

## Form 5

# Submission on Plan Change 54: Papakāinga

*Schedule 1 of the Resource Management Act (RMA) 1991*

**To: Matamata-Piako District Council**

### Submitter's details:

Name: Matamata Soaring Centre  
(Organisation / Individual)

Contact person: David Dennison  
(If different from above)

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This is a submission on Plan Change 54: Papkāinga

The specific provisions of the plan change that my submission relates to are:

MPZ-PREC1-R(1) PER Activities and MPZ-PREC1-R(5)

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views; attach additional pages if necessary)

I support the general intention to provide rules that enable quality papkainga development that supports the social, cultural and economic wellbeing of tangata whenua.

I have two concerns about the proposed plan change for the properties that border on to the Matamata/Waharoa aerodrome land.

- 1) The existing district plan includes obstacle clearance zones around the runways (defined in Part B, Appendix 6). These zones are critical for safety of navigation of aircraft. Objects intruding into the zones pose hazards for collision with aircraft and, they also create disturbed winds that could affect aircraft in the vulnerable stages of landing or taking off. The plan change should include explicit reference to the existing Matamata airport protection zones.
- 2) Residences located near airports may perceive aircraft noise as a significant nuisance. When there was commercial pilot training taking place, noise complaints from the wider community were received by the council. Houses next to the airfield may be even more sensitive to noise nuisance. The obstacle clearance zones mentioned above may prevent some of the common noise mitigation measures, such as planting a shelter belt of trees or erecting tall noise walls. Council should investigate an appropriate set-back from the airfield or other noise mitigation measures for this area.

There may be an economic opportunity for the landowners if plan change makes development related to airfield operations on land adjoining the airfield a permitted activity. There is currently a high demand for land for hangar development and long-term ground leases may suit the objectives of the landowners. This would also create a buffer between future houses and airfield activity.

I seek the following decision from Council (please give precise details):

☐ Accept the plan change

☐ Decline the plan change

☒ Accept the plan change with the following amendments

☐ If the plan change is not declined, make the following amendments

- 1) Include explicit reference to airport control zones which may limit building height and landscaping options.
- 2) Establish an appropriate set-back zone from the edge of the runway for noise mitigation.

I wish to present at the council planning hearing:

☐ Yes ☒ No

**PLEASE NOTE: IF YOU DO NOT TICK EITHER "YES" OR "NO" ABOVE, THEN IT WILL BE ASSUMED THAT YOU DO NOT WISH TO BE HEARD.**

I would be prepared to present a joint case at the hearing with others making a similar submission:

☐ Yes ☒ No

I could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of this submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

☐ Yes ☐ No

Signed:



Date: 13 Feb 2023

David Dennison



**Notes:**

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4.30pm, Monday, 13 February 2023.**
- Please send the completed form before the closing date to: Matamata-Piako District Council, PO Box 266, Te Aroha or email to [submissions@mpdc.govt.nz](mailto:submissions@mpdc.govt.nz) or complete online at [mpdc.nz/papakaiinga](https://mpdc.nz/papakaiinga); or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.
- Privacy Policy for MPDC can be viewed on the MPDC website <https://www.mpdc.govt.nz/contact-us/privacy-policy>

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