



te kaunihera ā-rohe o
matamata-piako
district council

Further Submission Number	Submitter
FS-1	Shane Mellow
FS-2	Shane Mellow
FS-3	Gord Stewart
FS-4	Karen Semmens

Further Submission No: FS-1

Submission ID: 55009

Submission Date: 2022-03-28 19:47:28

Name (individual/organisation):

shane Mellow

Contact person (if different from above):

shane mellow

Address for correspondence:

7 augusta place

Email:

shane.mellow@xtra.co.nz

Phone Number:

0272792258

I am:

A person representing a relevant aspect of the public interest

Please explain how you fall within this category:

local resident who will be affected by the subdivision

Submission point:

I believe all new houses should have their own water tanks and filtration system.the tanks can be filled by rainwater and topped up from town supply when needed.

Position:

Reason for position:

Decision sought from Council:

Which part?

I wish to be present at the council planning hearing:

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

Upload additional info (if necessary):

Submission ID: 55010

Submission Date: 2022-03-28
19:49:26

Name (individual/organisation):

shane Mellow

Contact person (if different from above):

shane mellow

Address for correspondence:

7 augusta place

Email:

shane.mellow@xtra.co.nz

Phone Number:

0272792258

I am:

A person representing a relevant aspect of the public interest

Please explain how you fall within this category:

local resident who will be affected by the subdivision

Submission point:

I believe all new houses should have their own water tanks and filtration system.the tanks can be filled by rainwater and topped up from town supply when needed.Also all new homes should have solar power generation

Position:

Support

Reason for position:

Decision sought from Council:

Allowed in whole

Which part?

I wish to be present at the council planning hearing:

No

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

No

Upload additional info (if necessary):

Form 6

Further Submission on Proposed Private Plan Change 56 (Lockerbie Plan Change, Morrinsville)

Schedule 1 of the Resource Management Act 1991

To: Matamata-Piako District Council



te kaunihera ā-rohe o
matamata-piako
district council

Further submitter's details:

Name: Gord Stewart

Contact person: _____

Postal address: 16 Grosvenor Drive
Matamata 3400Phone: _____ Mobile: 027 416 5672E-mail (i.e. electronic address for service): gord@aquas.co.nz

This is a further submission in support of or in opposition to a submission on Private Plan Change 56.

Private Plan Change 56 (Lockerbie Plan Change) is a proposal that seeks to rezone approximately 78 hectares of land at 76 Taukoro Road, 182 Morrinsville-Tahuna Road and Lockerbie Street, located at the northern extent of Morrinsville:

- from Rural Zone (Future Residential Policy Area Overlay);
- to Residential Zone and Medium Residential Zone with a supporting Development Area Plan, and provision for a Precinct overlaying part of the Medium Density Residential Zone that provides for differing performance standards.

The proposal provides for approximately 1,200 additional dwellings (single dwellings, duplexes and terraced housing), recreational reserves, cycle/ pedestrian networks, transportation connections, new infrastructure and utilities.

I am (tick one):

A person representing a relevant aspect of the public interest (please explain how you fall within this category):

Sustainability consultant - interest in / concern about
environmentally impacts, specifically availability
of long-term water supply.

A person who has an interest in the proposal that is greater than the interest that the general public has (please explain how you fall within this category):

The local authority for the relevant area.

earlier
(support) / oppose the following submissions #38 (my own, this is additional information)

Please complete the attached page/(s)

I wish to present at the council planning hearing:

Yes No

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

One page follows.

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

Yes No

Signed: Gord W Stewart Date: 4 April 2022

Notes:

- Further submissions close at 4.30pm Thursday 7th April 2022.
- A copy of your further submission must be sent to the original submitter within five working days of sending your further submission to Council.
- Please send the completed form to: Matamata-Piako District Council, 35 Kenrick Street, PO Box 266, Te Aroha 3342, or email to submissions@mpdc.govt.nz, or complete online at mpdc.nz/lockerbie; or you can drop it off at any Council office before the closing date.

Office use only:

TRIM # _____ NAR # _____ Container 22/2985

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Further Submission on Proposed Private Plan Change 56 (Lockerbie Plan Change, Morrinsville)

This is a follow-up to my initial submission (#38) for the purpose of providing additional information.

In that submission, I made the following statement:

“In an email to council dated 1 November 2021, I asked the question: Can council say with confidence it will have water to serve residents and businesses in 2051? 2071? 2091? To date, I have received no reply.

I received an email reply from council 2 March 2022. The response is included in full below (Question 2 is the relevant section). The respondent was Niall Baker. I understand Niall asked someone with expertise in the water management area to prepare the answer for him. It's a wordy reply, but the short answer is “No”. This confirms the uncertainty expressed in my initial submission. The duplexes, terraced housing and cycle/pedestrian network noted for the plan would be welcome. There just need to be assurances there will be the resources to serve them in the face of climate change. Proper study and analysis would determine this. Current decision-makers will be long gone by then.

Thank you for the opportunity to make a further submission.

Sincerely, Gord Stewart

Hi Gord,

Please see below our responses to your two further questions:

Question 1: Has council given heed to the ‘Our Land 2021’ report in developing its growth strategy? (Link to this study in my original submission.) Could you provide a simple ‘yes’ or ‘no’ response? Following up on that, if ‘yes’ in what way? If no, why not?

Our current growth strategy was developed prior to this report so the simple answer is no. However we are currently undertaking work with Future Proof and also undertaking Housing and Business Assessments required under the NPS-UD and we will consider the content of this report.

Question 2: Can council say with confidence it will have water to serve residents and businesses in 2051? 2071? 2091? Again, a simple ‘yes’ or ‘no’ would be appreciated. Also, if ‘yes’, based on what information?

Sorry but cannot answer yes or no as we have plans to be able to provide water to our community in 2051, 2071 and 2091 but cannot say this with confidence. We have included a number of water supply and reticulation projects in our currently Long Term Plan. We are currently in the process of developing a water master plan looking at the longer term capacity, level of service and resilience of the supplies.

Providing water is also a very broad term used. Unlimited water is never going to be something that Council guarantee, it is about providing water in an affordable, efficient and effective manner. That means that more than likely we will require to place water restrictions on our communities during dry summers, when demands are at its peak and constraints are placed on storage and supply systems.

There are a number of uncertainties that we try to plan for, with the key ones, which impact our future consent condition for our water sources and extraction rates:

- Growth and Demand changes - residential growth, industrial growth, reduction in water losses in our network, reduction in our water usage.
- Environmental impacts – legislative changes like the NPS, Fresh water. which impact our future consent condition for our water sources and extraction rates. Climate change with increase in droughts, etc.
- Drinking Water Regulations – there are a number of legislative changes around water treatment and source protection coming up.
- Local government and 3 waters reform – a new entity will (as per government proposal) be managing the water planning and delivery and it is not certain what levels or service will be adopted for our communities going forward.

Kind regards,

Niall Baker | Policy Team Leader

Matamata-Piako District Council 35 Kenrick Street, PO Box 266, Te Aroha 3342

p 07 884 0060 | ext 7770 | w www.mpdc.govt.nz

Further Submission No: FS-4

Submission ID: 55545

Submission Date: 2022-04-07
16:36:51

Name (individual/organisation):

Karen Semmens

Contact person (if different from above):

Address for correspondence:

136 Horrell road, RD 4 Morrinsville 3374

Email:

karensemmens.nz@gmail.co,

Phone Number:

0272211035

I am:

Please explain how you fall within this category:

Submission point:

All of them

Position:

Oppose

Reason for position:

I agree with all the submitters recommending improvements to the Plan Change. I'm not sure what median density means but what is being built currently on the Lockerbie subdivision doesn't look good - we are a small country town, not Auckland. The only way it works is if the properties front onto a reserve or green space - I haven't had access to any plans or information so don't know what the proposal is, but it looks pretty disgusting as it is at the moment up there.

We don't have public transport in MV so don't know how you get away with such high density living with insufficient garaging, one-way lanes and limited verges and yards. The main thoroughfare was supposed to take vehicles from Studholme Street around to Seales road to the Te Aroha end of town, but the section in the new Lockerbie subdivision with its round-about/s looks too narrow to encourage this to happen.

The town's infrastructure does need to be adequate to meet the increased population so support this (parking, water, sewerage, parks/reserves). It seems to me that the smaller section size which is supposed to encourage cheaper prices doesn't achieve this as the developer/builder just put up their margins and sell at the going market price anyway, so might as well have decent sized lots in the first instance.

The area will become squaller. They are so close together you will be able to hear your neighbour going to the toilet. I reckon that requiring the Gib board that stops noise between rooms would help.

Hopefully there is green spaces throughout and lots of parks and play areas as the sections are so small they won't have room to go outside and play.

Decision sought from Council:

Disallowed in part

Which part?

The part that allows the density of dwellings, especially without adequate parking

I wish to be present at the council planning hearing:

No

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

Upload additional info (if necessary):