Limited	<ul style="list-style-type: none"> • District Plan, Part B 6.2.1 Urban Design Performance Standards – Supports the objection to this section. Performance standards should be measurable, quantifiable or definitive. The terms used create ambiguity on what must be provided by applicants to demonstrate compliance. 	Withdraw the provisions and redraft as new objectives, policies and methods, including definitive performance standards in zones and assessment criteria
			41-7	Wolfgang Goldbach-Faber	<ul style="list-style-type: none"> • District Plan, Part B 6.2.1 Urban Design Performance Standards – Supports that the proposed section should sit outside the District Plan, that it should be contained within a non-statutory document. 	Withdraw the provisions and either produce a non-statutory Urban Design Development Guide, or redraft into new objectives, policies and methods, as above
41-F3	Barr + Harris Surveyors Limited	PO Box 112 Matamata 3400	41-4	Fonterra Co-operative Group Limited	<ul style="list-style-type: none"> • District Plan, Part B 9.1.2(iv) Design and Location of Access Points – Supports that this section seems to duplicate and conflict with sections 9.1.1(ii)(a)(iv) and 9.1.1(iii)(a). • Development Manual, 1.6.2 Design Criteria – Supports that there is conflict between the no variation permitted by the Manual on roading sight distances and District Plan sections 9.1.1(ii)(a)(iv) and 9.1.1(iii)(a), which make this a discretionary activity. 	Delete District Plan section 9.1.2(iv) Amend the Development Manual to state that sight distances will be assessed as a discretionary activity



			41-7	Wolfgang Goldbach-Faber	<ul style="list-style-type: none"> • District Plan, Part B 1.2.2(iii) – Supports that the District Plan section on effluent and stormwater contradicts section 4 of the Development Manual, which are also contradicted by the Bylaw provisions. 	Standards should be consolidated in the Development Manual
			41-8	New Zealand Railways Corporation (KiwiRail)	<ul style="list-style-type: none"> • Level Crossing Guidelines – Objects to KiwiRail's submission of assessment criteria, in particular the criterion that there should be no change in the type and volume of traffic using the level crossing, because this potentially eliminates development of any kind. 	Replace the suggested requirement for approval from KiwiRail with a requirement for consultation
41-F4	New Zealand Transport Agency	PO Box 973 Waikato Mail Centre Hamilton 3240	41-6	Noel Harvey-Webb	<ul style="list-style-type: none"> • District Plan, Part B 3.5.4(ii) – Objects to submission that there should be an allowance for flashing, blinking or travelling lights on signs. 	Make any departure from NZTA standards on signage on state highways a non-complying activity
41-F5	Wolfgang Goldbach-Faber	40 Shakespeare Street Te Aroha 3320	41-9	Fonterra Co-operative Group Limited	<ul style="list-style-type: none"> • Opposes submission in its entirety. • The submission serves a lobby group, and does not give the general public better service through the proposed changes. 	Adopt the proposed changes only after the planned development guidelines have been adopted through a submission process
41-F6	KiwiRail	Wellington Railway Station Bunny Street PO Box 593 Wellington 6140	41-3	Barr + Harris Surveyors Limited	<ul style="list-style-type: none"> • Clarifies that KiwiRail seeks to encourage developers to provide multiple utility ducts or crossings across railway corridors as part of projects, for future efficiency of supply. 	Encourage a coordinated approach to installation of utility crossings across



					<ul style="list-style-type: none">• Coordinating the installation of crossings or ducts reduces operational impacts on KiwiRail.	railway corridors, and that these should be sized according to future development need.
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