



# **Plan Change 43 - Transportation And Plan Change 44 - Works and Network Utilities Summary of Submissions**





Submission Number	Submitter	Clause	Clause Description	Support/Oppose	Details of Submission	Decision that the Submitter wants Council to make
1	John Richard Mellow	5.2.9	Internal noise limits - railway lines and state highways	Oppose	Opposed to the distinction in noise mitigation between 50km/h and 70 km/h speed zones. Traffic noise should be alleviated by using noise reducing ("silent") seal.	Remove Clause 5.2.9
2	Progressive Enterprises	3.8.1	Significant resource management issues	Support	The proposed amendments are supported in principle.	Adopt amendments without modification.
		1.1.1(x)	Applications that have the potential to result in adverse traffic effects shall be accompanied by an ITA prepared in accordance with the "Integrated Transport Assessment Guidelines", November 2010, NZTA Research Report 422.	Support	The inclusion of sub-clause (x) represents good industry practice.	Retain sub-clause (x).
		9.1.1	Roading hierarchy	Support	The proposed roading hierarchy is supported.	Adopt without modification.
		9.1.2	Access	Conditional support	The proposed amendments are largely supported in principle, except the activity status for activities likely to generate 50 vehicle movements or more per day. In addition, it is necessary to ensure that there is flexibility to recognise the requirements of supermarkets where vehicle crossings up to 9.5m in width are sometimes required to accommodate the tracking curves of B-trains.	Amend the activity table to provide for existing and new vehicle crossings onto all roads which do not comply with Performance Standard 9.1.2(iii)(a)(iii) as Restricted Discretionary Activities. The matters to which Council has restricted its discretion in Clause 9.1.2(iii)(d) are appropriate for consideration of vehicle numbers utilising a vehicle crossing and should be applied.
		9.1.3	On-site loading	Support	The proposed amendments to Clause 9.1.3 are supported. The reference to RTS 18 - New Zealand On-Road Tracking Curves for Heavy Motor Vehicles, is endorsed.	Adopt the on-site loading provisions as drafted with particular reference to the "Road and Traffic Guidelines of RTS 18 New Zealand On-Road Tracking Curves for Heavy Vehicles".
		9.1.4	On-site parking	Support	The proposed amendments to Clause 9.1.4 are supported. The requirement of 1 parking space per 20 m <sup>2</sup> GFA is an industry standard for Countdown supermarkets.	Adopt on-site parking requirements as drafted, and in particular the parking requirement of 1 space per 20 m <sup>2</sup> for supermarkets.
		9.1.5	General parking, loading and formation standards	Support	The proposed amendments to Clause 9.1.5 are supported	Adopt the general parking, loading and formation standards as drafted.
		15	Definitions	Support in part	The inclusion of a supermarket definition in Section 15 is supported in part only. There is no soundly based resource management reason for specifying a minimum floor area of 500 m <sup>2</sup> in the definition.	Amend the definition of "supermarket" as follows: "Supermarket" means a retail shop where a comprehensive range of predominantly domestic supplies and convenience goods and services are sold for consumption and use off the premises and includes lotto shops and pharmacies located within such premises and where liquor licenses are held for each premise. Supermarkets are exempt from compliance with Local Alcohol Policies.
3	Waikato Regional Council	N/A	Whole of Plan Change 43 and 44	Support, except as indicated below.	Generally supports the intent of Plan Change 43 and 44, except where amendments have been requested (see below).	Retain Plan Change 43 and 44, except as indicated below.
		2.4.6	Sustainable management strategy - Integrating land-use and infrastructure.	Support	Support bullet points 1 and 2 under Objective O1 as being consistent with Policies 6.1 and 6.3 of the Proposed Waikato Regional Policy Statement	Retain Objective O1.

			Objective O1, bullet-points 1 and 2.		(PWRPS). Support the special consideration being given to "regionally significant infrastructure" under this objective. This will ensure that regionally significant infrastructure is protected from inappropriate development.	
		2.4.6	Sustainable management strategy - Integrating land-use and infrastructure. Objective O1, bullet-point 3, Policy P1, and consequential amendments.	Support in part.	Objective O1, bullet-point 3 acknowledges that the integration of land-use and infrastructure needs to also consider the sustainable management of natural resources. However, the related policies do not reflect this requirement.	Retain Objective O1. In relation to Objective O1, add the following bullet-point to Policy P1: <i>"Adverse effects on the natural and physical environment can be appropriately avoided, remedied, and mitigated"</i> . Make consequential amendments to the rules to ensure this bullet-point is fully implemented.
		2.4.6	Sustainable management strategy - Integrating land-use and infrastructure. Policies P1 - P5.	Support	Support this set of policies as consistent with PWRPS Policies 6.1 and 6.3 and the Waikato Regional Land Transport Strategy (RLTS) policy principles 3 and 6.	Retain Policies P1 - P5.
		2.4.6	Sustainable management strategy - Integrating land-use and infrastructure. Policy P6.	Support	District Plan recognition/ encouragement of alternative infrastructure such as rainwater harvesting, rain gardens, and grey water recycling; is supported.	Retain Policy P6.
		2.4.7	Sustainable management strategy - Regionally significant infrastructure. Objectives O1 - O3 and Policies P1 - P6.	Support	This set of objectives and policies gives effect to Policy 6.6 of the PWRPS by ensuring that the strategic function of regionally significant infrastructure is recognised and protected in the District Plan.	Retain Objectives O1 - O3 and Policies P1 - P6.
		2.4.7	Sustainable management strategy - Regionally significant infrastructure. Explanation and reasons: Waihou/Piako Flood Protection Assets.	Support in part.	The inclusion of maps showing the location of Waikato Regional Council (WRC) flood protection and drainage assets is supported. However, it must be acknowledged that there are often changes to these maps due to physical changes and corrections, and refinement of information.	Ensure the wording in the District Plan reflects that there may be changes to the asset information, due to corrections and refinements.
		2.4.8	Sustainable management strategy - Energy efficiency and renewable energy generation.	Support	Support this section as consistent with PWRPS Objective 3.4: Energy; Policy 6.5: Energy demand management; and 6A Development principle k).	Retain this section as a whole, except where amendments are sought below.
		2.4.8	Sustainable management strategy - Energy efficiency and renewable energy generation. Policy P2, bullet-point 1 and consequential amendments.	Oppose	Oppose the requirement to manage only "significant" adverse effects. Consideration needs to be given to <b>all</b> adverse effects on the environment, direct and indirect, in order to avoid cumulative impacts.	Amend Policy P2, bullet-point 1 as follows: <i>"....their connections to the electricity transmission grid are enabled while managing: - <del>Significant</del> adverse effects on the environment"</i> . Make consequential amendments to the rules to ensure the amended policy is implemented.
		3.7.2.1	Works and network utilities - Community infrastructure. Policy P3, bullet-point 4.	Support	Support this provision as consistent with the PWRPS.	Retain as drafted. Ensure this policy provision is fully implemented through District Plan rules.
		3.7.2.1	Works and network utilities - Community infrastructure. Policy P3, bullet-point 1.	Support in part.	Further effects on the already modified environment needs to be considered as part of any assessment.	Amend Policy P3, bullet-point 1 as follows: <i>"To ensure that works and network utilities are considered having particular regard to: - The degree to which <del>the environment has already been modified</del> further modification would have adverse effects on the natural and physical environment"</i> . Make consequential amendments to the rules to ensure the change to the policy is implemented.
		3.8.2	Transportation. Objective O1 and Policies P2 and P4.	Support	The provisions are supported as being consistent with Policy 6.6 of the PWRPS, and the RLTS's strategic corridor approach.	Retain Objective O1, and Policies P2 and P4 as drafted.



		3.8.2	Transportation. Objective O8, and Policies P2, P4, P21 and P22.	Support	The provisions are supported as being consistent with the policy direction identified in the RLTS.	Retain Objective O8 and Policies P2, P4, P21 and P22 as drafted.
		8.8.3	Flood control works - Permitted activities.	Support	The provisions are supported as they will reduce duplication and create efficiencies.	Retain Clause 8.8.3 as drafted.
		1	General provisions.	Support in part.	There will be circumstances where resource consents will be required from both the district and regional council.	Include a provision that identifies that resource consent may also be required under the regional plan.
		1.1.1	Written report. Sub-clause (x) and consequential amendments.	Support in part.	The use of Integrated Transport Assessment (ITA) is supported as being consistent with the PWRPS Method 6.3.9. However, further guidance on the use of ITAs through the inclusion of specific policy, rule, and assessment criteria is required.	Where appropriate, policy, rule, and assessment criteria should be included in the District Plan to guide the use of ITAs.
		5.9.2(i)	Infrastructure and servicing - Performance Outcomes. Sub-clause (i) - Integrating land-use and infrastructure.	Support	The performance outcomes as stated are supported as they reflect the outcomes sought in PWRPS Objective 3.11, and are generally consistent with the development principles in section 6A of the PWRPS.	Retain sub-clause 5.9.2(i) as drafted.
		9.1.1(i)(a)	Roading hierarchy - Significant roads	Support	The roading hierarchy as identified is supported as being consistent with Map 6-1 of the PWRPS.	Retain Clause 9.1.1
		9.1.2	Access	Support	The performance criteria and standards relating to the use and access of strategic roads are supported.	Retain Clause 9.1.2.
4	Ministry of Education	9.1.2(iii)(a)(i ii)	Access - Access to significant roads and arterial roads - Performance Standards	Oppose	Educational facilities up to a maximum of 10 pupils are a permitted activity. However, new vehicle crossings onto significant roads with more than 50 vehicle movements per day trigger a consent requirement. For consistency, it is requested that educational facilities for a maximum of 10 pupils are excluded from this standard.	Insert an exclusion for educational facilities up to a maximum of 10 pupils from compliance with the access performance standard in Clause 9.1.2(iii)(a)(iii).
		9.1.4(ii)	On-site parking - Outside specified shopping frontage - Parking ratio for childcare centres and schools	Oppose	The proposed amendments to the parking ratios for educational facilities will mean that the parking requirements will increase for childcare centres, primary and intermediary schools, and educational facilities with less than 50 pupils.	Reduce the car-parking requirements for childcare centres and schools to a similar level to those contained within the Operative District Plan.
		9.1.4(ii)	On-site parking - Outside specified shopping frontage - Parking ratio for childcare centres and schools	Oppose	The wording is unclear as to whether the requirement for "1 drop-off space per 20 students" relates to the total number of students, or if the number of students in Year 11 - 13 is excluded.	Amend the wording to clarify that the requirement for "1 drop-off bay per 20 students" excludes students in Year 11 - 13.
5	KiwiRail	2.2, fifth paragraph	Significant resources of the District	Support	Support for rail being recognised as a significant resource in the District.	Retain Section 2.2, fifth paragraph as notified.
		2.3.6	Integrating land-use and infrastructure (including transport)	Support, subject to amendment of fifth bullet-point	The wording can be construed to set an expectation that network providers, rather than developers, will mitigate reverse-sensitivity effects.	Amend Section 2.3.6, fifth bullet-point as follows: <i>Integrating land-use, transport and other infrastructure is an important issue, <del>because</del> Locating new development or allowing expansion where it will hinder strategic networks or where the networks have insufficient capacity, mean that we are not using our existing investment efficiently. It can result in significant expenditure by network providers to mitigate effects on incompatible development <b>reverse sensitivity effects arising on strategic networks</b>, or expose our Council....."</i>

		2.3.7	Regionally significant infrastructure networks	Support, subject to amendment of first bullet-point	Amend to ensure that the entire rail network within the District is included under "regionally significant infrastructure".	Amend Section 2.3.7, first bullet-point, as follows: <i>"The significant infrastructure networks referred to previously that traverse the District comprise the significant road corridors (including the state highways), significant <b><u>the</u></b> rail corridors <b><u>(including the East Coast Main Trunk, Waitoa Branch and Kinleith Branch Lines)</u></b>...."</i>
		2.4.7	Regionally significant infrastructure	Support	Support the objective and policy framework under Section 2.4.7, particularly Objective O3.	Retain Section 2.4.7 as notified.
		3.4.2, Objective O4 and associated policies.	Subdivision	Seek amendment	Reverse-sensitivity effects need to be recognised in the "Subdivision" objective and policy framework.	Amend Objective O4 as follows: <i>"Subdivision of land in a manner that does not adversely affect the function or capacity of transportation networks within the district, <b><u>including the avoidance, remediation, or mitigation of potential reverse-sensitivity effects</u></b>".</i> Alter the wording in the policy column associated with Objective O4, as follows: <i>"See <b><u>Sustainable Management Strategy</u></b> Sections <b><u>2.4.6 (Sustainable Management Strategy, Integrating land-use and infrastructure)</u></b> and <b><u>2.4.7 (Regionally significant infrastructure)</u></b>."</i>
		3.5.2.3, Objective O6	Amenity - Nuisance effects	Seek amendment	Reverse-sensitivity effects need to be recognised in the "Amenity" objective and policy framework.	Amend Objective O6 as follows: <i>"To ensure that subdivision and land-use activities are located and sited in a manner that recognises infrastructure networks <b><u>and avoids, remedies, or mitigates any potential reverse-sensitivity effects on those infrastructure networks</u></b>".</i>
		3.7.1	Works and network utilities - Significant resource management issues	Support	The significant resource management issues identified in this section are supported, in particular the cross-reference to regionally significant infrastructure, and the recognition that works and network utilities must be protected from incompatible use and reverse-sensitivity effects.	Retain Section 3.7.1 as notified.
		3.8.1	Transportation - Significant resource management issues - Significant transport infrastructure	Support subject to minor amendment	The issues as identified are generally supported, subject to amendments to ensure consistent reference to railway lines and to ensure all railway lines are recognised as "significant transport infrastructure".	Amend the fourth paragraph under Section 3.8.1 as follows: <i>"The railway network in our District comprises: - The Kinleith Branch Line <del>Railway</del>; <b><u>Waitoa Branch Line</u></b> and the East Coast Main Trunk <del>Line Railway</del> that <del>passes</del> <b><u>carry significant volumes of freight, including dairy and forestry goods</u></b>, through the District <b><u>generally</u></b> en-route to the Port of Tauranga, with freight stations at Waharoa and Morrinsville; and: - <del>The Waitoa Industrial Rail Line, currently used only by Fonterra, connecting the Waitoa and Morrinsville dairy factories.</del>"</i> Alter the eight paragraph to read: <i>"...For the railway network, the RLTS identifies the East Coast Main Trunk Line <del>Railway</del> as nationally significant, and the Kinleith Branch <del>Railway</del> Line as regionally significant. <b><u>It should be noted however that all rail corridors in the District are considered to be Regionally Significant Infrastructure under the definition provided in Section 15 of this District Plan.</u></b>"</i>
		3.8.2	Transportation - Objectives	Support objectives - particularly O1 and O2.		Retain Objectives O1 and O2 in Section 3.8.2 as notified.
		3.8.2	Transportation - Policies	Policies P3 and P6 are supported. An amendment to Policy P9 is sought.	Policies P3 and P6 are strongly supported. An amendment to Policy P9, that provides an awareness that reverse-sensitivity effects are not limited to noise only, is sought.	Amend Policy P9 as follows: <i>"To implement <del>noise abatement measures along</del> <b><u>reverse-sensitivity controls for land near</u></b> state highways, district arterials, <del>operational</del> <b><u>the</u></b> railway <b><u>corridor</u></b> lines, and the Matamata airports."</i>

		1.1.1(vi)	General provisions - Written report	Seek amendment	The New Zealand Railways Corporation no longer exists as an entity and has been replaced by "KiwiRail Holdings Limited" trading as "KiwiRail".	Amend the fifth bullet-point under sub-clause 1.1.1(vi) as follows: <i>"<del>New Zealand Railways Corporation</del> <b><u>KiwiRail Holdings Limited</u></b> (KiwiRail);"</i>
		3.7	Development Controls - Approach and restart sight triangles at railway level crossings (all District Plan Zones).	Support and seek amendment	Rule 3.7 is strongly supported. However, the sight triangle diagram and explanation must be included in the District Plan itself (within Rule 3.7), not the Development Manual as is currently proposed. This will ensure that any changes to the sight triangle requirements will be subjected to a formal plan change process.	Amend Rule 3.7 by including the Level Crossing Sight Triangles and Explanations currently held in the Development Manual, as Rule 3.7.1. Make consequential changes to Rule 3.7 to substitute the reference to "Development Manual", with reference to "3.7.1". Insert "(KiwiRail)" after every reference to "railway operator". Amend Rule 3.7(iv) as follows: <i>"Non-notification - <b><u>The rail operator (KiwiRail) and the road controlling authority (NZTA and/or the Council) must be consulted for any proposed buildings, structures, walls, fences, or vegetation within the obstruction free zone.</u></b> Applications utilising Rule 3.7(ii) that do not simultaneously trigger <b><u>any</u></b> other consent requirements, shall not be publicly notified and shall not be served on any party other than the rail operator (<b><u>KiwiRail</u></b>) and the road controlling authority (NZTA and/or the Council)."</i>
		5.2.9	Performance standards - all activities - Noise - Internal noise limits - railway lines and state highways	Support and seek amendment	Imposition of noise limits on buildings housing noise sensitive activities as proposed, is supported. However, the noise standards proposed are not consistent with KiwiRail's standards.	Amend the noise standards proposed in Rule 5.2.9, to be consistent with the standards as set out in KiwiRail's Submission Point 15.
		5.3	Vibration	Seek amendment	KiwiRail seeks the inclusion of vibration controls on developments near railway corridors	Amend Rule 5.3 to require that buildings near railway corridors be designed and constructed to meet the vibration standards set out in KiwiRail's Submission Point 16. Require restricted-discretionary resource consent where the vibration standards are not being met.
		5X	New Rule - Setbacks from a rail corridor.	Seek the inclusion of a new development control.	Setbacks and buffers are further methods to ensure amenity for sensitive activities and mitigate reverse-sensitivity effects. New rules are sought for all zones which adjoin a railway corridor, establishing appropriate setbacks and buffer controls.	Insert a new development control requiring all buildings, balconies, decks, trees and shrubs to be set back at least 10m from the rail corridor boundary, fences and walls to be maintained, and storage and service areas screened; as set out in KiwiRail's Submission Point 17.
		8.6.1.5	Transportation Network - Activity Table - Clause 5	Seek amendment	Clarification is needed that the discretionary activity resource consent requirement applies only to new railway network and ancillary equipment, <u>outside</u> of land already designated for railway purposes (i.e. Designation 88).	Amend Clause 5 of Activity Table 8.6.1 as follows: <i>"New railway network and ancillary equipment <b><u>outside of Designation 88:</u></b> Discretionary Activity (all zones)"</i> .
		8.7.2(ii)	Stock Movements and Stock Crossings - Performance Standards	Support	Support Performance Standard 8.7.2(ii) requiring KiwiRail's written approval to cross stock over a railway line or railway reserve.	Retain Performance Standard 8.7.2(ii) as notified.
		9.2.1	Transportation - Railways - Separation between site access and public railway level crossings.	Support and seek amendment	Support the inclusion of controls on site access separation from railway level crossings. Seek amendments to ensure the rule applies to all level crossings and to access to sites from a road, to enable KiwiRail to give input into consent conditions, and to require that measurements are taken from the rail corridor boundary rather than from the closest track.	Make minor amendments to Rule 9.2.1 as set out in KiwiRail's Submission Point 20.
		9.2.2	Transportation - Railways - Private railway crossings	Oppose	The proposed inclusion of requirements for private railway crossings in the District Plan is opposed. The matter should be left to KiwiRail, through the current "deed of grant" process.	Delete Rule 9.2.2 in its entirety.
		15	Definitions - Buffer Corridor	Seek amendment	An amendment is sought to add a cross-reference to the proposed rule regarding setbacks from rail	Amend the definition of "Buffer Corridor" to read: <i>"..means a corridor comprising the "red zone" and the "green as follows</i>



					corridors (proposed Rule 5X).	..... <b><u>or an area adjacent to a railway corridor as described in Rule 5.X</u></b> ".
		15	Definitions - Private railway crossing	Oppose	KiwiRail seeks that Rule 5.2.2 be removed, as a consequence, the definition of "Private railway crossing" should be removed.	Remove the definition of "Private railway crossing".
		15	Definitions - Public railway level crossing	Seek amendment	KiwiRail seeks that Rule 9.2.1 should relate to all level crossings (private and public). As a consequence, the definition should be amended.	Amend the definition of "Public railway level crossing" as follows: " <del>Public railway level crossing</del> means a level crossing of a public <b><u>or private road, access, or footpath</u></b> over a railway line".
		15	Definitions - Rail operator	Support	Support the inclusion of a definition of "rail operator".	Retain the definition of "Rail operator" as notified.
		15	Definitions - Regionally significant infrastructure	Seek amendment	Include the railway network in the definition of "regionally significant infrastructure".	Add the following sub-clause (ix) to the definition of "Regionally significant infrastructure": " <b><u>(ix) The East Coast Main Trunk Line, Kinleith Branch Line and Waitoa Branch Line railway corridors</u></b> ".
		15	Definitions - Sensitive activity	Support and seek amendment	Support inclusion of a definition of "sensitive activity". Seek amendments to ensure that all potentially sensitive receivers near a railway line are captured.	Amend the definition of "Sensitive activity" as follows: " <del>means a more recently established activity which is sensitive to the adverse environmental effects being generated by a pre-existing lawfully established activity</del> <b><u>any use of land and/or buildings which is likely to be susceptible to the effects of noise emitted from nearby pre-existing lawfully established land-use in the course of their legitimate operation and functioning; and for the purposes of this Plan,</u></b> and in the context of state highways and railway lines includes any dwelling <b><u>(including Primary Outdoor Amenity Areas)</u></b> , papakainga, visitor accommodation, boarding house, retirement village, supported residential care, educational facilities, hospitals and healthcare services, and care centres, <b><u>Places of Assembly, including churches, community facilities, restaurants and recreational facilities</u></b> ".
		15	Definitions - Significant transport infrastructure	Support and seek amendment	Support the inclusion of a definition of "significant transport infrastructure". Seek amendment to ensure the entire railway network is included in the definition.	Amend the definition of "Significant transport infrastructure" as follows: " <del>means the portions of the significant road and rail corridors located within the District as shown on Map 6.1 (6B) of the RPS</del> <b><u>and the entire East Coast Main Trunk Line, Kinleith Branch Line and Waitoa Branch Line railway corridors</u></b> ".
		Designation 88	Schedule 4: Designations - Designation 88	Seek amendment	"Toll Consolidated Ltd" no longer exists as an entity. Amend Designation 88 to indicate that "KiwiRail Holdings Ltd (KiwiRail)" is the requiring authority and update location description.	Make minor changes to the wording of Designation 88 (Schedule 4), as set out in KiwiRail's Submission Point 29.
6	Macken Farm Ltd	3.5/ 3.6	Activities adjacent to transmission/ sub-transmission lines	Oppose	Limiting permitted development in the "green zone" and within 20m of the centreline of a sub-transmission line, to development that complies with NZCEP 34:2001 is unnecessarily and unduly restrictive. The rule is contrary to the principles of the RMA and to sound resource management practice.	Accept plan change with amendments (details of amendments required, not stated).
		3.8	Activities adjacent to flood control and erosion protection assets.	Oppose	Not clear to which waterways the rules apply. The imposition of controls on minor waterways is unreasonable and unnecessary. The rule does not resolve jurisdictional issues between MPDC and WRC. Sub-paragraph (iii)(e) is invalid. The rule is contrary to the principles of the RMA and to sound	Accept plan change with amendments (details of amendments required, not stated).



					resource management practice.	
		6.1.1.11	Subdivision Activity Table - Clause 11 - Subdivision adjacent to transmission/ sub transmission lines	Oppose	The imposition of restrictive development activity status on subdivision within the "green zone" is unnecessary and unduly restrictive. The rule is contrary to the principles of the RMA and to sound resource management practice.	Accept plan change with amendments (details of amendments required, not stated).
7	Mike Gribble	5.2.9	Internal noise limits - railway lines and state highways	Seek amendment	The rule reverses the onus and costs to mitigate effects, from the polluter to the adjacent neighbour. There are no reasons why the 50 km/h speed zone should be exempt from Rule 5.2.9. The requirement for an acoustic design report does not guarantee accuracy. Rule 5.2.9 should apply to new railway lines and state highways only and only to new buildings. In respect of existing railway lines and state highways, NZTA/KiwiRail should implement noise mitigation while the neighbours should be allowed to decide the level of mitigation they want to design to, without being dictated to by the District Plan.	Amend Rule 5.2.9 by stating that it applies only to new railway lines and state highways, and only to new buildings. Remove the reference to "posted speed limit of 70 km/h or above", so that the amended provisions apply equally in all speed zones (but only in respect of new railway lines and new state highways). Include a description of noise sensitive activities (i.e. educational buildings, healthcare buildings, marae, churches, travellers accommodation and offices) within Rule 5.2.9, rather than to refer to the definition.
		15	Definitions - Sensitive activity	Seek amendment	As a consequence of the above submission point, make a consequential change to the definition of "Sensitive activity".	Amend the definition of "Sensitive activity" as below: <i>"means a more recently established activity which is sensitive to the adverse environmental effects being generated by a pre-existing lawfully established activity, and in the context of state highways and railway lines includes any dwelling, papakainga, visitor accommodation, boarding house, retirement village, supported residential care, educational facilities, hospitals and healthcare services, and care centres"</i> .
		Page 1	Maps and Plans - Planning Maps	Oppose	The sub-transmission line data shown on the Planning Maps is subject to a disclaimer that the information is indicative only. This is unacceptable and gives no certainty to parties.	Remove the disclaimer regarding sub-transmission lines from the Planning Maps and require the company to supply accurate data.
8	New Zealand Transport Agency	N/A	N/A	Support	NZTA supports the plan change as notified, subject to submission points below.	Retain the plan change as notified, subject to the submission points below.
		N/A	N/A	Amend	NZTA is now known as "NZ Transport Agency" or the "Transport Agency".	Change all references to NZTA, to "NZ Transport Agency" or "the Transport Agency".
		1.2.1	Activity status criteria	Amend	Provide clarification that in the case of a conflict of provisions, the more restrictive activity status shall apply.	Add a provision requiring that in the case of a conflict between provisions or activity status, the more onerous provisions and activity status will apply.
		2.3.6 and 2.3.7	Integrating land-use and infrastructure and Regionally significant infrastructure networks.	Support	The issue statements are supported.	Retain as notified.
		2.4.6	Integrating land-use and infrastructure	Support with amendment	The provisions are generally supported. However, the provisions should include both "existing" and "planned" infrastructure.	Retain as notified but amend all references to "existing infrastructure" and "existing networks" to <i>"existing <b>and planned</b> infrastructure"</i> and <i>"existing <b>and planned</b> networks"</i> .
		2.4.7	Regionally significant infrastructure	Support	The provisions are supported.	Retain as notified.
		2.4	Sustainable management strategy - Anticipated environmental result No. 10	Support with amendment	The anticipated result should refer to both "existing" and "planned" infrastructure.	Amend reference to <i>"existing infrastructure"</i> to <i>"existing <b>and planned</b> infrastructure"</i> .

		3.4.2.1	Subdivision - Objective O4	Support	The objective promotes safe and efficient functioning of the transport network.	Retain as notified.
		3.5.2.3	Amenity - Nuisance effects - Objective O6	Support with amendment	The objective is supported but should refer to both existing and planned infrastructure.	Amend Objective O6 as follows: "To ensure that subdivision and land use activities are located and sited in a manner that recognises <b><u>existing and planned</u></b> infrastructure networks".
		1.1.1	General provisions - Written report - Sub-clause (x)	Amend	Exclude reference to "Integrated Transport Assessment Guidelines, November 2010, NZTA Research Report 422".	Replace reference to "Integrated Transport Assessment Guidelines, November 2010, NZTA Research Report 422" with reference to a new Appendix 11 "Information requirements for Integrated Transport Assessments" as outlined in the submission.
		5.2.9	Internal noise limits - railway lines and state highways	Amend	To better address reverse-sensitivity issues, the title of the rule should be changed, provision should be made for setbacks within an environmental buffer area, effects within the wider road noise effects area should be managed better, and amendments should be made to the internal ventilation standard. Activities that do not comply with the performance standards should be non-complying, not restricted-discretionary as proposed in the notified plan change.	<p>Amend Rule 5.2.9 as set out below:</p> <p><del>"5.2.9 Internal noise limits — railway lines and state highways</del> <b><u>Noise insulation: noise sensitive activities</u></b></p> <p>(i) Performance Standards</p> <p><b><u>(x) New and altered buildings shall be set back:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>10m from a state highway where the posted speed is less than 70km/h;</u></b></li> <li>• <b><u>20m from a state highway where the posted speed is 70km/h or more.</u></b></li> </ul> <p><b><u>The set back shall be measured from the edge of the nearest traffic lane.</u></b></p> <p>(a) New buildings or additions to existing buildings to be used for a noise sensitive activity located:</p> <p>(i) Within 40m of an operational railway line;</p> <p>(ii) Within 80m of a state highway <b><u>with</u></b> <del>where the site's frontage has a</del> posted speed limit of 70km/h or above; or</p> <p>(iii) <del>On a front site or a corner site that directly adjoins a state highway where the posted speed limit is less than 70km/h and that has a complying building platform that is within 40m of the state highway</del> <b><u>with a speed limit of less than 70km/h;</u></b></p> <p>Shall be designed, insulated, constructed, or screened by suitable barriers to ensure that noise received within any new bedroom, habitable space, or other space containing a noise sensitive activity, will not exceed the limits below:.....</p> <p>(b) The distances referred to above are measured from the:</p> <ul style="list-style-type: none"> <li>• Edge of a railway track;</li> <li>• Edge of <del>seat</del> <b><u>nearest traffic lane</u></b> of the state highway;</li> <li>• Face of the closest external wall of a new building or addition to an existing building.</li> </ul> <p>(c) If windows are required to be closed to achieve the noise limits above, the building shall be designed and constructed <del>to provide an alternative means of ventilation in accordance with the Clause G4 of the New Zealand Building Code</del> <b><u>with a ventilation system to achieve the following:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>A quantity of air shall be provided to achieve the requirements of Clause G4 of the New Zealand Building Code. At the same time as meeting this requirement, the sound of the system shall not exceed 30 dB L<sub>Aeq(30s)</sub> when measured 1m away from any grille or diffuser.</u></b></li> <li>• <b><u>Either:</u></b> <ul style="list-style-type: none"> <li>○ <b><u>Air conditioning shall be provided; or:</u></b></li> <li>○ <b><u>A high air flow rate setting shall provide at least 15 air changes per hour (ACH) in the principal living space and at least 5 ACH in all other habitable spaces.</u></b></li> </ul> </li> <li>• <b><u>At the same time as meeting the above requirement, the sound</u></b></li> </ul>

						<p><b><u>of the system shall not exceed 40dB L<sub>Aeq(30s)</sub> in the principal living space and 35 dB L<sub>Aeq(30s)</sub> in all other habitable spaces, when measured 1m away from any grille or diffuser.</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>The internal air pressure shall be no more than 10 Pa above ambient air pressure due to the mechanical ventilation.</u></b></li> <li>• <b><u>Where a high air flow setting is provided, the system shall be controllable by the occupants to be able to alter the ventilation rate with at least three equal stages up to the high setting.....</u></b></li> </ul> <p>(iii) <del>Restricted-discretionary</del> <b>Non-complying</b> activities A new building or addition to an existing building, to be used for a noise sensitive activity not meeting the performance standards in 5.2.9(i) above is a <del>restricted-discretionary</del> <b>non-complying</b> activity....”</p>
		5.9.2(i)	Integrating land-use and infrastructure 0 sub-clauses (i)(g) and (i)(h).	Support with amendments	The provisions are supported, subject to reference to the roading hierarchy in sub-clause (g), and reference to planned infrastructure in sub-clause (h).	Amend sub-clause (g) as follows: " <b><u>That the development will be <del>connected</del> served by existing and/or new roads identified in the roading hierarchy as appropriate for serving designed for the purpose of carrying the type and volume of traffic that will be generated;</u></b> " Amend sub-clause (h) as follows: " <b><u>That the development will lead to the investment in existing and planned infrastructure networks being used efficiently</u></b> ";
		5.9.3(iv)	Non-compliance with performance standards and outcomes - Transportation	Support	Restricted-discretionary activity status for activities that fail to meet the performance standards is supported.	Retain Rule 5.9.3(iv) as notified.
		8.6	Transportation network	Support	Section 8.6 is supported, particularly the link to the performance standards in Section 9 and 5.9.2(i).	Retain 8.6 as notified.
		8.10	Matters of discretion/discretionary assessment criteria/guidance for non-complying activities applicable to Sections 8.1–8.5, and 8.8–8.9.	Support with amendment	Include an additional assessment criterion that assesses effects on the roading network	Insert the following additional assessment criterion: " <b><u>Adverse effects on the safety, efficiency and effectiveness of the 'strategic' road network, including state highways</u></b> ".
		9.1.1	Roading hierarchy	Support with amendment	The inclusion of a consistent roading hierarchy is supported. To improve understanding of the road hierarchy, it is requested that the function of roads in each tier of the hierarchy is explained.	Retain as a regionally consistent roading hierarchy and insert an explanation of the function of each tier in the roading hierarchy, into the Plan.
		9.1.2	Access	Support with amendments	Section 9.1.2 is supported subject to inclusion of reference to the Transport Agency's standards.	Amend 9.1.2(iii) as follows: " <b><u>The vehicle crossing shall be designed, formed and constructed in accordance with the Development Manual; or if accessing a state highway network, to the standard required by the NZ Transport Agency in speed environments of 70km/h and over</u></b> ". Amend 9.1.2(vii)(a)(ii) as follows: " <b><u>The primary access to a lot shall be designed and constructed in accordance with the relevant standards being DG307, DG308, or Diagrams C, D, or E in the Development Manual, or to the relevant road controlling authority's satisfaction...</u></b> ".
		9.1.4	On-site parking	Amend	There should be no parking on significant roads	Insert the following additional provision in 9.1.4: " <b><u>All properties with legal access to a strategic road shall provide all parking and manoeuvring on site</u></b> "; or cross-reference provision 9.1.2(iii)(iv).



		15	Definitions - Built environment	Amend	Amend the definition of built environment to give effect to the PWRPS	Amend as follows: "means buildings, physical infrastructure and other structures in urban <b><u>as well as rural areas, and their relationships to natural resources, land-use and people areas.</u></b> "
		New Appendix 11	Information requirements for Integrated Transport Assessments	Amend	Remove reference to the "Integrated Transport Assessment Guidelines, November 2010, NZTA Research Report 422" and include a new "Appendix 11 - Information Requirements for Integrated Transport Assessments".	Include new Appendix 11 as set out in p13 of the Transport Agency's submission.
9	Vector Gas	Planning Maps	All Planning Maps	Amend	Include the alignment of gas transmission pipelines within the Planning Maps and identify within the Legend as "Gas Transmission Pipeline".	Accept the Plan Change with the following amendment: Include the alignment of gas transmission pipelines within the Planning Maps and identify within the Legend as "Gas Transmission Pipeline".
10	David Nickalls	5.2.9	Internal noise limits - railway lines and state highways	Oppose	Road noise is not of a concern. Home owners in the 50km/h zone should not be exempt, while the provisions apply to the 70km/h speed zone. Alternatively, the 50km/h speed zone should be extended past the Submitter's property to improve road safety.	Decline the Plan Change
11	Tidmarsh Holdings Ltd	N/A	N/A	Support	Retain all amended provisions as notified, except for specific changes as detailed below.	Retain all amended provisions as notified, except for specific changes as detailed below.
		3.8.1	Transportation - Significant resource management issues - First bullet-point.	Support	Recognition of the economic importance of the transport network is supported.	Retain first bullet-point as notified.
		3.8.1	Transportation - Significant resource management issues - Local transport infrastructure - Third paragraph	Support	Recognition that parking and loading requirements must take into account the need to use land efficiently, and must avoid standards that are so onerous as to constrain development, is supported.	Retain as notified.
		3.8.1	Transportation - Significant resource management issues - Local transport infrastructure - First paragraph p3:43	Support	More lenient parking and loading requirements for the "shopping frontage" areas of the town centres are supported.	Retain as notified
		3.8.1	Transportation - Significant resource management issues - Local transport infrastructure - Second paragraph p3:43	Support with amendment	Energy efficient urban form is supported. Reference needs to also be made to protection of the integrity of the town centres.	Amend as follows: "...coupled with a well-connected road network that minimises travel distances. <b><u>Within town centres, Council is seeking to maintain the compact nature of these areas to avoid the cumulative effects on the transport network of dispersal of office and retail activity. Development should encourage safe and hospitable pedestrian environments along shopping frontages, allow for a higher level of development intensity to support pedestrian use of the town centre, and protect amenity at street level</u></b> ".
		3.8.2	Transportation - Objective O7	Support	Objective O7 is supported.	Retain as notified.
		3.8.2	Transportation - Policy P12	Amend	Typo	Change "takes" to "take".
		3.8.2	Transportation - Policy P18	Support	Policy P18 is supported.	Retain as notified.
		3.8.2	Transportation - Policy P19 - Provide for case-by-case assessment of loading	Amend	There is a disconnect between Policies P18 and P19.	Amend Policy P19: To specify which areas the provisions apply to. Provide policy direction for the case-by-case assessment of loading requirements in the "shopping frontage" areas. Address

			requirements			the disconnect between P18 (avoid constraining development through parking/ loading provisions that affect the character of the areas) and P 19 (seeks that the amenity of town centres is not adversely affected by loading and lack of parking).
		3.8.2	Transportation - Anticipated environmental results - AER 7	Amend	The AER requires amendment to specify that self-sufficiency in regards to parking and loading spaces is not required in the "shopping frontage" areas of town centres.	Amend AER 7 as follows: <i>"Increase in the number of activities <b>outside of "shopping frontage" areas</b> which are self-sufficient in terms of parking and loading space provision"</i> .
		3.82	Transportation - Anticipated environmental results - AER 9	Support	AER 9 is supported	Retain AER 9 as notified.
		9.1.2	Access	Amend	The Activity Table relating to access is too complex. The reference to changes "in character, scale or intensity of use" is too vague. The trigger threshold for arterial and significant roads (50vpd) is too low and for local roads (250vpd) too high. Consistency with the requirements of neighbouring District Plans should be considered.	Amend to: Rationalise the Vehicle Crossing Table. Consider the provisions of the Waipa and Waikato District Plans. Replace reference to changes "in character, scale or intensity" with threshold triggers. Increase the trigger thresholds for vehicle use.
		9.1.2 (vii)	Access to properties with frontage to specified "Shopping Frontage".	Amend	The matters of discretion need to relate to pedestrian safety, not provision of additional parking.	Amend as follows: <i>"(a) Performance standard: Within the specified "Shopping Areas", no new vehicular access <del>vehicle crossing or existing vehicle crossing that changes in character, intensity, or scale of use</del> shall be permitted to the property from the street over the specified "Shopping Frontage" front boundary of the property". "(b) Restricted-discretionary activity: A new vehicle crossing <del>or existing vehicle crossing that changes in character, intensity, or scale of use</del> to a site, across the specified "Shopping Frontage" shall be a restricted-discretionary activity". Delete the second bullet-point under the matters to which discretion is restricted: <del>"Whether there is a net increase in the supply of car parking when the number of on-site parking spaces served by the vehicle crossing is compared to the loss of public parking spaces at the road frontage as a result of the formation of the vehicle crossing;"</del></i>
		9.1.4 (i) and (ii)	Parking	Support	The provisions are supported, provided Rule 9.1.4(i)(a) is retained as notified or its requirements are further reduced.	Retain the provisions as notified provided that Rule 9.1.4(i)(a) is retained as notified, or its requirements are further reduced. In the event that this does not occur, Rule 9.1.4(i)(b), (i)(c), and 9.1.4(ii) should be deleted.
12	M & C O'Callaghan	N/A	N/A	Support	Retain all amended provisions as notified, except for specific changes as detailed below.	Retain all amended provisions as notified, except for specific changes as detailed below.
		3.8.1	Transportation - Significant resource management issues - Local transport infrastructure - First paragraph p3:43	Support	More lenient parking and loading requirements for the "shopping frontage" areas of the town centres are supported.	Retain as notified
		3.8.1	Transportation - Significant resource management issues - Local transport infrastructure - Second paragraph p3:43	Support with amendment	Energy efficient urban form is supported. Reference needs to also be made to protection of the integrity of the town centres.	Amend as follows: <i>"...coupled with a well-connected road network that minimises travel distances. <b><u>Within town centres, Council is seeking to maintain the compact nature of these areas to avoid the cumulative effects on the transport network of dispersal of office and retail activity. Development should encourage safe and hospitable pedestrian environments along shopping frontages, allow for a higher level of development intensity to support pedestrian use of the town</u></b></i>

						<b><u>centre, and protect amenity at street level"</u></b> .
		3.8.2	Transportation - Objective O7	Support	Objective O7 is supported.	Retain as notified.
		3.8.2	Transportation - Policy P18	Support	Policy P18 is supported.	Retain as notified.
		3.8.2	Transportation - Policy P19 - Provide for case-by-case assessment of loading requirements	Amend	There is a disconnect between Policies P18 and P19.	Amend Policy P19: To specify which areas the provisions apply to. Provide policy direction for the case-by-case assessment of loading requirements in the "shopping frontage" areas. Address the disconnect between P18 (avoid constraining development through parking/ loading provisions that affect the character of the areas) and P 19 (seeks that the amenity of town centres is not adversely affected by loading and lack of parking).
		3.8.2	Transportation - Anticipated environmental results - AER 7	Amend	The AER requires amendment to specify that self-sufficiency in regards to parking and loading spaces is not required in the "shopping frontage" areas of town centres.	Amend AER 7 as follows: <b><u>"Increase in the number of activities outside of "shopping frontage" areas which are self-sufficient in terms of parking and loading space provision"</u></b> .
		3.82	Transportation - Anticipated environmental results - AER 9	Support	AER 9 is supported	Retain AER 9 as notified.
		9.1.2	Access	Amend	The Activity Table relating to access is too complex. The reference to changes "in character, scale or intensity of use" is too vague. The trigger threshold for arterial and significant roads (50vpd) is too low and for local roads (250vpd) too high. Consistency with the requirements of neighbouring District Plans should be considered.	Amend to: Rationalise the Table. Consider the provisions of the Waipa and Waikato District Plans. Replace reference to changes "in character, scale or intensity" with threshold triggers. Increase the trigger thresholds for vehicle use.
		9.1.2 (vii)	Access to properties with frontage to specified "Shopping Frontage".	Amend	The matters of discretion need to relate to pedestrian safety, not provision of additional parking.	Amend as follows: <i>"(a) Performance standard: Within the specified "Shopping Areas", no new vehicular access <del>vehicle crossing or existing vehicle crossing that changes in character, intensity, or scale of use</del> shall be permitted to the property from the street over the specified "Shopping Frontage" front boundary of the property". "(b) Restricted-discretionary activity: A new vehicle crossing or existing vehicle crossing that changes in character, intensity, or scale of use to a site, across the specified "Shopping Frontage" shall be a restricted-discretionary activity". Delete the second bullet-point under the matters to which discretion is restricted: <del>"Whether there is a net increase in the supply of car parking when the number of on-site parking spaces served by the vehicle crossing is compared to the loss of public parking spaces at the road frontage as a result of the formation of the vehicle crossing;"</del></i>
		9.1.3(i)(a) and (b)	On-site loading - Specified shopping frontage	Support with amendment	The provisions are supported. The terms "Shopping frontage" and "Specified shopping frontage" are used interchangeably and should be standardised.	Retain as notified and change the Plan, Planning Maps, and Planning Map Legend to use either the term "Shopping Frontage" or "Specified Shopping Frontage" in a consistent manner.
		9.1.4(i)(a)	On-site parking - Specified shopping frontage	Support	Support as being consistent with traffic engineer's advice.	Retain as notified.
		Planning Map 32	N/A	Support	Support the extent of the Shopping Frontage notation for the Matamata Town Centre.	Retain Planning Map 32 as notified
		All Planning Maps	N/A	Amend	The Shopping Frontage notation on the Planning Maps is unclear.	Amend the Planning Maps by notating the Shopping Frontage areas in a different colour or style to improve clarity.



13	Piako Gliding Club	2.3.6	Integrating land-use and infrastructure	Amend	Include reference to the Matamata airfield as being significant infrastructure and transport network	Include reference to the Matamata airfield as being significant infrastructure and transport network
		15	Definitions - Network utility	Amend	Airfield is defined in the RMA as a network utility, but this is not carried through to the definition in the District Plan. Airspace is also not covered by sub-clause (vii) of the definition of "network utility" in the District Plan.	The airfield including the airspace above the land which is used for aircraft circuit patterns beyond the boundaries of the airfield should be specifically mentioned in the definition of "network utility".
		Part B, 1.4	Air transport	Amend	Make reference to the use of the airport for commercial activities.	Amend the s32 analysis to make mention of the use of the airport for commercial activities.
		Part E, 3.1 and 3.2	Integrating land-use and infrastructure	Amend	The issue and explanation should refer to transportation networks as well, and should recognise the airfield.	Amend the s32 analysis to reference the airfield (or transportation networks) and make specific reference to avoiding reverse-sensitivity effects from zoning and new development on neighbouring areas in relation to the airfield.
		Part E, 3.3	Integrating land-use and infrastructure - Objective	Conditional support	Support the objective and make reference to the role of the airfield.	Retain the objective and make reference to the role of the airfield.
		Part E, 3.4	Integrating land-use and infrastructure - Policies and methods	Amend	The Plan Change does not clarify where the airfield rests within the policy-framework.	Include a new sub-clause in Policies P1 and P2 that makes specific reference to the transportation network.
		Part E, 6.3	Safety and efficiency of our transportation network - Objectives	Amend	The objectives do not recognise the importance of the airfield and the need to protect it from land-use activities that could impact on the operational requirements.	Include a specific objective to protect the existing and future operations at the airfield.
		Part E, 6.4	Safety and efficiency of our transportation network - Policies P3 and P12	Support	Policies P3 and P12 are strongly supported.	Retain Policies P3 and P12 as notified.
		5.2.7 & 5.2.10	Airport noise & Matamata airport approach path	Support	These provisions are supported	Retain these provisions as notified.
		Planning Maps - Airport Maps 1 & 2	Planning Maps - Airport Maps 1 & 2	Support	The amendments to the maps are supported.	Retain the amendments to the maps as notified.
14	Federated Farmers	N/A	N/A	Oppose	The rolling review process adopted by MPDC prevents a holistic assessment of the policy direction.	Reconsider the current rolling District Plan review process.
		3.8	Activities adjacent to flood control and erosion protection assets.	Support with amendment	The provisions are generally supported but the provisions should be clarified by the addition of a diagram to improve reader understanding.	Add a diagram to improve reader understanding of where the provisions apply.
		9.1.2(vi)(a)(i)	Access for seasonal rural activities	Amend	The performance standard requiring vehicles not to track loose material onto the road carriageway which may cause a hazard/nuisance is too vague.	Amend, to provide clarity as to what constitutes a nuisance effect.
		8.7	Stock Movements and Stock Crossings	Oppose	The provisions are confusing and a duplication of the "Stock Movements on Roads Bylaw 2008".	Except for underpasses, remove the rest of the provisions from the District Plan and manage stock movements and crossings through the Bylaw provisions.
		N/A	All provisions relating to the National Grid.	Amend	With regard to the National Grid, Federated Farmers seek the adoption of the Transpower submission, subject to any specific amendments through the further submission and hearing process.	Amend all provisions relating to the National Grid in accordance with the Transpower submission.
		15	Definitions - Built environment	Amend	The definition is inconsistent with the PWRPS definition.	Amend the definition of built environment to be consistent with that in the PWRPS.

		15	Definitions - Flood control works	Support with amendment	The definition is supported, but the terms referred to in the diagram must be defined.	Define all the terms used in the "Flood Control Works" diagram.
15	Kaimai Properties & Matamata Metal Supplies	Schedule 5 - Development Concept Plans - Barton Road Development Concept Plan (DCP)	Schedule 5 - Development Concept Plans - Barton Road Development Concept Plan (DCP)	Amend	Amend the Barton Road DCP to ensure there is appropriate provision for, and correct cross-referencing to, the relevant Network Utility rules which have been amended by the proposed Plan Change.	Various amendments are sought to the IB AND JP DIPROSE – BARTON ROAD OKAUIA DEVELOPMENT CONCEPT PLAN as follows: - Amendments to the Activity Schedule for the Farming Area to provide for Network Utilities in the Rural Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities. - Amendments to the Activity Schedule for the Conservation Area to provide for Network Utilities in the Kaitiaki (Conservation) Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities. - Amendments to the Activity Schedule for the Networks Utilities Area to provide for Network Utilities in the Rural Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities - Amendments to the DCP Plan to extend the Networks Utility Area and relocate and extend the delineation of Network Utilities Area 'A' access track as shown in the Attachment to the submission.
		5.9.2	Infrastructure and servicing - Performance Outcomes.	Amend	The first advice note requires evidence of consultation with the Transport Agency. This contrary to the RMA which does not impose a mandatory requirement to consult.	Amend the first advice note under 5.9.2 as follows: <i>"Advice Note: In assessing whether the performance outcomes are being achieved, the Council <del>will require</del> <b>recommends</b> evidence of consultation with NZTA be provided where applications have the potential to affect the integration of land use with the state highway network"</i> .
		5.9.3	Non-compliance with performance standards and outcomes	Oppose	The provision requires resource consent for non-compliance with the performance outcomes. The outcomes contain discretion which is ultra vires for determining whether a standard is met, and lacks certainty.	Delete 5.9.3 and all references to resource consent being required where the performance outcomes in 5.9.2 are not achieved.
		5.9.4	Integrating land-use with infrastructure - larger scale activities	Oppose	The provision is conflicting and uses an unnecessarily low vehicle movement threshold.	Delete Rule 5.9.4.
16	D & L Swap	Schedule 5 - Development Concept Plans - DI & JL	Schedule 5 - Development Concept Plans - DI & JL Swap DCP	Amend	Amend the Swap DCP to ensure there is appropriate provision for, and correct cross-referencing to, the relevant Network Utility rules which have been amended by the proposed Plan Change.	Various amendments are sought to the DL AND JL SWAP DEVELOPMENT CONCEPT PLAN as follows: - Amendments to the Activity Schedule for the Farming Area to provide for Network Utilities in the Rural Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant

		JL Swap DCP				Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities. - Amendments to the Activity Schedule for the Conservation Area to provide for Network Utilities in the Kaitiaki (Conservation) Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities - Amendments to the Activity Schedule for the Networks Utilities Area to provide for Network Utilities in the Rural Zone as listed in the Activity Status tables in Sections 8.1 to 8.9 and for the relevant Network Utilities Matters of Discretion/Assessment Criteria in Sections 8.1 to 8.9 to apply to those Network Utilities listed as either Restricted Discretionary or Discretionary Activities.
		5.9.2	Infrastructure and servicing - Performance Outcomes.	Amend	The first advice note requires evidence of consultation with the Transport Agency. This contrary to the RMA which does not impose a mandatory requirement to consult.	Amend the first advice note under 5.9.2 as follows: <i>"Advice Note: In assessing whether the performance outcomes are being achieved, the Council <del>will require</del> <b>recommends</b> evidence of consultation with NZTA be provided where applications have the potential to affect the integration of land use with the state highway network"</i> .
		5.9.3	Non-compliance with performance standards and outcomes	Oppose	The provision requires resource consent for non-compliance with the performance outcomes. The outcomes contain discretion which is ultra vires for determining whether a standard is met, and lacks certainty.	Delete 5.9.3 and all references to resource consent being required where the performance outcomes in 5.9.2 are not achieved.
		5.9.4	Integrating land-use with infrastructure - larger scale activities	Oppose	The provision is conflicting and uses an unnecessarily low vehicle movement threshold.	Delete Rule 5.9.4.
17	New Zealand Historic Places Trust	1.1	Purpose of the Plan	Support	Support the inclusion of 26(f) and 6(g) RMA within the purpose section of the Plan.	Retain as notified.
		2.4.6	Integrating land-use and infrastructure - Policies P1 - P6	Support with changes to P1	The policy-framework should make more explicit reference to historic heritage	Add the following bullet-point to Policy P1: <b><u>"The historic heritage of the District is not significantly adversely affected"</u></b> .
		2.4.7	Regionally significant infrastructure - Objective O2 and Policy P2	Support with changes	The wording must be changed to avoid dilution of the intent, and historic heritage should be included in the policy-framework.	Amend Objective O2 as follows: <i>"Operation, maintenance, upgrading, and development of regionally significant infrastructure is enabled, efficiency is promoted, and the asset is protected to promote the economic, social, and cultural wellbeing of national, regional and local communities, while avoiding, remedying or mitigating adverse effects on the environment <del>to the greatest extent practicable</del>"</i> . Amend Policy P2 as follows: <i>"Require the development and upgrading of regionally significant infrastructure to avoid, remedy or mitigate adverse effects <del>to the extent practicable</del> on the:</i> <ul style="list-style-type: none"> <li>• Health, safety, and wellbeing of people;</li> <li>• Visual and amenity values;</li> <li>• Natural and physical environment;</li> <li>• <b><u>Historic heritage and</u></b> the intrinsic values of scheduled sites;</li> <li>and</li> <li>• Existing sensitive activities".</li> </ul>
		2.4.8	Energy efficiency and renewable energy generation - Objective O2 and Policy P2	Support in part	The objective is supported, subject to amendments to Policy P2 to avoid adverse effects on historic heritage.	Amend Policy P2 as follows: <i>"Investigation into, operation, maintenance, upgrading, and development of new and existing renewable energy generation activities (including small and</i>



						community scale renewable electricity generation) and their connections to the electricity transmission grid are enabled <b><u>including</u></b> while managing <b><u>the avoidance of:</u></b> <ul style="list-style-type: none"> <li>• Significant adverse effects on the environment; and</li> <li>• The potential for conflict with existing land uses/natural and physical resources".</li> </ul>
		3.1.2.3	Natural environment and heritage - Heritage	Oppose in part	The deletion of the policies leaves a policy gap. The policies should be amended in the context of a review of the Historic Heritage provisions of the Plan.	Further consultation in relation to the deletion of Policies SP1 - SP6 is required.
		2.1.2	Guide to Activity Table	Support	The proposed inclusion of "Natural Environment and Heritage (Section 10)" provisions as matters of control, is supported.	Retain as notified.
		8.8.2(ii)	Flood control works - Annual works programme	Support in part	The requirement for NZHPT to review the works programme is supported, but the timeframes need to be clarified.	Retain as notified and advise NZHPT of likely timeframes.
18	Fonterra	5.9.3	Non-compliance with performance standards and outcomes	Oppose	The provision requires resource consent for non-compliance with the performance outcomes. The outcomes contain discretion which is ultra vires for determining whether a standard is met, and lacks certainty.	Delete 5.9.3 and all references to resource consent being required where the performance outcomes in 5.9.2 are not achieved.
		5.9.4	Integrating land-use with infrastructure - larger scale activities	Oppose	The provision is conflicting and uses an unnecessarily low vehicle movement threshold. It is also at odds with the Industrial Zoning and DCPs for the Waitoa and Morrinsville dairy processing sites which provide for future development as of right.	Delete Rule 5.9.4.
		8.5.1	Water, wastewater and stormwater - Activity Table	Amend	The resource consent requirement for detention ponds is opposed as it is more appropriate that these matters be dealt with through the Waikato Regional Plan (WRP). The provisions in 8.5.1 should not apply to infrastructure on DCP sites (see Rule 5.9.1).	Under 8.5.1(10) provide a permitted activity status for water, wastewater and stormwater infrastructure with a reference to the WRP for consent requirements. Include a provision exempting DCP sites from the provisions in 8.5.1.
		9.1.1(i)(c)	Roading hierarchy - Collector roads	Support	Support the "Collector Road" status for No 1 Road.	Retain as notified.
		9.1.2(iii)(a)(i)	Access - Access to significant roads and arterial roads - Performance Standards	Amend	The Morrinsville dairy manufacturing site and Morrinsville Transport Garage have accessways that exceed the Development Manual standard. Expansion on either site would trigger resource consent under 9.1.2(iii)(a)(ii). A traffic report included states that the existing vehicle entrances are adequate and recommends that the entrances be exempt from compliance with the Development Manual.	Amend 9.1.2(iii) as follows: <b><u>"With the exception of the two existing Allen Street vehicle crossings at the Morrinsville Dairy Manufacturing Site and the two existing Allen Street vehicle crossings at the associated Transport Garage, the vehicle crossing shall be designed, formed and constructed in accordance with the Development Manual"</u></b> .
		9.1.2(iii)(a)(ii)	Access - Access to significant roads and arterial roads - Performance Standards	Amend	The vehicle crossings serving the Morrinsville Dairy Manufacturing Site and Transport Garage vehicle from Allen Street, already exceed the trigger for resource consent. A traffic report has been prepared and states that the entrances are adequate to accommodate an increase in use, and recommends a higher trigger threshold for requiring resource consents.	Amend 9.1.2(iii)(a)(iii) as follows: <b><u>"With the exception of vehicle movements through the existing Allen Street vehicle crossings at the Morrinsville Dairy Manufacturing Site (and the associated Transport Garage), there shall be less than an average of 50 car equivalent movements per day..... In terms of the two existing Allen Street vehicle crossings at the Morrinsville Dairy Manufacturing Site, there shall be less than an average of 1,300 car equivalent movements per day within any one week. In terms of the two existing Allen Street vehicle crossings at the Transport Garage, there shall be less than an average of 300 car equivalent movements per day within any one week"</u></b> .

		9.1.2(iv)(a)(i) i)	Access - Access to collector and local roads - Performance Standards	Amend	The Waitoa Dairy Manufacturing Site's access onto No 1 Road already exceeds the trigger for resource consent. A traffic report has been prepared and states that the entrances are adequate to accommodate an increase in use and recommends a threshold of 3,000 car equivalent movements.	Amend 9.1.2(iv)(a)(ii) as follows: <b><u>"With the exception of vehicle movements through the two existing No 1 Road vehicle crossings at the Waitoa Dairy Manufacturing Site, there shall be less than an average of 250 car equivalent movements per day..... In terms of the two existing No 1 Road vehicle crossings at the Waitoa Dairy Manufacturing Site (i.e. the main entrance), there shall be less than an average of 3,000 car equivalent movements per day within any one week (provided that the western-most vehicle crossing shall be used as a left-turn egress only)"</u></b> .
		9.1.4(ii)	On-site parking - Table	Amend	The car parking requirements are excessive for the Waitoa and Morrinsville Dairy Manufacturing Sites and the Transport Garage.	Exclude the Waitoa and Morrinsville Dairy Manufacturing sites from the parking ratio for "industry". Exclude the Transport Garage from the parking ratio for "repair of motor vehicles". Include new parking ratio for Dairy Manufacturing Sites of <b><u>"1 space per staff member employed"</u></b> . Include new parking ratio for Transport Garage of <b><u>"2 spaces for truck-and-trailer units for every servicing bay, plus 2 car parking spaces for every 3 staff members"</u></b> .
19	Transpower	Planning Maps	Planning Maps	Support	Support the inclusion of the National Grid on the Planning Maps	Retain as notified.
		Schedule 4	Designations	N/A	The Submitter's expectation is that the designation roll-over process will occur prior to notification of the proposed plan, at which time Transpower will formally confirm its intention to roll the existing designations over.	N/A
		3.5	Activities adjacent to transmission lines	Amend	It is unclear whether Rule 3.5 is an "overlay" so that the underlying zoning still applies, except as modified through Rule 3.5.	Amend to clarify that the underlying zone rules apply unless specifically modified by 3.5.1 and 3.5.2.
		15	Definitions - "Green Zone", "Red Zone", "Buffer Corridor", "Sub-transmission line"	Amend	Amend definitions to be consistent with national approach	Amend definitions as follows and as detailed in this submission: <b><u>"National Grid Yard"</u></b> - similar to "Red Zone". <b><u>"National Grid Subdivision Corridor"</u></b> - similar to "Buffer Corridor". <b><u>"Distribution Line"</u></b> - same as "Sub-transmission Line". Delete "Transmission line buffer corridor". Make such consequential changes as necessary - including reference to "Red" and "Green" Zones.
		15	Definitions - "NZECP34"	Amend	Amend definition to enable abbreviated reference.	Amend as follows: "NZECP34:2001 means the New Zealand Electrical Code of Practice for Electrical Safe Distance 34:2001".
		15	Definitions - "Intensive farming"	Support	Support definition	Retain as notified
		15	Definitions - "National Grid"	Support	Support definition	Retain as notified
		15	Definitions - "Regionally significant infrastructure"	Amend	Amend sub-clause (iv) of the definition.	Amend sub-clause (iv) as follows: "(iv) The national <del>electricity</del> grid as defined by the Electricity Industry Act 2010".
		15	Definitions - "Sensitive activity"	Amend	Include reference to "National Grid".	Amend as follows: "Sensitive activity means a more recently established activity which is sensitive to the adverse environmental effects being generated by a pre-existing lawfully established activity, and in the context of state highways, <b><u>the National Grid</u></b> and railway lines includes any dwelling, papakainga, visitor accommodation, boarding house, retirement village, supported residential care, educational facilities, hospitals and healthcare services, and care centres". Or: include a new definition for sensitive activities around the National Grid that only captures: dwellings, papakainga, boarding houses, retirement

						villages, supported residential care, pre-schools, schools and hospitals.
		2.3.6	Integrating land-use and infrastructure	Support	Support issue description	Retain as notified
		2.3.7	Regionally significant infrastructure networks	Support	Support issue description	Retain as notified
		2.4.6	Integrating land-use and infrastructure - Objective O1	Amend	Include "subdivision".	Amend as follows: " <i>Land-use, <b>subdivision</b> and infrastructure are planned in an integrated manner that.....</i> "
		2.4.6	Integrating land-use and infrastructure - Policies P2 and P4	Support	Support these policies	Retain as notified.
		2.4.7	Regionally significant infrastructure - Objective O1	Support	Support the objective	Retain as notified
		2.4.7	Regionally significant infrastructure - Objective O2	Amend	Delete the word "greatest" which creates an expectation of onerous mitigation	Amend as follows: " <i>Operation, maintenance, upgrading, and development of regionally significant infrastructure is enabled, efficiency is promoted, and the asset is protected to promote the economic, social, and cultural wellbeing of national, regional and local communities, while avoiding, remedying or mitigating adverse effects on the environment to the <b>greatest</b> extent practicable</i> ".
		2.4.7	Regionally significant infrastructure - New Policy P7	Amend	Include a new policy that refers specifically to the National Grid.	Include new Policy P7 as follows: " <b><i>Adverse effects including reverse-sensitivity effects on the National Grid are avoided</i></b> ".
		2.4.7	Regionally significant infrastructure - Policies P1, P4, P5, P6 and AERs	Support	Support these provisions	Retain as notified.
		2.4.7	Regionally significant infrastructure - Policy P2	Amend	Amend to signal that minor upgrades will be permitted activities	Amend as follows: " <i>Require the development and <b>major</b> upgrading of regionally significant infrastructure to avoid, remedy or mitigate adverse effects to the extent practicable...</i> "
		1.1.1	General provisions - Written report	Amend	Include Transpower in 1.1.1(vi) which lists potential consultation parties	Amend as follows: " <i>As part of an assessment of effects, the applicant may be required, unless it is unreasonable in the circumstances, to consult as part of the assessment with the following persons as appropriate:</i> <ul style="list-style-type: none"> <li>• The owner(s) and occupier(s) of the subject land;</li> <li>• Persons likely to be directly affected by the proposed activity;</li> <li>• The District and Regional Council;</li> <li>• <b><i>Transpower NZ Ltd;.....</i></b>"</li> </ul>
		3.5	Activities adjacent to transmission lines	Amend	Amend for national consistency. Recognise existing development on Lot 1 DPS 18429	Delete Rules 3.5.1 and 3.5.2 and replace with the following: <b><i>“3.5.1 National Grid Yard</i></b> <b><i>(i) Permitted Activities</i></b> <b><i>1. Under the National Grid Conductors (wires):</i></b> <b><i>(a) On all sites within any part of the National Grid Yard any buildings and structures must:</i></b> <b><i>(i) If they are for a sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or</i></b> <b><i>(ii) Be a fence; or</i></b> <b><i>(iii) Be network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or</i></b> <b><i>(iv) Be an uninhabitable farm building or structure for farming activities (but not a milking/dairy shed, commercial greenhouse or intensive farming building (excluding ancillary structures)); or</i></b> <b><i>(v) Be an uninhabited horticultural building (but not a commercial greenhouse) or structure; or</i></b>



						<p><u>(vi) Be any public sign required by law or provided by any statutory body in accordance with its powers under any law.</u></p> <p><u>(b) All buildings or structures permitted by a) must comply with at least one of the following conditions:</u></p> <p><u>(i) A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or</u></p> <p><u>(ii) Demonstrate that safe electrical clearance distances required by NZECP34 are maintained under all National Grid line operating conditions.</u></p> <p><u>2. Around National Grid support structures:</u></p> <p><u>Buildings and structures shall be at least 12m from a National Grid support structure unless it is a:</u></p> <p><u>(a) Network Utility within a transport corridor or any part of electricity infrastructure that connects to the National Grid.</u></p> <p><u>(b) Fence less than 2.5m in height and more than 5m from the nearest support structure.</u></p> <p><u>(c) Horticultural structure between 8m and 12m from a pole support structure that:</u></p> <p><u>(i) Meets the requirements of the NZECP34 for separation distances from the conductor;</u></p> <p><u>(ii) Is no more than 2.5m high;</u></p> <p><u>(iii) Is removable or temporary, to allow a clear working space 12 metres from the pole when necessary for maintenance and emergency repair purposes; and</u></p> <p><u>(iv) Allow all weather access to the pole and a sufficient area for maintenance equipment, including a crane.</u></p> <p><u>3. Earthworks; subject to compliance with the following:</u></p> <p><u>(a) That they be no deeper than 300mm within 12m of any National Grid support structure foundation;</u></p> <p><u>Except that Vertical holes not exceeding 500mm in diameter beyond 1.5 from the outer edge of pole support structure or stay wire are exempt.</u></p> <p><u>(b) Not create an unstable batter that will affect a National Grid support structure; and</u></p> <p><u>(c) Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u></p> <p><u>Provided that the following are exempt from point (c)(i) above:</u></p> <ul style="list-style-type: none"> <li><u>• Earthworks undertaken by a Network Utility Operator; or</u></li> <li><u>• Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.</u></li> </ul> <p><u>Note: Vegetation to be planted within the transmission corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p> <p><u>Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to the lines.</u></p> <p><u>Compliance with the permitted activity standards of the Plan does not ensure compliance with the Code of Practice.</u></p> <p><u>(ii) Restricted Discretionary Activities</u></p> <p><u>1. Within the National Grid Yard any earthworks not permitted by 3.5.1(i)3(a).</u></p> <p><u>(iii) Non-Complying Activities</u></p> <p><u>1. Within the National Grid Yard:</u></p> <p><u>(a) Any building or addition to a building for a sensitive activity.</u></p> <p><u>(b) Any change of use to a sensitive activity or the establishment of a new sensitive activity.</u></p> <p><u>(c) Intensive farm buildings and dairy/milking sheds, commercial</u></p>
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						<p><u>greenhouses or buildings excluding associated ancillary structures.</u></p> <p><u>(d) Any earthworks not permitted by 3.5.1(i) 3.(b) or (c).</u></p> <p><u>(e) Any building or structure that is not permitted under Rule 3.5.1 (i).</u></p> <p><u>For the site located between Bolton Road and Morrinsville – Walton Road legally described as Lot 1 DPS18429 the following exemptions shall apply:</u></p> <p><u>3.5.2 National Grid Yard</u></p> <p><u>Note: This rule only applies to the site legally described as Lot 1 DPS18429.</u></p> <p><u>(i) Permitted Activities</u></p> <p><u>Any building less than 2.5m high and 10m2 in area is permitted.</u></p> <p><u>(ii) Discretionary Activities</u></p> <p><u>Any building or structure not permitted by Rule 3.5.1 or non-complying under Rule 3.5.1(iii)1(a) to (d) above shall be a discretionary activity.</u></p> <p><u>Note: Vegetation to be planted within the transmission corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p> <p><u>Note: The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001) contains restrictions on the location of structures and activities in relation to the lines.</u></p> <p><u>Compliance with the permitted activity standards of the Plan does not ensure compliance with the Code of Practice.”</u></p>
		3.5.1 (iii)	Matters of discretion	Amend	Amend for national consistency.	<p>Amend as follows: "The Council has restricted its discretion to the following matters, and may impose conditions relating to these matters if consent is granted:</p> <p>(a) The ability for <b><u>operating</u></b>, upgrading, maintenance and inspection of lines, including ensuring access;</p> <p>(b) The risk to people and property posed by the operation of the line;</p> <p>(c) The risk to people and property posed, should the line fail;</p> <p>(d) The extent to which the adverse effects from the line, and of the new activity can be avoided, remedied, or mitigated;</p> <p>(e) <del>The outcome of any consultation with the affected line owner/operator</del> <b><u>Any technical advice provided by the line owner/operator</u></b>".</p>
		6	Subdivision	Amend	Consequential changes are necessary to recognise new terminology proposed in this submission.	Make consequential changes to recognise new terminology as proposed in this submission.
		8.2.1	Electricity transmission and distribution activities - Activity Table	Amend	Clarify that transmission lines in place prior to 14 January 2010 are not covered by the Plan rules (the NES-ET applies).	Amend the first bullet-point under the activity table as follows: "The Resource Management (National Environmental Standards for Electricity Transmission Activities Regulations 2009 (NES-ET) apply to the operation, maintenance, upgrading, relocation or removal of transmission lines that were operated or able to be operated, on or prior to 14 January 2010. <b><u>Any rules of the Matamata-Piako District Plan do not apply to these activities.</u></b> "
		8.2.1.4 and 8.2.2(i)	Electricity transmission and distribution activities - Activity Table - Clause 4	Amend	This clause should capture <u>all</u> minor upgrading.	Amend as follows: "Minor upgrading of electrical lines <del>up to and including 110kV (not being part of the national grid)</del> . Make a consequential change to Performance Standard 8.2.2(i)
		8.2.1.5; 8.2.1.6;	Electricity transmission and distribution activities - Activity	Support	These provisions are supported	Retain as notified.

		8.2.1.10; 8.2.1.11; and 8.2.1.12	Table - Clause 5, 6, 10, 11, and 12			
		11.2.1	Natural Hazards - Activity Table	Amend	Correct typographical error.	Amend as follows: "Any use, development or subdivision of land within areas identified as Natural Hazard Areas on the planning maps with the exception of upgrading of above and below ground electrical lines listed in 8.2.1 to 8.2.4.7".
20	Horticulture NZ	15	Definitions - "Buffer corridor"; "Red Zone" and "Green Zone"	Oppose	Delete definitions	Delete definitions and replace with provisions for permitted activities to a setback around towers consistent with NZECP34.
		3.5.1(i)	Activities within the Red Zone - Permitted activities	Amend	Provide for crop protection structures as permitted activities	Include, as a permitted activity, any artificial crop protection structure or crop support structure set back at least 12m from the outer visible edge of a transmission tower support structure unless Transpower has given written approval in accordance with clause 2.4.1 of NZECP34 to a lesser setback,
		3.6(i)	Development adjacent to sub-transmission lines - Permitted activities	Amend	Provide for crop protection structures	Amend as follows: "New buildings or additions to existing buildings <b><u>(excluding artificial crop protection structures and crop support structures)</u></b> within 20m of the centreline of a sub transmission line (identified on the Planning Maps) that have demonstrated compliance with NZECP 34:2001 are a permitted activity".
21	Environmental Futures Inc	2.3.7	Regionally significant infrastructure networks	Amend	There is lack of clarity of the balance required between recognition of public benefits, and adverse effects. In addition, modify the paragraph referring to reverse-sensitivity effects to clarify that reverse- sensitivity effects need only be managed when existing infrastructure is constrained to the extent that the adverse effects of the infrastructure on the receiving environment cannot reasonably be avoided or mitigated.	Amend to give effect to the submission points as noted in this submission.
		2.3.8	Renewable electricity generation - Energy efficiency	Amend	Amend to improve grammar and make the Plan easier to read and understand.	Amend as follows: "By reducing the growth in demand, less energy is required, consequently: • <del>Less</del> <b><u>Fewer</u></b> resources required to generate energy are used up; • Less transmission capacity is required to convey the energy from where it is generated to the end-user; • With less energy generation and transmission capacity required, investment in new infrastructure can be delayed resulting in cost savings; • <del>Less</del> <b><u>Fewer</u></b> of the adverse effects associated with the generation and transmission of additional energy are created; • The risks of climate change are reduced, by reducing the greenhouse gas emissions caused by the production and use of additional energy".
		2.4.6 and 3.8.1	Sustainable management strategy - Integrating land- use and infrastructure - Objective, Policies, and Explanation and Transportation - Significant resource management issues	Amend	The provisions as notified are sweeping, unbalanced, and circular. The third bullet point is unnecessary.	Amend to give effect to the submission points as noted in this submission. Third bullet point should be deleted.
		2.4.7	Sustainable management strategy - Regionally	Amend	The requirement that reverse-sensitivity effects on regionally significant infrastructure must be avoided,	Qualify the objective as follows, and amend Explanation accordingly: "Adverse effects including, <b><u>where necessary,</u></b>



			significant infrastructure - Objective O3		remedied, or mitigated, is too broad	<i>reverse-sensitivity effects on regionally significant infrastructure are avoided, remedied, or mitigated". Delete/amend AERs 7, 11, and 14 accordingly.</i>
		3.1.2	Natural environment and heritage	Oppose	These changes do not relate to transportation and infrastructure and should not be made until the plan change relating to Natural Environment and Heritage is undertaken	Retain current Operative provisions until plan change relating to Natural Environment and Heritage is undertaken.
		3.2.2	Natural Hazards - Flooding - Policies, Explanation, and AER 6	Oppose	Policy P5 is a risky approach. Deletion of SP1 is not supported.	Retain status quo
		3.2.2	Natural Hazards - Land Movement - Policies	Oppose	Oppose the deletions as these have worked well in the past.	Retain the status quo.
		3.5.2.3	Amenity - Nuisance effects - Objective O6	Amend	Oppose the inclusion of "planned infrastructure networks". The term is too broad to enable an adequate understanding by plan users.	Amend as follows: " <i>To ensure that subdivision and land use activities are located and sited in a manner that recognises <b>existing</b> infrastructure networks</i> ".
		3.7.1	Works and network utilities - Significant resource management issues - Fourth paragraph	Amend	Reverse-sensitivity protection of infrastructure should not be introduced as a certainty, when it should be the primary effect (the odour or noise - for example) that should be avoided or mitigated, rather than simply restricting the uses of land by those nearby.	This paragraph should be reworded to provide for "consideration" of such reverse-sensitivity protection for existing infrastructure only, and only in cases where the primary source of the primary effect cannot be avoided.
		3.7.2	Works and network utilities - Provision and benefits	Oppose	The changes proposed are radical. The changes to Policy P5 are incomplete and the new wording reverses the intent of the original policy.	Retain the original wording.
22	Telecom NZ	5.2.9	Internal noise limits - railway lines and state highways	Delete or modify, and make consequential changes	The new rules should only apply where the locations are proposed to be less than the existing yards so that people's development rights are not compromised. If a new or upgrade of the highway or railway line is proposed then it should be the responsibility of the network provider to ensure compliance with noise limits, not the receiver of the noise.	Delete 5.2.9 or modify accordingly and make consequential amendments.
		3.8	Activities adjacent to flood control and erosion protection assets.	Oppose in part	The rule does not provide consideration of network utilities in flood hazard areas.	That network utilities be provided for as permitted where WRC has given its authorization.
		8.1.1.11	Telecommunication - Activity Table - Clause 11	Oppose in part	This rule will capture all minor equipment installation and is overly onerous.	Amend to be permitted in all zones (with exception of formed roads which is N/A).
		8.1.1.13.1	Telecommunication - Activity Table - Clause 13.1	Oppose in part	The maximum of two antennas is unduly restrictive.	Change from two to three antenna as a permitted activity. Retain restriction on area/diameter.
		8.1.1.13.2	Telecommunication - Activity Table - Clause 13.2	Oppose in part	Make a consequential change	Change to "more than three antenna".
		8.1.1 - New provision - Earthworks and vegetation trimming	Telecommunication - Activity Table - New provision	Amend	Seek exclusion for telecommunication infrastructure from earthworks and vegetation clearance rules.	Insert a new rule providing exclusions for telecommunications infrastructure from earthworks and vegetation trimming requirements elsewhere in the Plan.
23	Powerco Ltd	8.1.2	Telecommunication - Performance standards	Amend	Locating minor equipment in the yards should be permitted. Rule 8.1.2(iii)(a)(iii) should be removed from the performance standards and applied to the antenna-specific rules.	Amend to give effect to these submission points.
		2.4.6	Integrating land-use and infrastructure - Objective O1 and Policies P1, P2, P4, P5	Support	Support	Retain as notified

			and P6			
		2.4.7	Regionally significant infrastructure - Objective O1 and Policies P1, P2, P4, P5, and P6	Support	Support	Retain as notified
		2.4.7	Regionally significant infrastructure - Objective O2	Amend	Amend to simplify interpretation.	Amend as follows: "Operation, maintenance, upgrading, and development of regionally significant infrastructure is enabled, efficiency is promoted, and the asset is protected to promote the economic, social, and cultural wellbeing of national, regional and local communities, while avoiding, remedying or mitigating adverse effects on the environment to the greatest extent practicable".
		2.4.7	Regionally significant infrastructure - Policy P3	Amend	Remove reference to co-siting of infrastructure.	Amend as follows: "Substantial upgrades of regionally significant infrastructure should, where practicable, be used as an opportunity to reduce existing significant adverse effects such as by promoting co-siting of infrastructure".
		3.7.2.1	Works and network utilities - Community infrastructure - Objectives O1 and O2	Support	Support	Retain as notified
		3.7.2.1	Works and network utilities - Community infrastructure - Policy P2	Amend	Remove reference to "adjacent lands".	Amend as follows: "To protect works and network utilities from incompatible development, use or subdivision of adjacent lands".
		3.7.2.1	Works and network utilities - Community infrastructure - Policy P6	Amend	Remove clauses that relate to protection from inappropriate development (already dealt with elsewhere) and include a requirement to prioritise the development of planned growth areas.	Amend as follows: "The nature, timing, and sequencing of land use, development and subdivision must: - <b><u>Prioritise the development of identified growth areas and areas with existing infrastructure capacity in order to achieve the efficient use of existing network utilities</u></b> ; - Be co-ordinated with the funding, implementation, and operation of the associated requirements for works and network utilities; - Optimise the efficient and affordable provision of works and network utilities; - <del>Maintain and enhance the operational efficiency, effectiveness, viability, and safety of works and network utilities</del> ; - <del>Protect investment in existing works and network utilities</del> ; - Ensure new development does not occur until appropriate infrastructure services are in place or alternative infrastructure has been provided by the development; and: - <del>Retain the ability to maintain and upgrade works and network utilities</del> ".
		3.6	Development adjacent to sub-transmission lines	Support	Support	Retain as notified
		5.9.1(v) & 5.9.2(vi)	Performance standards - Other reticulation & Performance outcomes - Other reticulation	Support	Support	Retain as notified
		5.9.3(vii)(a)	Non-compliance with performance standards and outcomes - Other reticulation - Clause (ii)(a)	Amend	Amend to improve clarity	Amend as follows: "(ii) Electricity (a) <del>Whether there are</del> <b><u>The nature and extent of any</u></b> exceptional circumstances for not requiring reticulated electricity connections";
		6.1.1.11; 6.1.3(ix)(a)(i); 6.1.3(ix)(b);	Subdivision - Activity Table; Subdivision near a sub-transmission line; Subdivision for works and network utilities	Support	Support	Retain as notified.

		6.1.3(ix)(c); 6.1.1.10; and 6.1.3(vii)(a), (b), & (c);				
		8.2.1.1 - 8.2.1.5; 8.2.1.7; 8.2.1.8; 8.2.1.10 - 8.2.1.12	Electricity transmission and distribution activities - Activity table - Clauses 1 - 5; 7; 8; & 10 - 12	Support	Support	Retain as notified
		8.2.1.9	Electricity transmission and distribution activities - Activity table - Clause 9	Amend	Amend to improve clarity.	Amend to clarify that it does not apply to transformers, sub- stations and switching stations which are otherwise provided for in Clause 8. Amend so that it provides for new and existing transformers, sub-stations and switching stations in the Rural Zone as a permitted activity. Amend to apply the same activity status in the road reserve as in the adjoining zone.
		8.2.2(i)	Performance standards - Minor upgrading	Support in part	Reconsider the need for performance standard 8.2.2(i) as it is already achieved by Rule 8.2.1.4	Consider whether 8.2.2(i) should be deleted.
		8.2.2(ii)	Performance standards - Development controls	Amend	Exemption of pole-mounted transformers and switching gear from the requirement to comply with zone development controls.	Amend to exempt pole mounted transformers and switching gear to comply with the District-wide and zone specific development controls.
		8.2.2(iii)	Performance standards- Noise	Support	Support	Retain as notified
		5.2.8(i)	Noise standards for works and network utilities	Support	Support	Retain as notified
		8.6.1 & 8.10	Transport network - Activity Table; & Matters of Discretion - Advice Notes	Amend	Amend	Amend the advice note as follows: " <b><i>In addition to any District Plan requirements, the Council authorises works in the road reserve, outside of the District Plan. Works in the road reserve should be undertaken in accordance with the Council's Infrastructure Code of Practice, any applicable Corridor Access Permit and the National Code of Practice for Utility Operators' Access to Transport Corridors. Please contact the Council's Roading Officer directly to discuss any works in the road reserve</i></b> ".
		11.2.1	Natural Hazards - Activity Table - Clause 1	Amend	Correct typographical error.	Amend as follows: "Any use, development or subdivision of land within areas identified as Natural Hazard Areas on the planning maps with the exception of upgrading of above and below ground electrical lines listed in 8.2.1.1 to 8.2.1.7".
		12.2.4	Surface of water - Activity Table - Clause 4	Retain exemption for overhead electricity infrastructure or delete provision in its entirety	Control of activities that occur over the surface of water is outside the scope of Council's functions in s31 RMA.	Delete, or retain current exemption for overhead electricity infrastructure.
		15	Definitions - "Building"; "Community infrastructure services"; "Infrastructure"; Minor upgrading"; "Network utility" & "Sub-transmission line".	Support	Support	Retain as notified. PC44 also proposes to delete the existing definition of 'network utilities' contained in the operative District Plan. However, the track changes version of the plan shows this definition both as being struck-out and as being retained. This appears to be a drafting error, which should be rectified.



		15	Definitions - "Regionally significant infrastructure"	Amend	Amend	Amend to provide cross-reference to the WRPS in order to enable the District Plan to reflect any changes to the definition as a result of the WRPS appeal process.
		N/A	Planning Maps	Support	Support	Retain the illustration of Powerco's sub-transmission network on the Planning Maps and retain the associated disclaimer in "Part C: Maps and Plans".
24	Chorus NZ	3.8	Activities adjacent to flood control and erosion protection assets.	Oppose in part	The rule does not provide consideration of network utilities in flood hazard areas.	That network utilities be provided for as permitted where WRC has given its authorization.
		8.1.1.4	Telecommunication - Activity Table - Clause 4	Oppose in part	No provision is made for increase in height of support structures.	Amend 8.1.1.4 to allow for the replacement of support structures up to 1m higher, in all zones
		8.1.1.7	Telecommunication - Activity Table - Clause 7	Oppose in part	No provision is made for increase in height of support structures.	Change to "increase in height of support structure of more than 1m". Provide for restricted-discretionary activity status where the provisions currently propose discretionary activity status
		8.1.1.11	Telecommunication - Activity Table - Clause 11	Oppose in part	This rule will capture all minor equipment installation and is overly onerous.	Amend to be permitted in all zones (with exception of formed roads which is N/A).
		8.1.1.13.1	Telecommunication - Activity Table - Clause 13.1	Oppose in part	The maximum of two antennas is unduly restrictive.	Change from two to three antenna as a permitted activity. Retain restriction on area/diameter.
		8.1.1.13.2	Telecommunication - Activity Table - Clause 13.2	Oppose in part	Make a consequential change	Change to "more than three antenna".
		8.1.1 - New provision - Earthworks and vegetation trimming	Telecommunication - Activity Table - New provision	Amend	Seek exclusion for telecommunication infrastructure from earthworks and vegetation clearance rules.	Insert a new rule providing exclusions for telecommunications infrastructure from earthworks and vegetation trimming requirements elsewhere in the Plan.
		8.1.2	Telecommunication - Performance standards	Amend	Locating minor equipment in the yards should be permitted. Rule 8.1.2(iii)(a)(iii) should be removed from the performance standards and applied to the antenna-specific rules.	Amend to give effect to these submission points.
		15	Definitions - New definition - "Telecommunication line"	Amend	There is no definition of "telecommunication lines"	Include the following new definition: " <b><u>Telecommunication line has the same meaning as that for "line" within the Telecommunications Act 2001</u></b> ".
25	Helen & Kerry Cranston LATE SUBMISSION	N/A	N/A	Amend	The speed limit of State Highway 26 at the western end of Morrinsville should be reduced to 50 km/h.	Amend the speed limit as requested in this submission. Arrange a meeting of all affected ratepayers.
26	Ventus Energy (NZ) Ltd LATE SUBMISSION	2.3.6; 2.3.7; and 2.3.8	Integrating land-use and infrastructure, Regional significant infrastructure networks; and Renewable electricity generation	Support	The issues, objectives, and policies as notified are supported	Retain as notified.
		3.1.2.1	Natural Environment and Heritage - Landscape Character - Policies	Amend	Amend to be consistent with s6(b) RMA	Amend the policies as follows: " <b><u>Protect the elements from inappropriate use or development. Not inappropriately detract from the amenity values of the landscape</u></b> ".
		N/A	Planning Map 3	Amend	Amend the extent of the Kaitiaki (Conservation) Zone to coincide with the existing bush line	Amend Planning Map 3.
		8.3.1.3	Renewable energy generation - Activity Table - Clause 3	Support	Support the activity status for Large-Scale Wind Farms	Retain as notified.

		8.3.2(i)(c)	Renewable energy generation - Performance standards	Oppose	Oppose the requirement for monitoring masts to comply with height-to-boundary rules.	Delete the requirement for monitoring masts to comply with height-to-boundary rules.
		N/A	New rule - Large Scale Wind Farms	Amend	Include new provisions for large-scale wind farms	Include the following provision for large-scale wind farms: " <b><u>A turbine or turbines in proposed large-scale wind farms may overhang a Kaitiaki (Conservation) Zone, but the foundations must not be located within the Kaitiaki (Conservation) Zone - Restricted-discretionary activity. Discretionary activity status shall only apply where the foundations are located within the Kaitiaki (Conservation) Zone</u></b> ".
		N/A	Schedule 3 - Outstanding or significant natural features and trees and other protected items - Schedule 213	Amend	The Schedule should exclude land beyond the extent of the forest	Amend the Schedule to exclude land beyond the extent of the forest. Also exclude the Transpower grid corridor where appropriate.
27	Barr & Harris LATE SUBMISSION	3.2	Definitions	Amend	"WHAP" is not a nationally recognised terminology	Replace with reference to "M4" and "GSP" materials as defined by the Transport Agency
		Table 3.1	Matamata-Piako District Council - Residential, Business and Industrial Zones	Amend	Change design speed in Table 3.1	The design speed for Private Access ROW's should either be left blank, or should be 10 - 20 km/h for urban; and 20km/h for rural and rural-residential ROW's.
		Part 3	Road works	Amend	Amend as detailed in the adjacent column	Private access or ROW subgrade level is at 150mm - 200mm below finished level. The natural CBR of soils in MPDC is generally 2 - 5 and a CBR of 10 is excessive. Change to a CBR of 3 - 4.
		Part 3	Road works	Amend	Amend as detailed in the adjacent column	The 90-percentile car should be allowed to manoeuvre within the lot to allow exit in a forward direction.
		3.5.6	Off-street parking	Amend	Amend as detailed in the adjacent column	The off-street parking criteria should be related to the road pavement design
		3.7.2(e)	Integrated transport assessment	Amend	Amend as detailed in the adjacent column	Local road intersections with local roads should not require ITA. The extent of requirements for ITA assessments are excessive.
		3.8.6(a)	Surface sealing	Amend	Amend as detailed in the adjacent column	Application of a two-coat chip seal applied together, is preferable over two separate coats. Maintenance of a single coat chip seal is not always practicable. The use of the term "to the satisfaction of the Asset Manager" should be replaced with a defined standard.
		3.9.4	Kerb and Channel, Vertical Kerb and Island Kerb	Amend	Amend as detailed in the adjacent column	The CBR value of 10 will mean that all kerbing will require undercutting. The ideal depth of GAP 20 or WHAP 20 is 50mm, not 75mm as stated. Change the minimum value to 40mm GAP or WHAP 20.
		3.8.6	Surface sealing	Amend	Amend as detailed in the adjacent column	The term "to the satisfaction of the Asset Manager" should be replaced with a defined standard.
		3.19.1	Feature walls	Amend	Amend as detailed in the adjacent column	Delete the requirement for a "Stage 4 (post construction) Safety Audit".
		Drawing DG302	N/A	Amend	The boundary drain should be optional	Amend drawing to clarify that boundary drain is optional.
		Drawing DG308	N/A	Amend	Amend as detailed in the adjacent column	Remove the 125mm WHAP 20 requirement. Replace as below for depths of WHAP 20. Remove the CBR strength of 10. A 300mm sand sub-grade layer is often required.
		4.14.1	Minimum cover over pipes	Amend	Amend as detailed in the adjacent column	Amend to allow for less than 600mm cover over cesspit leads where appropriate.

		5.11.1	Manholes - General	Amend	Object to the maximum number of manhole risers to be used.	Amend to allow for shorter risers with additional joints.
		5.17	Testing	Amend	Object to CCTV requirement - or MPDC should pay for the footage.	Delete CCTV requirement.
		Drawing DG01	N/A	Amend	The drawing is in conflict with DG 302.	Amend so that the drawings are consistent
		4.8(f); (i); (j); and (m)	Design requirements	Amend	MPDC should be actively developing a system of overland flow paths. Object to providing the pre-development overland flow-rates where the site is subject to flows from the existing urban area. Object to "ARC TP40", this should read "ARC TP 10".	Amend to take the matters raised, into account.
		2.3.1	Residential growth - Urban settlements	Amend	The population estimates are out of date	Amend to include new released statistics.
		2.4	Sustainable management strategy	Amend	Support the concept of coordinating land-use/subdivision with infrastructure.	Add " <b><u>recognise the potential benefits of cooperation between development and upgrading of existing infrastructure</u></b> ".
		3.7.2.1	Community infrastructure	Amend	Support the concept of coordinating land-use/subdivision with infrastructure. Support Policy P9 (total catchment approach).	Add " <b><u>recognise the potential benefits of cooperation between development and upgrading of existing infrastructure</u></b> ". Need planning on the basis of the "total catchment approach" to provide for coordinated improvement of existing stormwater servicing.
		3.8.2	Transportation	Amend	Transportation design criteria need to be balanced with urban design principles.	Add objectives/policies noting the need to provide balance between road standards and urban design principles.
		1.3.4	Subdivision	Amend	Transportation design criteria need to be balanced with urban design principles.	Include reference that Transportation Section (Section 9) must be balanced against urban design criteria.
		1.4	Assessment criteria for restricted-discretionary, discretionary, and non-complying activities	Amend	Provide clarity of the statement: "For discretionary activities these matters do not restrict Council's discretionary power".	Include clarification of this matter.
		5.9.1	Other reticulation	Amend	No provision for alternative servicing options	Provide for alternative servicing options.
		5.9.2(ii)(f)	Performance standards - Stormwater	Amend	Provision must be made for addressing WRC consents for stormwater discharge.	Include clarification of this matter.
		5.9.2 (iv)	Performance standards - water supply	Amend	Amend as shown	Amend as follows: " <i>All sites shall be able to be provided with a reliable supply of water sufficient to meet the needs of <b><u>any the</u></b> proposed development of the site</i> ";
		5.9.2(vi)	Performance standards - Other reticulation	Amend	Amend as shown	Provide exception for telephone and power connections to be provided to the boundary, where alternative servicing options such as mobile phones and renewable electricity are envisaged.
		6.1.3(i)(c)(iii )	Description of subdivision types - Haig Road	Amend	Provide clarification as shown	Clarify that the additional 10 lots referred to in the rule, relates to Lot 1 DPS 62506 at the end of Haig Road, and does not include infill on the existing residential sites (as confirmed at the Precinct F plan change stage).
		6.1.3(vi)	Description of subdivision types - Boundary adjustment	Amend	Amend as shown	Section 9 criteria should only be addressed in the context of the effects of the boundary movement.
		9	Transportation	Oppose/ amend	Object to changes in entirety, subject to issued identified in the Development Manual changes and references to Urban Design standards and outcomes.	Delete or amend to provide for issues raised in this submission.
		9.1.4	On-site parking	Amend	Criteria for parking including financial contributions should consider the criteria in terms of subject sites and existing public parking or shared private parking. Proposals should consider optimum use of the land	Amend to include recognition of the matters raised.



					considering servicing and effects on town development	
28	GeoMetrix LATE SUBMISSION	2.4.6	Integrating land-use and infrastructure	Support in part	These provisions will restrict industrial development. Industrial development should be promoted, not just restricted.	Amend to promote industry, especially primary production and equine industry.
		2.4.7	Regionally significant infrastructure	Support in part	Recognise the ability to increase the use of existing infrastructure and to promote the development of industry that, in turn, enhances the viability of the infrastructure.	Amend, or include an additional policy that encourages additional use of existing infrastructure.
		2.4.8; 3.2.2; 3.4.2; 3.4.5; and 3.7.2	Energy efficiency and renewable energy generation; Natural hazards; Subdivision; Amenity; and Works and network utilities	Support	Support	Retain as notified
		3.1.2	Natural environment and heritage	Oppose	The environment and heritage are important to the District.	Reconsider the stance on natural environment and heritage.
		3.8.2	Transportation	Support in part	Support - except as detailed below.	Retain - except as detailed below.
		1.1.1(x)	General provisions - Written report	Oppose	The requirement for an ITA when applications have the potential to result in adverse effects, is too open to interpretation (all applications "have the potential to result in adverse traffic effects").	Delete, or alternatively detail the specific circumstances when a ITA will be required.
		5.9.2(e)	Performance standards - Integrating land-use and infrastructure	Amend	Delete the stormwater provisions.	Amend as follows: " <i>That there is sufficient capacity in the infrastructure networks to cope with the additional demand, or that the existing networks can be increased cost effectively. In the case of stormwater, the adequacy of the network will be assessed taking into account the requirement for on-site soakage or detention/disposal and provision for secondary flow paths and ability to set minimum floor levels as set out in the Development Manual</i> ";
		5.9.4	Integrating land-use with infrastructure - larger scale activities	Oppose	Business and development should be encouraged - not restricted. The roads are designed to carry traffic. Other than for site access, roading should not restrict a site's development.	Delete
		8.5.1.12	Water, wastewater and stormwater - Activity Table - Clause 12	Oppose	The provision relating to secondary flow paths is ultra vires.	Delete
		8.6.1.2	Transportation - Activity Table - Clause 2	Oppose	Cycleways and footpaths are at present permitted activities. Changing the activity status will delay positive community initiatives and cost the public unnecessarily.	Delete
		9.1.2	Access	Oppose	These provisions should be independently reviewed to verify applicability in the District.	Review and amend accordingly.
		9.1.3 and 9.1.4	On-site loading and On-site parking	Oppose	The provisions will deter development and/or be overly onerous.	Reconsider the provisions to ensure development in the towns are encouraged.