

Council

Open Agenda



Notice is hereby given that a Hearing for Plan Change 47 of Matamata-Piako District Council will be held on:

Date: Tuesday 20 June 2017
Time: 9:15am
Venue: Council Chambers
35 Kenrick Street
TE AROHA

Membership

Mayor

Jan Barnes, JP

Councillors

Donna Arnold
Teena Cornes
Paul Cronin
Neil Goodger
Brian Hunter
Peter Jager

James Sainsbury
Ash Tanner
Kevin Tappin
James Thomas, JP
Adrienne Wilcock

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1 Meeting Opening

2 Apologies

At the close of the agenda an apology had been received from Cr P Jager.

3 Declaration of interest

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of the items on this Agenda.

Plan Change 47 - Plan Your Town

Trim No.: 1891914

Item 4.1

Executive Summary

Plan Change 47 covers a town-by-town review of the Residential, Rural-Residential, Industrial and Business zones for Matamata, Morrinsville and Te Aroha. The plan change also responds to the new population projections and established land budgets to support future urbanisation and growth.

The proposed change in zoning at Horrell Road, Morrinsville and the associated notice of requirement, as well as the Kuranui Road rezoning proposal have been deferred and will be subject to a separate hearing process.

Recommendation

That pursuant to clause 10 of Schedule 1 of the Resource Management Act 1991, Council accepts Plan Change 47

- **for the reasons outlined in the Hearings Report;**
- **as per the recommended amendments outlined in the Hearings Report;**
- **and accept or reject the submissions received as outlined in Part D of the Hearings Report.**

Content

Background

Plan Change 47 reviews the relevant urban zoning provisions, in particular the development controls within Section 3 and Section 4 of the District Plan, which relate to development within each of the zones. A major component of the plan change affects the subdivision provisions and a number of changes and modifications to the existing rule mechanisms have been proposed.

The plan change also assesses the need for new plan mechanisms such as Future Residential Policy Areas, Residential Infill Areas and the introduction of a new rural-residential zone. Along with a review of zoning and new policy areas, the existing objectives and policies within the District Plan have been reviewed to assess whether they are still appropriate in achieving the purpose and principles of the Resource Management Act 1991 (RMA).

The plan change was notified on 26 October 2016, with 60 submissions and 11 further submissions received. A hearing is required to hear the matters raised by submitters.

After the hearing is closed, Council needs to make a decision on the provisions of the plan change and the matters raised in the submissions. This decision once notified will then be subject to a 30 working day appeal period. Should no appeals be received, the plan change can then be made operative by Council.

To assist Council in making its decision on the submissions, a Section 42A hearings report has been produced by the reporting Planner. The report includes background to the plan change, analysis of the submissions, recommendation on each submission point, and recommended amendments to plan change provisions as a result of submissions.

The Hearings report and accompany documents have been made available prior to the Council hearing in accordance with the provisions of the Resource Management Act 1991 and its amendments.

The hearings report can be viewed in conjunction with the following documents:

Volume 1

Part A - Hearings report – Introduction

Part B - Hearings report – Assessment and Recommendations on Submissions and Further Submissions

Volume 2

Part C - Submissions Summary Table

Part D - Full set of Submissions and Further Submissions

Volume 3

Part E - Annotated Changes to Notified District Plan Maps

Part F - Recommended District Plan Provisions

Part G - Recommended District Plan Maps

Part H - Additional Technical Reports

Attachments

There are no attachments for this report.

Signatories

Author(s)	Mark Hamilton Environmental Policy Planner	
Approved by	Ally van Kuijk District Planner	
	Dennis Bellamy Group Manager Community Development	