

# Appendix 4

## Consultation Feedback



## Plan Change 53 – Settlements

### Phase 1: Summary of Initial Community and Stakeholder Feedback

The following summary has been prepared following the first round of community and stakeholder consultation. The summary is presented in 4 sections being;

- Community Responses (based on consultation forms and online feedback)
- Stakeholder Meetings and Correspondence
- Specific Landowner/Developer Correspondence and Requests
- Informal Feedback (based on informal discussions and feedback)

1 - Community Responses		
#	Topic/Area of Interest	Comments/Summary
1	Waihou	<ul style="list-style-type: none"> <li>• Support reserve down Campbell St and retention of existing reserves</li> <li>• Support growth within existing residential zoning</li> <li>• No more chicken sheds upwind</li> </ul>
2	Waihou	<ul style="list-style-type: none"> <li>• Provision OK for up to 50 more houses and subject to neighbours being happy with new development</li> <li>• Property should remain residential and reserves should be made permanent</li> <li>• Opposed to any more chicken farms</li> </ul>
3	Small Rural House lots	<ul style="list-style-type: none"> <li>• Visual outlooks should be protected</li> <li>• Dislike paying rates for rubbish collection</li> <li>• Plan provisions for small rural lots should accommodate houses</li> </ul>
4	Whole Plan Change Taihoa	<ul style="list-style-type: none"> <li>• Taihoa should be included in the Plan Change review</li> </ul>
5	Waitoa Small Rural House Lots	<ul style="list-style-type: none"> <li>• Love settlement</li> <li>• More houses are supported</li> <li>• Specific queries on garage and subdivision proposal</li> </ul>
6	Whole Plan Change Small Rural House Lots	<ul style="list-style-type: none"> <li>• Te Aroha main street should be car free for the enjoyment and use of children and elderly, promote development of the domain</li> <li>• In Waihou, promote public toilets, playgrounds, picnic tables for young families and to attract tourist visits</li> </ul>

7	Mangateparau	<ul style="list-style-type: none"> <li>• Retain domain and hall</li> <li>• Support subdivision and new housing opportunities</li> <li>• Support 1,000m2 sections and boundary set backs</li> <li>• Support small business/shops to sustain community</li> </ul>
8	Whole Plan Change	<ul style="list-style-type: none"> <li>• Communities should be strengthened and provision for public toilets and amenities for families developed</li> <li>• Community halls are the hub of the community and should be retained</li> <li>• Affordable housing opportunities should be promoted</li> <li>• On site servicing options can be utilised to support new housing and recycling options considered, especially rainwater collection and, grey water recycling to be mandatory</li> <li>• Different forms of ancillary housing and co-housing options should be promoted</li> <li>• Shared ownership of land and co-housing with facilitated resource consent process and provisions for communal spaces (cooking, laundry and indoor recreation)</li> </ul>
9	Waihou	<ul style="list-style-type: none"> <li>• Like small community feel</li> <li>• Don't really see a need for more sections</li> <li>• Would like reserve on Campbell Road to become a permanent reserve</li> <li>• No more chicken sheds within the surroundings of Waihou</li> </ul>
10	Whole Plan Change Waihou	<ul style="list-style-type: none"> <li>• Like community spirit and being involved with community</li> <li>• Dislike the lack of regard from drivers in relation to speed signs. More control over speed through Waihou is required</li> <li>• Support more houses and business</li> </ul>
11	Waihou	<ul style="list-style-type: none"> <li>• Waihou needs a public water supply, due to potential issues with bore contamination</li> <li>• Need more traffic and speed control to slow vehicles through Waihou. Suggested: Speed cameras and signs for no exhaust brakes and pedestrian crossing.</li> <li>• More trucks on road are causing safety and nuisance issues</li> </ul>
12	Waitoa	<ul style="list-style-type: none"> <li>• Landowners should maintain road berms to a better standard</li> <li>• Waitoa Hall is an eyesore</li> <li>• Footpaths need maintenance</li> <li>• Street trees also need maintenance</li> </ul>
13	Whole Plan Change Taihoa	<ul style="list-style-type: none"> <li>• Taihoa should be included within Settlement plan change as it used to have a school and hall</li> <li>• Subdivision should be assessed on a case by case basis</li> <li>• Concerned about the cropping of land surrounding settlement</li> <li>• Owners of a dairy farm in the edge of the settlement interested in subdividing if the rules would stop changing</li> </ul>

14	Subdivision	<ul style="list-style-type: none"> <li>• Allow subdivision for 10 acre lots</li> </ul>
15	Whole Plan Change	<ul style="list-style-type: none"> <li>• Like settlements (Te Poi) with village atmosphere</li> <li>• Local industry is important locally</li> <li>• Support more business and lifestyle lot subdivision to help school and local community, ease housing situation</li> </ul>
16	Whole Plan Change Taihoa	<ul style="list-style-type: none"> <li>• Taihoa should be included in the plan change</li> <li>• Previously had a school and a hall and still has the Totara Springs Cristian Camp</li> <li>• Seeks discussion on building options for property at 183 Taihoa North Road</li> </ul>
17	Small Rural House Lots	<ul style="list-style-type: none"> <li>• Zoning for properties to residential and not rural</li> </ul>
18	Taihoa	<ul style="list-style-type: none"> <li>• Taihoa Road was previously a top dairy area but now there are smaller lifestyle lots and fewer economic dairy farms</li> <li>• This area is a prime spot for housing in the future</li> </ul>
19	Whole Plan Change Small Rural House Lots	<ul style="list-style-type: none"> <li>• Love village atmosphere of Tahuna</li> <li>• Plan provisions are <i>ridiculous</i> as sites are currently zoned Rural and need to be changed to Residential</li> <li>• Lack of Housing supply in the area</li> <li>• Footpaths need better maintenance</li> <li>• Seeks rezoning of 10 Huia Street to Residential to allow a second rental house</li> </ul>
20	Whole Plan Change	<ul style="list-style-type: none"> <li>• Love rural community</li> <li>• Need more houses for younger staff and to improve housing options</li> </ul>
21	Small Rural House Lots	<ul style="list-style-type: none"> <li>• Confirm rezoning</li> <li>• Seeks more information on development options and what is happening with old dairy factory on Norfolk Road at Motumaoho</li> </ul>
22	Whole Plan Change Waitoa	<ul style="list-style-type: none"> <li>• There are no parks or playgrounds which leads to bored children, obesity and crime</li> <li>• Need public toilets opposite Fonterra to stop people using existing trees</li> <li>• Should encourage more business but also must look after existing business, no help from Council in 17 years</li> <li>• It is good that Council is recognising small towns now, the closure of the local hall was not handled very well</li> </ul>
23	Small Rural House Lots Manawaru	<ul style="list-style-type: none"> <li>• Good local school and more business and houses are supported</li> <li>• Tourist potential with rail trail going through village</li> <li>• Would like option of subdivision rural block at 512 Manawaru Road</li> </ul>

24	Mangateparu	<ul style="list-style-type: none"> <li>• Small settlements offer quieter more self-contained lifestyle</li> <li>• Support more houses to breathe life into our settlements</li> <li>• Has land in Mangateparu which would be suitable for more housing</li> <li>• Zone should be changed to Residential</li> <li>• Would like to discuss options for a 1.6 ha property inside the township and adjacent to Mangateparu</li> </ul>
25	Waihou	<ul style="list-style-type: none"> <li>• A cycle and walk trail in the railway line should be developed from Te Aroha.</li> <li>• Public toilets developed for tourists</li> <li>• Bus stop infrastructure and buses for Hamilton and Thames</li> </ul>
26	Small Rural House Lots	<ul style="list-style-type: none"> <li>• Feel that small settlements are often forgotten</li> <li>• Would like Council to support more housing options</li> <li>• Making buildings and Transporting homes easier</li> <li>• More land available</li> <li>• The zoning of Waitoa should be changed to Residential to help with building</li> <li>• Save our hall</li> </ul>
27	Small Rural House Lots	<ul style="list-style-type: none"> <li>• Restrictions on lots sizes are outdated and do not recognise that dwellings can function off grid and septic tanks can work on smaller sections</li> <li>• Have land in Mangateparu which could be suitable for development</li> <li>• Change settlement to Rural -Residential</li> </ul>
28	Whole Plan Chane/Te Aroha	<ul style="list-style-type: none"> <li>• The property at 31 Te Kawana Road contains a chicken farm and new development may affect the viability of the chicken farm by more complaints and reverse sensitivity.</li> <li>• Would like to discuss development options for site</li> </ul>
29	Whole Plan Change	<ul style="list-style-type: none"> <li>• Comment on existing dairy</li> <li>• Plan provision should be more flexible when needing to undertake alterations</li> <li>• Support more retail in Te Aroha</li> </ul>

## 2 - Stakeholder/Business Interests - Meetings and Correspondence

#	Name	Topic/Area of Interest	Comments/Summary
30	Ministry of Education	Whole Plan Change	<ul style="list-style-type: none"> <li>The Ministry has a number of schools in the district and the plan change may have an impact on the strategic network and school properties</li> <li>The Ministry is concerned about unanticipated development and growth in the settlements</li> <li>In addition, development in and around existing schools may create safety, traffic, and reverse sensitivity</li> <li>The Ministry seeks further engagement with MPDC through the plan change process</li> <li>The Ministry wishes consideration of the need for safe transport routes and access to and from schools including infrastructure to support the schools will need to be taken into account. This is to ensure that MPDC provide a transport network that is accessible and safe</li> </ul>
31	Fonterra	Waitoa	<ul style="list-style-type: none"> <li>The plan change will need to ensure that the Waitoa Dairy factory is recognised and protected as regional significant industry</li> <li>The plan change will need to recognise the private plan change and noise contour boundary which will be notified in 2020</li> <li>Fonterra currently provides water supply to a number of private dwellings. Fonterra does not want to provide any expectation or reliance on this for any future development</li> <li>The plan change will need to address all reverse sensitivity effects</li> <li>Fonterra does not oppose provisions to enable more efficient planning rules for existing sites</li> <li>Some provision for additional industrial and/or commercial development may be appropriate</li> <li>Fonterra seeks further engagement through the review process</li> </ul>
32	KiwiRail	Walton, Waitoa, Waihou, Tatuani and Hinuera	<ul style="list-style-type: none"> <li>There are five settlements which are nearby or surrounded by the rail way corridor</li> <li>Kiwirail promotes the protection of the existing railway corridor as regionally significant infrastructure (including currently disused lines)</li> <li>Kiwirail is not opposed to additional development however sensitive activities must be subject to mitigation measures along the corridor (setbacks/noise attenuation) and crossings must be maintained to a safe standard as previously set out in submissions to the Transportation section of the District Plan</li> </ul>

33	House Movers – NZ Heavy Haulage Association	Whole Plan Change Small Rural House Lots	<ul style="list-style-type: none"> <li>• Challenges rules for Discretionary Activity status for relocated buildings</li> <li>• Seeks review of plan rules in accordance with Environment Court decisions</li> <li>• Proposes new rules and certification process for relocatable buildings</li> </ul>
34	PowerCo	Whole Plan Change	<ul style="list-style-type: none"> <li>• Powerco generally supports the plan review and seeks to ensure that any new development can be serviced appropriately</li> <li>• Further comments can be provided through the plan review process as required</li> </ul>
35	NZ Transport Agency	Whole Plan Change	<ul style="list-style-type: none"> <li>• Given high level nature of initial information, it is difficult for NZTA to provide detailed comments</li> <li>• NZTA has specific interest in the settlements of Motumaoho, Tatuani, Te Poi, Hinuera, Waitoa and Waihou</li> <li>• NZTA is not opposed to additional development however the rules and policies for access and building next to road corridors will need to be satisfied</li> <li>• NZTA understands that any areas for new development will be modest in size/yield</li> <li>• NZTA is keen to engage further in the process once MPDC is able to provide more detail on any new areas for development</li> </ul>
36	Waikato Regional Council	Whole Plan Change	<ul style="list-style-type: none"> <li>• WRC provides generic information about the Regional Policy Statement and plans and appreciate the opportunity to be involved with the review process.</li> <li>• Further information can be provided as more details are developed with the plan change</li> <li>• Rule 3.5.7.5 of the Waikato Regional Plan provides for on-site wastewater treatment systems as a permitted activity with a minimum area of 2,500m<sup>2</sup>. This rule is due for review</li> <li>• Important considerations for development are set out in Section 6 of the RPS, which emphasises co-ordination with infrastructure supply and alignment with Development Principles as set out in Appendix 6A to the RPS</li> <li>• Natural Hazards will need to be assessed for new development</li> </ul>
37	Horticulture NZ/Jordyn Landers	Whole Plan Change	<ul style="list-style-type: none"> <li>• Reverse sensitivity is an issue for new development at the interface with rural properties</li> <li>• Mitigation measures may include road boundaries, acoustic mitigation and set backs</li> <li>• Reverse Sensitivity needs to be a matter of discretion for new development /consents</li> </ul>

			<ul style="list-style-type: none"> <li>The proposed National Policy Statement on Highly Productive Land will need to be considered as part of the review</li> </ul>
38	Transpower	Whole Plan Change	<ul style="list-style-type: none"> <li>Transpower advises that it has national grid assets in the region and that these are protected by the National Policy Statement on Electricity Transmission</li> <li>Transpower specifically wishes to note the corridor that is located through Waihou</li> <li>Transpower wishes to ensure that the operative provisions relating to the protection of the transmission corridor are retained and applied to any new development areas</li> </ul>



### 3 - Specific Landowner/Developer Correspondence and Requests for additional zoning

#	Topic/Area of Interest	Comments/Summary
39	Hinuera	<ul style="list-style-type: none"> <li>Hinuera offers good transport linkages and is well located for additional development</li> <li>A proposal for an equestrian centre and bespoke rural residential subdivision development is recommended to be included in the plan change</li> <li>Site is located off Hinuera Road and provides for 14 lots between 5,701m<sup>2</sup> and 1.34ha, an equestrian facility area and a balance area of 18.8ha.</li> </ul>
40	Te Poi	<ul style="list-style-type: none"> <li>Are seeking Rural-Residential zone and development opportunities for 5.8ha at Te Poi</li> <li>Site runs from SH29 to Temm Road and also has access off Te Poi Road</li> <li>It is submitted that the land is suitable for development and that rezoning would be consistent with the higher order plans</li> <li>A draft scheme plan showing a yield of 15 lots is provided</li> </ul>
41	Walton	<ul style="list-style-type: none"> <li>Site at 270 Walton Road should be zoned for industrial land use.</li> </ul>
42	Te Aroha	<ul style="list-style-type: none"> <li>Seeks rezoning of 20 Pooles, Te Aroha from Rural Residential to Residential to allow for further subdivision</li> </ul>
43	Small Rural House Lots	<ul style="list-style-type: none"> <li>Seeks rezoning of property at corner Horrell Road and SH26 to rural residential</li> <li>Would like to discuss options as a number of people were interested in rezoning in the past</li> </ul>
44	Taihoa Whole Plan Change Small Rural House Lots	<ul style="list-style-type: none"> <li>Would like to see more houses built on ½ acre or acre blocks to support economic use of land and support local community</li> <li>Has property with 1.3 km of frontage (183 Taihoa North Road) which would make ideal land for more houses</li> <li>Taihoa should be included in plan change</li> <li>Not all residents have been advised of plan change</li> </ul>
45	Waihou	<ul style="list-style-type: none"> <li>Would like residential zone applied to sections at Waihou (Lots 43-46 DP60) SH26</li> </ul>
46	Te Aroha West	<ul style="list-style-type: none"> <li>Would like 10 Mace Road, Te Aroha West rezoned</li> <li>Should provide for business activities but not heavy industry</li> <li>Would like the option to subdivide our small block</li> </ul>

47	Motumaoho	<ul style="list-style-type: none"><li>• 2135 SH26, Motumaoho would be suitable for rezoning, being next to school for residential and commercial use</li><li>• More development would support school and local growth</li></ul>
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#### **4 - Informal Feedback**

- Query on church land at Manawaru
- Support extra dwellings for farm workers
- Find it difficult to read blue road signs with white lettering
- Support more houses and industry
- Subdivision at Haig Road is too expensive
- Additional development is supported, need to fix stormwater
- Support new businesses
- Should provide more pensioner housing
- No houses or business on rural land
- Should provide for more processing farms around the district
- Council should provide more affordable housing

## Plan Change 53 – Settlements

### Phase 2: Summary of Initial Community and Stakeholder Feedback

Second Round Consultation			
#	Name	Topic/Area of Interest	Feedback
1	NZ Transport Agency	State Highways	<ul style="list-style-type: none"> <li>NZTA do not have any concerns.</li> </ul>
2		Tahuna and Residential yards	<ul style="list-style-type: none"> <li>Residential Yards should apply for residential areas so resource consents are not required.</li> </ul>
3		Small Rural House lots	<ul style="list-style-type: none"> <li>Generally like proposal.</li> <li>Not simple to create 1,000m<sup>2</sup> sections in settlement areas.</li> <li>Should provide for off grid opportunities to make development cheaper.</li> </ul>
4	NZ Caravan Association	Definition of Building and National Planning Standrds	<ul style="list-style-type: none"> <li>All Council's should consider amendments to the definition of building under the national Planning Standards such that resource consent is not inadvertently required for non-motorised caravans.</li> </ul>
5		Te Poi and planning provisions affecting development	<p><u>Lot Sizes</u></p> <ul style="list-style-type: none"> <li>Lot sizes should not use the 2,500m<sup>2</sup> threshold based on the regional council standards as provision exists under the regional plan for smaller lots as a Permitted Activity.</li> <li>Subdivision to 1,000m<sup>2</sup> should be a Controlled Activity with confirmation that an on-site wastewater solution is available.</li> </ul> <p><u>Building Coverage</u></p> <ul style="list-style-type: none"> <li>The division of 25% coverage for lots above 1,500m<sup>2</sup> is not appropriate and the standard 35% coverage should be applied to all lots.</li> </ul> <p><u>Earthworks</u></p> <ul style="list-style-type: none"> <li>The provisions are unnecessary restrictive and a number of house site development would exceed 100m<sup>2</sup>.</li> </ul>

			<p><u>River Protection Yard</u></p> <ul style="list-style-type: none"> <li>Require clarification of how this rule is implemented.</li> </ul> <p><u>Subdivision assessment Criteria</u></p> <ul style="list-style-type: none"> <li>Should include specific assessment criteria for subdivision.</li> </ul>
6	Waikato Regional Council	Whole Plan Change	<ul style="list-style-type: none"> <li>Support River protection Yard but also recommend controls on earthworks adjacent to overland flow paths and waterways.</li> <li>Provisions should be aligned with the NES (Regulations) for Freshwater 2020.</li> </ul>
7	NZ Rail	Railway corridors	<ul style="list-style-type: none"> <li>Supports retention of acoustic insulation standards for noise sensitive activities.</li> <li>Supports setbacks from boundaries, preference is for 5m set back.</li> </ul>
8		Tahuna	<ul style="list-style-type: none"> <li>More user friendly than existing Rural Zone</li> <li>Support secondary dwellings but may not be financially viable. Provisions for relocatable houses are good.</li> <li>600m<sup>2</sup> lots sizes do not create sufficient flexibility or opportunity for new lots and houses to be built (not many qualifying titles).</li> <li>Minimum lot size should be 450m<sup>2</sup>.</li> <li>Generally support for plan change but seek more flexibility to create more housing opportunities.</li> </ul>
9	NZ Association of Radio Transmitters	Whole Plan Change	<ul style="list-style-type: none"> <li>Comprehensive submission seeking changes for amateur radio transmitters to be allowed as a permitted activity.</li> <li>Submission includes decisions and provisions endorsed by the Environment Court.</li> </ul>
10		Taihoa	<ul style="list-style-type: none"> <li>Taihoa should be included as a settlement.</li> <li>People are wanting new building plots on Taihoa North Road.</li> <li>Seeks provision for new residential or lifestyle lots..</li> </ul>
11	First gas	Whole Plan Change	<ul style="list-style-type: none"> <li>No issues with plan change and high pressure gas lines.</li> </ul>
12		Waihou	<ul style="list-style-type: none"> <li>Council must Retain existing reserves (Mackay Crescent). Regularly used by community for club rooms, riding for disabled.</li> <li>Do not want houses over back fence.</li> </ul>
13	Fonterra	Waitoa	<ul style="list-style-type: none"> <li>Fonterra is concerned about reverse sensitivity effects in terms of the Waitoa Manufacturing facility.</li> <li>A Commercial Zone fronting onto the existing Fonterra site would allow for residential activities and this is not supported.</li> </ul>

			<ul style="list-style-type: none"><li>• The objective and policy framework should reinforce the need avoid reverse sensitivity effects.</li><li>• Fonterra does not oppose the new Residential Precinct areas as these are sufficiently separated from the Fonterra site.</li></ul>
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